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New Course Helps Contractors Price For Profit

PRICING PROFIT 4

One of the biggest challenges the industry faces is that too many contractors do not have the skills for sound financial control and planning, thus rendering them less resilient in the long run. The Master Builders Association North (MBA North) has developed a two-day course aimed at providing all members of the construction industry with the know-how to quote correctly, and to ensure that the work they do is profitable, says Phumzile Ngcobo, Education and Training Manager at MBA North.

“It’s vital that contractors understand not only how to price their quotes correctly but also how to manage their cash flows over the course of the project,” she says. “The course is designed to empower them to do so, and ultimately create a stronger, more resilient industry.”

Ngcobo says that the course runs over two days and has been designed to be highly practical, providing attendees with the opportunity to use actual examples to put the theory into practice.

Eric Ohemeng, subject matter expert and PhD student in Civil Engineering Science at the University of Johannesburg, who helped develop the course material and facilitates the course, says that construction is a complex industry and it’s vital that anyone involved in it has a clear understanding how it works in order to ensure that he or she is able to realise a fair return.

“Everything begins with the architectural plans. Contractors need to know how to read the plan in order to extract the detailed information about the various activities with which they will be involved. They are then able to make the first, vital calculation relating the quantity of work they will need to execute during the contract period,” he says.

Thereafter, the contractor can use the measurements to begin the process of calculating costs, including labour, materials, plant and preliminaries like water or toilet facilities on site.

Armed with this kind of information, the contractor is now in a position to engage with the bill of quantities produced by the project’s quantity surveyor. Critically, it is now possible to collaborate with the quantity surveyor to refine the bill of quantities’ assumptions in line with the contractor’s own figures. For example, the quantity surveyor hired by the contractor may assume a bricklayer lays 450 bricks a day, whereas the contractor knows that his bricklayers lay 400. Without this collaborative effort, contractors can find themselves facing a built-in disadvantage.

“Another area that can be optimised by pricing correctly is finance. If a contractor understands both the costs and how the payments work, he is in a position to understand the impact of cash flow on profitability, and is thus able to optimise how he finances the work – so many contractors end up paying for finance they don’t need or find themselves in a cash flow crunch during the project,” Ohemeng explains.

“This knowledge also empowers the contractor to take strategic decisions such as whether to employ more workers to complete an activity more quickly than envisaged in the bill of quantities in order to realise payments quicker if it makes financial sense to do so. This course has the potential to change the dynamics of the construction industry by empowering everybody in it.”





SA Builder
is available online.
Visit: www.sabuilder.co.za

1133rd Issue - Established 1923 - DECEMBER 2019

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Subscription rates:
Local: R360,00
Africa: R390,00
Overseas: R2 050,00

Despatch:
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Printer:
CG Print
Whilst every effort is made to ensure accurate and objective reporting, the publisher cannot be held responsible for inaccurate information published.
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The official journal of Master Builders South Africa

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Garden Cities' Western seaboard flagship suburb with the grand coastal backdrop of Table Mountain

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Building

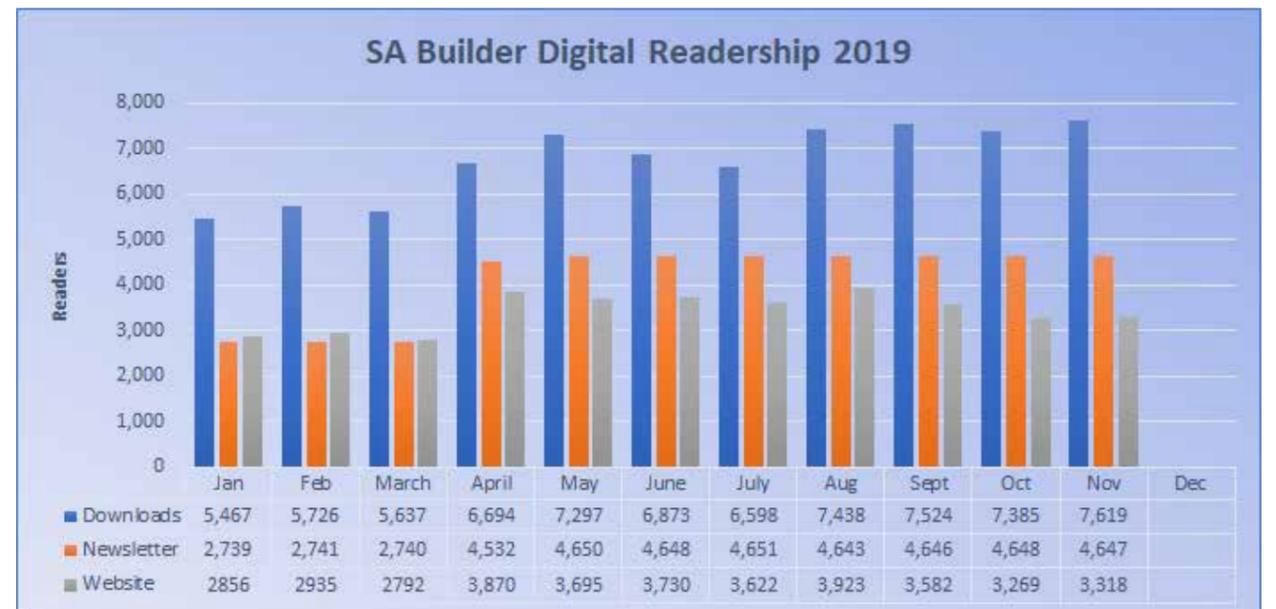
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Economic Integration Takes One Giant Leap At Greenville



An architect's impression of a proposed grocer and a liquor store at Greenville

By Neill Hurford

Within three years of having been launched, Greenville, the newest of Garden Cities' 17 Cape Town suburbs, is realising the goal to accommodate residents across the entire economic spectrum in a living environment of 16 000 homes on a 767ha site in Fisantekraal.

