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## FROM THE DESK *of the president*



Vick Naidoo  
President, Master Builders  
South Africa

# From the Desk of the President

It is a great privilege to be given this important task of leading the Federation during these extremely challenging and unprecedented times facing our industry, country and the world.

GlobalData expects South Africa's construction industry to contract by 5,9% in 2020, and this negative impact will persist as the industry continues to be hit hard by the impact of high national debt, labour shortages and little infrastructure spending amidst a depressed economy. This decline is higher than many African economies such as Nigeria (sitting at 2,1%), Kenya (sitting 3,1%) and Ghana (sitting at -4,3%) in 2020.

Let me spare you the economic details and focus on what needs to be done for us to save our industry and help our country to close its infrastructure gap. There is one key thing that we urgently need right now to save our industry and retain our ability to significantly reduce unemployment and poverty. That is WORK. Our country has a vast infrastructure back-log which can be used as an opportunity to ignite economic growth, put thousands of people back at work and reduce levels of poverty. We should be encouraged by our government's announcement of various infrastructure budgets and projects; however, our national infrastructure planning and spending has not been holistic and urgent.

As Master Builders, it is critical that we continue to engage Government and lobby relevant stakeholders to build a sustainable industry. Many developed countries have proven that working closely with their economic sectors such as construction, manufacturing and agriculture has resulted in rapid economic growth than in countries where government plans alone. We must find ways of assisting government to roll out its infrastructure plan and not wait for it to do the planning and execution alone. We owe it to the industry and to our

country. We must build a strong relationship between the government and the industry based on trust and for the greater good of the country.

As you are all aware, the Covid-19 Rapid Response Task Team has the participation of some 34 organisations and has achieved great success in the reactivation of the sector. Part of the solution lies in this task team evolving into a unified industry voice and I firmly believe that with the leadership of this Task Team we will no doubt achieve a unified voice and a more collaborative approach to industry sustainability as we move forward. The mushrooming of industry bodies representing contractors or sub-contractors has been experienced of late. This matter needs to be addressed to achieve a more cohesive approach rather than a further fragmentation of the industry.

I know that are a lot of things that you would want to see sorted out for our industry to prosper; however, we need work from both public and private sectors for us to have all other things we want to see happening. Investor confidence must be strengthened in the process if we want to boost the industry and the economy. We must build the plane while flying it.

I would like to also salute our Immediate Past President, Mr John Matthews, for his outstanding leadership and unwavering commitment to MBSA and the industry over the past few years.

I also once again congratulate the MBSA Vice-President, Mr Musa Shangase, in his new role. Most importantly thank you to all of you for putting your faith in me to lead the Federation. I am indeed humbled, and I assure you of my commitment in this regard.

Viva MBSA Viva! ■





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**MASTER BUILDERS SOUTH AFRICA**  
**Roy Mnisi - Executive Director**

CMA Office & Conference Park,  
2nd Street, Midrand, 1685  
Box 1617, Halfway House, 1685  
Tel: 011 205 9000  
Fax: 011 315 1644  
Website: [www.masterbuilders.org.za](http://www.masterbuilders.org.za)  
email: [info@masterbuilders.org.za](mailto:info@masterbuilders.org.za)

**MBSA Members:**  
See last page

**MALNOR (Pty) Limited**

10 Judges Avenue,  
Cresta, Johannesburg  
Private Bag X20  
Auckland Park, 2006  
Tel: 011 726 3081  
e-mail: [magazines@malnormags.co.za](mailto:magazines@malnormags.co.za)  
Website: [www.malnormags.co.za](http://www.malnormags.co.za)  
[www.sabuilder.co.za](http://www.sabuilder.co.za)

**Publisher:**  
Ken Nortje

**Manager:**  
Wendy Ansel

**Sales manager:**  
Sophia Nel

**Editor:**  
Simon Matthews  
email: [simon@sabuilder.co.za](mailto:simon@sabuilder.co.za)

**Advertising:**  
Wendy Ansell  
011 726 3081  
email: [wendy@sabuilder.co.za](mailto:wendy@sabuilder.co.za)

**Production:**  
Johan Malherbe

**Graphic Designer:**  
Marius Nel

**Accounts:**  
email: [accounts@malnormags.co.za](mailto:accounts@malnormags.co.za)

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CONTENTS

# SOUTH AFRICAN BUILDER®

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## Contents

### From The Desk Of The President.....2

#### MBSA AGM

President's Inaugural Speech On The Occasion Of 115th MBSA Annual General Meeting, 11 September 2020 .....4

#### MBA News

Asbestos .....6

#### Construction Health and Safety

Extracts From "Compensation for Workplace-Acquired Covid-19 Disease"...7

Extracts From "Medical Fitness For Work Assessment Of An Employee

Returning To Work Post Covid-19" .....8

#### Industry News

Five Popular Uses for a Construction Container, by Marissa Morin.....9

Light Steel Frame Hospitals In Support Of The Fight Against The

Coronavirus.....10

Bridging The Digital Divide – V&A Replacement Swingbridge Takes Top

Honours At The SAISC's inaugural Virtual Steel Awards.....12

Civils Holds Opportunities For Local Construction Company.....14

SAPMA consulted for anti-lead conference.....15

AECOM is #1 On ENR 2020 Top 200 Environmental Firms List For Fifth

Year In A Row.....18

#### Cover Story

University of Fort Hare student village .....16

#### Infrastructure

How Does Local Government In SA Stack Up To Global Rivals?.....20

# Cover Story

see page 16





## Training

Training Means Survival For Contractors In Post-Covid World.....21

## Project News

V&A Waterfront's Radisson Red Hotel Building Is The New Green.....22  
 The AfriSam Way Leads To Another Success Story.....23  
 Realising The Potential Of Cape York.....24  
 Irene Court: From eyesore to urban asset.....25  
 Technicrete Pavers And Kerbs Installed At New Olifantsfontein Fire Station.....26  
 Divercity's Jewel City redevelopment in Maboneng, Johannesburg, has launched.....27

