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Montrose City, creating employment opportunities in Randfontein

The unemployment rate in Randfontein was 33,1% in 2014; according to the Randwest City Local Municipality. The Montrose City project construction is estimated to have a duration of 7 years. During this 7-year construction period, a total of more or less 10 000 jobs will be created. 70% (7 000) of the jobs will be allocated to young people, i.e. people younger than 35 years, while a further 25% (2 500) will be made available for people older than 35 years and more or less 1 % (100) jobs will be assigned to

the people with disability. In February 2019, just 3 months into the construction of Montrose City, 700 people were employed on the project. Some people were employed by the main contractor, Trencon, while other were employed by local smaller subcontractors and level entry subcontractors. Majority of the people working on the Montrose City project are local subcontractors, local labourers and women. A further more or less 85 people were employed by the project through SCM Construction (PTY) LTD.



Megacities to increase to 36

'We've signed off 31 Mega Cities and there are 5 others that have been proposed'. Hopefully, we can sign off 3 in the coming week and 2 are still in the conceptual phase' said MEC for COGTA and Human Settlements, Mr Uhuru Moiloa during the media site tour that was held at the Montrose City construction site in Middelvlei Farm on Friday, 3 May 2019.

The MEC is passionate about infrastructure development and shared that he is impressed and supportive of the progress made by Montrose City.

Speaking from experience and sharing lessons that the government learnt over the last 25 years, the MEC cautioned investors and stakeholders that attended the meeting: 'the mega human city settlement projects are going to stall over the next 3 years and it is going to cause a massive underspending in the human settlements budget, if we do not put money where it matters most and prioritise infrastructure'.



Montrose boosts the mini - economy of Randfontein

Montrose City is a Mega Development in Randfontein, Gauteng. Currently under development is Phase 1, which is split further into Phase 1A, 1B and 1C. According to CEO of Montrose City Mega Development, Sam Mhlaba, construction on Phase 1 will take up to 4 years to complete. Phase 1 (housing units, infrastructure units, schools units, etc) will account for 5 602 units of the 13 870 units which the development will result in in total. These 5 602 units will culminate in what will be known as Montrose Township.

The objective behind Montrose is to uplift and as well as provide concrete opportunities for the local community. The development had a positive impact on the community, unquestionably so as it has been instrumental in the expansion of the community. This expansion is prominently demonstrated through job creation. Montrose has been fundamental in job creation in this area through the forms of direct labour, subcontracting and supply.

Montrose goes so far as to ensure that locals are provided

with employment opportunities through the agreement that subcontractors are given the opportunity to build units on the basis that they employ and train local labourers. "We have also engaged the construction services of Trencon Construction (PTY) LTD an established CIDB 9 CE PE and 9 GB PE with their vast experience, technical and financial capacity to execute

"The development has had a massive impact on the community, with more than R70 million been paid out to local service providers and labour, including mentoring and skills transfer and ploughing back into the community."

various construction services on the Montrose City Mega Development. Part of their responsibility other than implementation of works was to uplift and mentor aspiring contractors to better heights and contribute towards transforming the construction capacity of the local companies to the benefit of the Rand West City Local Municipality and Gauteng City

region.

One such contractor is TN Molefe Construction (PTY) LTD which is a CIDB 8 CE PE and was awarded the contract to build the Phase 1C which includes water, sanitation, roads and storm water. One of the major consideration on the appointment of TN Molefe was that they had a proven track record, their operational offices

developer and part owner of Montrose City, Montrose began employing personnel in October of 2017. Since then Montrose has created tangible opportunities for locals, as more than half of the workforce are from local surrounding areas. When asked if Montrose has had a positive impact on the area, Matienga responded: "The development has had a massive impact on the community, with more than R70 million been paid out to local service providers and labour, including mentoring and skills transfer and ploughing back into the community".

