



# Company Profile

2021-22

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**THE SECRET  
OF BUSINESS  
IS TO KNOW  
SOMETHING  
THAT NOBODY  
ELSE KNOWS**

# Company Information



Registered Non Profit Company Name	BUHLEBUZWE PROPERTY NPC
Contact Person	Victor Lebelo
Designation	Director
Address	TBA
Contact Number	011 559 1672
Mobile Number	0727459661
Email Address	lebelov@buhlebezwe.co.za
Board of Directors	Madoda Blose
	Victor Lebelo
	Caroline Blose
	Lungile Blose
	Nokuthula Gigi
Registration Number	2015 / 390968 / 08
Tax Number	9537806177

# Company Introduction

**BUHLE  
BEZWE**  
PROPERTY  
NPC

Buhlebezwe Property NPC is a 'Not for Profit' Company which was set up in 2015. Started with the vision to undertake the development and management of rental housing stock for low and moderate-income households in South Africa.



We registered as a BBBEE company that does not distribute profits and is dedicated to social housing. We specialize in social housing-based rental accommodation for the low to middle income category. We are committed to working with government and other stakeholders to provide decent social housing for our people. We have amended our MOI to more correctly reflect the company as a not-for-profit entity in compliance with the Social Housing Act and regulations.

Buhlebezwe has emerged from an environment that South Africa is experiencing a severe housing shortage. We realized that government was unable to address this challenge alone. The government programs of providing free RDP housing was and is still not sustainable. This problem has compounded in the urban areas with the massive inward migration of people coming to work and needing stable medium or even long term housing but unfortunately cannot afford to own a property or to pay the high rentals that apply in the normal rental market. We want to, together with government and the private sector, provide sustainable social housing near places of work and in a socially conducive environment.

Our organization consists of a diverse board of directors with skill-sets ranging from engineering, business management and the arts, it is this diverse range of skills that will see the organization flourish far beyond the construction site and reintroduce the "social" aspect of social housing.

# Vision, Mission & Values Statements



## ■ OUR VISION

Buhlebezwe's goal is (a) To be a leading provider of social housing in SA, and (b) to provide a professional and efficient service, managing properties to achieve optimal rental income whilst creatively serving the interests of tenants and all stakeholders.

## ■ OUR MISSION

To be among the leading broad-based black controlled entities in providing quality affordable, sustainable rental housing stock for the lowest to medium income target groups of people and to promote the development of sustainable environments.

## ■ VALUES, GUIDING PRINCIPLES AND ORGANIZATION CULTURE

All strategy, decisions and actions taken by Buhlebezwe are founded in our values of:

- Servicing the society;
- Caring for communities and the environment in which we operate in; and
- Providing dignified and affordable social housing.

### GUIDING PRINCIPLES

**Care and Respect:** We always treat people with respect, dignity and common courtesy while we're building trust.

**Integrity:** This means taking an honest, fair, ethical and transparent approach in everything we do.

**Accountability:** We take ownership of our decisions, our actions and our results. We will deliver on our promises and acknowledge our mistakes. Above all else, we will never pass on the blame.

**Collaboration:** No-one here is on their own. We're one company with a joint ambition – all working together to make decisions and get things done more effectively.

**Innovation:** Challenging the way things have always been done is a key priority for us. By actively developing new solutions, encouraging new ways of thinking and finding new ways of working, we're dedicated on improving business, while creating more sustainable homes for a South Africans to enjoy.



**WE EMBRACE  
A COMMITMENT  
TO PROVIDING  
SERVICES OF  
EXCELLENCE**



# What We Offer

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## ■ OUR PRODUCTS

The housing units in Newcastle will consist of high density of bachelor, one, two and three bedroom apartments, all with bathrooms and kitchens. The unit sizes will be a combination of 30m<sup>2</sup>, 45m<sup>2</sup> and 56m<sup>2</sup>. Provision for ramps will be available for the disabled. Our design will endeavor to deliver a clean and secure environment that will instill dignity and pride in our tenants, as it should be a place the tenants can proudly call home.

