

REAL AFRICA HOUSING SOLUTIONS

HEREUNDER A SYNOPSIS PLUS A VIABLE SOLUTION TO FAST-TRACK
MODULAR BUILDING SYSTEM HOMES TO THE COMMUNITY.
THE ENTIRE SYSTEM IS BUILT IN-HOUSE, AT SEVERAL
FACILITIES IN THE USA WHERE WE HAVE THE NECESSARY ECONOMIES OF
SCALE, AND EXPERTISE TO BRING HOMES
TO MARKET IN DAYS RATHER THAN MONTHS/YEARS

EVERY YEAR, LIKE CLOCKWORK, A SERIES OF DEADLY HURRICANES STRIKE THE
EASTERN SEABOARD OF THE USA, DESTROYING HUNDREDS OF
THOUSANDS OF HOMES & MANY LIVES

ALTERNATE PERMANENT, EMERGENCY HOMES ARE IMMEDIATELY REQUIRED.
THERE IS ALSO COLLATERAL DAMAGE AS HUGE TIDAL FLOWS,
TORRENTIAL RAIN AND FLOODING RIVERS COMPOUND THE PROBLEM

THE FEDERAL GOVERNMENT EMERGENCY HOUSING MACHINE, (FEMA & HUD)
IMMEDIATELY SPRINGS INTO ACTION DELIVERING HOMES AND ASSISTANCE
TO HUNDREDS OF THOUSANDS OF PEOPLE IMMEDIATELY.

THESE HOMES ARE WIND, WATER, AND EARTHQUAKE PROOF
AND CAN BE ERECTED IN HOURS, ANY WHERE IN THE WORLD

THESE ARE SPECIAL-DESIGN HOMES THAT WE CAN MASS PRODUCE AT
A MINIMUM RATE OF 20,000 UNITS PER MONTH & SCALE
IT UPTO SAY 40,000 PER MONTH, & DELIVER TO ANY SEAPORT
ANY WHERE IN THE WHOLE WIDE WORLD.

AT THESE ECONOMIES OF SCALE
OCEAN FREIGHT FROM THE USA WILL BE SAY \$100 PER UNIT
SETUP IS REAL SIMPLE, CAN BE DONE IN HOURS, WE WOULD INCLUDE
20 YEAR GUARANTEE, HURRICAN, EARTHQUAKE PROTECTION.
THESE HOUSES ARE SUITABLE IN EITHER EXTREMES OF THE STEAMY
TROPICS OR SUB-ZERO FREEZING ARCTIC

OUR MODERN, MODULAR BUILDING SYSTEM WILL ELIMINATE THE OLD BRICK
& MORTAR SYSTEMS, AND SIMPLY DELIVER FAST-TRACK, QUALITY,
HOUSING IN BULK, TIMOUSLY TO THE DISADVANTAGED
SECTORS WHO NEED IT MOST.

REMOVING PEOPLE FROM HARMS WAY, INTO A SAFE HABITAT, IS THE FIRST
CRUCIAL STEP TOWARDS BUILDING A HEALTHY, VIBRANT,
AND PRODUCTIVE SOCIETY.

PRIDE OF OWNERSHIP & SELF-WORTH WILL REAFFIRM THEIR
RIGHTFUL PLACE IN SOCIETY, COMBAT THE HUGE HEALTH & SOCIO-ECONOMIC
PROBLEMS THAT HAVE PLAGUED THEM, AND MAKE THE SINGLE LARGEST
CONTRIBUTION TOWARDS ELIMINATING CRIME & HIV/AIDS.

Modular Building Concepts

What is SIP

Structural insulated panels (SIPs) are high performance building panels used in floors, walls, and roofs for residential and light commercial buildings. The panels are typically made by sandwiching a core of rigid-core insulation between two structural skins of oriented strand board (OSB). Other skin material can be used for specific purposes. SIPs are manufactured under factory controlled conditions and can be custom designed for each home. The result is a building system that is extremely strong, energy efficient and cost effective. Building with SIPs, through Avalon Building Systems, will save you time, money, labor and increase profits

SIP Outperforms "Stud Built & Bricks & Mortar"

SIP buildings are vastly more energy efficient, stronger, quieter, and more draft free than other building systems, such as stud framing with fiberglass insulation. Fiberglass is sometimes used for furnace filters because air moves through so freely. Rigid insulation is used as solid component insulation in almost every industry for its inherent efficiency and lack of air movement. These attributes are built right into a SIP building. Less air leakage means fewer drafts, less noise, lower energy bills, and a much more comfortable indoor environment.

