

MATJHABENG MUNICIPALITY

ADDENDUM ANNEXURES

of the

**2ND ORDINARY COUNCIL MEETING
FOR THE YEAR 2019**

convened for

THURSDAY, 28 FEBRUARY 2019

at

15h00

at the

**COUNCIL CHAMBERS, CIVIC CENTRE,
WELKOM**

Welcome to the home of Fikile Construction

Description

Fikile Construction is one of the largest black-owned, managed and controlled construction companies in the country. Throughout its years of pursuing excellence, the company has successfully earned recognition as a significant player in the South African building and construction industry landscape.

Fikile plays a pivotal role in the provision of social and commercial infrastructure through its unique management capabilities, and is a contributing partner in South Africa's transforming economy.



94138 (<http://www.counter12.com>)

COMPANY VALUES

Corporate Commitment Statements

Fikile Construction is a leader in providing value-added construction services to our clients by creating a successful partnership throughout the building process. Our pledge is to establish lasting relationships with our clients by exceeding their expectations and gaining their trust through the exceptional performance of every member of our construction team.

Capabilities

As our track record indicates, we have been involved in a myriad of projects since our inception. Through these, we have acquired invaluable knowledge, skill, experience and expertise. In joint ventures with leading construction companies, Fikile Construction has participated in infrastructure projects, major building projects and other commercial and civils related projects. The result has been an increased capacity to the point where Fikile Construction is able to participate in key projects independently. Consequently, we have become a major player in the local construction landscape.

Performance Excellence

In recognition of our superior quality workmanship and unique project implementation approach, Fikile Construction has received accolades at the Govan Mbeki Housing Awards – at both provincial and national levels. This recognition also underpins our commitment to partnering with government in order to develop a social infrastructure that empowers communities, and improves the standard of living for thousands in our developing country.

Corporate Social Investment Initiatives

Fikile has long been involved in causes that benefit communities, especially in areas where we implement projects.

- On an annual basis, we sponsor students who are enrolled at tertiary institutions and who wish to further their studies in construction and engineering fields.
- Upon completion of projects, we donate bricks and other supplies to local churches and crèches.
- We donate computer equipment and sponsor projects to refurbish dilapidated schools.
- We build houses for families that are unable to access government's RDP subsidy programmes.
- Through a partnership with the Sun City Corporate Social Investment Division and the Women World Cup of Golf Tournament respectively, we have provided houses to five families affected by HIV/Aids in the village of Ledig.
- We were behind the construction of houses for 20 families in the poverty-stricken village of Goedgevonden, Ventersdorp (North West Province).

Core values (15)

- Individual capability (proactive, fast-driven decisions, etc.)
- Honesty
- Perseverance
- Extraordinary commitment
- Consistency
- Living the Vision

- Relationship focused (teamwork, respect, trust etc.)

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- Reliable
- Passionate
- Integrity
- Disciplined thought
- Hyper vigilant
- Adaptable/flexible
- Being able to recognise defining moments
- Professionalism

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SECTION TITLE

Description

The Fikile management team has an exceptional knowledge of the construction industry and strive to ensure consistent success through delivery. The combination of their individual skill sets make for a formidable team that is ready, willing and able to go the extra mile and to provide a professional service to clients, regardless of challenges.

MAIN SHAREHOLDERS

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Nontle Hazel Ndlovu
MBChB (General Practitioner)

Basambili Ndlovu
B.Com (Informatics)

Hlamalani Ndlovu
B.Com (Entrepreneurship)

Ringetani T. Ndlovu
CA (SA)

Fikile H.B. Ndlovu
B.Com (Economics)

EXECUTIVE TEAM

CEO
Hlami Ndlovu

Managing Director
Jacques De Waal

Financial Director
Craig Sparks

Operations Director
Riaan Claassen

Ebrahim Chohan
Project Manager

Kaffie Van Graan
Construction Manager

Patrick Chisunga
Commercial Manager

THE TEAM

HLAMALANI NDLOVU – CEO

Hlami took over the reigns of Fikile Construction and Fikile Projects in 2007. Since then, she has completed a number of projects, each with a value of between R20m and R700m (these include three PPP concession projects; one with Murray & Roberts and two with Group 5). Hlami's degree in entrepreneurship has equipped her with the ability to cope with the demands of a constantly changing industry. Her ability to remain calm and focused under pressure, to motivate her team and to think laterally under all circumstances, has ensured that Fikile clients are always provided with the best possible solution and product.