While the initial stage of the suburb has been dedicated to providing Breaking New Ground (BNG) government-funded homes for those most in need, it will be followed by houses for people whose income qualifies them to buy so-called GAP housing, with the help of the government's Finance Linked Individual Subsidy Programme (FLISP).

So far, 1 331 BNG homes have been occupied, and as development progresses, further categories will be opened, including bonded housing for higher-income buyers.

'Our goal at the inception of Greenville was to provide a suburb that catered for homeowners at all economic levels,' says John Matthews, Group CEO of Garden Cities, the Cape's largest development company, which has just celebrated its centenary year.

Greenville lies on a varied landscape in a rural environment near to Durbanville. It is intended as an area that will attract potential homeowners looking for good value and a chance to realise growth in their investment. 'We believe over time Greenville will become one of the Cape's aspirational suburbs in its sector,' says Matthews.

In line with all Garden Cities developments, Greenville will provide a solid infrastructure for its residents that will include attractive open spaces, retail developments, service and educational centres and other provisions that will make it largely self-sufficient.

It is envisaged that the commercial and service hubs planned into the suburb will provide the central circulation and meeting points for everyone living there.

A total of eight business sites have also been provided for rent to local traders and service providers, and another four in the second phase will be sold.

Groceries supplier Shoprite has approached Garden Cities with a proposal to establish one of their small format Usave stores offering a range of basic goods in Greenville. The grocery store will cover 800 square metres and will be accompanied by a liquor outlet of 200m². Further expansion will follow.

As part of the community development, the Department of Public Works has expressed an interest in acquiring the allocated primary school site to meet the urgent need for a second primary school in the area, and is busy with the procurement process. City Health has also bought a site for a clinic, while various petrol companies are interested in a site for a service station.

One of the most important facilities to be built at Greenville is the Tjeka Training Centre, a nationwide education resource for workers in the building and civil engineering trades. With the planned construction of thousands of homes at Greenville, the need for a sustained and well-trained workforce is vital. Construction workers and artisans have, and will continue to be, predominantly sourced from the local community.

In addition to the training in the building and civil trades, the centre also provides for developer and contractor education. Plans have been approved and work starts in January on the Tjeka Training Centre buildings that will initially provide for 78 trainees in plumbing, carpentry, bricklaying and plastering. Because the houses at Greenville are built using the Benex block technology, skills in this methodology will also be added to the curriculum, to provide a trained workforce for the ongoing construction of the suburb.

Gawie Burger, Tjeka's Western Cape regional manager said that the Centre would be expanding its Greenville premises

as required and would also shortly be applying for accreditation as a trade test facility, of which there was a current local shortage.

The commercial sites at Greenville are for rent to local business people and Garden Cities is assisting them through an Enterprise and Supplier Development programme that provides business skills mentorship.

A Community/Youth centre will also be built as part of the first sub-phase, as there is no facility of this kind to service the whole community including the old Fisantekraal.

So far, the Greenville project has created over 100 job opportunities for residents, who have been employed since

the beginning. Some local subcontractors were also afforded an opportunity to participate, although most of the employment has been on an individual basis. In the next phase, as one of the strategies to support small businesses, the focus will be on employing more local subcontractors as opposed to individuals. ■

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Architectural drawing of the TJEKA Training College to be built in modules, at Greenville Garden City

Brikor Posts Strong Results Despite Slowdown In The Construction Sector

A tX listed, Brikor Limited (JSE code: BIK) a manufacturer of clay bricks and aggregates based in Nigel, Ekurhuleni, was in provisional liquidation just four years ago. Despite the severely depressed construction industry, it posted impressive interim financial results for the six-months ended 31 August 2019. There has been consistent growth and the group ended the financial period with an attributable profit from continuing operations of R11,4 million (August 2018: R2,1 million). Revenue increased by 8,1% to R166,1 million, net asset value climbed by 19% to 12,5 cents per share, net tangible asset value grew by 32,2% to 7,8 cents per share. Brikor enjoys yields in their business operations where its headline earnings per share increases 275% to 1,5 cents per share.

The severe crisis in the construction and building sectors has resulted in a number of JSE-listed construction companies applying to go into business rescue, including Group Five, Basil Read and Esor, while Aveng has experienced serious financial difficulties. The reduced infrastructure spend in the country has led to large scale retrenchments.

CEO, Garnett Parkin reports, "These interim results are a consequence of stringent operational streamlining of our internal processes. We decided to develop the group's capacity to produce our own bricks and stop buying-in bricks from third parties. We were able accomplish this by increasing labour shifts. This resulted in a net saving of R1 million, despite inflationary increases and the increased costs associated with expanding internal capacity."

