BSC Projects is a South African company that specialises in supporting the construction development arena through providing valuable consulting and project leadership services. BSC Projects focuses its attention on social housing projects and affordable housing projects as this aligns with the core value of building a stronger South Africa. With in excess of 18 years industry related experience and practical application of technical expertise, BSC Projects is the ideal organisation to support and guide existing and new companies venturing into, or operating in this unique and challenging environment.

BSC Projects was established in 1992 and over the years has developed extensive experience related to the development of residential accommodation, including subsidised BNG housing, social housing and affordable housing as well as sectional title and free-hold bonded housing. BSC Projects has developed a good understanding of the various policy frameworks and government subsidy environment.

BSC Projects has developed an extensive network within the industry, enabling the company to partner or consult with the most appropriate and effective parties in order to deliver the best results.

BSC Projects has been instrumental in the success of various projects by bringing the right partners and professionals on board, by enhancing financial viability of projects, by providing reliable cash flow and budget management services, by ensuring good quality control and by putting suitable risk mitigation measures in place. The company is committed to innovation, sustainability and quality in order to deliver good quality housing.

BSC Projects creates value for clients and supports South Africa’s national priorities. BSC Projects is a Value-Adding Enterprise as defined in the Codes of Good Practice on BBBEE and is thus a level 4 contributor.

>>MISSION AND OBJECTIVES

BSc Projects strives to enable excellence in all aspects of the building, property development and construction industry in South Africa. This is achieved through:

→ Providing service and solutions that are practical, effective and proactive
→ Providing knowledge and insights based on up-to-date industry knowledge and technique
→ Personalising the service so that problems are intimately understood and owned to resolution
→ Transferring skills to the BSC clients so that they are empowered to maintain excellence in their organisations.

>>OUR SERVICES

→ Project development
→ Project scope, cost and time management
→ Project management
→ Quality and risk management
→ Consultancy for Integrated Development Plans
→ Due diligence on land and development opportunities
→ Feasibility studies and project proposals
→ Project packaging for funding
→ Strategic project planning
→ Specialist development advice and management
→ Risk assessments
→ Operational management
BSc Projects Company Profile

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→ Monitoring and coordination of project implementation
→ Technical inspections of properties
→ Watching briefs for investors
→ Project assessments for funding

>>MEMBERSHIPS / REGISTRATIONS

BSc Projects is registered with the following bodies:

→ Association of Construction Project managers
→ Green Building Council of South Africa
→ The Southern African Housing Foundation
→ Project Management Institute of South Africa

>>CORE COMPETANCIES

Project Feasibility
BSc Projects provides support in the evaluation of potential residential, commercial and/or industrial projects through:
→ Evaluating and/or coordinating the collection of appropriate project input from technical experts such as architects and quantity surveyors
→ Completing the initial feasibility model of the project
→ Creating comprehensive support documentation for relevant approval and financing
→ Sourcing and raising finance for feasible projects
→ Sourcing and acquisition of appropriate land
→ Procurement of professional services and goods to ensure excellent quality and efficient completion of projects
→ Drafting of Contract Documentation (NEC, JBCC, leasing agreements and property management agreements etc.)
→ Advising throughout the tender process
→ Strategic planning at all levels of projects

Technical Project Support & Consultation
BSc Projects uses its extensive experience in the effective evaluation and implementation of projects regarding:
→ Township formation
→ Project packaging for funding
→ Programme design and management
→ Negotiation and liaising with marketing agents
→ Tenant installation
→ Managing projects of scale

Project Management Consultation & Project Implementation
BSc Projects is an organisation rich in construction project management expertise, from initial feasibility, offer to purchase, transfer and acquisition right through to final handover. Our expertise includes:
→ External contract/project management of the construction phase
→ Coordination of technical professionals to achieve SLA’s and contractual requirements
→ Budget and target assessments
→ Site tours and provide technical expertise for funders and investors
→ Progress reporting

Project Troubleshooting & Problem Solving
BSc Projects has the ability to apply creative, yet stable solutions to project challenges. We are able to provide support when projects are experiencing the following challenges:
→ Meeting delivery targets
→ Operational issues
→ Insufficient or inappropriate technical expertise
→ Funding shortfalls
→ Affordability
BSc Projects works with clients to evaluate and resolve the challenges that may threaten the continued success of projects.