JACQUES DE WAAL – MANAGING DIRECTOR

Jacques has over 24 years' experience in the building industry. During this time, he has been exposed to both the commercial and construction environment. This has equipped him with the skill set required to take our business into the future. Jacques started his career after being granted a bursary from Murray & Roberts and has worked at three major JSE-listed construction companies, spending 16 years at one of these. His last position before joining Fikile Construction, was that of commercial director where he was involved in civils work, commercial buildings and property development on projects ranging in budget from R5m to R1bn. Jacques is driven by strategic thinking, thereby ensuring that the company's business plan supports an overall vision (with the main focus on understanding and meeting client expectations). His strong leadership also ensures that the team delivers on the company's key objectives of understanding and meeting client expectations.

RIAAN CLASSEN – OPERATIONS DIRECTOR

Riaan Claassen began his career within the construction industry at Grinaker-LTA. Working for this company for nearly 20 years, he found himself exposed to a number of civils, roads and earthworks, including numerous building projects – such as high-rise office buildings, shopping centres, hospitals, casinos, hotels and national roads. During his time at Grinaker-LTA, Riaan worked in Angola and Namibia as MD. In 2006, he joined Stefanutti Stocks as Construction Director, where he began dealing with Fikile Construction. Fast-forward 10 years later, Riaan has been exposed to a number of major projects with contract values exceeding R500m. Twenty-nine years' experience in the construction space, combined with in-depth exposure to both civils and building construction, has given him a unique skill set to deal with project efficiently and effectively, thereby increasing turnaround time. Riaan's strong leadership style assists him in motivating project teams which leads to meeting clients' requirements without compromising cost, quality and time. Riaan's reputation for extraordinary commitment in delivering projects in line with client and company expectations is well-known throughout the industry.

CRAIG SPARKS – FINANCIAL DIRECTOR

Craig is a qualified chartered accountant and is registered with the South African Institute of Chartered Accountants. He also holds an honours degree in engineering geology. He started his career in mining and dam construction before shifting his focus to finance. He then headed up the finance department of a subsidiary of a multi-national manufacturing concern. Before joining Fikile Construction, Craig was the financial director at a large JSE-listed construction company. Craig is now responsible for all financial and administrative functions of our business, including corporate finance, financial reporting, corporate governance and compliance. His experience in the engineering environment, combined with his financial knowledge, gives Craig the insight and know-how to support the company's strategic drives – whether technical or financial. His strong ability to multi-task allows the company to respond efficiently and effectively to the many varied demands placed on it.

KAFFIE VAN GRAAN – CONSTRUCTION MANAGER

Kaffie Van Graan joined Fikile Construction in 2012 and is currently a Construction Manager having completed numerous projects, including the renovation of the Standard Bank Centre in 2014. His project experience comprises educational buildings, shopping centres, residential buildings, hospitals, industrial and AAA Grade office buildings. After completing his BSc in Building Management in 1983, Kaffie joined Abcon as a Site Agent. He swiftly rose up the ranks to a Contracts Manager position and by 1987 he had been promoted into a Directorship position. Kaffie has held various leadership positions including Managing Director of PTH Construction and has shown his entrepreneurial spirit in the running of his own business. Kaffie has 33 years of experience in the building industry, and during this time has earned the respect of colleagues, associates and satisfied clients. He ensures successful completion of all his projects by proactively managing the process and identifying potential challenges early on. This approach allows him to not only ensure the highest standard of work for each project, but also to create the best experience for each client through honest and effective communication and project adaptability. With his broad experience, demonstrated leadership

qualities, and years of learning from strong leaders, he is able to commit to completing jobs to the highest standards. Kaffie is currently spearheading the Fikile Construction Mentorship Programme that is focused on skills development and building a solid team that will move Fikile Construction forward.