"The competitive South African economic environment continues to put strain on selling prices in the bricks segment. However, the coal segment experienced the opposite effect with the demand yielding higher prices. Gross profit for the coal segment increased by 63,2% to R27,9 million August 2018: R17,1 million), as a result of the streamlining the environmental rehabilitation via rental of bulldozers.

With the ramps being less steep and the distance to the sizing plant being shorter, the costs have been substantially reduced, with lower spend on diesel being the main contributing factor."

The changes to business operations have yielded substantial growth for Brikor. It has built confidence for the company's workforce not only because of the extra shifts, but there has been considerable investment in staff training. Partnerships with local BBBEE suppliers has seen an increased spend amounting to R1,8 million more when compared to the prior period.

Brikor has complied with regulation in terms of environmental, social and governance requirements. The group has reduced the overall credit risk by R1,1 million from repayments made on the shareholder loans.

The construction industry is the top global consumer of raw materials. The industry generates between 25 to 40 percent of the world's carbon emissions. Smart planning and a sustainable approach can reduce energy consumption and pollution, and Brikor has undertaken these measures. The company opts for restoring equipment rather than replacing. With these efficiencies, Brikor handed over a fully built library to the Kwanele Primary School in the City of Ekurhuleni.

Parkin concludes, "The serious setbacks we experienced in 2015 meant that we needed to re-evaluate the business and to become more innovative which is now paying off in our improved results." ■

Brikor is a diverse manufacturer and supplier of building and construction materials across a broad spectrum of the market from low-cost housing, residential to commercial, industrial and infrastructure projects. The Group operates through two segments, namely bricks and coal (the latter being through its subsidiary, Ilangabi Investments 12 (Pty) Ltd).



A Golden Jubilee Celebration for Agrément South Africa!

Agrément South Africa held the 50-year anniversary celebration and the annual certificate handover ceremony at the CSIR International Convention Centre on Friday 04 October. Twenty-seven certificates of fitness-for-purpose were awarded for new innovations successfully assessed and approved by Agrément South Africa for use in the construction industry.

The 27 Agrément South Africa certificates presented to the industry players serve a critical purpose of assisting manufacturers and suppliers of non-standard and innovative building products, materials and systems in the construction market to provide products that are fit-for-purpose. Innovation in the construction industry is increasing exponentially.

The rate of change is becoming more radical which cements Agrément South Africa's position as a vital organization that assess products to meet the challenges of the future, thus preparing the construction industry for the challenges and opportunities of the fourth industrial revolution.



Over 400 delegates from the construction industry attended the event.

Members of the Board, CEO's of Department of Public Works and Infrastructure's public entities, industry captains, former & current staff members and technical experts graced the occasion.

Dr Jeffrey Mahachi, the Acting Chairperson of Agrément South Africa welcomed the guest and presented the opening remarks. Mr Joe Odhiambo CEO of Agrément South Africa shared the history of the organisation.

The Guest of Honour was the Honourable Deputy Minister in the Department of Public Works and Infrastructure, Ms Noxolo Kiviet, MP who gave the keynote address as well as presided over the handover of certificates. The Acting Deputy Director General, Intergovernmental relations in the Department of Public Works and Infrastructure Mr Molatelo Mohwasa attended the event.



In his presentation, the CEO of Agrément South Africa stated that "As we celebrate our golden jubilee, 50-years - we reflect on the journey our organization has taken to grow from a small division within the CSIR to a stand-alone legal entity. We've had steady growth over the years and have diversified our range of services. Simultaneously, the construction industry has seen a lot of changes in the last few years especially in the last five to ten years where the rate of innovation has increased exponentially."

"We are now an organisation that reports to the Department of Public Works and Infrastructure. In terms of certification, we started by looking at building systems, but now we've expanded to building products, and road products."

We have assessed several road stabilizing materials. We also look at mechanical engineering thermal assessment software and traffic monitoring devices, so we've diversified." In the last year we've also been tasked by the Department of Public Works and Infrastructure to be the Government Body to assess the Eco-Label scheme and the Green Building Council South Africa's rating tool version two for public sector buildings for and on behalf of the National Department of Public Works and Infrastructure."

innovative construction product assessments

Interior Designer Adriaan Lochner Shares A Few Reasons Why Hiring The Services Of A Professional Designer Is So Important



Adriaan Lochner

“Why should I hire the services of a professional interior designer?” Adriaan Lochner explains.

Armed with the ability to order on-line, purchasing ready-made, mass-produced products from so many outlets, together with an endless amount of decorating advice online from blogs to Pinterest, it is no wonder homeowners question the value of professional interior designers. I, therefore, was to share with you a few reasons why hiring the services of a professional designer is so important.

A QUALIFIED LIAISON

A professional designer is able to build a strong bridge and a communication link between you, your architect and your contractor early and can avoid design mistakes in your overall plan. Designers are trained to the about aspects clients and architects may overlook which are crucial in managing the time and money.



PROFESSIONAL ASSESSMENT

A designer will give you a professional assessment of your project that will lead to an immediate, solid plan of action. The order of things in a designer plan is crucial.

BUDGET, PREP AND COMPILATION

Setting the budget is the easy part. However deciding how you are going to divide it among the different aspects of your design – and decorating project is a lot harder. This is where the pro comes designer comes in due to their knowledge and information at their fingertips. They will assist you in determining a realistic budget before any work commences. Your designer will make sure of finding the best value and quality for your budget.

