

***The Future of Human Settlement***



***Toro Ya Africa***<sup>™</sup>  
*Consultants (Pty) Ltd*

**The forerunner in the elimination of the housing  
backlog in South Africa by continuous enhancement  
via innovation, quality and delivery.**

*Company Profile*

**[info@toroyafrica.com](mailto:info@toroyafrica.com)**

**RS LETSATSI (CHAIRMAN), FWC NEL (CEO) MA NEL (FINANCE)**



## **Registration Details**

Company Registration number: 2003/011055/07  
VAT registration number: 4900204316

## **Company Category**

- 50% BEE private company specializing in the Development and Construction of:-
  - ~ New Generation RDP Housing – Services and Top Structures.
  - ~ Affordable and Integrated Housing – Full Turnkey Developments.
  - ~ Student Housing / Accommodation – Full Turnkey Developments.
  - ~ General Construction.
- Our company has been BBBEE rated as per the BBBEE Act (Act no. 53 of 2003) and the Codes of Good Practice (published in 2007) during August 2007.
- Our company accordingly obtained the following level of compliance:-
  - ~ Generic turnover of more than R35 million
  - ~ Level 4 Contributor (Procurement Recognition Level 100%)
  - ~ BBBEE Certified

## **Shareholding / Designation**

Ramakgalo Solomon Letsasti	25%	Director	Black	Male
Frederik Wilhelm Christiaan Nel	25%	Director	White	Male
Nkhutleleng Dorah Mataboge	25%	Shareholder	Black	Female
Melanie Ann Nel	25%	Director	White	Female

## **Memberships**

~ CIDB	117516	Class 7CE & 7GB
~ NHBRC	21523	Full subsidy
~ GMBA	-	Pending Membership

## **HEAD OFFICE RESOURCES AND PROJECT MANAGEMENT**

### **Project Management**

As is evident from the structure of the Project Teams, all spheres of Project Management are catered for during the implementation of ant project.

The following aspects relating to the Management of a project are incorporated:

- ~ Project Time Management
- ~ Project Cost Management
- ~ Project Scope Management
- ~ Project Quality Management
- ~ Project Risk Management
- ~ Project Human Resources Management
- ~ Project Communication Management
- ~ Project Procurement Management
- ~ Project Integration Management

## ***Design and Procurement Facilities***

A unique barcoding system was developed to ensure that the work management and procurement flow maintains the steady production of houses.

All project material is procured by the company. The only portion of work that is subcontracted is the construction labour. In all our low cost housing developments local labour is sourced and trained or skills are transferred and then optimally employed as emerging contractors.

Productivity is maximized through “just in time” material procurement, a skilled and motivated workforce as well as clear work management quantity and quality appraisal systems.

## ***Site Staff Resources***

Due to the size of the projects, as well as the time frames for implementation, a permanent site staff project team will be established on site.

These offices will provide:

- ~ Basic communication and electronic support (Cell-phones, Fax to e-mail and Email)
- ~ Required facilities for full time and part time resident Engineers etc.

## ***CONTROL PROCEDURES***

### ***Planning***

The planning software that we are currently using is Microsoft Project and we propose to use this for the planning of the works in question.

### ***Cost Control***

Toro Ya Africa has developed a unique barcode ticketing system to allow material and work management on the respective project sites.

## ***BACKGROUND***

Toro Ya Africa as a South African developer is committed to operate within the country's existing legal framework. We have a proven track record and we have already executed large green - fields housing projects.

Toro Ya Africa has also applied for Membership of the Gauteng Master Builders Association. A preliminary membership has been granted pending official ratification process at the GMBA Board Members Meeting in August 2011.

Toro Ya Africa is registered as Developer with CIDB and Contractor with NHBRC. Thus we have established ourselves as a reputable and leading developer / contractor on a national basis.

Toro Ya Africa has developed a holistic manner in which the issue of housing delivery is dealt with through identifying the problem, consulting the community/client, responding by providing a specific solution for that community/client and finally putting a management system in place to ensure that this solution will work.