Project Completion Audit
BSc Projects recognises the threat that is faced by the building industry due to residential building revamps, building conversions and affordable housing not meeting the NHBCS standards and quality requirements. BSc Projects supports funders, government, investors and other stakeholders in achieving peace of mind when completing projects. BSc Projects offers Project Completion Audits prior to the contractor or developer sign off. The following services are offered:
→ Review of units to evaluate potential quality shortfalls
→ Desk top based audits to identify documentation compliance
→ Onsite audits to identify payment / invoicing discrepancies
→ Recommendations and guidance when the contract has been breached
→ Reporting on audit findings
→ Cost analyses and projections to resolve quality issues or to complete the project to standard

>>COMPANY STRUCTURE

BSc Projects is 100% owned by Anton Gollub. The company currently has offices in Johannesburg and Cape Town, but operates throughout South Africa.
Past clients of BSc Projects include:
- SOHCO
- Communicare
- ALSA (Affordable Living Solutions Africa)
- ABSA Bank
- Old Mutual
- GPF (Gauteng Partnership Fund)
- IDC (Industrial Development Corporation)
- Moreland
- Standard Bank
- Jigsaw
- PDNA (PD Naidoo & Associates)
- SHRA (Social Housing Regulatory Authority)

BSc Projects has successfully led and participated in a number of projects. The company has also conducted various due diligences for banks and private developers. For detailed information on completed projects please refer to the attached project portfolio. Completed projects include:

**Brickfields Residential Housing Project (800 residential units)**
Through the Johannesburg Housing Company, the founder of BSc Projects led the development of the Brickfields Residential Housing Project in New Town, Johannesburg.

**Public Sector Help & Participation**
The director of BSc Projects was seconded to the EU (European Union) and National Government through the Johannesburg Housing Company to assist the Social Housing Organization with delivery and governance processes, procedures and policy issues. This work was completed for the SHF (Social Housing Foundation).

**Inner City Conversions (2000 units)**
BSc Projects was involved with the refurbishment or conversion of more than 2000 residential units in the Johannesburg CBD. Examples of our expertise include Lake Success, Stanhope, Smitshof, Gaelic Mansions, Landdrost Hotel.

**Steenberg Social Housing Project in CT**
BSc Projects has been involved in the operation and project management of the 129 million Rand new and eco-friendly social housing project. The project is in the final stages of completion and delivered 450 rental units in Steenberg, Cape Town. Steenberg is the first social rental housing project in the Western Cape and the client was the proud recipient of The Southern African Housing Foundation (SAHF) 2010 award.

**Emerald Sky Social Housing Project in East London**
BSc Projects is currently in the final stages of completing the project management of the 188 million Rand Emerald Sky Social Housing Project for Sohco. The project comprises 656 units and won the National Department of Housing’s Goven Mbeki Award for the Best Social Housing Scheme in South Africa.

**Urban Regeneration Feasibility Study in CT**
BSc Projects recently completed a detailed feasibility study for a regeneration and densification proposal in Cape Town. This entailed...
doing a situational analysis, defining a vision for the area, investigating planning aspects, proposing a land assembly strategy and urban design framework as well as and urban management proposal and detailed financial modelling for various scenarios.

Investigation into alternative building materials for the Industrial Development Corporation
This investigation was centred on use of waste gypsum in the building industry. The brief was to compare the potential product to similar alternative building materials and to conventional building methods, to investigate what criteria the banks have to finance such a product and to conduct a market perception survey with a strong focus on developers and contractors.

>> OTHER PROJECTS

Please refer to the project portfolio attached for detailed information on current projects.

Protea Glen in Soweto
BSc Projects is currently involved project managing three separate proposed developments in Protea Glen, Soweto on behalf of ALSA. ALSA has purchased, and is in the process of purchasing, in excess of 9 hectares of land for the development of approximately 450 sectional title and rental units.

Figure 5: Orange Terrace in Protea Glen