WIDE AVAILABILITY OF RESOURCES AND CONTRACTS

It is difficult to find good resources. Designers work in the field of home improvements and therefore have reliable connections of professionals that you can trust. Designers



have access to the magnitude that is not available to the general public but ‘to the trade only’. By consolidating these resources designers can assist in making your space more integrated and unique.

SAVE TIME

A designer has a trained sense of what needs to be done – they work according to a management plan and are to anticipate any obstacle that may come up. Designers know where to go for resources related to your home. This will save you an endless amount of time and headaches – researching products, brands and prices. They will have all this readily on hand and if not, will spend time researching so you don’t have to.



SAVE MONEY

A professional, experienced interior designer will help you avoid costly mistakes by assisting you in a making design decision at an early stage that will increase the value of your home.

A “try to do it yourself” project juggling all the many elements that into design, mostly turns out a disaster, which means it is going to cost you double, if not more in order to “fix it” buys of future and accessories, that you think might work in a space, can add up and cost you more in the long run. We have the expertise and will guide you to the correct choices.



As experienced designers, we come with a network of skilled tradesmen, artisans and craftspeople. We have worked with them before know their quality of work and trust them to do the work well and within budget.



YOU ARE GOING TO HAVE THE “WOW” FACTOR

Interior designers are trained to think creatively and spatially and can visualise an overall picture the clients often cannot. We are familiar with basic ELEMENTS of design (line, shape, texture, form space, colour and tone) and PRINCIPLES of the design (rhythm, emphasis, scale, proportion, harmony, balance, tension, movement and pattern) As designers, we use our knowledge in these areas to create interiors that are physically and psychologically comfortable as well as beautiful and functional .

A professional designer will create custom-designed pieces to make sure everything fits perfectly and is truly special to your home – you will have an end-result which is beautiful and cohesive highly functional and designed with maximum efficiency. A well-designed home is immediately noticed. ■

Adriaan Lochner is an interior designer with a true love and passion for his work and does every project as if he is executing it for himself. He is happiest when he can give and share. He loves to bring beautiful design to the world for everyone to appreciate and to enjoy. “I do love to see how we truly influence the youth through Art / Design Education on an emotional, spiritual and intellectual way – shaping their lives to become better, refined and sensitive people!”

Corobrik's Face Bricks Forms Part Of Eye-Catching Mcebisi Michael Msizi Public Library In The Eastern Cape



140 West Street consists of two linked towers on a landscaped podium

The South African government has prioritised education as part of the National Development Plan, and an integral part of learning process is access to information through dedicated spaces for learning. The construction of the Eastern Cape's Mcebisi Michael Msizi Public Library works towards this mandate, with the clever use of Corobrik's Firelight Satin face bricks a mutually aesthetic and economically-sound choice.

Funded by the Eastern Cape's provincial Department of Sports Recreation Arts and Culture and Public Works as implementing agent, the library was opened to the public this year. Musa Shangase, Commercial Director at Corobrik, said the long-standing partnership between Corobrik and government had resulted in many iconic buildings, such as this, which were enhancing the lives of South Africans everywhere.

"The Mcebisi Michael Msizi Public Library is another captivating example of what can be achieved when using quality products and an innovative design," said Shangase. "This Eastern Cape community will benefit from the town's first dedicated, modern library building which has been constructed to maximise on the natural temperature regulators while working into the surrounding aesthetic. The inclusion of Corobrik's durable face brick range means that generations to come will get to enjoy full use of this facility."

The library – which is a recipient of the SAIA-EC Regional Commendation - forms part of the municipal precinct of buildings situated along Keet Street, with dramatic views of the Langkloof Mountains. The building consists of two parts; the public library with accompanying administrative and service areas, and a small public conference component with ablutions. The library consists of children's reading areas; study areas; breakaway rooms; reading spaces in an

open-air courtyard; a dedicated area for online research and computers; and the conference room.

Debbie Wintermeyer, architect at The Workplace Agency, explained that the design of the Mcebisi Michael Msizi Public Library ensured the approximately 650m² building remained modest in scale and expression, while still maintaining integrity and status as an important municipal building.

"We wanted to create a community precinct for Mcebisi Michael Msizi with facilities located off an open foyer area, that was simple to use, multifunctional and crafted in response to the beautiful natural surroundings," explained Wintermeyer. "We also incorporated a small courtyard and front arrival foyer into the plans as a way to increase usable spaces."

She said that Corobrik's Firelight Satin face bricks were used with flush joints tinted red, alongside Corobrik's bullnose bricks: "We wanted to express the main library area as a brick building inside and out, with the smaller meeting room and bathrooms plastered. The Firelight Satin face brick was chosen for its consistent colour and shape and used with the red-tinted flush joints, gave a slick, sheer appearance on completion."

The library's interior main space was constructed in a variety of scales, ranging from the large face brick buttressed back wall and clerestory windows, to the low, intimate study nooks and children's section in the north. The material palette was kept to a minimum, with expressed steel frame and the face bricks the primaries in the rugged framework.

"The Firelight Satin face brick was used inside and out the library, with minimal brick detailing in the form of roller-course lintels, bullnose brick coping at the top of walls and squire bricks at the window reveals. We are particularly proud of the face brick buttress wall with its clerestory lighting over the top and the buttresses with bookshelves in between."

