



# The ABC<sup>s</sup> of IBT

**YOUR GUIDE TO  
INNOVATIVE  
BUILDING  
TECHNOLOGIES**



**ASSURING QUALITY HOMES**







## Our Vision

To be a world-class home builders' warranty organisation that ensures the delivery of sustainable, quality homes.









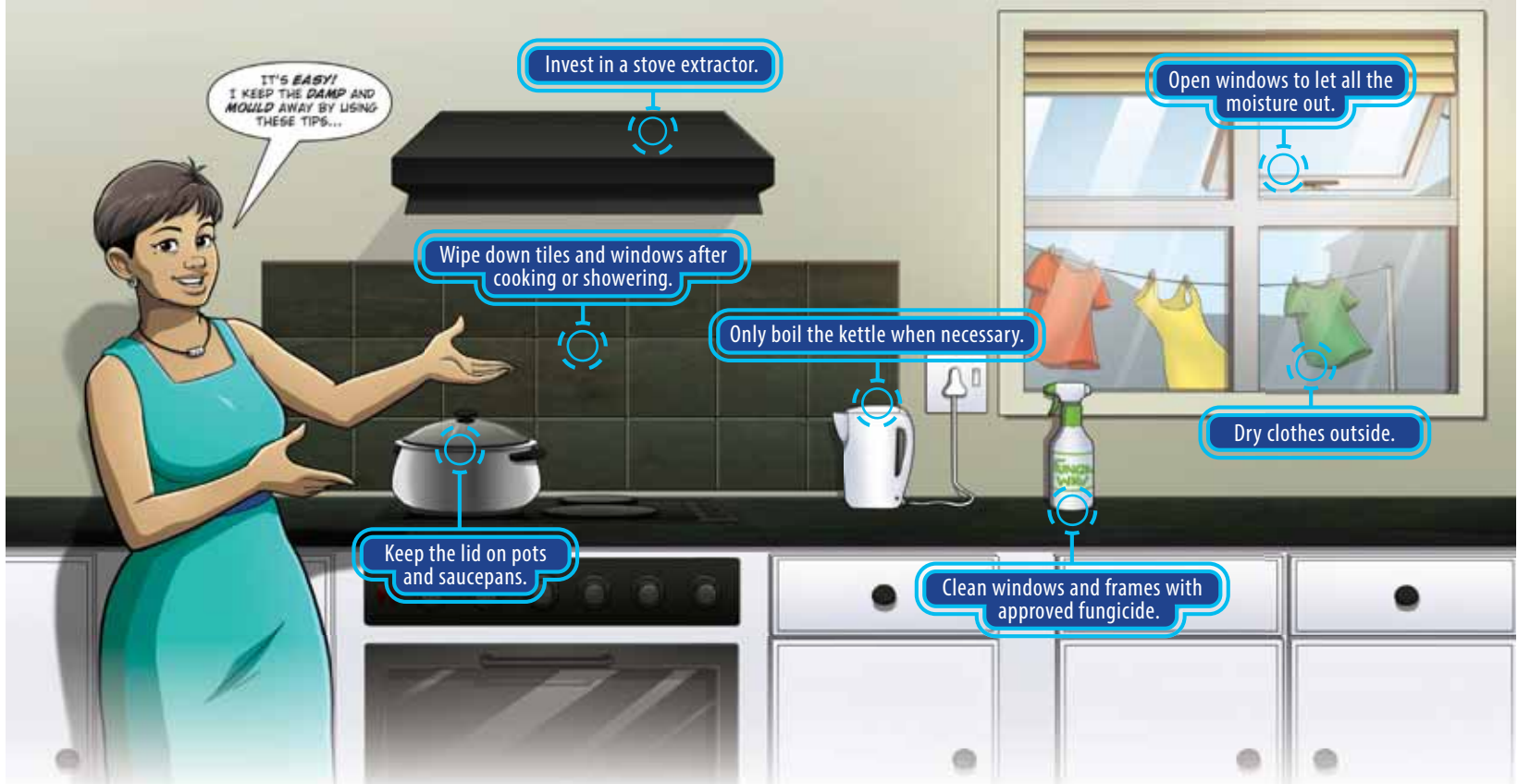
## Our Mission

To protect the housing consumer and regulate the home building environment by promoting innovative home building technologies, setting home building standards and improving the capabilities of home builders.

