## ■ PRICING

Our target market is the working poor, hence we will deliver an affordable product priced between R625 to R4,886 excluding electricity. Our primary market is R1,500-R3500 (monthly household earnings) and the secondary market is R3,501-R15,000 (monthly household earnings). In our project 30% of units will be allocated for the primary market and 70% for the secondary market. Being mindful of the budget constraints of our tenants we will apply various strategies to reduce cost and consumption of electricity including installing alternative, free energy technology including Solar Geysers or hot water pumps. Price increases will be inflation linked but will remain within the parameters and limits set by SHRA.

## ■ PRODUCT ORIENTATION

Buhlebezwe will only develop decent housing for our clients, our focus is to develop high density Social Housing units to meet the demand for housing of low to middle income groups. For future projects, in the urban space we will also aim to convert or renovate existing properties to create a comfortable living (Brown fields). At the same time in the surrounding areas we may develop some Greenfields also high density four storey walk up flats. BUHLEBEZWE will distinguish itself through striving for solid quality and well-oiled and effective client services.

## ■ PRODUCT PLACEMENT

The housing unit we develop would be branded in our unique company colour to provide brand recognition. We will be known in the market place for providing good quality social housing that's been kept clean and well maintained. Our unit will be positioned in the low income housing market; our trademark will be quality and reliability.

## ■ LOCATION

Our strategic focus for developing properties would be in the urban areas around the Newcastle Municipality in Kwa-Zulu Natal and Gauteng area. We have started looking for more land opportunities in the KZN region and may later also explore other surrounding areas.

## ■ OUR SERVICES

**Client Relationship** - Our property management system will include an automated SMS / e-mail communication message system and property activity reporting features. This including direct access to your account where you will be able to view the activities surrounding the management of your property, and your financial activities related to the property ON-LINE 24/7. Designed and developed to ensure our valued clients are totally aware and fully informed of every aspect of the management of the property. A walk-in site office will be established for those that don't have access to internet or wish to follow up on minor queries.

**Tenant Consultation and Communication** - To provide tangent consultation, all Buhlebezwe Property NPC Facilities should be provide the following services:

- Induction workshop to inform tenants on all available facilities
- Tenant payment procedures
- Complaints procedures that will have a turnaround time to assure tenants, they are being attended to.
- Annual workshops for employees who work directly with tenants selected tenants to represent everyone residing in there. Etc

**Community Development** - Local craftsmen and women will be approached to use local available materials to create the screens and any artwork which the building may require as one of the many ways the community can identify themselves with the project. It is important to note that, all materials to be used in this project will be outsourced locally and supplied by local supplies in order to reduce construction costs and long term maintenance of the building.

**Efficient Rent Collection and Tenant Education** - We intend to have:

- High rental collections with effective debt management system; and
- Extensive tools to educate tenants on their rights and responsibilities as well as the establishment of tenant committees to facilitate open communication.

**Facilities Management** - We aim to:

- Provide clean, well maintained and managed properties; and
- Provide a range of innovative access control and security measures.

**Area Analysis and Research** - Through our professional team service providers, we aim to:

- Constantly update research to understand the local demand for rental accommodation and applying this to the unit design in order to meet tenants' expectations.
- Ensure clearly defined leasing and tenant mix strategies.

### **Marketing and Project Management**

- Stringent monitoring of the construction process and managing contractors to ensure on time delivery and quality. Integrated marketing campaign and screening processes will be underway to sign up clients prior to occupation date.
- Regular engagements with the communities will be established and maintained before, during and after the construction of our units. Without our communities awareness and involvement, we are just a company with rental stock but no customers.

# Legislation & Memberships

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## ■ LEGISLATION COMPLIANCE

*Buhlebezwe Property npc complies with acts that affect and apply to Social Housing, namely:*