Adding a truly unique touch to the building's design, The Trinity Session (a contemporary art production team) ran a public art programme whereby local schoolchildren were given the opportunity to express themselves artistically – the evidence of which can be seen on the building's main entrance. ■



Paragon Group Wins GIfA Award Of Excellence 2019 For 140 West Street



The main architectural feature is the curved glass atrium connecting the two towers

The Paragon Group emerged a winner at the Gauteng Institute for Architecture (GIfA) 2019 awards ceremony held at Wits University on the evening of 25 October 2019. The architecture and interior architecture company won a coveted Award of Excellence, one of only two awarded by GIfA, for its work at the iconic 140 West Street commercial development in Sandton.

There were 38 entries, with a wide range of building types. Only seven awards were made, which will be forwarded to the South African Institute of Architects (SAIA), the national body, for evaluation in 2020. The team was led by Paragon Group Director Anthony Orelowitz, who received the award together with Project Architectural Technologist David Cloete, a member of the design team.

Developed by Zenprop, the 27 000 m² of P-grade office space comprises two linked towers on a lush landscaped podium, namely a ten-storey North Tower, a 14-storey South Tower, and eight parking levels. The project achieved a 4 Star Green Office Design V1 from the Green Building Council of South Africa.

"This is a complex building that has been designed to look really simple," Project Architect Kay Hausler comments. Taking four years in total, of which the construction phase was two years, the aim was for an iconic building that would function as a head office, while still being considerate of its inhabitants and context.

This was achieved by incorporating natural elements, planting, designing for human scale, creating a landscape deck on the ground floor, landscaped roof terraces, break-out spaces, and spaces that encourage interaction and the awareness of others in the building.

The main architectural feature is the angled, curved-glass atrium enclosure connecting the two towers, allowing for breathtaking views from inside and outside. Effectively an internal street, the atrium connects the pavement, entrance, and landscape deck. The internal space hosts large trees, planting, sculptural lighting, and informal canteen seating.

The bridges fan away from one another, so that each is lit naturally from the glass roof above. These are large concrete beams that structurally tie together the two shear structures of the towers. The cladding and elongated lighting makes them appear slender and elegant. The long, narrow floor plates curve away from one another. Orientated north to maximise light into the work space, they also maximise views from each floor.

By using post-tensioned slabs and larger perimeter columns, all of the internal columns on the floor plates could be removed, creating large open spaces to maximise tenant flexibility. The east and west ends incorporate impressive cantilevers, allowing the building to 'lean' outwards. This is enhanced by the façade wings extending past the ends of the building.

Paragon Group Director Henning Rasmuss highlights that the award is testament to the company's ethos of designing iconic buildings that take their surroundings into account. "The best designs maintain a careful balance between the internal user experience and the urban environment, and 140 West Street is a prime example of this."

Established in 1900, GIfA is one of the oldest architectural organisations in the country. It is affiliated to the South African Institute of Architects, and endorsed by the South African Council for the Architectural Profession. With almost 500 members, it aims to promote a better built environment and a greater awareness of architecture. ■



Anthony Orelowitz and David Cloete receive the gifa award of excellence for 140 West Street

The Psychology Of Colour In Office Design



Axalta fit out by trend group

The first thing you notice when walking into an office is invariably the colour scheme. Not only does it convey important information about a company's values and culture, but colour selection also has a significant impact on employee well-being.

Deciding upon a colour scheme for a workspace design requires careful planning and client consultation, as it is critical to create a stimulating and productive environment for employees. The careful use of colours not only stimulates productivity, but also affects the mood, attitudes, and emotions of workers.



Bitco fit out by trend group

Hence when designing a workspace, it is important to strike a balance between keeping employees stimulated and motivated, as well as relaxed and calm. Trend Group Senior Interior Designer Jean Swanepoel points to the science of colour selection, which reveals that brighter colours such as red and orange encourage dynamism and employee engagement, raising the energy level in a workspace, while cool colours such as blues and greens encourage relaxation and calmness.

Colour selection has evolved from the traditional neutral office look of typically navy blue and wood veneer to reflect the values of loyalty and solidity. Many companies now strive to create workplaces that not only reflect their brand, but that truly embody that brand and its values. In essence, the workplace becomes a strategic branding tool. While there is a lot more to it than just positioning logos and selecting brand colours, colour does have a major role to play.



Dna fit with green colours

"Nowadays workspaces have to be attractive and generate a level of excitement and purpose, which plays a vital role in companies being able to retain valuable talent and skills," Swanepoel highlights. She points to the interior fit-out for WeWork at The Link in Rosebank, where Trend Group opted for a neutral colour palette with a lot of patterning to individualise the space.

"Gone are the days when a wall is painted blue, and that then becomes the prevailing colour. Now interior designers are becoming far more creative, not only in using pops or



Mitsui fit out by trend group



Oracle fit out by trend group

splashes of different accent colours, but to enhance colour selection by means of office furniture, ceilings, flooring and carpeting, and also surfaces and textures," Swanepoel notes.

"I personally love using yellow, but if you overdo it, it can result in anxiety among workers, as it is such an energetic colour. Hence blues and greens are ideal to promote worker stability in the actual work environment, as well as meeting and focus rooms or collaboration areas. These softer colours are ideal here. On the other hand, brighter colours can be incorporated in breakaway environments where you do not need to concentrate that much, such as canteen spaces," Swanepoel elaborates.