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PROJECT LIST

MORE THAN 30 YEARS OF CONSTRUCTION EXCELLENCE

| PROJECTS 2016 | CLIENT | CONTRACT SUM | DATE |
|-----------------------------------------------|------------------------------------------|--------------|------|
| Madison Mixed Use Development | Africa Rising Investments | R120m | 2016 |
| Mamelodi Magistrates Court | DPW | R94m | 2016 |
| Midmar Pump Station | Umgeni Water | R115m | 2016 |
| Mercedes-Benz Pinetown | Mesmeric Project | R94m | 2016 |
| New Park Apartments | Sugar Fields Investments | R103m | 2016 |
| One on Mutual | GASS Architects | R104m | 2016 |
| Renovations to Prinshof LSEN School | Department of Infrastructure Development | R52m | 2016 |
| PROJECTS 2015 | CLIENT | CONTRACT SUM | DATE |
| Alexandra Automotive Industrial Park | Johannesburg Development Agency | R40m | 2015 |
| Anglo Sandblasting Workshop | Anglo American | R8m | 2015 |
| Alexandra Heritage Centre | Johannesburg Development Agency | R19m | 2015 |
| Braamfisher Primary School – Design and Build | Department of Infrastructure Development | R70m | 2015 |

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| CBD Residency Student Accommodation Phases 2 & 3 | CBD Residency Pty Ltd | R22m | 2013 |
|-----------------------------------------------------|------------------------------------------|--------------|------|
| Cullinan Library | City of Tshwane | R56m | 2015 |
| Esselen Clinic Upgrade | Johannesburg Development Agency | R24m | 2015 |
| Newtown Precinct | City of Joburg | R1bn | 2015 |
| Savanna Phase 1 | Trapezoid Investments | R88m | 2015 |
| Savanna Phase 2 | Trapezoid Investments | R50m | 2015 |
| Seraleng Clinic | Anglo American | R30m | 2015 |
| UJ Student Residence | University of Johannesburg | R65m | 2015 |
| PROJECTS 2014 | CLIENT | CONTRACT SUM | DATE |
| Anglo | Anglo American | R101m | 2014 |
| CBD Residency Student Accommodation Phase 1 | CBD Residency Pty Ltd | R43m | 2014 |
| Green Cross Warehouse | GCMSA | R65m | 2014 |
| Standard Bank Upgrade | Standard Bank | R113m | 2014 |
| 5 500 Housing Units in Khutsong | Merafong Municipality | R344m | 2014 |
| Selby Phases 2 & 3 | Joshco | R71m | 2014 |
| Lawley RDP Housing | Department of Housing (Gauteng) | R34m | 2014 |
| Cullinan Library | Cullinan Municipality | R50m | 2014 |
| Mamelodi Magistrates Court | Mamelodi Municipality | R94m | 2014 |
| Mgeni Pump station | Mgeni Municipality | R114m | 2014 |
| Naturena School | Department of Infrastructure Development | R60m | 2014 |
| Thabo Sehume 9 Storey Flats | - | R25m | 2014 |
| Refurbishment of Standard bank offices | Standard Bank | R150m | 2014 |
| Mediclinic | Mediclinic | R27m | 2014 |