## NHBRC Value #1

### Customer service excellence





Here are some of the main reasons you should get an IBT house...

NOT ONLY ARE MY WALLS SOUNDPROOF, BUT THEY ARE INSULATED TOO! THIS ENSURES MY HOUSE IS COOL IN THE SUMMER AND WARM IN THE WINTER.

The NHBRC offers you assistance every step of the way.

It's quick and easy to construct.

Extremely stable & fire resistant

Cost effective building material and less wastage of building materials.

It's clever building innovation that is socially acceptable.

Solar panels and insulation make the homes energy-efficient.

It's a great investment for the future.

It's clean and modern architecture of the highest quality.



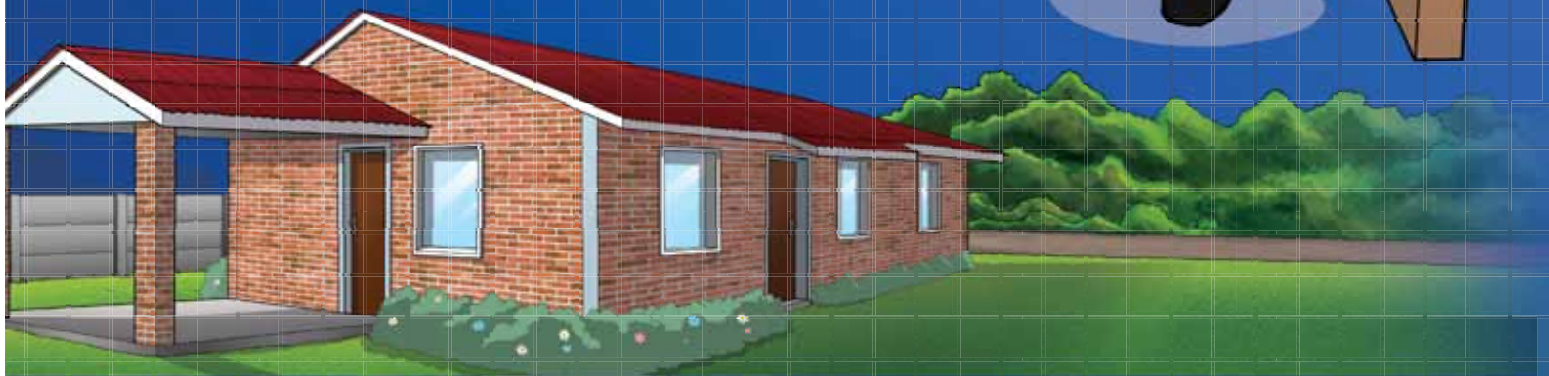


**NHBRC Value #2**  
Good corporate governance



# Choosing the right

The National Home Builders Registration Council (NHBCRC) is an organisation that regulates the home building industry in South Africa. The NHBCRC's purpose is to protect your rights and ensure the delivery of sustainable and quality homes. They support Innovative Building Technology (IBT) homes because they are built using modern, state-of-the-art construction materials and techniques. Let's explore some of the main systems that you can choose from!



## Light Building System (LBS)

This system can use SIPs (Structurally Insulated Panels) and consists of a light steel frame with weatherproofed and insulated boards. An option to have an additional insulated foundation is also available. An alternate LBS design comes with precast concrete panels containing grooves and holes for service pipes.

### BENEFITS

- Internal weatherproofing
- Insulation
- Predesigned plumbing and electrical systems
- Lightweight material
- Easy assembly
- Premade grooves and holes for service pipes

### CONSTRUCTION MATERIALS

- Light steel frame and/or insulated foundation
- Premade concrete panels
- SIPs





# IBT home for you!



## Hybrid Building Systems (HBS)

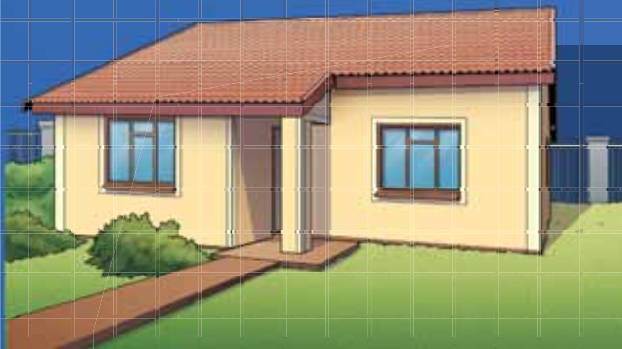
Dubbed the superstructure, this design uses EPS (Expanded Polystyrene) and a mix of concrete, insulation materials, structural frames and cladding boards. The frame is assembled on site, covered internally and externally with insulation boards and filled with precast concrete. Alternatively, it can be assembled from hollow blocks or panels filled with precast concrete.