Working with a specific client on colour selection not only requires adhering to specific corporate identity guidelines, but exactly how these colours are to be incorporated in the overall design. "How do you use it in the brand? This is very important. You have to ensure that the majority of your colour scheme links to the corporate branding, in order to create a sense of identity for staff and to convey its values and culture," Swanepoel adds.

Therefore, before deciding on the final colour scheme, it is important to understand the organisation's culture. A workspace's design and colour scheme is paramount in creating an appropriate ambience in light of the company culture, and can also tell a story. Not only is implementing the correct colour scheme vital for employee productivity, but also to impress clients and visitors.

An office's colour is the first thing you notice on arrival, and the last thing you take away with you, and hence has a substantial subconscious effect. The choice of colour



Red bull fit out by trend group

therefore could have a considerable effect on your company's success.

In addition to using corporate colours, how to pair this with complementary colours is an equally important skill, and one that has seen Trend Group work successfully with some of the best-known global brands, from Uber to WeWork and Oracle. "Clients are confident in our expertise, and hence are more open to our suggestions as well, as long as there is merit in our choices. Of course, everybody has their likes and dislikes when it comes to colours, so it is vital for us to workshop our designs with both the client and their staff so as to ensure we have the buy-in of everyone involved."

In terms of the latest trends, Swanepoel reveals that the 2020 international colour palette will move away from pink, orange, and coral towards blue and green pastels, and even dark emerald, for a more mature and natural look-and-feel.



Silica building fit out by trend group

The emphasis on cleaner and softer pastel colours reflects the current trend in interior design towards smooth, rounded, or geometric shapes and objects.

Major corporates that occupy multi-storey buildings also use their colour palette to differentiate each floor, as well as providing a unifying theme. The crucial thing to remember here is that figuring out how to create a colour palette that's perfect for your brand takes time, focus, and creativity.

There are no concrete rules for choosing the right brand colours, and there's always a chance that you'll get better results by colouring outside of the lines and going against the rules of colour theory. Hence it is best to work alongside a team of design and branding experts that are ready to guide you and work with you on a colour palette that works for your business. ■

Trend Group specialises in interior design and refurbishments in the commercial, industrial and retail sectors. The company is a comprehensive, solutions-driven business that operates on a turnkey basis, offering a streamlined approach to design, procurement, and construction delivery, covering all aspects of the project solution.

Wits Student From Lenasia Bags Afrisam Student Design Challenge

Since its inception in 2009, the AfriSam-SAIA Sustainable Design Award has grown into South Africa's most prestigious sustainability award programme, attracting an exciting range of entries. By honouring outstanding achievements in sustainable architecture, the awards programme has taken the lead in creating public awareness and debate about sustainability in the built environment.

Most recently, AfriSam launched the AfriSam Student Design Challenge to incentivise the next generation of designers to foreground sustainable solutions in design thinking. An event hosted recently at the internationally acclaimed at the Johannesburg Council Chamber in Braamfontein set the scene for the decade celebration of sustainable architecture, and also for the announcement of the first student winner. Adjudicators were looking for entries that reflected forward-thinking solutions and that demonstrated a better future for all.

The inaugural brief went out to architecture schools across Gauteng who were required to take an in-depth look at

Joubert Park / the Johannesburg Art Gallery (JAG) and how to connect the museum to its immediate community and other audiences.

The winning design came from Lenasia resident, 23-year old Hashim Tarmahomed, who is currently doing his Honours degree in Architecture Studies at Wits University and grabbed the opportunity to showcase his creative design and love for sustainability.

He said the challenge to craft a symbiotic relationship between the JAG, its rich art collection and its surrounds was interesting. "The brief was clear: to reconsider the agency of boundaries and to create a new public interface.

"My entry was built around the realisation that many portrait photographers come to the park to use it as a makeshift backdrop, but are not given a platform to create. My design concept was to build on a gallery-that-dissolves-into-the-park idea. The existing structures still exhibit a legacy of exclusion and segregation upon which they were built. My proposal was for the JAG make way for a public

photography centre within its precinct to encourage greater public participation, and for the remaining space to continue as a gallery."

"The project should not be seen as the gallery leaking into the streets but rather a symbiotic relationship between them. The streets and its people own the gallery as much as they do the street. Providing this sense of ownership creates a sense of place – where you can walk and cross roads feeling safe, where you can trade in a space that isn't temporary, where you can stroll right through a gallery and emerge on the other side without passing any cold barriers, then you belong.

"I always want to remain socially aware in all that I create. My dream is not just to design beautiful buildings, but to enrich people's lives," added Tarmahomed.

In support of the all-important sustainability agenda, AfriSam and the South African Institute of Architects (SAIA) is announcing a call for entries in the AfriSam-SAIA Sustainable Design Award. All architects, engineers, project managers and design practitioners are called to enter projects with a harmonious vision of shaping communities for livable sustainability.

The AfriSam-SAIA Award supports a learning journey towards regenerative design with an emphasis on sustainability, innovation, transformation and multidisciplinary efforts.

"We need to respond to the needs of our world by pursuing new methods of building that are economical and environmentally conscious. We need to find ways to improve material efficiency, design and the re-use of buildings. It is also our duty to revisit ancient best practices and knowledge systems that will set us on a new trajectory towards sustainability," said Dr Luyanda Mpahlwa, President of SAIA.