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|--------------------------------------------|----------------------------------------------|--------------|------|
| Medi Clinic doctor rooms | Medi Clinic | R35m | 2014 |
| Warehouse for Anglo Mine | Anglo | R112m | 2014 |
| South West Gauteng Colleges | Akweni Project Management | R30m | 2014 |
| Freedom Park RDP Houses Aprons | Freedom Park RDP | R15m | 2014 |
| Pholosong Hospital | Department of Infrastructure Development | R22m | 2014 |
| Vukuzunzele | Vukuzunzele | R85m | 2014 |
| Vukuzenzele Special School in Eastern Cape | LMA Quantity Surveyors | R83m | 2014 |
| Warehouse for GreenCross | GreenCross | R60m | 2014 |
| PROJECTS 2011 – 2013 | CLIENT | CONTRACT SUM | DATE |
| Naturena Primary School | Department of Infrastructure and Development | R69m | 2014 |
| Arnot Primary School | Independent Development Trust | R22m | 2014 |
| Alex Benjamin School | Independent Development Trust | R27m | 2014 |
| Magaliesburg Boarding Facility | Department of Infrastructure Development | R90m | 2014 |
| Majestic | Metrum | R140m | 2014 |
| Newtown Development in JV with WBHO | Atterbury Properties in JV with City of JHB | R775m | 2014 |
| Pholosong Hospital | Department of Infrastructure and Development | R24m | 2014 |
| Esselen Park | Transnet | R20m | 2014 |
| Selby Phase 2& 3 | Joshco | R71m | 2014 |
| Western Carpark upgrade | ACSA | R14m | 2014 |
| Freedom Park Phase 2A &B | Freedom park Trust | - | 2014 |
| 1 000 Housing Units in Ventersdorp | Department of Human Settlements (North West) | R60m | 2014 |

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Department of Housing, Gauteng

R39m 2011

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|------------------------------------|----------------------------------------------|--------------|------|
| Lawley RDP Housing | Pareto | R41m | 2011 |
| PE Houses | Housing Development Agency | R14m | 2011 |
| Magaliesburg Boarding Facility | Department of Infrastructure and Development | R90m | 2011 |
| 200 Housing Units in Giyani | Department of Human Settlements | R14m | 2011 |
| Johannesburg Library | City of Johannesburg | R52m | 2011 |
| Freedom Park | The Freedom Park Trust | R312m | 2011 |
| 1 600 Housing Units in Ivory Park | Department of Housing, Gauteng | R75m | 2011 |
| PROJECTS 2006 – 2010 | CLIENT | CONTRACT SUM | DATE |
| 1 000 Housing Units in Ventersdorp | Department of Human Settlement (North West) | R60m | 2010 |
| 2 000 Housing Units in Mafikeng | Department of Human Settlement | R110m | 2010 |
| Disaster Management Centre | Department of Public Works (Mpumalanga) | R83m | 2010 |
| ACSA Upgrade | ACSA | R400m | 2010 |
| Department of Education (PPP) | Department of Education | R600m | 2009 |
| 200 Housing Units in Giyani | Department of Human Settlement | R14m | 2008 |
| Multi-storey Parkade at O.R. Tambo | ACSA | R375m | 2008 |
| 1 600 Housing Units in Ivory Park | Department of Housing, Gauteng | R75m | 2008 |
| Cradle of Humankind (PPP) | Stocks Building Africa | R340m | 2007 |
| PROJECTS 2001 – 2005 | CLIENT | CONTRACT SUM | DATE |
| MTN Head Office Phase 2 | MTN | R320m | 2005 |
| Bloemfontein Prison (PPP) | Department of Public Works | R450m | 2005 |

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City Properties (Pretoria)

R27m 2005

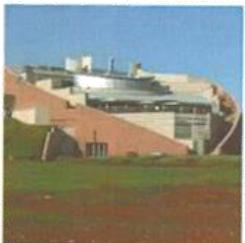
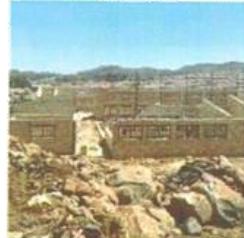
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|----------------------------------|---------------------------------------|--------------|------|
| Russells Place (Flats) | | | |
| Kalafong Hospital | Department of Public Works (Pretoria) | R33m | 2006 |
| Erwat (New Offices) | Erwat JHB | R9m | 2004 |
| IDC Head Office (JV with Stocks) | IDC | R6m | 2001 |
| SAA-Hanger (JV with Stocks) | SAA | R30m | 2001 |
| PROJECTS 1993 – 2000 | CLIENT | CONTRACT SUM | DATE |
| N3 Toll Road Construction (JV) | Sanral | R1 200m | 2000 |
| N3 Toll Road Construction (JV) | Sanral | R20m | 2000 |