## CURRENT AND COMPLETED ACTIVITIES AND LEVELS OF OPERATION

### Completed Projects

Area	Description of work (service)	Value of work (i.e. the service provided) inclusive of VAT in Rand	Date Completed
Kanana - 2600 units	Civil infrastructure (roads, storm water, sewer) Top Structure with Raft foundation.	77 Million Rand	February 2009
Jouberton - 1752 units	Civil infrastructure (road, storm water, sewer) Top Structure with Raft Foundation.	24 Million Rand	June 2009
Mafikeng Ext 39 - 2500	Civil infrastructure (road, storm water, sewer) Top Structure with Raft Foundation.	78 Million Rand	August 2008
Alabama - 2129 units	Civil infrastructure (road, storm water, sewer) Top Structure with Raft Foundation.	89 Million Rand	2007
Lokaleng - 350 units	Civil infrastructure (road, storm water, sewer) Top Structure with Raft Foundation.	12 Million Rand	2007
Jouberton - 1719	VIP Toilets – 6 weeks to complete	10 Million Rand	2006
Taung Rural - 2000 units	Top Structure with Raft Foundation.	90 Million Rand	August 2008
Mathopestad-Rustenburg 210 units	Top Structure with Raft Foundation	13 Million Rand	August 2010
Phatsima 480 units	Top Structure with Raft Foundation	33 Million Rand	August 2010
Imperial Reserve 981 units	Civil infrastructure, outfall sewer. Top Structure with Raft Foundation.	48.5 Million Rand	May 2009
Ratlou Mabule 124 Units	Top Structure with Raft Foundation	8 Million Rand	August 2010
Bethane, Barseba & Modikwe 200 units	Top Structure with Raft Foundation	11 Million Rand	December 2010
Potchefstroom 1492 units	Top Structure with Raft Foundation	93 Million Rand	December 2010
Marikana – Rustenburg	Gravel road	5 Million Rand	February 2010
Pretoria Technikon 325 units	Hostel Complex	25 Million Rand	2003
Graaf Reinet 145 units	Top Structures	8.5 Million Rand	March 2010
Madiba 100 units	Top Structure with Raft Foundation	6.5 Million Rand	August 2010
Lonely Park 71 units	Top Structure with Raft Foundation	4.6 Million Rand	August 2010
RTBG x 28	Top Structure with Raft Foundation	4.9 Million Rand	August 2010
Boitekoon x 8	Top Structure with Raft Foundation	95 Million Rand	August 2010

## *Current Projects*

Area	Description of work (service)	Value of work (i.e. the service provided) Inclusive of VAT Rand	Expected Date of Completion
Rustenburg - 1000 units	Affordable Housing	220 Million Rand	End of 2011
Mafikeng Ext 39 - 58 units and 284 Services	Top Structures and Services	9.3 Million Rand	June 2011
Mazista - 500 units & Services	Bulk Services/Structures/Infrastructure and Top Structure with Raft Foundation	49 Million Rand	December 2011
Garankuwa - 1470 units	Affordable Housing	430 Million Rand	December 2011
Ikumeleng -567 Units	Top Structure with Raft Foundation	37 Million	March 2012

## *Projects in the Pipeline*

Area	Description of work (service)	Value of work (i.e. the service provided) Inclusive of VAT Rand	Expected Date of Start
Thabazimbi - 1000 Units	Social housing- Anglo	R260 Million	June 2011
Rustenburg – 2000 Units	Social housing - Anglo	R460 Million	October 2011
Rustenburg – 500 Units	Social housing - Impala	R120 Million	October 2011
Ermelo – 626 Units	Mix Use Development	R185 Million	August 2011
Potchefstroom - 2600	Student Accommodation	R450 Million	August 2011
North West Provincial – 3500 Units	RDP Housing	R260 Million	August 2011
Mogogabe – 200 Units		R Million	August 2011