### BENEFITS

- Precut grooves and holes for service pipes and ducts
- On-site assembly
- Walls are stronger than normal brick and mortar houses
- Blocks act as permanent insulation

### CONSTRUCTION MATERIALS

- Precast concrete
- Structural frames
- Insulation materials
- Hollow blocks or panels



## Heavy Weight Building System (HWBS)

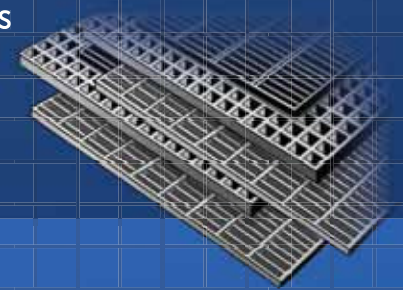
A more heavy-duty option using premade or cast panels with a similar weight to concrete and services holes for electrical and plumbing to be incorporated into the walls. This design can also be constructed using hollow or solid building blocks in the same style of a standard brick and mortar house.

### BENEFITS

- Heavy, solid feel with concrete panels and hollow building blocks
- Can be built in the same style of a normal brick house
- Easy assembly

### CONSTRUCTION MATERIALS

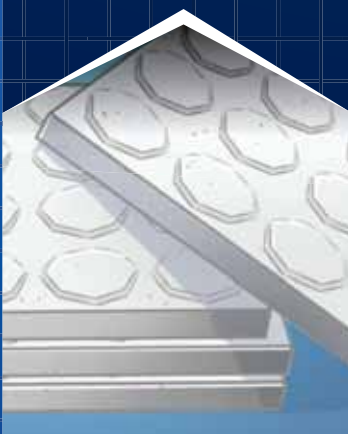
- Precast concrete panels
- Hollow building blocks



## IBT Materials

### EPS

Expanded Polystyrene is a lightweight but tough insulation foam.



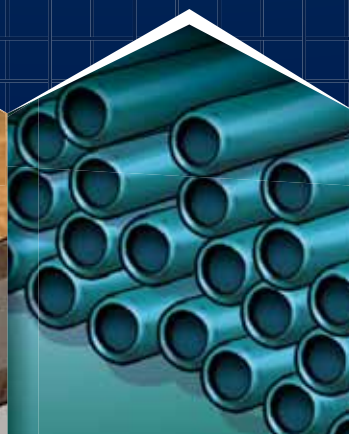
### SIP

A structurally Insulated Panel containing insulation foam sandwiched between two waferboards.



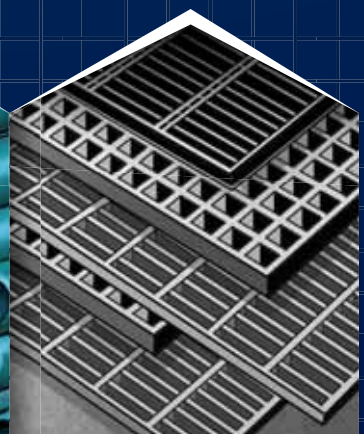
### UPVC

Unplasticised Polyvinyl Chloride is a strong but lightweight plastic.