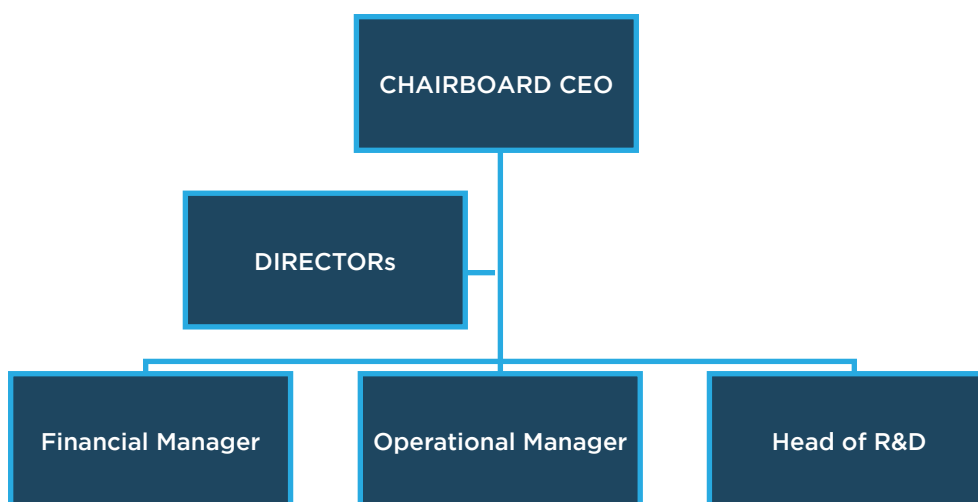
- Labour Relations Act (LRA)
- Basic Conditions of Employment Act (BCEA)
- Employment Equity Act (EEA)
- Rental Housing Act (RHA)
- Housing Act, 1997
- Housing Code
- Prevention of Illegal Eviction and Unlawful Occupation of Land Act (PIE)
- Value Added Tax Act, 1991

The board has developed the following policies and procedures that will influence the operation of Buhlebezwe Property NPC with the main purpose to provide guidelines.

### Listing of those policies are as follows:

- Property development Policy & procurement
- Marketing strategy, plan and procedures
- Property management policies & procedures
- Letting policy
- Health awareness
- Employment equity policy

# Composition Of The Board



**Madoda Blose** - Madoda is an entrepreneur and seasoned business and project manager who after successfully running a plumbing supplies business decided to aid in the fight for providing South Africans labelled “the Missing middle” with descent affordable rental accommodation. Mododa is the Chair person, where his duties involve chairing board meetings and to oversee that all other board members carry out their duties.

**Victor Lebelo** - Victor is a highly experienced Civil engineer with great building construction technical knowledge and construction project management skills. Victor is taking the role Chief executive officer for Buhlebezwe, whose duty is to implement management of the SHI, towards pursuance of the vision, mission and objectives laid down by the board of directors. Implementation of management involves the delegation of functions to competent and skilled staff to undertake on a day-to-day basis.

**Caroline Thandi Blose** - Caroline is the other half of both Lungile Paints as well as Uzwano Plumbing supplies which were started by her and my husband (Madoda Blose). Since resigning as a debtor’s clerk at Supreme Sanitation in 1998, she has gained more than 20 years of experience in most aspects of business management in multiple fields including supply and maintenance in the construction industry.

**Lungile Blose** - is an events organizer currently completing a qualification in Property Managements at the University of Cape Town. Lungile will be the Operations manager and will be responsible for the delivery and facilitation of the projects.

**Nokuthula Gigi** - a self made business woman, and a BSc candidate from the University of Transkei. She developed skills in business, which commenced in 2009 and opened a construction business, specialising in Building and Civil works, she also worked with various clinics and departments around Ekurhuleni, City of Johannesburg, City of Tshwane, Cartonville.

# Projects Completed





# Company Documentation

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Monday, APRIL 19, 2021 at 10:39



Companies and Intellectual Property Commission  
a member of the dti group

## COR14.3: Registration Certificate

Registration Number: 2015 / 390968 / 08  
Enterprise Name: BUHLEBEZWE PROPERTY NPC

### ENTERPRISE INFORMATION

Registration Number: 2015 / 390968 / 08  
Enterprise Name: BUHLEBEZWE PROPRTY NPC  
Registration Date: 02/11/2015  
Business Start Date: 02/11/2015  
Enterprise Type: Non Profit Company  
Enterprise Status: In Business  
Financial Year End: February  
TAX Number: 9537806177  
Addresses: POSTAL ADDRESS

