

# Building Management Plan

## Cape Town, South Africa



### INTRODUCTION

This management plan includes detailed information on the building project in South Africa, outlining why it was setup, its progress so far and final objectives.

#### **Projects Abroad Mission**

Our mission is to encourage young people to volunteer for worthwhile work in developing countries. We expect that doing this kind of voluntary work will in time become the norm. As more and more people join us, we aim to create a multi-national community with a passion to serve, to learn, to understand, to teach, to inspire and to be inspired.

#### **Project Mission**

The mission of the Building Project is to construct a safe community centre for at risk children in the underprivileged township of Village Heights, Cape Town. The centre will provide a safe area for play, education and counselling. Once complete and officially handed over to the community, volunteers on our Culture & Community, Nutrition and potentially Medicine & Healthcare projects will continue to provide support to the centre.

Our aim is to stimulate, educate and improve the general health of the Village Heights community. Therefore, as a secondary community objective, once the building work is finished each day, volunteers spend time educating the local children, participating in the nutrition project or transforming a nearby site into a sports field.

#### **Completion Date**

The completion date for this project is August 2016 (revised from 17<sup>th</sup> December 2015)

### OVERVIEW

Whilst working in the nearby community of Vrygrond in 2011, Projects Abroad identified the need of a under resourced care centre in Village Heights. With very little space for the children, Projects Abroad began work renovating and extending the building.

#### **Affiliates**

Since the project launched in 2011, Projects Abroad is now affiliated with the following organisations:

- False Bay Ecology Park and Nature Reserve
- City of Cape Town Environmental Planning
- World Design Capital 2014
- Zeekovlei Nature Reserve
- Rondevlei Nature Reserve
- Zandvlei Trust

The Building project is located in Village Heights – a township near Capricorn on the southern coastline of the Cape Peninsula. This area is what's known as an informal settlement and extremely underdeveloped.

The site plan illustrates the layout of the proposed Green House Enclosure, divided into six phases. The overall dimensions are 12,900 units wide by 8,000 units deep. Key features include:

- Phase 1:** Creche, located in the top right corner.
- Phase 2:** Skills Center, located below Phase 1.
- Phase 3:** Nutrition and Veggie Garden, located in the bottom right corner.
- Phase 4:** Drop off Center, located in the center of the plan.
- Phase 5:** Children Play-Center with a Jungle Gym, located in the bottom left corner.
- Phase 6:** OPTIONAL: Proposed Green House Enclosure to grow veggie crops, located in the top left corner.

Other labeled areas include: Existing: Wooden Wendy House Structure Library measuring 3000 x 6500, Concrete Courtyard Area, 1.2 meter wide concrete paved area, 1.2 meter wide Concrete paved area, Toilet & Basin Phase 2, Phase 4: office, Phase 3: Construction of 3.6 meter deep Underground Sewerage Pit (2400 x 3400) Depth 2200, Main Rain water Soak-way 1600 x 2000, Sub Rain water Soak-way, Steps, PatioArea, Concrete bench, and More Concrete bench.

**Phase 1** – Construction of crèche - **Completed**

**Phase 2** – Construction of courtyard and installation of drainage system - **Completed**

**Phase 3** – Plumbing and sewerage installation, construction of boundary walls and outside patio area - **Completed**

**Phase 4** – Construction of skills centre – **Under construction**

**Phase 5** – Construction of drop off centre – **Under construction**

**Phase 6** – Construction of green house and painting of entire centre – **Not yet started**

## ECO-BEAM SANDBAG SYSTEM

One of unique aspects of this building project is that instead of using traditional bricks, we build with an environmentally friendly sand bag technique. This system was developed in South Africa as a low cost housing solution.

The method consists of three elements:

- A Framework of Eco-Beams (timber and metal beams that for the framework for the sandbag walls)
- Specially formulated geo-fabric bags, filled with sand and stacked between the beams
- Cladding of the beams with wire mesh and plaster

The completed structure is waterproof, fire resistant and sound proof. Also, buildings built with this method have extremely good thermal properties (cool in summer – warm in winter).

## RESOURCES

- 100 volunteers per annum
- Building Manager and Labourer
- Building materials – cement, geo-fabric sandbags, sand and eco-timer beams
- Tools & equipment – shovels, hammers, trowels, scaffolding and ladders

## MONITORING & EVALUATION

- Quarterly project updates
- 6 month review of management plan
- Volunteer feedback