## FLEET LIST

TRUCKS MIXERS		
FLT NO	MAKE / DESCRIPTION	Area
1	TATA NOVUS MIXERS	MAZISTA
2	TATA NOVUS MIXERS	MAZISTA
3	TATA NOVUS MIXERS	SERALENG
4	TATA NOVUS MIXERS	MAZISTA
5	TATA NOVUS MIXERS	SERALENG
6	TATA NOVUS MIXERS	MAZISTA
7	TATA NOVUS MIXERS	MAZISTA
9	TATA NOVUS MIXERS	EXT. 8
11	TATA NOVUS MIXERS	SERALENG
15	TATA NOVUS MIXERS	SERALENG
TRUCKS / HORSE		
FLT NO	MAKE / DESCRIPTION	Area
8	FREIGHT LINER LEFT HAND	WORKSHOP
10	8 TON TATA DROP SIDE TRUCK	WORKSHOP
12	M/BENZ 8 TON DROP SIDE TRUCK	MAZISTA
13	NISSAN 8 TON CRAIN TRUCK	WORKSHOP
16	TATA HORSE / VOORHAKKER	WORKSHOP
17	NISSAN HORSE / SINGLE AXLE	WORKSHOP
E1	NEW HOLLAND TLB	MAZISTA
E3	TIPPER TATA DROP SIDE	BURGERSDORP
E4	TIPPER TATA B/SIDE TIPPER	EXT. 8
C1	TIPPER TATA DROP SIDE	QUEENSTOWN
C2	TIPPER TATA DROP SIDE	SERALENG
C3	6 CUBE PLAIN TIPPER	MAZISTA
C4	6 CUBE PLAIN TIPPER	MAZISTA
C5	6 CUBE PLAIN TIPPER	EXT.8
U12	4 TON TATA TRUCK	QUEENSTOWN
LOW BED		
FLT NO	MAKE / DESCRIPTION	Area
T18	YELLOW DUBBLE AXLE TRAILER	WORKSHOP
TRACTORS		
FLT NO	MAKE / DESCRIPTION	Area
TR2	NEW HOLLAND TRACTOR	QUEENSTOWN
TR5	MASEY FURGISON 188	EASTERN CAPE
TR7	FORD 7600 TRACTOR	QUEENSTOWN
TR8	FORD 6600 TRACTOR	MAZISTA
TR9	MASEY FURGISON 290 4X4	WORKSHOP
TR11	MASEY FURGISON 290 2X4	TORO LODGE
TR12	FIAT 615 TRACTOR	WORKSHOP
T1	ROOI PLAASWA	NOT IN USE
T5	ROOI PLAASWA	MEL FARM
TRAILERS		
FLT NO	MAKE / DESCRIPTION	Area
T9	PARAMOUNT TRAILER	WORKSHOP
T10	6 METER TRAILER	WORKSHOP
T13	18 CUBE TIPPER TRAILER	NOT IN USE
T14	VEEL DOELIGE TRAILER	WORKSHOP
T15	EAGLE TRAILER	WORKSHOP
T16	MACAW MULTI PURPOSE TRAILER	SERALENG
T3	GROEN HI SPEED TRAILOR	NOT IN USE
TP1	BLUE TIPPER TRAILER	BURGERSDORP
T2	GREEN AGRI TRAILER	QUEENSTOWN
T4	GREEN AGRI TRAILER	NOT IN USE
T5	RED AGRI TRAILER	WORKSHOP
T6	MEROEN AGRI TRAILER	WORKSHOP
T8	RED AGRI TRAILER	WORKSHOP
T11	GREEN & YELLOW AGRI TRAILER	WORKSHOP
T12	GREEN & YELLOW AGRI TRAILER	WORKSHOP
DIESEL TRAILER		
FLT NO	MAKE / DESCRIPTION	Area
T1	600 LTR WIT DIESEL TRAILER	WORKSHOP
T17	1 000 LTR YELLOW DIESEL TRAILER	FRIK FARM

LOADER		
FLT NO	MAKE / DESCRIPTION	Area
LO 1	KOMATUSU 1.1 CUBE M/BUCKET	MAZISTA
LO 2	KOMATUSU 1.1 CUBE M/BUCKET	MAZISTA
LO 3	KOMATUSU 1.1 CUBE M/BUCKET	SERALENG
LO 4	BELL 1.1 CUBE M/BUCKET	WORKSHOP
TLB		
FLT NO	MAKE / DESCRIPTION	Area
TLB 1	NEW HOLLAND 90 - TLB	MAZISTA
TLB 2	BELL TLB	EXT.8
SKIDSTEER		
FLT NO	MAKE / DESCRIPTION	Area
S1	NEW HOLLAND L 170	EXT. 8
S2	BOBCAT	BURGERSDORP
S3	DITCH WITCH RT 40	SERALENG
SK1	NEW HOLLAND SKIDSTEER	SERALENG
RIDE ON COMPACTORS		
FLT NO	MAKE / DESCRIPTION	Area
CR1	BENFORD ROLLER TV 1200	SERALENG
CR2	BENFORD ROLLER TV 800	EXT. 8
CR3	BOMAG 800KG	MAZISTA
PLANT		
FLT NO	MAKE / DESCRIPTION	Area
B1	KAROO MOBILE PLANT	WORKSHOP
B3	KAROO MOBILE PLANT	MAZISTA
B2	KAROO MOBILE PLANT	SERALENG
SELF LOADING CONCRETE MIXERS		
FLT NO	MAKE / DESCRIPTION	Area
S MIX 1	CONCRETE MIXER	ANDREW STR.17
S MIX 2	CONCRETE MIXER	WORKSHOP
S MIX 3		
GENERATORS		
FLT NO	MAKE / DESCRIPTION	Area
GEN1	40 KW	EXT. 8
GEN2	40 KW	TORO LODGE
GEN3	20 KW	WORKSHOP
GEN4	6.5 KW	KLD
GEN5	25 KW	WORKSHOP
GEN6	2.5KW	OTTO STR 93
GEN7	2.5 KW	HEAD OFFICE
CONTAINER		
FLT NO	MAKE / DESCRIPTION	Area
1	12 METER UNIT	SERALENG
2	12 METER UNIT	EXT.8
3	6 METER UNIT	WORKSHOP
4	6 METER UNIT	BURGERSDORP
5	6 METER UNIT	BURGERSDORP
SM 13K	UNIT 1	WORKSHOP
SM 13K	UNIT 2	WORKSHOP
WATER CAR		
FLT NO	MAKE / DESCRIPTION	Area
W1	18 000 LTR GROEN / ROOI	SERALENG
W2	GEEL 4 500LTR	QUEENSTOWN
W3	GEEL 4 500 LTR	MAZISTA
W4	ROOI - 4 500 LTR	MAZISTA
W5	BLOU 4 500 LTR	QUEENSTOWN
W6	SILVER - 2 000LTR	NOT IN USE
W7	SILVER - 2 000LTR	BURGERSDORP
Grader		
FLT NO	MAKE / DESCRIPTION	Area
S1	BLUE GRADER	NOT IN USE
Deisel Car		
FLT NO	MAKE / DESCRIPTION	Area
T9	DIESEL CAR GREEN	QUEENSTOWN