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OUR PORTFOLIO

All Construction



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CERTIFICATES

Description

Tax Clearance Certificate (<http://www.fikile.co.za/wp-content/uploads/2017/09/Fikile-Construction-Tax-Clearance-Certificate-21.06.20181.pdf>)

NHBRC Certificate (<http://www.fikile.co.za/wp-content/uploads/2017/09/NHBRC-Certificate-2018-Fikile-Construction.pdf>)

FEM Certificate (<http://www.fikile.co.za/wp-content/uploads/2017/09/FEM-letter-of-good-standing-May-2018.pdf>)

BEE Certificate Fikile Construction Pty Ltd (<http://www.fikile.co.za/wp-content/uploads/2017/09/BEE-Certificate-Fikile-Construction-Pty-Ltd-LEVEL-51.pdf>)

CIDB Certificate (<http://www.fikile.co.za/wp-content/uploads/2016/05/CIDB-registration-Fikile-Construction.pdf>)

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CONTACT US

Description

CONTACT INFO

- Address (JHB): 192 Glover Avenue, Lyttelton AH X1, Centurion
- Postal Address: P.O. Box 26156, Monument Park, 0181
- Telephone: +27 12 664 1910
- Email: careers@fikile.co.za
- Email: info@fikile.co.za

Google

This page can't load Google Maps correctly.

Do you own this website?

(https://developers.google.com/maps/documentation/javascript/error-messages?utm_source=maps_js&utm_medium=degraded&utm_campaign=keyless#api-key-and-billing-errors)