Why Use Modular Building Systems

Modular homes are superior in construction and quality as compared to conventionally built buildings. Our homes and buildings are computer engineered using the latest technology to meet or exceed national, state, and local building codes. The result is that the customer gets exceptional quality and performance while recognizing significant savings of time and cost.

Flexibility

We can customize any floor plan to suit your needs and lifestyle ... we can also build from your own plans. You choose your interior and exterior finishes, and select from many available amenities like fireplaces, hot tubs, wood cabinets, and luxury flooring.

Materials

Only the finest materials and products from the best manufacturers in the industry are used in the construction of our buildings.

Schedule

Our buildings are usually delivered to your site within 6 to 8 weeks after details are finalized and your order is placed. Compare this to conventionally built projects, which may take a year or more to complete. When our buildings are delivered, they arrive more than 90% complete with only a small amount of finish and connection work remaining to be done. We guarantee that your building will be delivered as promised without any unforeseen delays, scheduling problems or cost overruns. We take pride in satisfying our customers.

Cost

Our buildings cost less because we efficiently manage the entire budget process without many of the problems of traditional construction. The factory makes large volume purchases directly from manufacturers and this advantage is passed on to the consumer. The price you are quoted is your final cost without the worry of cost "extras" and budget over-runs.

Quality

Our buildings are constructed in state-of-the-art, environmentally-controlled factories using only the very best materials. All construction is performed by technicians using the most advanced equipment, which insures that our buildings meet your design specifications and all work is plumb, square, and true. Quality is maintained throughout the construction process by experienced inspectors who examine and review every aspect of the building process.

Construction & Environment

Our buildings are superior to anything else available. It's that simple.

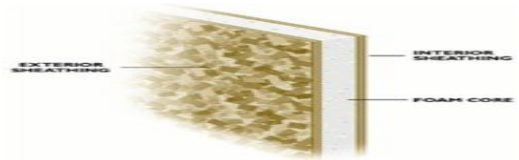
The state-of-the-art equipment and assembly line technology used in our factories insure that we employ great efficiency and speed. Components are assembled and secured together for improved strength and long-term durability. All of our buildings are completely insulated and caulked, ensuring a lifetime of energy efficiency and savings. On regular building sites, the materials used in the construction of conventionally built structures are exposed to a wide variety of weather conditions, theft. Besides causing delays, the exposure of materials to the elements can result in severe damage and impaired performance and integrity. Our modular homes are built in climate controlled factories, eliminating the possibility of environmental damage, scheduling delays, theft, vandalism & losses.

These are not custom-built homes ,
they are simply well-built homes



They are standard ex factory-plan homes

Imagine what we can design & build for you



The cutaway illustrates attention to detail ...



A new apartment building – again – all ex factory.



A new office building – all ex factory.



It doesnt get more 'modular' than this ... Face Brick Finish



Examples of modular entry level homes - all ex factory.



Examples of factory built homes & technology



Examples of optional interiors – ex factory.



Examples of optional interiors – again – all ex factory.



HUGE SA HOUSING DELIVERY PROBLEMS

Johannesburg SA - A housing project worth R200-million, for the working poor, was launched in Mafikeng, the North West Department of Developmental Local Government and Housing said on Saturday.

"The market has neglected them," said spokesperson Lesiba Kgwele.

Kgwele said the R200m will be funded by a private company, Ilima Real Estate who will build 811 houses that cost between R120 000 and R300 000.

"The developer takes the full risk of the development from application for township establishment, design and monitoring of construction process," said Kgwele.

The North West government will provide a R48 000 subsidy, called the Finance Linked Subsidy Program, for those who want to purchase a house from the development.

Only those making between R3 500 and R7 000 can qualify for the subsidy. Kgwele said that these people were undeserved as they didn't qualify for RDP houses yet couldn't afford many commercial homes.

"This is a market that has not always been taken care of," said Kgwele.