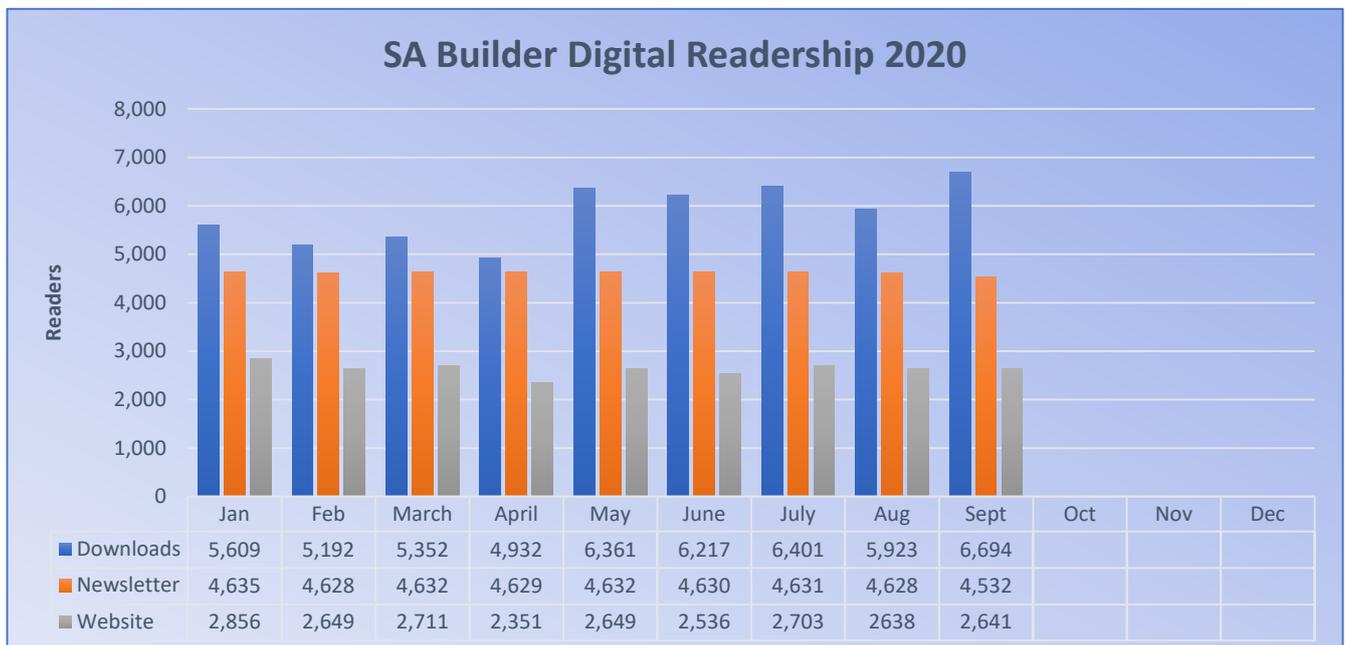
## Product News

Energy Efficiency Is Watchword in HVAC.....28  
 Control Office Hygiene With Door Automation And Touchless Switches.....29  
 The Perfect Tool For Crane Planning.....30  
 Durable Strip Curtains Are Multi-Purpose.....31

## People

Celeste Margo Le Roux of React24 Wins Standard Bank Top Woman Entrepreneur 2020 .....32

## Events 2020.....33



# President's Inaugural Speech On The Occasion Of 115<sup>th</sup> MBSA Annual General Meeting, 11 September 2020

President of Master Builders SA  
Vice President, Past Presidents, Life Members  
Executive Director of Master Builders SA  
Presidents of Master Builders Associations & Affiliates  
Executive Directors of Master Builders Associations & Affiliates  
Ladies and gentlemen

I am indeed honoured to be taking up the reins and addressing you as the new President of Master Builders South Africa. It is indeed a privilege to be given this important task of leading an august Federation, during these extremely challenging and unprecedented times facing our industry, country and the world. In the words of our Honourable President Cyril Ramaphosa – we are going through “unchartered territory.”

It is unfortunately the new normal and we have to reflect on these challenges, particularly the current Covid-19 pandemic that has not only adversely affected our industry but almost brought the global economy to a standstill. The International Monetary Fund (IMF) forecasts that real gross domestic product (GDP) will shrink by around 3% worldwide, growing 5,9 percentage points less than the 2,9% growth we saw in 2019. This may not look scary, but zooming into countries struggling with economic growth such as our country should scare us.

GlobalData expects South Africa's construction industry to contract by 5,9% in 2020, and this negative impact will persist as the industry continues to be hit hard by the impact of high national debt, labour shortages and little infrastructure spending amidst a depressed economy. This decline is higher than many African economies such as Nigeria (sitting at 2,1%), Kenya (sitting 3,1%) and Ghana (sitting at -4,3%) in 2020.

Let me spare you the economic details and focus on what needs to be done for us to save our industry and help our country to close its infrastructure gap. There is one key thing that we urgently need right now to save our industry and retain our ability to significantly reduce unemployment and poverty. **That is WORK.** We all know where such work should be coming from, don't we? Our country has a vast infrastructure backlog which can be used as an opportunity to ignite economic growth, put thousands of people back at work and reduce levels of poverty.

These backlogs include transportation (rail and road, airports, and seaports), utilities, water energy, etc. There are also many opportunities in social infrastructure such as schools, hospitals, housing, and other public social assets. We should be encouraged by our government's announcement of various infrastructure budgets and projects; however, our national infrastructure planning and spending has not been holistic and urgent.

As Master Builders South Africa, it is critical that we continue to engage Government and lobby relevant stakeholders to



Vic Naidoo, President, Master Builders South Africa

build a sustainable industry. Many developed countries have proven that working closely with their economic sectors such as construction, manufacturing and agriculture has resulted in rapid economic growth than in countries where government plans alone.

As a recognized industry body, we must find ways of assisting government to roll out its infrastructure plan and not wait for it to do the planning and execution alone. We owe it to the industry and to our country. We must build a strong relationship between Government and the industry based on trust and for the greater good of the country. The Executive Director has been requested to schedule a strategic session soon where we can deal with this.

As you are all aware, the establishment of the Covid-19 Rapid Response Task Team was spearheaded through the MBSA family and John Matthews is the current Chairperson, with MBA KZN as the convenor and MBSA responsible for media. This body has the participation of some 34 organisations and has achieved great success in the reactivation of the sector under level 3 of the lockdown. Part of the solution lies in this task team evolving into a unified industry voice and I firmly believe that with the leadership of this task team, we will no doubt achieve a unified voice and a more collaborative approach to industry sustainability as we move forward.

The mushrooming of industry bodies representing contractors or subcontractors has been experienced of late. This matter needs to be addressed to achieve a more cohesive approach rather than a further fragmentation of the industry.

I know that are a lot of things that you would want to see sorted out for our industry to prosper, however we need work from both public and private sectors for us to have all other things we want to see happening. Investor confidence must be strengthened in the process if we want to boost the industry and the economy. We must build the plane while flying it.

I would like to conclude by saying that as a nation, we must begin having clarity of purpose if we are to see ourselves prospering beyond Covid-19. As Steve Jobs correctly puts it: "If you define the problem correctly, you almost have the solution."

**Let me take the opportunity to thank:**

The directors of 2C Projects cc, Mr Clive Dwarika and Mr Mano Chaitram, for their support and encouraging me to take on this role. I would like to also salute our Immediate Past President, Mr John Matthews, for his outstanding leadership and unwavering commitment to MBSA and the industry over the past few years. I also once again congratulate MBSA Vice-President, Mr Musa Shangase, in his new role.

Thank you to the MBSA Board, MBSA Executive Director and the Associations for their support and assistance. Most importantly, thank you to all of you for putting your faith in me to lead the Federation. I am indeed humbled, and I assure you of my commitment in this regard.

Viva MBSA Viva!