## **NATURE OF BUSINESS**

TORO YA AFRICA is concerned with the construction of various civil needs to the communities. Design of bulk and internal services

### ***Operations include***

- ~ Road Construction
- ~ Supply and install water, sewer and storm water lines
- ~ Supply and fit toilets

### ***Company's philosophy***

Quality is our priority and quantity our deliverance (Quality – Quantity – Cashflow)

### ***Approach***

We believe in an aggressive approach of seeing ourselves as the first choice in the civil industry.

## **NEW PROSPECTS**

The company is expanding its business to other provinces, prospects as follows:

- ~ Gauteng & North West 10000 RDP units, RM400 12 month period
- ~ Burgersfort 14,000 Integrated housing village, RM2,200 over three year period
- ~ Three region integrated village pilot:18,000 units over 6 years

## ***Organisational Structure & Personnel***

Head Office (Klerksdorp)

- |                            |                            |
|----------------------------|----------------------------|
| ~ Chairman:                | Mr RS Letsatsi             |
| ~ Chief Executive Officer: | Mr FWC Nel                 |
| ~ Financial Director:      | Mrs MA Nel                 |
| ~ Civil Engineering:       | Mr WA Steynberg (Pr. Eng.) |

The company has 130 permanent employees. The company core functions are project management and construction backed by mainstay finance and admin support team situated at Toro House, Klerksdorp.

## **CONSULTANTS PREVIOUSLY WORKED WITH**

The company has worked on development projects with the following specialist consulting companies:

- |                                       |  |
|---------------------------------------|--|
| ~ Foundation Consultants:             | Waffle Raft Foundations                        |
| ~ Civil Engineering:                  | CSC  |
| ~ Town Planners:                      | Maruma Maru                                    |
| ~ Land Surveying Consultants:         | Joze Maleta Land Surveyor                      |
| ~ Electrical Engineering Consultants: | Infuturum Consulting Engineers                 |
| ~ Flood Line Consultants:             | SRK Consultants                                |
| ~ Geotech Consultants:                | GEOID Geotechnical Consultants                 |
| ~ Financial Services:                 | Standard bank, INCA Bank, ABSA Bank PF & DevCo |
| ~ EIA Consultants:                    | AB Environmental Consultants                   |



## **SPECIALIST CONTRACTORS**

### **Emerging Sub-contractors:**

- ~ Foundations
- ~ Bricklaying
- ~ Plastering & Paving
- ~ Plumbing
- ~ Painting
- ~ Fencing
- ~ Glazing
- ~ Carpentry & Joinery
- ~ Floor Coverings

## **PROFESSIONAL CONSULTANTS**

Professional Consultants are used on all developments undertaken by Toro Ya Africa. The owners of the land can either appoint these consultants (e.g. Local Town Councils, or the Government) or directly by Toro Ya Africa, if it is the owner of the land or has right to develop it).