### ADDRESS OF REGISTERED OFFICE

1382 INGWAYUMI STREET  
SENOANE  
SOWETO  
1818

1382 INGWAYUMI STREET  
SENOANE  
SOWETO  
1818

### ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
BLOSE, CAROLINE THANDI	Director	6702160308081	15/03/2021	Postal: 94 CHURCHILL AVENUE, WENDYWOOD, SANDTON, GAUTENG, 2196 Residential: 94 CHURCHILL, AVENUE, WENDYWOOD, SANDTON, GAUTENG, 2196
GIGI, NOKUTHULA	Director	7906010922067	01/08/2019	Postal: 1382 INGWAYUMI STREET, SENOANE, SOWETO, 1818 Residential: 1382 INGWAYUMI STREET SENOANE, SOWETO, 1818
BLOSE, MADODA DUNN	Director	6608025314083	04/02/2016	Postal: 94 CHURCHILL AVENUE, WENDYWOOD, SANDTON, GAUTENG, 2196 Residential: 94 CHURCHILL, AVENUE, WENDYWOOD, SANDTON,



Physical address: 3rd Floor, Sentinel House, Sunnyside Office Park,  
 32 Princess of Wales Terrace, Parktown, Johannesburg, 2193  
 Postal address: Postnet Suite 240, Private Bag X30500, Houghton, 2041  
 Tel: +2711 274 6200  
 Fax: +2711 642 2808  
 Website: www.shra.org.za

10 October 2020

Email: lebelov@buhlebezwe.co.za

Chief Executive Officer  
 Buhlebezwe Property NPC  
 1382 Ingwayumi Street  
 Senoane, Soweto  
 1818

**STRATEGIC INTEGRATED PROJECT (HUMAN SETTLEMENTS) – BUHLEBEZWE PROPERTY NPC COMPANY: NEWCASTLE HOSPITAL STREET SOCIAL HOUSING PROJECT (SHIP 10A)**

This communication serves to inform you that your Project, Newcastle Hospital Street Social Housing Project has been gazetted in terms of the Infrastructure Development Act on the 24th of July 2020. Please find attached the official communication in this regard. In accordance with the Act the project is to be given priority in planning, approval and implementation. As Infrastructure South Africa our role is to facilitate and unblock any issues which may arise during the different phases of the project. Your direct point of contact remains the Social Housing Regulatory Authority as the project sponsor. Any issues requiring escalation will be referred to Infrastructure South Africa to unlock the required assistance.

The following individuals from Infrastructure South Africa are responsible for the Human Settlements Portfolio:

Infrastructure South Africa Human Settlements	
Alvino Wildschutt-Prins	Dorette Loggenberg
Overall Management and Lead	SIP Lead
SIP Programme Management Office	SIP 24 Human Settlements
0726502449	0724764280
Alvino@presidency.gov.za	DoretteL@idc.co.za

Please find attached to this communication a copy of the Infrastructure Development Act. Note specifically Schedule 2 of the act which outlines the process and timeframes related to projects.

B Dlamini (Chairperson); P Ximiya; B Nzo; D Duma; O Mabena; Z Hill; R Matenche; T Sukazi; R Gallocher (CEO); A Puoane (CSM);



It is hereby certified that

*Buhlebezwe Property*


is

**CONDITIONALLY ACCREDITED** as a Social Housing Institution

In terms of section 13 of the Social Housing Act 16 of 2008,  
read together with the Social Housing Regulations

For the period **10 May 2019 to 9 May 2021**

Signed on 31 OCTOBER 2019 for and on behalf of  
the Social Housing Regulatory Authority

  
Chief Executive Officer

  
Council Chairperson

he/she being duly authorised to do so

**CERTIFICATE OF ACCREDITATION**

\* Details of all entities accredited in terms of section 13 of the Social Housing Act, 2008 will be recorded in the register of Social Housing Institutions which will be made available for public inspection to the extent and in the manner prescribed in Regulation 5.1 of the draft Social Housing Regulations, 2010

\*\* Earlier withdrawal or revocation of accreditation shall be recorded in the Register of Accredited Institutions which is available for public inspection during business hours against payment of a prescribed fee of R50 at the premises of The Social Housing Regulatory Authority





## *Corporate Membership Certificate*

*This is to certify that*

**BUHLEBEZWE PROPERTY NPC**

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*Is a Corporate Member of the Institute*

**From: January 2021 TO: January 2022**

**Membership Number: M200291**

*Ms Vuyiswa Mutshekwane*

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**SAIBPP CEO**



## Contact Us

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