I thank you. ■



Musa Shangase, Vice-President,  
Master Builders South Africa

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# Asbestos

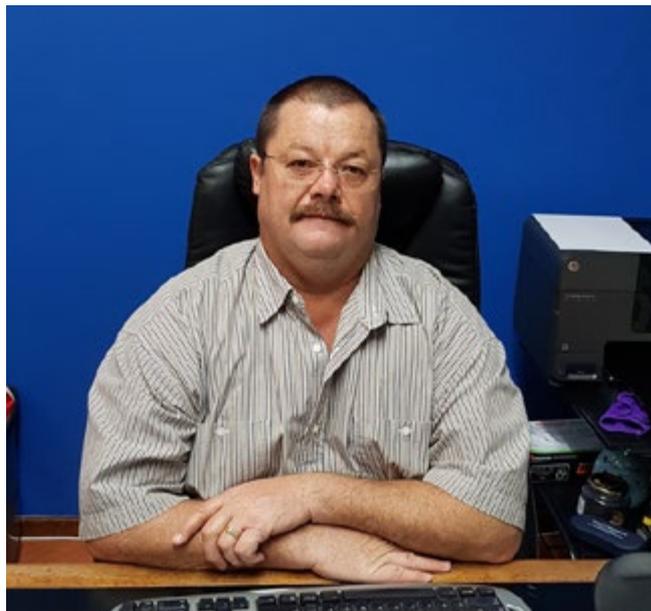
**P**andemics manifest in various ways, impacting all of us and leaving behind pain, suffering and disbelief. Not only is the coronavirus on the rampage, but Britain has in the past year experienced more than 2 000 asbestos-related deaths especially in construction related industries.

For many years, asbestos was used in almost every public and commercial building constructed before the 1980s across all continents. As a fireproofing material, it was applied on steel beams and columns during the construction of multi-storey buildings. Due to its strength, asbestos was added to concrete, asphalt, vinyl materials, roof shingles, pipes, siding, wall board, floor tiles, joint compounds and adhesives. Its heat-resistant qualities made asbestos the perfect thermal insulation material. The material was also used in acoustical plaster and as a component of a mixture sprayed on ceilings and walls. In short, it was the miracle material of the building industry.

Asbestos only becomes a hazard when it is not kept in a well-maintained state and exposed to weather conditions, or mistakenly damaged by renovators, installers, electricians, plumbers, etc. This poses a health risk to building occupants, employees, and maintenance workers due to the fine invisible fibres released into the air. If inhaled, it can penetrate into the deep gas exchange areas of the lungs. As a result of its characteristic properties, these almost chemically inert, aerodynamic and lightweight fibres cannot be removed from the lungs resulting in chronic illness and adverse, irreversible health effects. The risk is even greater, if the building is demolished, renovated, remodelled without adequate control measures in place. Repeated exposure to asbestos increases the risk of developing asbestos-related diseases with a cumulative effect.

In the Republic of South Africa, the Zondo Commission have recently untangled the corruption surrounding Asbestos in the Free State Province where a useful Asbestos Management tool was used to swindle millions out of taxpayers' pockets. The occupants are still no closer to being rid of the silent killer in their houses.

Master Builders Association North (MBA North) facilitated various discussions and workshops with regards to the impact of the Asbestos Abatement Regulation in the construction Industry. The new Asbestos Abatement Regulation has finally been signed in Parliament and is underway to the Government printers. These regulations give guidance to all employers on the safe work



Koos Roets, CEO, Consulting Occupational Hygienist

management of asbestos, asbestos-containing materials and the recommended steps which need to be taken by the asbestos owner or persons employing individuals to work on asbestos.

For the first time, the Abatement Regulation calls for the owner of a building to have a document declaring that the building is free of asbestos. If asbestos is identified in the building, an Asbestos Management Plan and a Phase-out Plan for any asbestos on site is required. Banking and insurance industry are more knowledgeable on financing buildings containing asbestos owing to containing poorly maintained buildings which may be damaged extensively during heavy storms which may require repairs and pay-outs.

Before the commencement of maintenance, refurbishment, demolition of pre-existing structures or excavations where asbestos pipes / materials are found underground, the risk of potential exposure should be known and included in the management and or project plan. All hazardous chemical substances identified on the site should be removed before the dismantling and or demolition of structures is started. This asbestos work should be performed by a registered asbestos contractor and all waste which potentially contain asbestos, must be disposed of on a high hazardous (HH) waste facility. The originator of such waste must retain a safe disposal certificate as proof thereof.

The Asbestos Abatement Regulation now also bans the use of high-pressure water jetting to clean asbestos containing materials as this may contribute to the release of debris which can lead to airborne asbestos fibres.

With the introduction of a new Regulation, the Chief Inspector of the Department of Employment and Labour pledged that the 500 newly appointed inspectors will be more proactive in enforcing the Occupational Health and Safety Act and its Regulations which includes the Asbestos Abatement Regulation. ■



# Workers' Compensation CLAIM FOR COMPENSATION

Failure to complete this form in its entirety may result in a denial of compensation.

Submit original and three copies. Please

Original

## Extracts From "Compensation for Workplace-Acquired Covid-19 Disease"

By Dr Lucas Mosidi, Director: Medical Services Compensation Fund

**M**edical aspects of compensation – Burden of proof

**Causality:** The agent causing the disease in terms of HBAs must be a known cause of the disease and that the disease suffered must have a causal link to the exposure within the working environment (Covid-19 positive).

**Chronology:** The series of events leading to the disease must have a chronological sequence that justifies the link to the cause.

**Medical probability:** The link between the cause and effect must satisfy the requirements for medical probability, which stipulates that the likelihood that an association between a cause and an effect be greater than 95% for the relationship to be considered probable.

### Compensation benefits for Covid-19 disease

Benefits covered under COID shall be paid on a retrospective basis where cases have been confirmed and accepted as workplace-acquired. Medical aid shall cover the cost of approved diagnostic tests and clinically-appropriate interventions as advised by the DOH / WHO / ILO. The costs

for pre-diagnostic measures like quarantine in an approved non-hospital facility shall be reimbursed in accordance with applicable tariffs in the gazette, where appropriate quarantine guidelines were followed with the advice of a registered medical practitioner when claim is accepted. The determination of sick leave for work-related disease shall be in accordance with the provisions of section 24 of the Basic Conditions of Employment Act (BCEA)

Medical aid covers reasonable costs for treatment and rehabilitation as provided for by various medical service providers and health establishments. Temporary Partial Disablement (TPD) is an equitable portion paid to the employee as determined in Schedule 4 of the Act, where the employee is reasonably accommodated in a similar or different task while recovering [reasonable accommodation].

Temporary Total Disablement (TTD) is payment made directly to the employee while he or she remains off-sick. It covers reasonable cost of lost wages up to 75% of the employee's salary, payable from the fourth day of injury or disease and for such period as the employee may remain unfit to work but not exceeding 24 months. Permanent Disablement (PD) –This is payable as lump sum or pension to employees whose diseases have reached permanency and no further improvement or deterioration is envisaged after maximum medical improvement status is reached.

In terms of death benefits, for fatal injuries or diseases causing death, the deceased employee's dependents will be compensated to an amount not exceeding 100% permanent disablement referred to in section 49 (1). Funeral costs are also paid at a once-off amount of R18 251.