The consultants normally used are:

- |                                       |                                |
|---------------------------------------|--------------------------------|
| ~ Foundation Consultants:             | Waffle Raft Foundations        |
| ~ Civil Engineering:                  | CSC                            |
| ~ Town Planners:                      | Maruma Maru                    |
| ~ Land Surveying Consultants:         | Joze Maleta Land Surveyor      |
| ~ Electrical Engineering Consultants: | G Wood & Associates            |
| ~ Renewable Energy:                   | Omnibus Engineering            |
| ~ Flood Line Consultants:             | SRK Consultants                |
| ~ Geotech Consultants:                | GEOID Geotechnical Consultants |
| ~ Financial Services:                 | ABSA, SBSA                     |
| ~ EIA Consultants:                    | AB Environmental Consultants   |
| ~ Beneficiary Administration:         | Pro –Admin, Jawana             |
| ~ Architect:                          | Riaan Steyn Architects         |
| ~ Quantity Surveyors:                 | Rachel Malamu (inhouse)        |

## **OTHER PROFESSIONS ON AN AD HOC BASIS**

It should be noted that Toro Ya Africa place Project Managers at the top of the list and this fact is due to very specific reasons. Toro Ya Africa has learnt through experience in all types of developments or contracts that an independent Project Manager is invaluable for the successful completion of any development or contract.

Independent in this sense does not necessarily mean an outside organization. The Project Manager can be from any of the following sources:

- ~ The Client's personnel (e.g. Government, Town Council, etc.);
- ~ A private practice appointed by the Client or Toro
- ~ Toro Ya Africa internal facilities / personnel.

The independence of the Project Manager is important in the construction and development industries to ensure that the initial objectives are achieved within a framework of time, cost and quality. Through his independence the Project Manager will be looking at the project from a different perspective than the contractor / developer who has various other important aspects to attend to, e.g. Production, administration, financing, marketing, etc.

Each party is therefore left to concentrate on their respective fields of expertise to the benefit of the development or contract in its entirety.

In order to achieve the above-mentioned independent expertise Toro Ya Africa has established very good relationships with outside Project Managers and has been able to build up a core of expertise within its own organization as well. (Toro currently employs 10 formally qualified Project Managers)

## **GENERAL**

Toro Ya Africa is highly regarded by its many suppliers and contractors, mainly because of its stability and the high quality of workmanship it demands. Proof of this can be seen in the fact that no shortage of skills or labour is experienced while most other developers suffer on this account.

The market responds particularly well to the fact that personal attention is received from the owners and management at all levels of the organization. It is also appreciative of the fact that a Service Department has been created for each project. These departments operate separately from the building contractors and ensure speedy resolution of post-occupational problems.

It must be mentioned that Toro Ya Africa makes extensive use of local sub-contractors. Whilst this policy was originally adopted to enhance resource flexibility, it has paid off in other respects and has boosted the image of the company, which is perceived as being of local origin, and in fact is. The fact that many entrepreneurs are sub-contractors for Toro Ya Africa, not only reduces overhead costs, but also improves relationships with all local parties. It ensures an adequate rate of growth in the organization as well as employment creation in the community.

## **REFERENCES**

*Rustenburg Local Municipality*

~ Housing Unit Manager Mr. D Matshego - 084 603 6257

*North West Province*

~ Department of Human Settlement - 018 387 3688

~ Chief Director Human Settlement Mr. TZ Mokhatla - 083 419 4436

## **PROFESSIONAL APPROACH TO CONTRACTS, FAST TRACKING DEVELOPMENTS**

### *Contracting*

All contracting works are undertaken in a professional and workmanlike manner. Work is obtained either by tender or negotiation with various contractual arrangements to suit the requirements of the client or in-house development company. Management and personnel employment are experts in their relative fields of operation. It is also the company's policy for management to be actively involved in the running of the contracts.

The level and depth of expertise available within the company and from the professional practices that are being used give Toro Ya Africa a distinct advantage against other developers or contractors, especially in terms of quality and completion of contracts within the contract period.

The various contracts that can be entered into can be the following:

- ~ Bill of quantities
- ~ Fixed amount
- ~ Guaranteed lump sum
- ~ Turnkey
- ~ Combinations of the above

### *Fast Tracking*

The Project Management skills of Toro Ya Africa are especially suited for fast track projects. The company has invested substantially in computers and appropriate software in order to be at the forefront of technology and to provide up to date information and analysis on all aspects of a contract. Fast tracking of projects becomes especially attractive given restraints on budgets or the time left in which to spend money before a given date e.g. financial year ends.

The major advantages of fast tracking are:

- ~ Shorter duration of the project
- ~ Money can be spent at a faster rate

## **INVESTIGATION AND INITIATION OF DEVELOPMENTS**

As mentioned previously, Toro Ya Africa always uses professional consultants for their own developments. Depending at what stage Toro Ya Africa becomes involved in a specific development, the necessary consultants are appointed to do basic preliminary investigations such as soil tests, requirements for township establishment, etc. to determine at the earliest possible time whether a development is technically and financially feasible.