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FREE STATE

Project Concept
4 February 2019

MEGA
CITY
Project

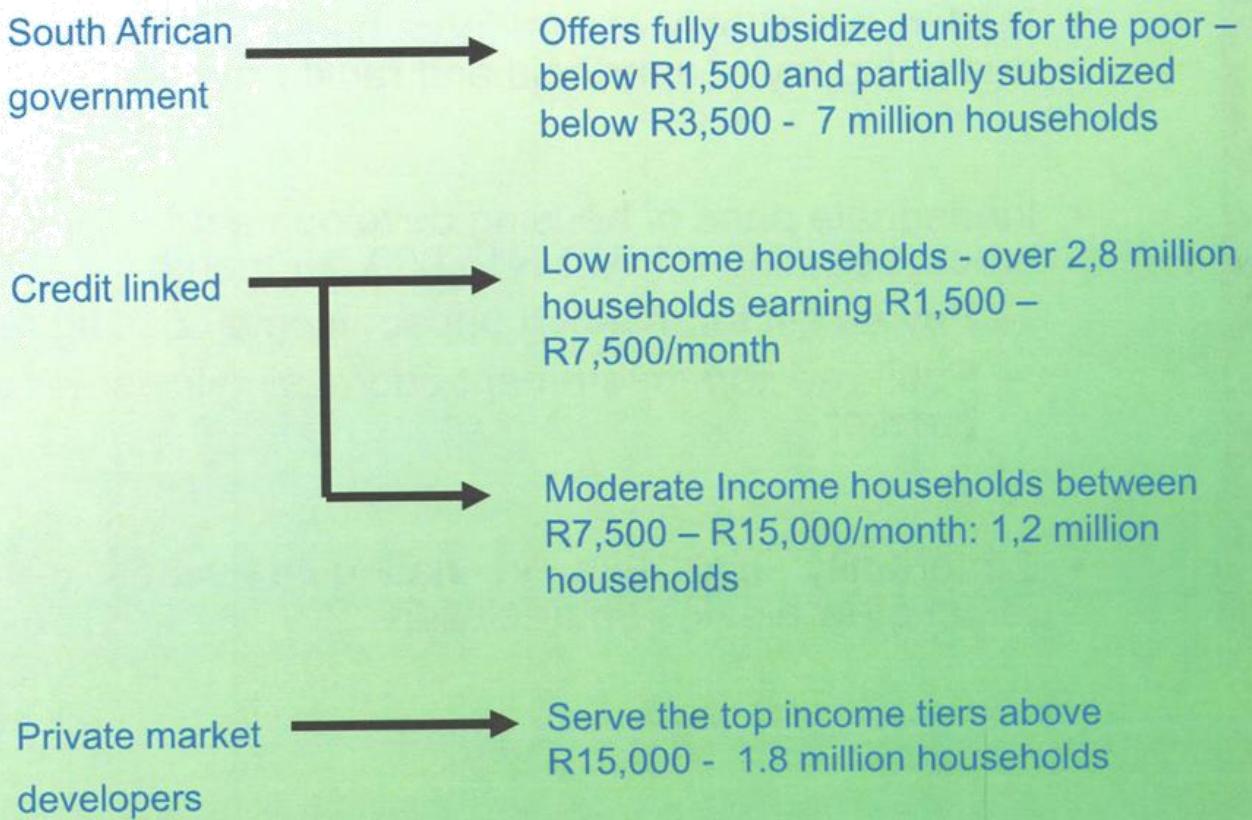


human settlements
Department of Human Settlements
FREE STATE PROVINCE



Housing Market Overview

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PROJECT BACKGROUND

Following agreement with Gauteng Government to construct 10,265 housing units at JOHN DUBE EXT 2, Free State Government showed interest to pilot similar MEGA CITY model

- Three urban areas are targeted for Investigation
 - Welkom, Bloemfontein, Harrismith.
- Considerations include economic growth, population profile, housing need and location benefits.
- Investigations to be conducted and findings to be presented to the Executive Authority



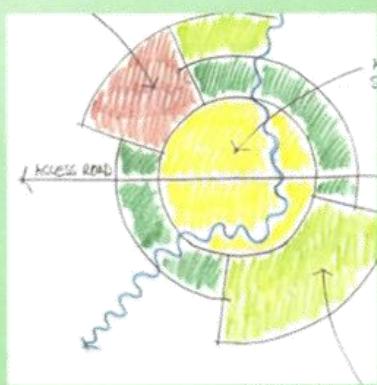
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PROJECT VISION

- To implement an integrated Human Settlements Project of scale at a strategic location, with the ability regenerate the economy and create employment

- To facilitate the construction of 10,000 housing units through the Integrated Residential Development Programme (IRDP)





MEGA CITY IMPLEMENTATION

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We recognize housing as a basic human right. Hence, against the background of redressing past practices we need innovative thinking, innovative design and planning, taking into account the diversity of needs.

- *Provincial Government Initiative*
- *Private Sector ability*
- *Parastatal support*
- ***STRATEGIC LOCATION***



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DEVELOPMENT TRENDS IN MATJHABENG