### Forms and documents for Compensation Claims

1. Employer's Report of an Occupational Disease (W.CL.1).
2. Notice of an Occupational Disease and Claim for Compensation (W.CL.14).
3. Exposure and Medical Questionnaire.
4. First Medical Report in respect of an Occupational Disease (W.CL.22 indicating U07.1 as the ICD-10 code for Covid-19).
5. Exposure History (W.CL.110) and/or any other appropriate employment history which may include any information that may be helpful to the Compensation Commissioner.
6. A medical report on the employee's symptoms that details the history, establishes a diagnosis of Covid-19 and laboratory results and chest radiographs where appropriate or any other information relevant to the claim.
7. For each consultation, a Progress Medical Report (W.CL.26). [Not exceeding monthly]
8. Final Medical Report in respect of an Occupational Disease (W CL 26 when the employee's condition has reached Maximum Medical Improvement (MMI). [No later than 3 months after diagnosis]
9. An affidavit by the employee if the employer cannot be traced or will not timeously supply a W.CL.1 where applicable. ■

# Back to Work?!

## Extracts From “Medical Fitness For Work Assessment Of An Employee Returning To Work Post Covid-19”

By Dr Mmuso Ramantsi, Eskom

**W**hat is the purpose of a medical fitness for work assessment of an employee returning to work post Covid-19?

When conducting a medical fitness for work assessment, one has to bear in mind that occupational health has developed from a fit for task and risk-based only approach to a more comprehensive multidisciplinary approach. Considerations include the employee's mental, physical and social well-being, general health and personal development. The Covid-19 pandemic has also made us rethink the provision of occupational health services.

The purpose of a medical fitness for work assessment is to ensure that an employee returning to work, after a period of absence due to Covid-19, can complete their tasks effectively and efficiently without risk to their own health and safety or that of fellow employees, and that they are fit for *location*.

### **When should a medical fitness for work assessment of an employee returning to work post Covid-19 be conducted?**

A medical fitness for work assessment should be conducted after the employee has been isolated and de-isolated in line with the Department of Health's updated de-isolation recommendations. It must be stressed that de-isolation is not the same as recovery.

This assessment must be in line with the approved return to work strategy, comprising a test, non-test based or dual strategy, and when the employee advises their employer that they are recovered and able to resume their work duties as informed by their treating medical practitioner, through a medical report or a medical certificate. This applies whether the employee works from home or is back in the workplace.

### **Who should conduct a medical fitness for work assessment of an employee returning to work post Covid-19?**

The fitness for work assessment of all hospitalised essential employees with moderate to severe Covid-19 is conducted by the occupational medicine practitioner / occupational health specialist. The fitness for work assessment of all symptomatic persons with mild Covid-19 and asymptomatic essential employees and those working from home is conducted by the occupational health nurse.

All those symptomatic with mild Covid-19 and asymptomatic essential employees, who do not fully recover within 20 days from the date of the diagnosis, are to be referred to the occupational medicine practitioner / occupational health specialist.

### **How should a medical fitness for work assessment of an employee returning to work post Covid-19 be conducted?**

The Covid-19 questionnaire may be completed telephonically or by sending it to the employee electronically. This questionnaire is designed to gather information that can be used to determine the outcome of their fitness for work, or whether there is a need for face-to-face consultation.

The information gathered from the questionnaire, especially on the current health symptoms and the work environment, is evaluated against the type of tasks and environment in which the employee is due to return to work. The job specification is critical in providing such information.

### **How should a medical fitness for work assessment of an employee returning to work post Covid-19 be conducted?**

The clinical assessment includes the person's full history, current symptoms and general examination, as well as examination of the respiratory system and central nervous system. The outcome of the medical fitness for work assessment of an employee returning to work post Covid-19 may comprise the employee being declared fit for work or temporarily unfit for work until the next fitness for work assessment. ■



Mill Junction, Johannesburg

## Five Popular Uses for a Construction Container, by Marissa Morin

The construction industry popularised the use of repurposed shipping containers in the early '80s. Construction companies used conex boxes to store tools and materials on job sites while protecting against theft. Today, shipping container uses vary, but the construction industry continues to use them as trustworthy storage units, durable offices, and practical breakrooms. Here are five common ways construction containers can be used:

### Construction site container for tool storage

Constructed of heavy-duty 16-gauge steel, breaking into shipping containers is incredibly difficult. Companies concerned about theft turn to shipping containers as ideal solutions for storing tools, equipment, and work supplies. Employees can easily access storage when on the job, but companies can securely lock the container after hours. Additionally, storage containers can be equipped with lighting, personnel doors, secured shelving, and more.

### Worksite storage container for materials

Most worksites also need a space to store construction materials such as windows, doors, and any breakable or weather-sensitive items. Installing a rollup door to access large pallets quickly and easily is a common modification. Additionally, climate control systems can be added to any container to keep temperature-sensitive items safe from hot or cold weather.

### Mobile office construction container

Most construction sites require a climate-controlled workspace for a project manager's office, conference room, or gathering area for workers to review plans. Many construction companies need a distinct office workspace, so management can better monitor job site efficiency.

Construction offices can be modified to include bathrooms, built-in desks, and barred windows for added security, among other customisation options. A comfortable working space encourages productivity for the foreman, superintendents, and general contractors working in them.

Several standard office products work well for construction companies, including a 20-foot container office with a half-bathroom and a 40-foot dual office container ideal for two people. More specific modifications can be made.

### Workspace and storage container

Companies that need easy access to storage along with a climate-controlled workspace often opt for a work and store container. This can include modification a 40-foot container to include both a workspace and a storage space inside a single unit to maximize space. Depending on the customer's need, it is possible to split these units into equal spaces or distribute them in favour of one area. Companies can finish out the workspace side like any other standard office with climate control, a personnel door, and two windows. The storage space may include lights, electric outlets, and functioning cargo doors to provide easy access to the stored items. Consider adding a door between the office and storage space for convenience.

### Climate controlled breakrooms

Onsite breakrooms help keep morale high by providing a designated space for employees. Many container breakrooms include a small kitchenette, a bathroom, and a sitting area for employees to relax and take their lunch break. Upon request, lockers may be installed to help keep employee belongings safe. A breakroom container helps construction companies prioritise their most valuable asset – their employees. <https://www.falconstructures.com/blog/uses-for-construction-site-container>



27 Boxes, Melville



# Light Steel Frame Hospitals In Support Of The Fight Against The Coronavirus

By John Barnard, Director, SASFA

**A** total of eight projects, 39 000m<sup>2</sup> floor area, using 1 000 tons of LSF

It is easy to forget the anxiety that prevailed some six months ago when the Covid-19 infections ran rife. It was during this time that it was decided to urgently add hospital beds to existing capacities to cater for the expected exponential growth in demand for hospital facilities. The core requirement was that construction had to take place at a rate faster than what could be supplied by masonry construction. Accordingly, innovative building systems had to be considered, and light steel framing stood out as the most viable alternative.