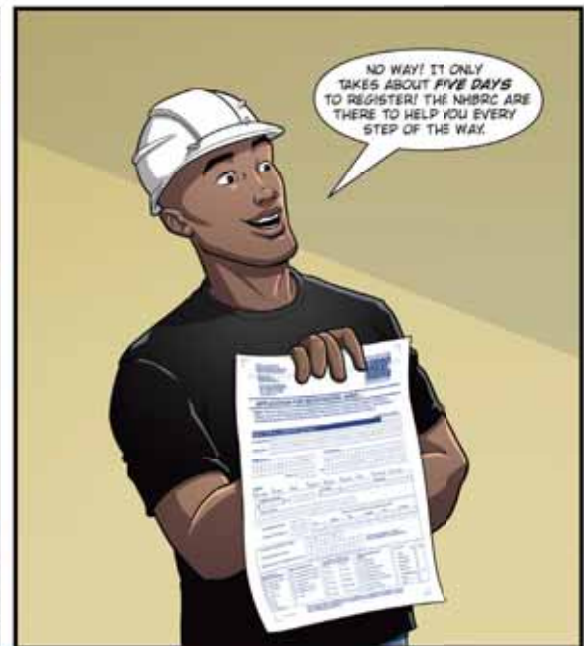


### FRP

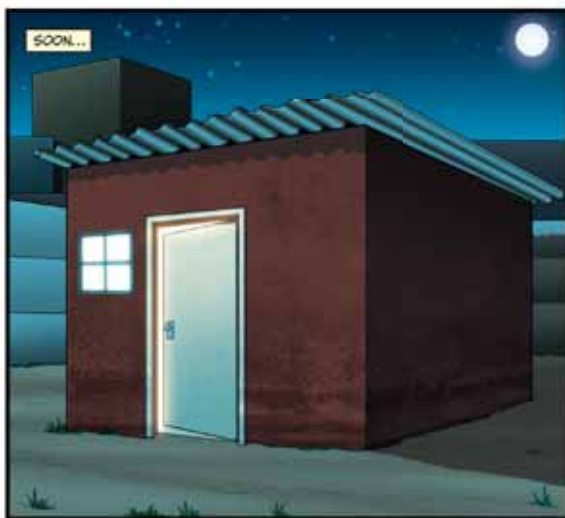
Fibre Reinforced Polymer makes use of rice husk, rice hull, and plastic to create a durable material.











## NHBRC Value #3

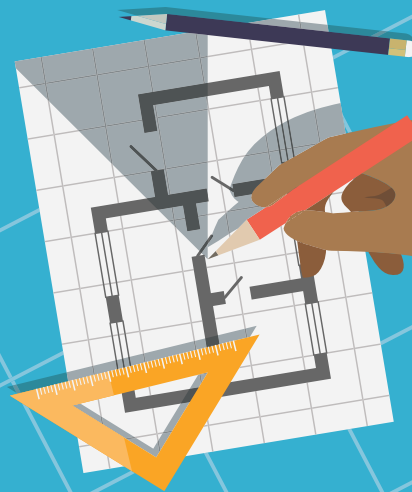
### Research and innovation







# YOU WANT TO BUILD! WHAT NOW?



Get the form from the NHBRC. You can call us on 0800 200 824, go to [www.nhbrc.org.za](http://www.nhbrc.org.za), or visit your nearest branch.



Fill out the form.



Provide a most recent bank statement with your form submission.



Once you have completed the forms and received approval from the NHBRC you are registered on the system.

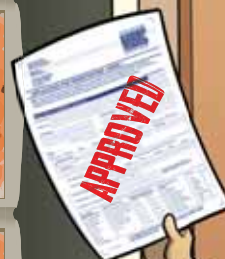


Search the NHBRC database to find approved IBT builders in your area.



Ensure that the IBT system has an Agrément certificate or NHBRC rational design approval and get a copy of all the certificates.

THE  
**BEST PART**  
IS IT ONLY TAKES  
**5 DAYS** TO  
REGISTER!




## NHBRC Value #4

### Commitment and moral integrity



# YOUR NEW HOME

The NHBRC's Vision is to be the champion of the housing consumer. Our aim is to ensure the quality of both the builders and the building. To keep ensuring quality homes, we need you to help us by registering your home once it has been built.

A cartoon illustration of a man with dark skin and short black hair, wearing a blue polo shirt and dark trousers, standing with his hands on his hips on a brown path. Behind him is a single-story house with a brown tiled roof and orange-brown walls. The house has two windows with blue panes and a small green bush in the front yard. A speech bubble from the man contains the text: "ONCE, YOU'VE REGISTERED, YOUR HOUSE HAS A GUARANTEE FOR 5 YEARS!".