A competent Project Manager as previously explained heads this investigation team. The Project Manager must present a cost and technical report to Toro Ya Africa Management before any further resources are allocated to the development. A decision based on these reports is made as to whether to proceed with the development or not.

Various cut-off points are built into the development where a development can be cancelled, put on ice or handled in any other way. This gives Toro Ya Africa the flexibility and room to maneuver to act or re-act to any unforeseen circumstances. The same applies in the situation where a Land Availability Agreement is entered into with a Local Authority or Landowner; the benefits of the system then accruing to the other party.

The cost report of the Project Manager must include the following:

- ~ Cost of Land
- ~ Environmental Impact Assessment studies
- ~ Professional Fees
- ~ Project Manager
- ~ Geological Engineer
- ~ Land Surveyor
- ~ Town & Regional Planner
- ~ Civil Engineer
- ~ Electrical Engineer
- ~ Legal & Conveyancing
- ~ Commissions & Marketing
- ~ Building Costs
- ~ Land
- ~ Services
- ~ Development Contributions
- ~ Professional Fees
- ~ Construction Costs
- ~ Maintenance
- ~ Township Services
- ~ Civil
- ~ Electrical
- ~ Other (e.g. Telkom)
- ~ Finance Charges
- ~ Raising Fees (development & stand)
- ~ Interim Interest
- ~ Escalation
- ~ Developer
- ~ Contingencies
- ~ Overheads
- ~ Management
- ~ Profit

The list of technical criteria is very long and it will not be appropriate to include it in this presentation. The Project Manager makes use of all the consultants to ensure that all criteria are covered in his report by way of exception, i.e. It is assumed that all criteria are complied with and by eliminating all the “positives” (fulfill the requirements for development) through checking, a list of “negatives” (issues that need to be resolved) is produced and evaluated, as well as the respective cost implications of each item on the list.

## **EMPLOYMENT CREATION AND SELF-HELP**

Toro Ya Africa is very active in employment creation within the communities it serves. Given the work involved in building some 400 to 700 houses a month in a region, it is obvious that a significant contribution to employment in the area is made.

The construction industry is well known for its capability and capacity to create cost efficient jobs and on the job training. An example for a major construction project of say R1million will generate approximately R 300 000,00 Plus in wages and salaries alone, depending on the type of construction involved.

Benefit to the community is enhanced by Toro Ya Africa policies in the following ways:

- ~ No labour is imported from elsewhere into a region
- ~ Extensive use is made of local entrepreneurs who employ their own labour. Sub-contractors managing a team of skilled and unskilled labourers do most of the bricklaying, plastering and roofing
- ~ Only when suitable skills cannot be obtained in the area are those skills imported. These skilled artisans pass on their knowledge and skills to hired locals and in due course such newly trained men are ready to sub-contract on their own
- ~ Not only are a large group of reliable sub-contractors established in this way, but also in addition, a host of suppliers are necessitated to increase their resources in order to cater for the additional requirements of a Toro Ya Africa development
- ~ Local labour as opposed to teams brought in from elsewhere means preventing earnings being spent elsewhere (refer to the multiplier effect already proven by the World Bank, I.M.F. and DBSA)
- ~ A secondary building industry is established in the region as most new homeowners aspire to expansion of their homes as their earnings increase,
- ~ Small local builders look after this need. In addition small informal businesses are established, e.g. Sign writers, brick pavers, steel fencing manufacturers, burglar proofing manufacturers, etc.

It is also worthy to note that housing development and the provision of services are the primary building blocks of a communities' economic development.

The next step on the ladder of growth is expenditure on durable goods and housing, as disposable income increase in relation to skills acquired. Another step will be in the provision of services and commercial development of the town as an economically feasible unit.

## **SOCIAL RESPONSIBILITY**

Toro Ya Africa's social responsibility policy and philosophy in the respective business activities is:

- ~ To spend as much money on a project within that region as is possible
- ~ Labour intensive methods of construction is used in lieu of mechanization
- ~ That workers are employed from the local community and only in cases where this proves impossible are outside workers introduced.
- ~ That employees are actively supported in courses to advance themselves
- ~ That deserving pupils within a community where projects are undertaken, are sponsored to further their studies
- ~ To support community projects e.g. Churches, pre-primary schools, community halls, etc
- ~ Management support and expertise are always available to the community and individuals
- ~ To sponsor deserving sports teams

The only provision in fulfilling our social responsibility is that the project must be of an appropriate size to warrant such expenditure.