A number of smaller hospital projects, not all related to Covid-19, was completed using light steel frame (LSF) during the first half of the year, viz

- **Niemeyer Hospital:** Utrecht, KZN, client: DOH, Covid-19 related, scope: roof only, May to Aug 2020 (LSF contractor: Lakeshore Trading)
- **Sonstraal Hospital:** Western Cape, client: DOH, scope: walls and roof, 1300m<sup>2</sup> and 43t, July to Sept 2020 (LSF Contractor: Steel Modular Construction, Africa)

- **Dorris Goodwin Hospital:** Client: DOH, 80m<sup>2</sup>, 1,5t, April 2020 (LSF contractor: Shospec)
- **Town Hill Hospital:** Roof only, 2500m<sup>2</sup> and 19t, Apr to Sept 2020 (LSF contractor: Shospec).
- **George Mukhari Hospital:** Garankuwa, 746m<sup>2</sup> floor area – floor joists, walls and roof. 22t of LSF used in a premanufactured panel system – 10 blocks of 1 140m<sup>2</sup> => 63t of LSF
- In Cape Town, LSFco is busy with **Sonstraal hospital in Paarl** – 1 400m<sup>2</sup>, requiring about 47t LSF.

The two mega projects aimed at providing for the expected threat of Covid infections were the Jubilee field hospital in Hammanskraal (north of Pretoria), and the Baragwanath Hospital (near Soweto).

## Project name: Jubilee field hospital, Hammanskraal (North of Pretoria)

Concor was the main contractor for the Jubilee Field Hospital. Futurecon was awarded the contract for the supply and erection of the LSF for the internal and external walls and roofs, clad, lined and insulated with windows installed.



From 27 July 2020 they had to complete the project in 10 weeks on 27 September 2020.

The project entailed the supply of 10 000m<sup>2</sup> of hospital wards and associated buildings, housing beds in general wards, and in high and intensive care. The foundations were supplied by Concor.

Futurecon had to hand over 1 000m<sup>2</sup> of hospital buildings per week. And they kept to the programme, barring two weeks when they were not allowed onto the site due to disturbance caused by the local communities.

They used fibre cement external cladding, supplied by Etex Group (Marley Building Systems). OSB timber strips were used as thermal break between the external cladding and the LSF. A vapour permeable membrane was installed around the outside of the wall frames to waterproof and draughtproof the buildings, while allowing any vapour in the wall cavities to escape outwards. 102mm thick Cavity Bat glass wool insulation was installed in the wall cavities, with 15mm fireproof gypsum board on the inside, to provide a 1-hour fire rating.

The installers of the services found installation in the LSF walls very easy and quick, as there was no cutting and chasing of masonry walls required. They were able to carry out their work in tandem with the LSF project teams, speeding up the completion of the final project. Even before this project was finished, enquiries were received to upgrade the existing Jubilee hospital, and to supply hospital buildings in sub-Saharan Africa.

**Project name: Baragwanath Hospital, Soweto**

The Gauteng Department of Infrastructural Development issued a project to add 500 ICU beds to Baragwanath Hospital to supply additional ICU capacity for Covid-19 patients,

and thereafter to serve as a permanent extension of the hospital.

The floor area of the 20-ward expansion is 23000 m<sup>2</sup> which includes passageways and ancillary buildings. Approximately 470 tons of LSF (20kg / m<sup>2</sup>) was supplied for the single storey extension with roof trusses spanning 27m between external walls.

Trumod was appointed as a subcontractor to Bambanani Construction, who in turn were contracted to Enza Construction for the building of the 500-bed ICU facility at Baragwanath Hospital.

Rolling and assembly of the LSF wall panels and roof strusses by Trumod started on 7 August 2020, and was essentially completed by mid-October 2020, on time, eight weeks from start – which meant delivery of LSF for 2 000m<sup>2</sup> of floor area per week.

Trumod rolled the LSF, and assembled wall panels and trusses at their factory in Springs before delivery to site. Most of the internal walls consist of standard drywall construction, ie 63mm wide non-loadbearing drywall studs, clad with gypsum board. Trumod also supplied the profiled roof sheet for the entire project.

The Baragwanath project has been a great example of all the benefits that LSF has to offer – speed of construction, off-site fabrication which reduced the number of workers on site, accuracy, good insulation and neat finishes. Whilst the start of the project was delayed due to architectural and engineering issues, once the green light was given, Trumod managed to claw back on lost time and the project is shortly due for completion.

[info@sasfa.co.za](mailto:info@sasfa.co.za)

New Replacement Swingbridge at the V&amp;A Waterfront



## Bridging The Digital Divide – V&A Replacement Swingbridge Takes Top Honours At The SAISC's Inaugural Virtual Steel Awards

COVID-19 has undoubtedly been the biggest catalyst for change in 2020. Industries, organisations and individuals have, out of necessity, been forced to cross the digital divide, embracing technology at an unprecedented pace. Teams have sat wide eyed in virtual meetings, considering how to adapt their age-old, tried-and-trusted approaches to meet the challenges of the new normal.

The Southern African Institute of Steel Construction (SAISC) has remained true to its role of industry champion during this challenging time, focusing on innovation, positivity and creativity – particularly with regards to its flagship event the Steel Awards 2020.

In previous years, the face-to-face awards drew an average of 900 participants to three different regional events in Gauteng, Cape Town and Kwa-Zulu Natal. When faced with the options of cancelling, postponing or migrating to an online event the SAISC and its forward-thinking sponsors chose to innovate.

“We’re facing unprecedented times that call for greater unity, trust and innovation in our industry,” expresses Mohammed Asif Qasim, Co-Founder and Director of Unica Iron and Steel, Main Sponsor of the Steel Awards 2020.

Qasim explains that Unica took up the main sponsorship of Steel Awards 2020 because the company wanted to assure the industry of its support and commitment to growth. “Unica recognized the need to associate with an organisation where our voice is heard by the people

who matter. We want to make fruitful contributions to the industry and we believe there is no better platform than the Steel Institute to ensure our voice is heard on key issues, including export tax on scrap, duties on imports and incentives for industry,” he expresses.

With the support of a community of sponsors, the 38<sup>th</sup> Steel Awards was hosted for the first time ever as an exclusively virtual event on 15 October 2020. The event was primarily live streamed through an online platform (<http://www.eventmobi.com/steel>) made possible by Digital Trailblazer sponsor, Macsteel.

“Considering hosting a virtual event was a radically different approach, and the idea was initially met with scepticism from our stakeholders” expresses SAISC Marketing Director, Denise Sherman. “By addressing concerns, exercising creative thinking and adapting our strategy to mitigate the impact of Covid-19, we achieved exponential growth in participants for the 2020 awards event,” she adds.

When compared to the traditional live event, the online Unica Steel Awards 2020 more than doubled audience numbers, and expanded its geographic reach beyond South African borders. Viewers from all over Southern Africa and even as far afield as Kenya, Cameroon, The United Kingdom, The Netherlands and New Zealand were able to see the excellent work on display.

Sherman confesses that she was concerned about how this vastly different approach would be received by the industry. “The stakes were high. The team and I poured a tremendous amount of effort into ensuring the online event would reflect the excellent standard people have come to expect from Steel Awards. Thankfully, I was able to breathe a sigh of relief when the comments started pouring in,” she says. The SAISC has received overwhelmingly positive feedback from its members and other built environment professionals. “The common theme has been gratitude for the acknowledgement of excellence from project teams and hearty congratulations for persisting and innovating even in tough times,” Sherman says.