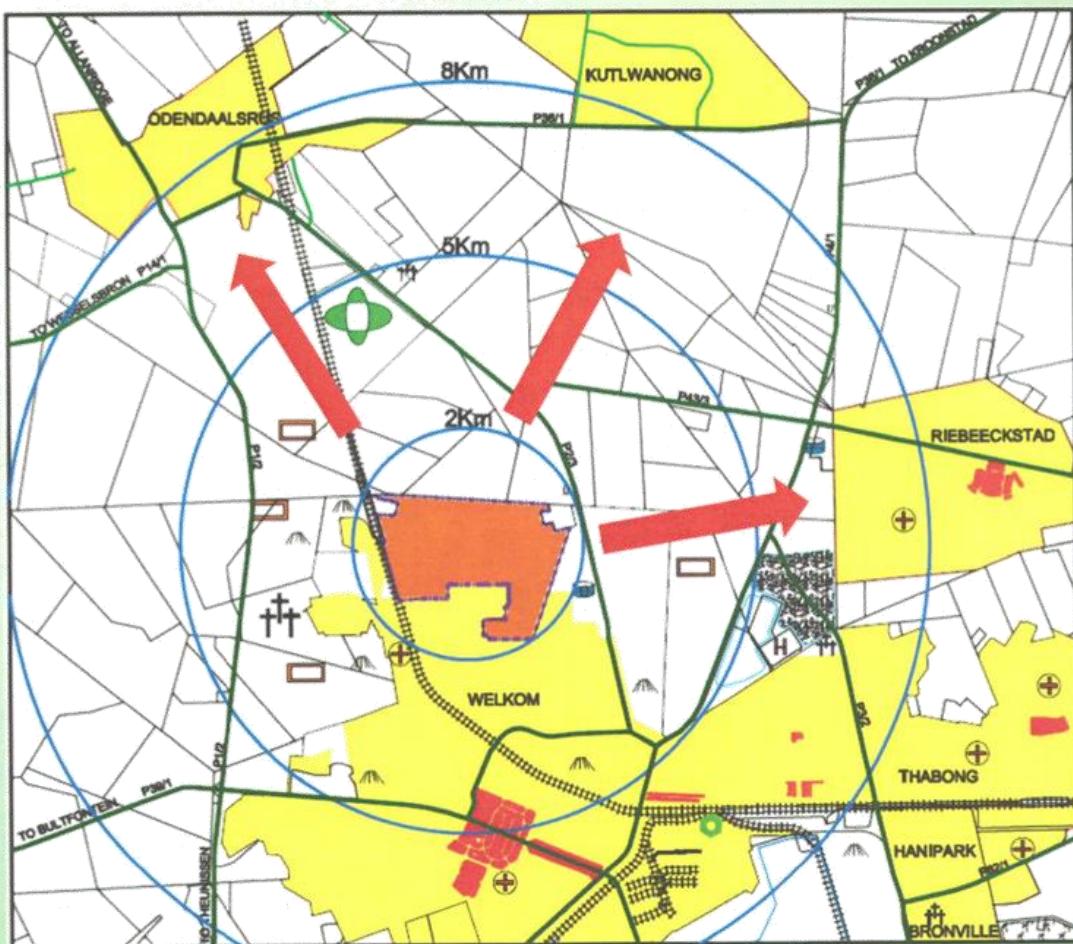
- Second largest city in FS
- Major gold mining producer
- Important economic contributor to FS GDP
- Mining, community services and trade are the largest economic sectors.
- Average annual growth rate = -0.5
- Third largest population in FS (17%).
- Approximately 186,000 households in municipality.
- Negative population growth.



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ALTERNATIVE 1: Phakisa Matjhabeng





POSSIBLE HOUSING SPLIT

| Land Use | No. of Units |
|-------------------------------------------------------------------------------------|--------------|
| Bonded Housing (450 m ² average) - FLISP | 1800 |
| Subsidised Housing (350 m ² average) | 3000 |
| Social Housing - BNG Walk-Ups (50du/ha average) - Community Residential Units | 1500 |
| Sectional Title Housing (60du/ha average) | 1000 |
| Military Veterans | 500 |
| Business | |
| Social Nodes | |
| Public Open Space | |
| Internal Streets | |
| External streets & fallout land | |
| TOTAL | 7,800 |



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DESIGN PRINCIPLES



Five basic principles

- Connectivity/linkages (Urban structure/form)
- Integrated network of neighbourhood villages
- Network of open spaces
- Residential mixture and density
- Community Facilities



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Other strategic Locations

Mangaung

- Airport Development Node
- Estoire



Harrismith (To be identified)