## **UNIQUE RDP HOUSING CONSTRUCTION PROCESS**

- ~ Toro Procures all material
- ~ Mortar and Concrete is produced in bulk at a Batching Plant and Delivered to the respective Housing construction Site (stand). This provides consisting mixture, removes all heavy labour to allow female empowerment.
- ~ Building Teams are Established for: Foundations, Top structure, Roof Structure, Building Finishing and Plumbing

More than 17,700 of these units have been constructed



# NEW GENERATION RDP HOUSE

It is a policy of Toro Ya Africa to provide a higher standard of house than the existing and previously completed RDP houses by other developers.

The improved standards include the following:

- ~ Size of house 45m<sup>2</sup>
- ~ House layout Living area, Kitchen Area, 2 x Bedrooms with doorframes/ hollow core doors and with ceiling, Bathroom with wash Basin, Bath or Shower, toilet and ceiling
- ~ Bricks used Normal maxi bricks
- ~ Inside finishing Cement bag wash
- ~ Outside finishing Water Resistant coloured paint (2 colours), all windows and doorframes painted
- ~ Roof Tiled roof with 22.5 degree pitch
- ~ Plumbing Kitchen sink, Bathroom with Toilet, hand basin and shower or bath.

The above indicates the improved standard and quality of the house being provided in relation to previously constructed RDP houses. The size of the house is 45 sqm. The floor-plan of the proposed housing unit is depicted here.

**FLOOR PLAN 45m<sup>2</sup> 1:50**

**SECTION A-A (1:50)**

**ELEVATION 1:50**

**GENERAL NOTES**

**FINISHING**

**GENERAL**

**BLAZING**

**WINDOW SCHEDULE**

**PROJECT NUMBER: AWA-09-64**

**TORO YA AFRICA NEW HOUSING DEVELOPMENT IN MPUMALANGA**

**AWA ARCHITECTURAL DESIGNS**  
PO BOX 11046, NLEMBUDORP, 2577  
WEST END BUILDING-FLOOR 14  
BYRON APPELS  
CELL: 064 505 6562  
TELE: 018 464 3097  
award@toroyafra.com

**SIGNATURE: [Blank] DATE: [Blank]**

**PROJECT DESCRIPTION: FLOOR PLAN, SECTION, ELEVATIONS, WINDOW SCHEDULES**

**DRAWING NO.: awa-11-30-01w1.drw**



**MAZISTA, 500 UNITS**

RDP housing project for the Department of Human Settlement Northwest





## ***AFFORDABLE HOUSING PROJECTS***

The company specialises in the development of Affordable housing projects.

The pictures below depict examples of the housing units being constructed in Garankuwa.

A total of 1470 housing units are being constructed. The houses vary in size from 45 sqm 2 bedroom units to 90 sqm 4 bedrooms, 2 bathroom units.





## **SERALENG EXTENSION 1, 1000 UNITS**

Affordable housing project for Anglo Platinum employees



## UNIQUE DEVELOPMENT PROCESS FOR STUDENT ACCOMMODATION

The company has developed the Orion student accommodation complex for Tshwane University of Technology (TUT) as depicted below:



The completed development was done on a full turnkey development as follows:

TUT provided the land of 2,6 Hectare and the following facility was developed over a five month period:

- ~ One Student complex.
- ~ Two Caretaker housing units.
- ~ 11 Hostel buildings housing a total of 352 students.
- ~ Each building has four flats, 2 ground floor and two 1st floor
- ~ Each flat has 8 single rooms with communal ablution, kitchen and lounge.
- ~ Communal laundry facility
- ~ Waste dispensing shed.
- ~ Perimeter fencing.
- ~ All bulk services reticulation.
- ~ Asphalt roads and parking.
- ~ We obtained a loan facility to finance the development
- ~ We appointed the professional team for the design and construction of all the internal services.
- ~ The project was completed over a very short period, 5 months! During the peak construction period there was more than 500 builders on site.



## GENERAL CONSTRUCTION PROCESS

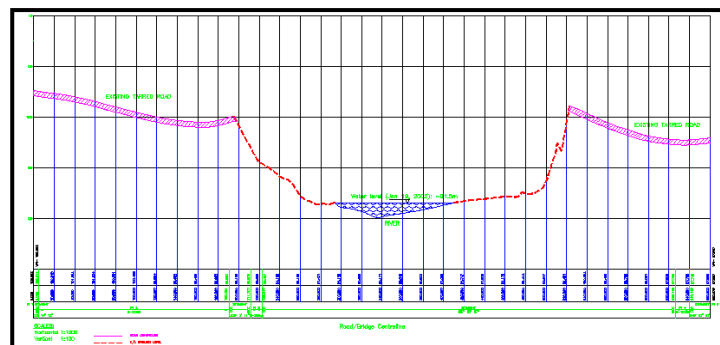
Toro has participated in other construction projects as follows:

*Concept Design of a Casino and 5 Star leisure complex in Angola. US\$75m*



*Concept design for a new road bridge for Mozambique. US\$23m*

The bridge had a span of 500 meters



*Crushing Plant in Botswana*







South African Revenue Service  
Suid-Afrikaanse Inkomstediens  
Uphiko lwezimali Ezingenayo eNingizimu Afrika  
Tirelomatlotlo ya Afrika-Borwa

Tax Clearance Certificate Number  
0091/1/2010/0002248984

## Tax Clearance Certificate - Tender

Enquiries  
0800 00 72 77

Approved Date  
2010-10-01

Expiry Date  
2011-10-01

Trading Name	TORO YA AFRICA CONSULTANTS PTY LTD
Legal Name	TORO YA AFRICA CONSULTANTS PTY LTD
Identity Number/ Passport Number	
Company Registration Number	2003/011055/07
Income Tax Reference Number	9050673160
VAT/Diesel Registration Number	4900204316
PAYE Registration Number	7050749219
SDL Registration Number	L050749219
UIF Registration Number	U050749219
Tender Number	

It is hereby confirmed that, on the basis of the information at my disposal, the above-mentioned taxpayer has not contravened the provisions of Income Tax Act (1962), Value Added Tax Act (1991), Employees Tax (PAYE as contained within the Income Tax Act 1962), Skills Development Levies Act (1999) or Unemployment Insurance Contributions Act (2002), as at date of this certificate.

This Certificate is Valid for a period of 1 (One) Year from the date of approval.

Verification of this certificate can be done at any SARS Revenue office nationwide.

Photo copies of this certificate are not valid.

SARS reserves the right to withdraw this certificate at any time should any taxes, levies or duties become due and outstanding by the above taxpayer during the one year period for which the certificate is valid.

*This certificate is issued free of charge by SARS.*

# RUSTENBURG LOCAL MUNICIPALITY



**DIRECTORATE: PLANNING AND HUMAN  
SETTLEMENT  
HOUSING PROVISION**

P.O. Box 16, Rustenburg, 0300, North West Province, South Africa  
Tel: (014) 590 3033 Fax (014) 5903070

Toro Ya Africa  
24 Central Avenue  
**MATLOSANA**  
2571

## **APPRECIATION FOR CONSTRUCTION OF HOUSES PLEDGED BY TORO YA AFRICA CONSULTANTS FOR CHILD-HEADED FAMILIES IN RUSTENBURG**

The above refers.

This communiqué serves to inform you that the Municipality hereby expresses its sincere appreciation for the houses built as your contribution to communities. The houses in question were as a result of your pledge to two child-headed families in the aforementioned area of development at the value of R 110 000.00

Information of the two beneficiaries;

- > Refiloe Manamela of Tantanyane
- > Elizabeth Mjalo of Lethabong

The houses have been built and completed for the families in previously/historically disadvantaged groups (black South Africa residents) and this has certainly strengthened the relations we have in our mandate to deliver houses to the needy. The Municipality would therefore support you in whatever application made in this regard.

  
**MANAGER HOUSING PROVISION**

DATE: 01/04/2011



## human settlements

Department:  
Human Settlements  
North West Provincial Government  
REPUBLIC OF SOUTH AFRICA

Leikom Building  
Office No. 10  
Industrial Site  
18 301 0411

OFFICE OF HEAD OF DEPARTMENT

31 March 2011

Toro Ya Africa Consultants  
24 Central Avenue  
Adamayview  
Klerksdorp  
2571

Att: Mr Frik Nel

### Appreciation for construction of houses pledged by Toro Ya Africa Consultants for child-headed families in Kanana Extension 14 in the year 2010

The above refers.

This communiqué serves to inform you that the Department hereby expresses its sincere appreciation for the houses built as your contribution to communities. The houses in question were as a result of your pledge to two child-headed families in the aforementioned area of development at the value of R 98 817,07

Details of the beneficiaries are as follows:

- Tjeku Sanly Ntombi 630407 0446 08 3 Erf No: 21971 B
- Melato Daphney Matshepo 710912 0501 08 7 Erf No: 21973 C

The houses have been built and completed for the families in previously/historically disadvantaged groups (black South Africa residents) and this has certainly strengthened the relations we have in our mandate to deliver houses to the needy. The Department would therefore support you in whatever application made in this regard.

I hope you will find the above in order and implore you to contact the writer hereof should you seek more clarity.

P. Mokobane  
Acting Director – Dr Kenneth Kaunda Region  
Date:

SUSTAINABLE HUMAN SETTLEMENTS FOR ALL