Chairwoman of the SAISC, Nicolette Skjoldhammer, echoes Qasim and Sherman’s sentiments on the importance of community and innovation. “In these difficult times it is easy to forget how strong we are as an industry and how successful we can be when we work together. It is why initiatives like the Steel Awards



The Precinct Lifestyle Hub



Bakers Transport Cato Ridge

are so important to reflect and celebrate members of the industry," she asserts.

Skjoldhammer believes that if the Southern African steel industry is to survive what will arguably be a few more tough years, both innovation and collaboration are urgently needed from the bottom of the supply chain to the top and back again. "We need to take this adversity and use it as a driver for creativity and creating opportunities," she adds.

Ingenuity, creativity and excellence were showcased during the livestream event, with the coveted titles of "Overall Winner" and "Bridge Category Winner" going to the team from the [New Replacement Swingbridge at the V&A Waterfront](#).

Situated in South Africa's oldest working harbour, the V&A Waterfront is a mixed-use development, offering visitors from near and far a world-class experience when it comes to entertainment, shopping, dining and accommodation.

The V&A already had a swing bridge that was well-used and well-loved. It was an efficient structure that opened and closed up to 60 times a day, carrying up to 2,4 million people per year. It was, however, 22 years old: a lifetime in the context of the V&A. The 2m wide walkway, which once seemed appropriate, could no longer cope with the rising numbers of pedestrians.

Both steel and FRP were considered at the early stages of the project as the only materials that were light enough to limit the loads on the moving mechanical parts and to limit the foundation size. However, as the design progressed the use steel was the obvious choice.

The new swing bridge has a span of 40m. The deck is cable-stayed with a single plane of four locked coil cables connecting to a central, upstand spine beam. The spine beam is a 500mm wide fabricated box with a total depth of 800mm, but only 470mm protrudes above the top of the deck. The reclining pylon is in the continuity of the main central beam and its stiffness transfers the cable loads into the piled substructure. The steel with timber deck is rotated on a slewing bearing, which is stressed down onto a doughnut-shaped pile cap by 34 vertical Freyssibars.

"It wasn't just about technical engineering, but about design, architecture urban design and peoples experience. Everyone was very passionate about the end product, and because of that a huge amount of effort went into it," beams project nominator John Anderson, General Function Manager, Structures at SMEC South Africa

**Other category winners and commendations for the Unica Steel Awards 2020 are as follows:**

- In the Architectural category, the winning entry

was [The Precinct Lifestyle Hub](#)

- Commendations for the Architectural category include [Bakers Transport Cato Ridge](#), [Botha's Halte Primary School](#), [The New Barloworld and Caterpillar Head Office and Showroom](#), and [Menlyn Main Parklane West Atrium Staircase](#).
- In the Industrial category, the winning entry was the [Vamosem Semi-Mobile Crushing Plant](#)
- The [Sappi Saiccor Woodyard Upgrade Conveyor System](#) received a commendation for the Industrial Category
- In the Association of Steel Tube and Pipe Manufacturers (ASTPM) Tubular category, the winner's trophy went to the [Menlyn Main Parklane West Atrium Skylight](#) project
- The [Bakers Transport Cato Ridge](#) project team was elated after scooping two category awards and a commendation during the livestream. The project won the Safintra South Africa Metal Cladding category and the Factory and Warehouse category. A commendation was awarded to the team for the Architectural category.
- A commendation for the Factory and Warehouse category was awarded to the [Corruseal New Offices and Warehouse, Boksburg](#) project.
- The top honour for the Export category was awarded to the [Douala Grand Mall](#) project in Cameroon.
- The Safal Steel Innovation and Sustainability category winner was the [Whale Trail Staircase](#)
- Commendations for the Safal Steel Innovation Category were also awarded to the [28 Day Modular House](#), and the [Pods at Dwarsberg Trout Hideaway](#)

"In the light of the pandemic and related economic pressures which we face in South Africa, the industry's agility and adaptability was clearly reflected by their enthusiasm and participation in this year's virtual Steel Awards," says Paolo Trincherro, CEO of the SAISC.

Trincherro further affirms that without the support of the steel community, this ground breaking event would not have been possible. "The SAISC would like to express its gratitude to all event sponsors including Unica Iron and Steel, Cadex Solutions SA, Macsteel, Safal Steel, Safintra South Africa, the ASTPM, NJR Steel, Stewarts and Lloyds, BSI Steel, Pro-Roof Steel and Tube, and Aveng Trident Steel.

South Africa needs a healthy and vibrant steel construction industry, and this year's highly successful Steel Awards event showcased not only the capabilities of steel as a material of construction – but the resilience of all the amazing people who work throughout the entire sector to promote the future sustainability of our industry," he concludes. ■



Menlyn Main Parklane West Atrium Skylight

# Civils Holds Opportunities For Local Construction Company

Despite the decline of the civils sector, which saw a low confidence level of 24% as measured by the FNB/BER Index just before Covid-19, GVK-Siya Zama has tapped into its entrepreneurial spirit and added a dedicated Civils Unit to its operational offering. Through this unit, the company aims to create jobs and better society by filling the void left by many companies in the industry that had to close their doors.

This is according to Dumisani Madi, Chairman of GVK-Siya Zama, who says a time of crisis and uncertainty often presents entrepreneurs with good opportunities to grow their businesses. "Adding the civils component to our services will expand our reach in the market and increase our chance of procuring construction work through exposure to different clients."

Based in Gauteng, the unit will be structured to enable it to work country-wide from any of GVK-Siya Zama's regional branches. It will be spearheaded by 35-year industry veteran Anton Botha, who has extensive civils experience at senior board level at some of the foremost construction companies in the country.

Notable civils projects that Botha completed during his tenure include water and wastewater treatment plants, reservoirs, windshields for power station chimneys, container terminals, wind farms, underground mining infrastructure, mine materials handling services, process plants, the Gautrain Station at Sandton, winder and shaft structures for new mines tunnel construction, production plants, and silos.

When considering the addition of the civils unit to the company, Botha believes that it is vital that businesses adapt in order to grow and he believes that this is the right time for GVK-Siya Zama to add civils construction to their portfolio.

## Civils is an essential service

The word "civils" relates to creating infrastructure and services for civilians and this is exactly where the opportunities currently lie in South Africa. "There is a huge demand for civil work at local or provincial levels, and in industry and mining - which is currently experiencing massive growth," points out Botha.

Furthermore, the provision of roads, water and sewerage infrastructure are key to creating a better environment for South Africans, he continues. "The need for infrastructure is vital for the growth of South Africa and this is acknowledged in the Government's planned R340 billion infrastructure development plan."

## Creating jobs

Civils contractors will always be in demand in developing



Anton Botha, Industry Veteran

countries such as South Africa, where governments are obliged to create infrastructure for growing communities. "Along with this, the downturn of the past few years meant there are many skilled staff across most disciplines now available."