"Leaders in the built environment will have an important role to play in creating new spaces that have the power to elevate, dignify and provide a better quality of life for everyone. Sustainability is not just about buildings, it's about changing and improving lives." Dr Philippa Tumubweinee, practising professional architect and academic.

Entries for the Sustainable Design award are accepted in four categories:

1. Sustainable Architecture;
2. Research in Sustainability;
3. Sustainable Products and Technology;
4. Sustainable Social Programmes.

Going into detail about the categories Tumubweinee said: "Apart from recognising excellence in 'sustainable architecture' and 'research in sustainability', we also invite entries that make innovative contributions to the fields of 'sustainable products and technology' and 'sustainable social programmes'.



Hashim Tarmahomed

"We encourage architects in Africa to look into their own history and heritage to produce architecture that is reflective of the regions in which buildings exist. Sustainability is not only about technology, but also about an integrated design approach – of relating to one's self, other people and the environment.

"It is as basic as understanding traditional building techniques and rebooting them to build spaces that respect the identity, climate and cultural history of our communities.

"We know that a more sustainable world is possible through multidisciplinary collaboration across all industries. By taking an integrated design approach to communities, planning, research, architecture, building practice, natural systems and technology we can create a world that benefits a more inclusive and sustainable society," said Mpahlwa.

The SAIA recognises the importance of "green" building and encourages its members to incorporate sustainability in building design at an early stage.

We encourage all practitioners in the built environment to enter architecture, urban design, technological innovations, systems or research that is reshaping our environment into the award programme. More than one project may be submitted (separate entries for each) and entries are free. All 2019/2020 entries must be submitted online: ■

www.sustainabledesign.co.za before 31 March 2020.



Design Awards

Nelson Mandela University Student Wins The 33rd Annual Corobrik Regional Architecture Award



Pictured at the 33rd Corobrik Architectural Student Awards at the Nelson Mandela University in Port Elizabeth are all the winners pictured with (left) Adri Oliphant, Centre Manager Corobrik PE and (far right) Andrew Palframan, Head of the Architectural Department at NMU. Pictured from left are Mohammad Yusuf Gopee (1st runner up), Robert Duvenhage (best use of clay masonry), Gideon Greyvenstein (winner) and Zani Alberts (2nd runner up).

ARCHITECTURE has the profound ability to capture a particular moment in history, reflecting the various interests, beliefs and unique character of a place in time through form and material. The design of such legacy-defining structures is perfectly represented at this year's Corobrik regional architecture award.

This year it was announced that Gideon Greyvenstein from Nelson Mandela University was the Eastern Cape regional winner of this sought-after award. Commenting on the Corobrik Architectural Student of the Year Award, Musa Shangase, Corobrik Commercial Director said: "As an organisation, we believe that 'better starts here', and this is particularly true for this award. These up-and-coming young architects are already designing iconic structures that would imprint their legacy on the country's built environment. It is truly an honour to witness history being made."

For the Corobrik Regional Architecture Award, Gideon Greyvenstein received R10 000, with Mohammad Yusuf Gopee taking home the second-prize of R8 000, and Zani Alberts receiving R6 000 for third place. A further R6 000 was awarded to Robert Duvenhage for his innovative use of clay masonry in the building design.

Gideon Greyvenstein is one of eight young architects from top South African universities receiving a Corobrik Regional Architecture Award in recognition of their design talent and innovation throughout 2019. In addition to the cash prize, the

regional competition winners are through to the finals of the National Architectural Student of the year Award – set to be announced in Johannesburg in May 2020 – which comes with R70 000 in prize money.

Greyvenstein's dissertation, entitled 'The design of a merino wool processing facility in Barkly east, Eastern Cape' is a sustainable factory as a rural regenerative system.

The subject of this treatise is sparked by the concerning state of rural Eastern Cape agrarian towns and the lack of facilities. Some high impact programmes are needed to boost agrarian reform in an attempt to revive dying small towns.

The project aims to use a factory to restore forgotten wastelands, traditionally used as buffer zones in township communities, in the distant hinterland. This unique opportunity can reverse urbanization, restore socio-economic conditions and allow a rural population to thrive in uncongested healthy environments.

The project revisits the typical exclusive factory type, to create an inclusive space where the community is involved in and celebrated. The quote: "The architecture of place should be more important than the architecture of time," from architect Gunnar Asplund, became the sole base of the architectural expression. The building is constructed using materials of the region, local clay bricks and lanolin treated timber structure, methods that are familiar to local craftsman and builders.

The building takes inspiration from the cultural, immediate township scale, and mountainous context to generate a unique architecture responding to the harsh climate of the highlands of South Africa.

In second place is Mohammad Yusuf Gopee The Design of a Community Sports Centre at Case Noyale Village, Mauritius. The community sports facility is proposed in the village of Case Noyale, located on the South West coast of Mauritius. The idea emerged from the concern of the lack of Sports and Recreational Facilities in rural areas of the Island. The design takes cues from traditional Mauritian architecture, culture and climate using a delicate timber roof structure that is shaped and carved out to define a series of indoor, outdoor and indoor-outdoor spaces, which in turn are used for the appropriate sports and recreational activities.