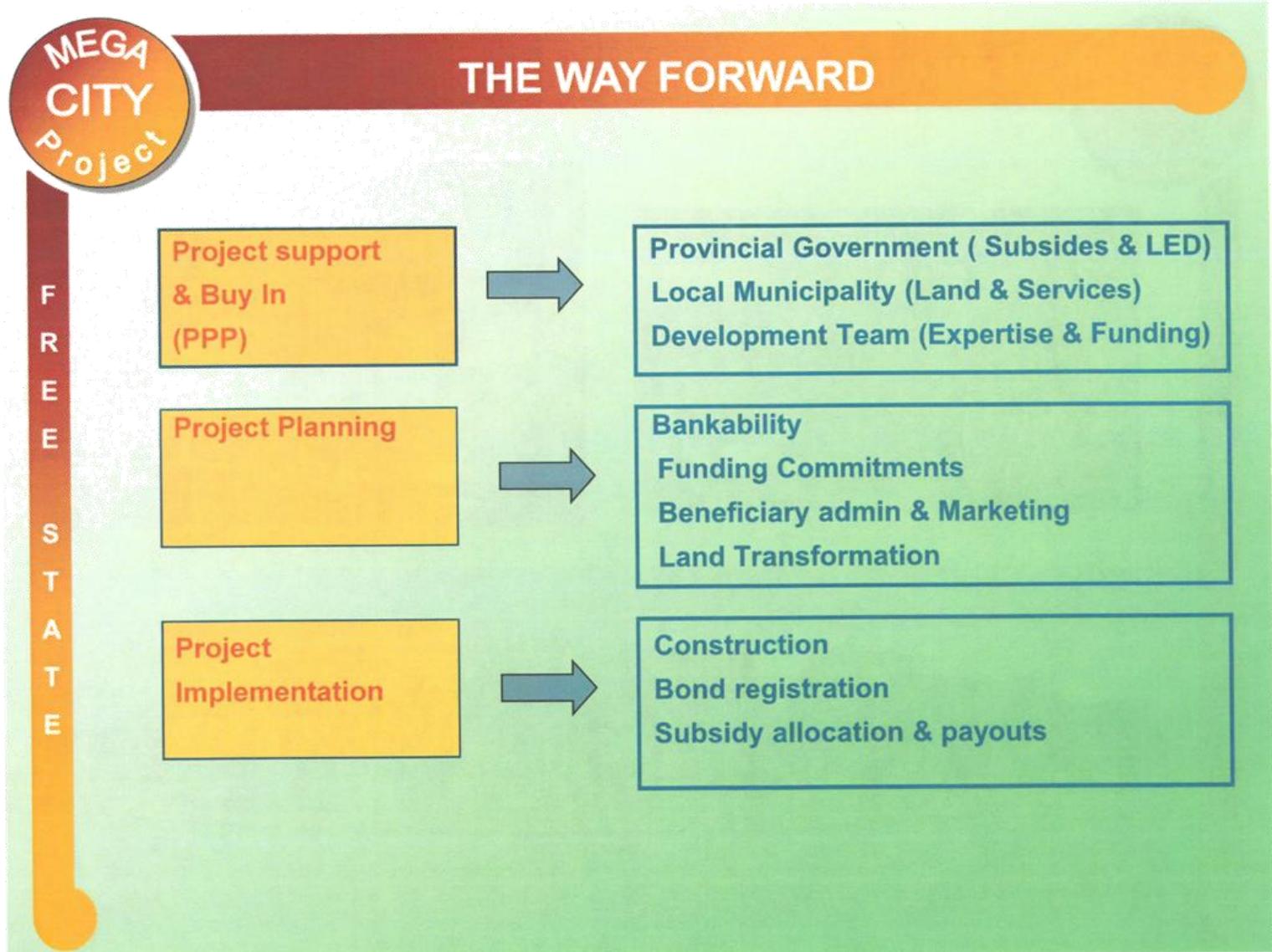
Implementation Challenges

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Financial institution requirements

- A willing local and/or provincial authority
- Available projects for fund end-user finance
- Reasonable timelines for housing developments
- Logistically appropriate
- Sufficient scale
- Availability of subsidies





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SUBSIDISED HOUSING





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EXTRAS IN CASE YOU NEED MORE MATERIAL