It is also important to note that GVK-Siya Zama is a level 1 B-BBEE company, and there are few civils companies that offer this and have the necessary experience to carry out the work, he explained. "As such, GVK-Siya Zama could bid on almost any kind of project with the reasonable confidence that the requisite skills are there."

## Onwards and upwards

This is an exciting venture for the group, says Madi. "We believe that tough and trying times create excellent opportunities for those who are keen to find them and seize them. While expansion and investment may feel counter-intuitive during a global pandemic, we believe that it's the best time to seize the moment," he concludes. ■

# SAPMA consulted for anti-lead conference

**T**he SA Paint Manufacturing Association (SAPMA) has been asked for input for a major global conference dealing with the hazards of leaded paint.

Tara Benn, Executive Director of SAPMA, has been attending preparatory online meetings with the World Coatings Council (WCC) to provide input on the situation in South Africa for the WCC's presentation at a major online conference, which was attended by governments and industry associations from all over the world, including SAPMA.

The conference was organised by the United Nations Environment Programme (UNEP) in support of the "Global Lead Paint Alliance". UNEP and the World Health Organisation (WHO) serve as the joint secretariat for this international alliance to have lead paint laws in place in as many countries as possible. The target date for this was to have been 2020 but the Covid-19 pandemic has affected the proposed implementation target date.

SAPMA's Benn has been updating the WCC on South Africa's revised legislation on lead in paint as well as on local testing facilities and government commitment. "SAPMA totally supports the WCC's aim to have a harmonised international approach to all issues regarding lead in paint, and other regulations and legislations around this topic. We have, in fact, regularly called for more stringent policing and prosecutions in terms of the SA legislation," she explained.



Tara Benn, Executive Director of SAPMA

The WCC has acknowledged that SAPMA plays an exceptionally important role in the goals and operations of the Council. WCC president, Andy Doyle, earlier this year told the SAPMA online annual general meeting that South Africa stood out both in consumption and influence among the 60 countries that make up the Middle East and Africa Chapter of the WCC.

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# University of Fort Hare student village

The largest student housing project ever undertaken by a South African public university is currently under construction at the University of Fort Hare (UFH) in the Eastern Cape. The 2 047-bed student village is being developed by student accommodation group STAG African in conjunction with East London-based contractor Dewing Construction. It aims to address a major accommodation shortage affecting UFH and create a student community conducive to academic success.

Lack of accommodation is one of the biggest challenges faced at UFH, which is home to over 9 000 students. Currently, residences at the university's Alice campus are barely able to accommodate 50% of the student population. With this project, the university aims to house 65% of students on campus, giving UFH the highest ratio of students to beds in the country.



Fort Hare - new residence and students

"The fact that Alice and University of Fort Hare are in a rural area makes it incredibly important that the university supplies sufficient student accommodation. Fort Hare students who do not get into university residences are forced to seek accommodation elsewhere. For some, the only affordable options are far from campus, in areas with high crime rates and little infrastructure. Accommodation in these areas is not always academically conducive or well-regulated – students can find themselves housing that is over-crowded and under-serviced," Director at STAG African, John Schooling, said.

To date, each sectional completion has been achieved on time and within budget. Phase one of the project, completed in 2014, saw 610 beds made available to the university. A further 1 437 beds have been completed in phase two, this has been funded by the Department of Higher Education and Training, the Development Bank of Southern Africa and the European Union and is valued at over R400-million.

Due to the remote location of the development in Alice, the development team faced certain logistical challenges. "We had to be innovative in terms of finding solutions, since all of our materials were sourced from out of town. We brought in sand from the Great Fish River area, bricks from Bisho and Mount Coke, concrete, fill materials and aggregates from



Fort Hare - residence under construction



Fort Hare - new residence and students

Fort Beaufort. Roughly 6,5-million bricks were transported from around 60 kilometres away," Matthew Beard, Contracts Manager at Dewing Construction, said.

The development at the University of Fort Hare also contributed towards the general upliftment of Alice, surrounding towns and local residents through job creation, as well as the need for accommodation, food and other necessities. Local SMMEs were brought on board to assist, and through learning and skills development, will be positively impacted in the long term.

"One of our goals with this project was to train local employees in bricklaying, plastering, concrete works, shutter works, plumbing and scaffolding – to name a few. This type of skills development benefits our own workforce, as well as each individual who learns these skills," said Beard.

Studies show that students who are not in on campus accommodation have a 50% chance of dropping out by the end of their first year. In contrast, a first-year student in good on-campus accommodation has an 80% chance of passing



Fort Hare university

and is 50% less likely to drop out. For STAG and Dewing, good on-campus accommodation means providing more than just beds. Safety, internet connectivity, access to resources and social support, are all critical to a student's ability to succeed.

"When a student is placed in temporary accommodation or is required to stay in accommodation that is unsafe, overcrowded and unhygienic, it's no surprise when they can't cope. Our goal with this development is to maximise student success through the provision of world-class accommodation, at an affordable price," said Schooling.

The new UFH student village will also provide a dedicated postgraduate accommodation block and new student centre for studying and social events. "Over 60% of learning at the tertiary level occurs outside of a lecture hall, within



John Schooling – Director, STAG African

the communities we create on campus – this is known as the hidden context of learning. STAG and Dewing’s vision for this development goes beyond providing accommodation; we want to create a sense of community and a feeling of belonging,” said Schooling.

One the biggest challenges faced during the development of the student village was the impact of Covid-19 and the subsequent lockdown. Construction was forced to pause for three months, which resulted in delays and changes to the building scheduled. Despite this, the development is on track for completion in December 2020.

“Following the lockdown, we implemented strict health and safety measures in accordance with Covid-19 regulations. Physical distancing, the use of face masks, and continued education are among the measures we continue to take to prevent the spread of the virus, and ensure the safety of



Development team at cluster 3 handover

construction workers. On a project of this magnitude, we have to put in extra effort to ensure everyone is protected from risks,” said Beard.

In terms of the bigger picture, South Africa is experiencing a student housing crisis - government has acknowledged that an additional 300 000 beds are required to accommodate the nation’s students. “A big part of this is not just a lack of beds, but also a lack of innovation. In South Africa, the construction of student accommodation cannot be purely profit-driven, we have to consider the impact on our students, who represent the nation’s future,” said Schooling.

The student village at University of Fort Hare is not only a landmark achievement, but a positive step forward in



Fort Hare - completed and under construction

terms of addressing the national student accommodation crisis. The challenge for universities and student housing providers is to prioritise the construction of affordable, world-class student housing that uplifts all parties involved.



Matthew Beard - Contracts Manager, Dewing Construction

### STAG African

STAG African have delivered more than 3 000 beds across South Africa, including the greenest residence in Africa at Stellenbosch University. They are also in the process of funding the development of 34 000 beds at universities in Kenya, 4 700 in Malawi, 5 400 in Zambia and 3 000 in Lesotho. STAG’s holistic approach to campus development is guided by principles of community, flexibility, technology, sustainability, innovation, affordability, job creation and transformation. For more information, visit [www.stagafrikan.com](http://www.stagafrikan.com).