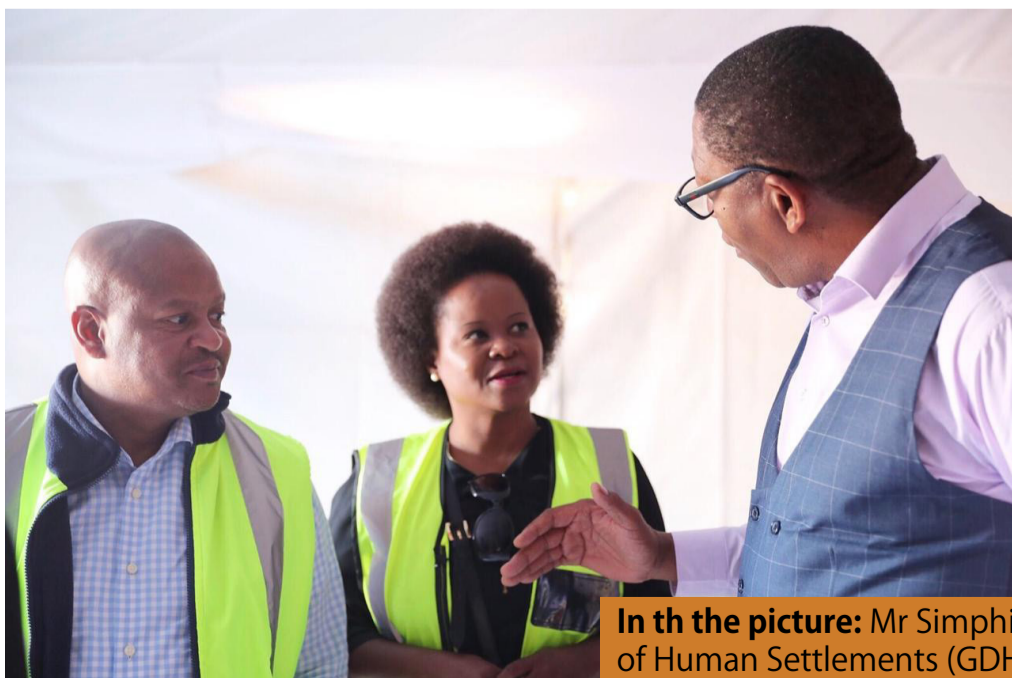
Local development is undoubtedly of paramount importance to Montrose. Through the development, locals are able to obtain skills, training and employment opportunities.

The total number of labour employed at Montrose to date is at 880 employees, 500 of these personnel are local members of the community. The total number of suppliers and subcontractors that have benefited to date from Montrose is 61. The total payments spent locally for labour, suppliers and subcontractors is currently at R 74 405 363, 72.

South Africa a first in Mega Cities application

South Africa is the only country which applies Mega City as a provision for mixed residential area, with an inclusion of retail, education institutions, health facilities, integrated transportation and potential to create employment closer to the place of dwelling.

Montrose City is among the 31 Mega Cities Projects that the Gauteng government is rolling out across the province as part of its vision to build smart cities, driven by broadband technology, energy efficiency and other smart solutions, that are able to cater to the needs of its residential and commercial residents. These new post-Apartheid cities will be rolled out in phased stages in the identified five (5) mega city corridors. These developmental corridors are categories into Northern, Eastern, Western, Southern and Central.



The Government is putting in proper system and infrastructure, in anticipation of the growing housing demand.

Connection of services such as water and electricity by the municipality is part of a broader consideration by government and key in putting up proper systems and infrastructure for megacity developments, such as Montrose City, Mr Simphiwe Dzengwa, GPF CEO, who was one of the

speakers at the media site tour. He advised that in order for the government to be successful in the provision of houses and to meet the high housing demand, it has to find a balance between the building of the new cities and the continuous maintenance of existing housing establishments.

In the picture: Mr Simphiwe Dzengwa, GPF CEO. Ms Morongwa Mashoko, Gauteng Department of Human Settlements (GDHS) and MEC for COGTA and Human Settlements, Mr Uhuru Moiloa

Montrose City, a realisation of what policy makers envisaged.

The MEC made it clear that he is excited about the overall progress that the Montrose City team has made. 'What we are observing in Montrose is beginning to give us a sense of what the policy makers in 1955 envisaged, because they denounced four roomed houses'. He further went on to explain what the Freedom Charter wanted four roomed

houses done away with and instead, decent houses being built for the people of South Africa. 'The Freedom Charter said there shall be houses created in comfort, ghetto and native reserves shall be dismantled and, in its place, only suburbs shall be constructed where children will have playgrounds. There shall be schools, clinics and playgrounds social amenities'.



Montrose City Military Veteran 50 sqm home that was beautifully staged and on show for the Media Site Tour

Montrose City project board unveiling by the MEC for COGTA and Human Settlements, Mr Uhuru Moilola during the media site tour.

The MEC detailed that it has been a long road of trial and error for the government to provide decent housing for the majority of South Africans. 'In 1994, we opted for something different from what the Freedom charter says, primarily because we faced pressure of 1000s of people coming from the rural areas, to the urban centres that needed house and we started chasing quantity, rather than quality and I think we have learnt out of that process', MEC Uhuru Moilola.