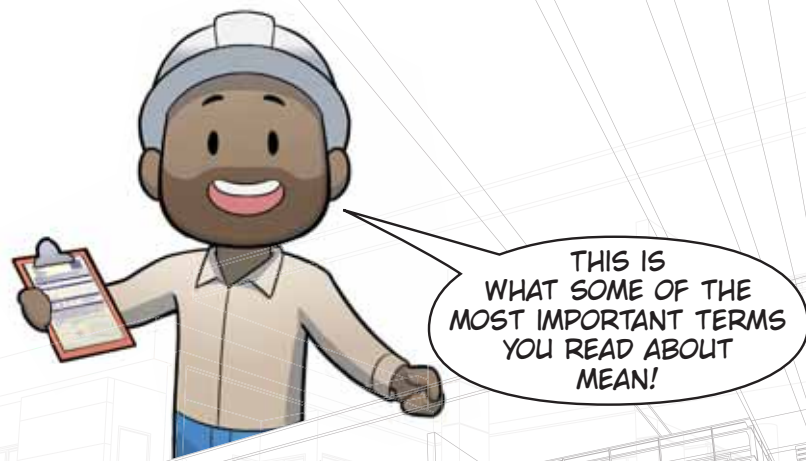
ONCE, YOU'VE  
REGISTERED, YOUR HOUSE  
HAS A GUARANTEE FOR 5  
YEARS!

Under our warranty, you will enjoy the following benefits:

- 3-month workmanship guarantee to repair any minor defects
- 1-year roof leakage repair guarantee
- 5-year structural warranty
- A certificate for your house



# Glossary



1. **NHBRC:** National Home Builders Registration Council.
2. **Contractor:** the party that will be responsible for constructing the whole house and the housing project such as the IBT certificate holder/licensee who will have respective responsibilities, depending on the type of contractual agreement. The IBT system owner/licensee must be registered as a home builder/contractor with the NHBRC and CIDB (Construction Industry Development Board, which is an entity of the Department of Public Works) and have the relevant experience, financial capability and track record of good quality work to rollout the required number of houses. They can sub-contract the other systems of the house such as the foundations, roof, services and finishes.
3. **Certificate Holder:** the person or entity in whose name an Agrément Certificate is issued.
4. **SANS:** South African National Standards.
5. **Agrément Certificate:** a developer/builder needs this certificate to confirm fitness-for-purpose of a non-standardised system, element or component and the conditions pertaining thereto (or both) issued by the Board of Agrément South Africa. The Agrément certification will validate the system in terms of the performance (fire, structure, water penetration and rising damp); habitability (thermal performance and energy usage, condensation, acoustics and durability); and the quality management system.
6. **Listed Competent Person:** a competent person whose credentials are accepted by the NHBRC and is admitted to the Council's list of competent persons. Examples: engineers, builders, architects, inspectors.
7. **Engineer:** a very important member of the design team whose responsibilities are to assist in the overall design of the project within the scope of their specialised fields. Engineers such as geotechnical, structural, electrical and mechanical, will carry out various analyses and calculations before arriving at the optimal design solution for a specific building.
8. **Home Builders:** general building contractors working within the residential building sector are termed "home builders" by the NHBRC. In order to legally build a home in South Africa, the home builder must be registered with the NHBRC. The home builder can be a one-man operation who contracts out to most of the trades required, or a company that has a team, or number of teams, running numerous projects at a time.
9. **Home Building Inspector:** NHBRC inspections are designed to mitigate building risks for the consumer and to protect against poor workmanship during construction. Depending on the enrolment values of the home, a newly enrolled home can be subject to a minimum of four and a maximum of eight inspections. Where necessary, the NHBRC will provide dispute resolution on site between the builder and the consumer.
10. **Landscape Architect:** undertakes studies and surveys of environmental aspects such as vegetation, topography, soils, climate, views, circulation patterns, existing structures, services and cultural landscapes. These assessments assist in determining the feasibility of the site for certain activities.
11. **Architectural Professional:** the genesis of a project and should be employed to fully complete the project – from concept to completion. The architectural profession is overseen by The South African Council for Architectural Professionals (SACAP). Architectural professionals are the only professionals who can legally draw and submit plans.
12. **IBT:** Innovative Building Technology, associated with non-standardised construction. Non-standardised construction can be defined as any form of building that utilises building systems, methods, materials, elements or components, which are not fully covered by existing standards and specifications or codes of practice and which are not described or referred to in the "deemed-to-satisfy" rules of the National Building Regulations.



# ASSURING QUALITY HOMES

The NHBRC wants to give everyone access to affordable and quality homes.  
Visit, or phone them today!