Third place has been awarded to Zani Alberts for her thesis entitled 'Additions and Alterations to the Werdmuller Centre in lower Claremont, Cape Town.'

Robert Duvenhage received the award for the best use of clay brick. His thesis is The design of a plastic recycling facility in central Port Elizabeth.'

Duvenhage said, the chosen site is the old WH Morgan brewery in Central, Port Elizabeth. I selected it because the heritage building has a unique character that has been left behind in the ever-changing city. The inspiration for the program came from a non-profit organisation that has a branch in Port Elizabeth focusing on community upliftment.

The organisation rewards those who bring in recycled plastic, which is a good way for the homeless to make money. This together with improper waste management inspired the idea to recycle existing buildings, some significant and some not, as well as find a way to create a space for those less fortunate to start their first step into bettering their current situation.



Gideon Greyvenstein is the regional winner from the Nelson Mandela University in the 33rd Corobrik Architectural Student Awards. He is pictured with (left) Lourine Smith, Secretary NMU Dept of Architecture and (right) Adri Oliphant, Centre Manager Corobrik PE. Greyvenstein's thesis is entitled 'The design of a merino wool processing facility in Barkly east, Eastern Cape'.

I chose to use clay brick as this design doesn't have a high budget and in the long term would require less maintenance, making clay brick the ideal choice. The existing buildings being reused have beautiful clay brick details that I wanted to include. As recycling plays a major role in my thesis I have recycled and reused as many of the original materials as possible, and to match that, construction would have use clay brick as well.

Shangase added that it was "Enlightening to see a generation of new architects showcasing world-class design talent. The designs by the winners of Corobrik Regional Architecture Award are an example of the start of legacy-enduring structures that will connect future generations with our current-day experiences. When it comes to creating a legacy in architecture, it's best to rely on honest, simple materials that inform the architectural language without overpowering the finished product."

He concluded that "Corobrik's clay brick range is a really impactful example of this, linking our past to our present and inspiring our future. Better starts here - with Corobrik." ■

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Choosing A Qualified Plumber Is Good For Your Budget (And Health)

With the local economy placing financial pressure on all South Africans, many of us opt for the cheaper route when having to call in plumbing services. Often unqualified plumbers are summoned to do the job at a reduced rate, or we even attempt to fix the problem ourselves.

However, in many cases this initial saving will cost you markedly more in the long run, not only in monetary terms, but in health terms as well.

Brendan Reynolds, Executive Director at the Institute of Plumbing South Africa (IOPSA) warns that the risks of making use of an unqualified plumber include poor repairs of the plumbing problem, which leads to “call-backs” and more costs, as well as exposure to a myriad of health and safety hazards.

“An unqualified plumber simply does not have the knowledge about water pressure and hydraulics or diseases that are caused by incorrect plumbing,” warns Reynolds, while adding that many such service providers are solely financially motivated, as opposed to being concerned with customer safety.

You get what you pay for

It is well worth your money to rather pay a higher fee, but have the peace of mind that the work being done for you is carried out according to official plumbing regulations that are compulsory for any Qualified Plumber.

“A plumber is a skilled craftsman with knowledge learned over three or four years under the guidance and direction of an

experienced plumber. He/she is therefore entitled to ask a fair price for work done,” urges Reynolds.

These regulations ensure that Qualified Plumbers can offer work that is based on tried and tested methods, which are continually improving as materials become more sophisticated.

Avoid the unqualified

When seeking the services of a plumber, ensure that you visit the company website or ask via telephone or email to determine if their services are offered by qualified persons who abide by the required standards.

When the allocated plumber arrives at your premises, you can request that he/she show you his qualification by virtue of his/her proof of membership of a voluntary body such as IOPSA and/or the Plumbing Industry Registration Board (PIRB).

“However, some Qualified Plumbers choose not to belong to such voluntary bodies, which does not make them poor at their job. In such instances, customers must ask for another proof of qualification,” notes Reynolds.

Ultimately, he reiterates that customers must not skimp on their health and safety, “It is not just unblocking a drain but, moving away waste that if allowed to linger, will cause disease to spread. Even the incorrect installation of a geyser or hot water storage vessel can lead to it exploding and causing untold damage.” ■



Construction Industry Events 2019/2020

	KZN Construction Expo - 04-05 March 2020 - Durban Exhibition Centre
	Charter Cities Conference - 17-18 March 2020 - Hilton Hotel, Sandton
	Student Accommodation Development Summit - 25 March 2020 - Hilton Hotel, Sandton
	African Smart Cities Summit - 09 June 2020 - Gallagher Convention Centre Johannesburg
	African Construction and Totally Concrete Expo - 09-11 June 2020 - Gallagher Convention Centre
	Sustainability Week - 23-25 June 2020 - CSIR International Convention Centre, Preoria
	Nigeria Build Expo - 25-27 June - Landmark Centre, Lagos, Nigeria
	Interbuild Africa - 29 July-01 August 2020 - Nasrec Expo Centre Johannesburg
	Master Builders South Africa Congress 2020 – September, TBA
	Cape Construction Expo - 09-10 September 2020 - Sun Exhibits, GrandWest, Cape Town
	AfriBuild - 13-15 October 2020 – Nasrec Expo Centre Johannesburg
2021	
	AfriBuild - 13-15 October 2020 – Nasrec Expo Centre Johannesburg

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