The MEC went on to instil confidence in that 'Gauteng is going to be different in the next 10 – 15 years' and emphasised to stakeholders attending the media site tour that in order to achieve that, there is a need for investment in bulk infrastructure. The capacity of bulk infrastructure should be increased to propel developments such as Montrose City and many others forward.

Montrose City Media Site Tour Walk

In attendance at the media site tour were various Montrose City stakeholders, including, but not limited to Members of the Mayoral Council (MMCs), Gauteng Department of Human Settlement (GDHS), Gauteng Partnership Fund (GPF) executives and board members, the ward councillor and representatives of the community, military veterans, suppliers and contractors, private

sector stakeholders such as representatives from banking institutions and investors and members of the Montrose Professional team. The media site tour was conducted for the stakeholders to see what progress has been made with the development and the different housing typologies that has been built as well as view a finished military veteran house that has

been staged and setup as a show house for the day. Journalists from various media houses were present and they are key strategic partners at the media site tour, that documented the day's events and most importantly, help tell the Montrose City story and assist in getting the news about the work being done on the development to a wider audience.



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Allocating Beneficiaries for Housing Opportunities

Montrose Mega City Development has completed building 790 sustainable and comfortable homes to house approximately 5000 beneficiaries. These beneficiaries of the integrated development are the locals of Randfontein, including the residents of phase two of the Montrose site.

The Human settlements department has developed strategic and well planned processes by which each beneficiary will be updated on completion. The beneficial process will take place in two stages; a pre-allocation process which will take place on the 15th of November 2019 at the

Randfontein head office and community hall and a second process on site, the physical allocation, where the beneficiaries will be signing documentation, getting confirmation regarding their unit number and be handed the keys to their new homes.

During the a pre-allocation process, beneficiaries will receive SMS messages, confirming an individual invite to the pre-allocation meeting from the 0116628404 number.

This process is said to keep the beneficiary posted on all movement taking place regarding their new home. "Should the beneficiary change their

number, we must be notified, immediately", said Mr Nkosi from the Gauteng Provincial Government.

The beneficiary handover will take place during the month of October and November 2019. Ms Lala Toli and Mr Sakhile Koaho are the representatives of the Gauteng Human Settlements Department who are responsible for the beneficiary process.

With these well thought out processes the beneficiaries of Montrose are ensured a smooth transition into their new homes. Each building has been designed to ensure that the residents are comfortable throughout their

occupancy as the smallest detail such as open spaces, security, playgrounds for kids, washing bays and access to roads have been taken into account with this Mega City development making the lives of Montrose beneficiaries easier and convenient from the beneficial process to the facilities on the development.

SCM project developer Sam Mhlaba confirms this by confidently saying "All home owners of Montrose City will have access to roads, sanitation facilities, and storm water" giving the beneficiaries surety on the living standards of Montrose.

Freedom Day Celebrations: Montrose City Sport Day

This year marks 25 years, since the first non-racial democratic elections of 27 April 1994. South Africans celebrated Freedom with various ways of commemorating the day and it was no different with the community of Randfontein. Freedom Day celebrations took a responsible, social and fitness turn at Randfontein this year, with Montrose Mega City Development joining an initiative that was spearheaded by the Rand West Local Municipality.

The residents of Randfontein Ward 2 and others, enjoyed a sports day as part of their Freedom Day celebrations, in a family fun day setting which included two sporting codes, Netball and Soccer and saw participation from 8 different teams from around the wards.

Not only did the event go incident free, but it placed emphasis on the objectives,



Soccer boys took their stand, ready to get the ball rolling



Netball ladies ready to begin the match

which was to curb crime, substance and alcohol abuse. This was done in a fun-filled environment, where both women and children felt safe, and children spent the day on multiple jumping castles, and enjoyed some sponsored party packs and lunch.

This will be an annual event with SCM Development and Montrose Mega City Development sponsoring the event. The sponsorship will include as it did in this inaugural event; trophies and medals, kits for both soccer and netball, entertainment and catering for children and participants. Through this partnership, Montrose Mega City Development plans to contribute socially to the community of the Rand West Local Municipality, with the long term vision of growing the initiative to appeal to the entire West Rand Region.



Prizes were given to winning teams . All prizes were sponsored for the event by SCM Development and Montrose Mega City Development