## GAUTENG

JOHANNESBURG (HEAD OFFICE)  
JOE SLOVO HOUSE, 27 LEEUWKOP ROAD, SUNNINGHILL, SANDTON  
JOHANNESBURG, 2191 **TEL: 011 317 0000**

PRETORIA (CONTACT CENTRE)  
3RD FLOOR, SANCARDIA SHOPPING COMPLEX, CORNER STANZA BOPAPE STREET  
AND STEVE BIKO ROAD PRETORIA, 0001 **TEL: 012 444 2600**

ERIC MOLOBI HOUSING INNOVATION HUB  
1618 JUVENTOS STREET, BLOCK XX, SOSHANGUVE A, PRETORIA, 0001  
**TEL: 011 525 5559**

## EASTERN CAPE

PORT ELIZABETH  
40 PICKERING STREET, NEWTON PARK, PORT ELIZABETH, 6045  
**TEL: 041 365 0301**

EAST LONDON (CONTACT CENTRE)  
8 PRINCESS ROAD, VINCENT, EAST LONDON, 5247 **TEL: 043 721 1377**

## MPUMALANGA

NELSPRUIT  
SUITE 201, 14 HENSALL STREET, NELSPRUIT, 1201 **TEL: 013 755 3319**

WITBANK (CONTACT CENTRE)  
BLOCK 5C & D, 1ST FLOOR, BUREAU DE PAUL BUSINESS PARK, NO.9 CORRIDOR  
CRESCENT, WITBANK, 1034 **TEL: 013 656 1641/2**

## LIMPOPO

POLOKWANE  
81 HANS VAN RENSBURG STREET, POLOKWANE, 6999 **TEL: 015 297 7519**

BELA BELA (CONTACT CENTRE)  
18 SUTTER AVENUE, BELA BELA, 0480 **TEL: 014 736 6043/4513**

TZANEEN (CONTACT CENTRE)  
61 F BERTBOOYSEN STREET, TZANEEN, 0850 **TEL: 015 307 5097/5075**

THULAMELA (CONTACT CENTRE)  
MUNICIPALITY ROOM 105, 1ST FLOOR, OLD AGRIVEN BUILDING,  
CIVIC CENTRE, 0950  
**TEL: 015 962 7500/7799**

## FREE STATE

BLOEMFONTEIN  
UNIT 4, HYDRO PARK, 98 KELLNER STREET, WESTDENE, BLOEMFONTEIN, 9234  
**TEL: 051 448 7955/6/7**

BETHLEHEM (CONTACT CENTRE)  
CORNER 6A, PRESIDENT BOSHOF, BRUWER STREET, BETHLEHEM, 9700  
**TEL: 058 303 0440**

## WESTERN CAPE

CAPE TOWN  
GROUND FLOOR, BARINOR VINEYARD SOUTH, VINEYARD OFFICE ESTATE,  
99 JIP DE JAGER DRIVE, BELLVILLE, 7530 **TEL: 021 913 9210**

GEORGE (CONTACT CENTRE)  
1ST STREET, 14 FAIRVIEW OFFICE PARK, GEORGE EAST, 6529  
**TEL: 044 871 1209**

## KWAZULU NATAL

DURBAN  
MARINE BUILDING, 5TH FLOOR, GARDINER STREET, DURBAN, 4300  
**TEL: 031 374 8100**

NEWCASTLE (CONTACT CENTRE)  
2 WHYTE STREET, BLOCK A, FIRST FLOOR, NEWSCASTLE, 2940  
**TEL: 034 312 3507**

## NORTH WEST

RUSTENBURG  
OFFICE NO.6, 67 BRINK STREET, RUSTENBURG, 0029 **TEL: 014 594 9900**

KLERKSDORP (CONTACT CENTRE)  
29 PRESIDENT KRUGER STREET, 1ST FLOOR, SANLAM PARK BUILDING  
KLERKSDORP, 2571 **TEL: 018 462 0304**

MAFIKENG (CONTACT CENTRE)  
MEGA CITY SHOPPING CENTRE  
CNR. SEKAME AND DR JAMES MOROKA DRIVE, SHOP NO.38, MMABATHO, 2745

## NORTHERN CAPE

KIMBERLEY  
SANLAM BUSINESS COMPLEX, 13 BISHOPS AVENUE, KIMBERLEY, 8300  
**TEL: 053 832 6850**



TOLL FREE NUMBER: **0800 200 824**



FRAUD HOTLINE: **0800 203 698**



[www.nhbrc.org.za](http://www.nhbrc.org.za)