Kgwele said that the shortfall between the cost of the house and the government subsidy would be made with a mortgage taken out by the prospective homeowner.

"Banks are on board," he said.

He called the program an opportunity for banks because the working poor are "a market they have not been able to access".

North West MEC for Developmental Local Government and Housing, Howard Yawa, called the project progress toward defeating "homelessness and deprivation."

"We are indeed breaking the old apartheid planning in housing delivery," he said.

SAPA July 2008

R100 MILLION WASTED REPAIRING DEFECTS!

Johannesburg - About R100m is to be spent on repairing over a thousand defective RDP houses, the Eastern Cape housing department said on Tuesday.

Spokesperson Lwandile Sicwetsha said work had resumed on fixing the defective houses in the Alfred Nzo and OR Tambo district municipalities, which were built after 1994.

Construction was stopped in 2000 because of poor workmanship and non-availability of services.

"The rectification of these housing projects costs over a hundred million rand," Sicwetsha said.

He said the money came from the R552m remaining in the department's budget for flagship projects, existing projects and new projects.

New Contractor

The remaining money was also to be spent on land acquisition, emergency housing and rectification.

"A new contractor is already working on site fixing the defective houses and rebuilding completely damaged structures in Mount Alyiff, Mount Frere and Flagstaff," Sicwetsha said.

Houses damaged by storms would also be repaired and residents would be moved to a temporary

shelter in cases where there was a need.

About 700 houses in Mount Alyiff, 503 in Flagstaff and 303 in Mount Frere were being rectified.

Sicwetsha said some of the houses were demolished and had to be rebuilt.

Repair work in Chris Hani, Buffalo, Cacadu and other areas in the province began last year.

SAPA January 2009

BACKLOG OF 2.4 MILLION HOMES IN SA

Pretoria - The backlog of housing currently stands at 2.4 million houses across South Africa, and the government hopes to reduce or do away with the shortfall by 2014.

"Yes, there is a problem with the backlog," housing director-general Itumeleng Kotsoane said in an interview in Pretoria on Thursday.

Kotsoane detailed the obstacles faced in the housing sector and outlined current plans to tackle the problem.

He said the government built around 250 000 houses a year, and 2.3 million houses had been built since 1994.

However, many South Africans tended to gloss over the issue of backlogs in the housing department without putting the matter into context.

"Historically policies of the previous government excluded African people from having access to land for housing and when the takeover took place in 1994, we knew drastic measures were needed.

"We didn't understand the depth of need by people and recently when we reviewed progress made in the past ten years, we found that gaps in our delivery process had to do with planning," he said.

'It must work'

"Poor construction work and availability of land are some of the hindrances we have in the delivery program but we are on target."

Government is in the process of finalizing the policy for Exclusionary Housing which will see low cost houses being built in the same area as high cost housing.

There are currently ten programmes which have integrated this system, with one being launched next to the R59 in Pretoria on Friday.

Kotsoane said research done in the US and United Kingdom showed that these countries had implemented Inclusionary Housing.

"It is possible for people to live together in harmony irrespective of race and class," he said.

On whether such a plan would work in South Africa, Kotsoane said: "It must work. It's going to be legislation enforced by law."

Inclusionary Housing will be applicable irrespective of whether or not the land is privately owned.

While people argue about putting the poor and rich next to each other, most dwellers in the Reconstruction and Development Programme (RDP) houses complain that government-built houses are falling apart.

'Wasn't up to scratch'

The problem started when big developers in 1998 moved out of the low cost housing market.

Kotsoane said these were replaced by emerging contractors who occupied their space and their "quality of work wasn't up to scratch".

"We are in the process of correcting this with the help of the National Home Builders Registration Council and each province is busy with audits on the damage of houses."

SAPA July 2007

http://www.news24.com/News24/South_Africa/Politics/0,,2-7-12_2471463,00.html

http://www.news24.com/News24/South_Africa/News/0,,2-7-1442_2438419,00.html

http://www.fin24.com/articles/default/display_article.aspx?Nav=ns&ArticleID=1518-25_2091247

notes & errata

SA has huge QC problems associated with a plethora of reasons, including bad raw materials, unskilled labor, theft, dilution, bad productivity, lack of delivery, and management skills,

homes are typically condemned within 3-5 years as uninhabitable