### Dewing Construction

Established in 1981, Dewing Construction is one of the leading construction companies in the Eastern Cape. Dewing has extensive experience in retail, fuel, hotel, student accommodation, schools, motor dealerships and hospitals over the past eleven years for both private and public sectors. The company, which is a B-BBEE level 1 contributor,

### THE PROBLEM

#### FIRST YEAR PASS RATES

A first year student has a **40% CHANCE OF PASSING** if the student is not adequately accommodated by the university.

There is an **80% REDUCTION IN FIRST YEAR DROP OUTS** if a student is in good on-campus accommodation.



#### UNIVERSITY THROUGHPUT

South Africa’s throughput of universities (the percentage of graduates versus the total university’s population) is **18%** against a global average of 25%.

By changing nothing other than **providing good accommodation**, throughput can increase to **23%**.



### Student housing crisis infographic

employs over 300 employees throughout the Eastern Cape and it is their policy to support local communities and small business enterprises surrounding their projects. Dewing is an active member of the Construction Industry Development Board (CIDB), is registered as a level 9GB contractor (General building works with no limit), and a 5CE (Civil engineering works up to a contract value of R10 million). For more information, visit [www.dewingconstruction.co.za](http://www.dewingconstruction.co.za).

### Awards

The University of Fort Hare residence site was awarded 1<sup>st</sup> Place for Category H (R300-R500-million) of the Master Builders Association Regional Safety Competition. ■

# AECOM is #1 On ENR 2020 Top 200 Environmental Firms List For Fifth Year In A Row

**A**ECOM, the world's premier infrastructure consulting firm, has been ranked #1 in Engineering News Record's (ENR's) 2020 Top 200 Environmental Firms, marking the fifth year in a row that AECOM has topped the global analysis. "Our team is passionate about the environment as well as sustainable development, and awards such as these validate our view of and approach to both," comments Elisabeth Nortje, Market Sector Lead – Environment, Africa.

The AECOM environmental team in Africa consists of a group of dedicated environmental scientists, social scientists and climate change advisors. It provides services to both internal and external clients, addressing the need for environmental and social impact assessments to meet international funder requirements; waste, water and air emissions licences; compliance monitoring and auditing; sustainability and climate change assessments; and stakeholder engagement, integrated environmental planning and environmental advisory services throughout South Africa, Africa and the Middle East.

"Our focus is on integrating the needs of the biophysical and socio-economic environments with the vision of our clients," notes Nortje. "Our services are well-integrated within the company structure. As a result of the multi-faceted nature of our discipline, we are well-positioned to provide guidance and input to the various business units and market sectors."

Similarly, it engages with clients across various sectors, from power to transportation and water infrastructure to agriculture, mining and master-planning. "For us it is fundamental that the environment be considered an integral component of project execution from planning and design through to construction, operation and decommissioning," stresses Nortje.

"Environmental issues or challenges in South Africa are a factor of both our history and our current developmental needs. As a nation and a continent, we face challenges related to food security, power generation, the supply



Barbara Creecy, Minister of Forestry and Fisheries and Environmental Affairs

of clean water, the legacy of pollution, infrastructure maintenance and job creation.

"Addressing any of these will impact our environment. Added to this is the dimension of climate change, which will drive the rate of change and increase the impact on especially our vulnerable communities," points out Nortje. "Climate change and carbon tax should be on everybody's radar. South Africa's National Climate Change Bill is now at an advanced stage and is expected to be passed into law in the near future."

In terms of the latest developments, on 9 September the Minister of Forestry and Fisheries and Environmental Affairs Barbara Creecy published directions under the Disaster Management Act relating to environmental permits and licences. This extends the timeframes and amends the permitting directions promulgated on 5 June 2020 and the timeframes for decisions and processes under the repealed directions of 31 March 2020.

A recent 21 July 2020 landmark decision by the Water Tribunal confirms that water licensing authorities must consider the impacts of climate change when deciding whether or not to grant water-use licences to coal-fired power stations.

# AECOM

Looking at the latest trends, Nortje highlights that digital technology has the potential to actively engage South African citizens, particularly the youth, with their surroundings by making environmental information accessible on social media. If done correctly, it becomes a conversation tool between scientists and citizens that empowers them to render sustainable development tangible.

Software-enabled management of spatial data is also becoming increasingly important, incorporating information from satellite images, databases from government authorities as well as NGOs, and even drone footage and information from citizen scientists to identify areas of potential sensitivity.

“It is imperative that we build polyvocality into sourcing our spatial information, to bring the environmental assessment process into the open and allow interested citizens to investigate and understand the environmental impacts of projects that affect them and, in turn, to understand the environmental footprint and cost of their daily lives,” elaborates Nortje.

The use of digital technology in community and stakeholder engagement is as important as the management of spatial data. Hence the environmental team always tries to innovate in terms of engaging people on projects. AECOM’s Digital NEPA Tool is the first-ever of its kind, providing an interactive, web-based environmental impact statement that is fully navigable for stakeholders.

“This is another example of how the collective effort of the larger team gives us a leading edge. The tool will allow us to hold virtual public meetings and engage with stakeholders across large geographic areas and with those who cannot attend in-person meetings during consultation periods due to social distancing measures related to the coronavirus outbreak,” points out Nortje.

“We recognise the challenges faced in terms of high-speed internet access, access to IT infrastructure and expertise or



Elisabeth Nortje, Market Sector Lead – Environment, Africa AECOM

something as elementary as access to electricity. Despite this, our aim must be to build the mechanisms and processes that ensure broad input into environmental governance.”

In terms of Integrated Environmental Management, digital technology supports best practice through modern software, remote-sensing capability and Geographic Information System (GIS) mapping. In this context, it can transform the view of Environmental Impact Assessment (EIA) from a snapshot to a more robust assessment that considers change over time in conjunction with any planned new activity.

“When used effectively, these technologies can add value to the entire lifecycle of a project, from planning to impact assessment and authorisation and finally compliance,” adds Nortje. The technological opportunities that may be realised by the Fourth Industrial Revolution, in conjunction with the knowledge systems already available, can create the foundation of a liveable future for the current and next generation of South Africans. ■



## How Does Local Government In SA Stack Up To Global Rivals?

The recent Auditor General of South Africa's (AGSA) report on the performance of local government has revealed that municipalities are in need of strong governance and better reporting, with only 7,3% of municipalities achieving a clean audit. The South African Bureau of Standards (SABS) has recently published a national equivalent of the international standard ISO 18091: Quality management systems – Guidelines for the application of ISO 9001 and believes that the implementation can assist to improve the performance of local government in delivering high quality public products and services underpinned by effective governance, monitoring and evaluation mechanisms.

"Globally local governments face challenging issues regarding delivery of quality products and services to local communities. In tandem with this they must ensure full compliance with the various laws and regulations when conducting their business. Developed in consultation with national standards bodies from various countries, the ISO 18091 standard sets out the globally recognised principles of quality management in local government. The adoption of ISO 18091 as SANS/ISO 18091 provides the opportunity for South African local authorities to embed quality management into their service delivery efforts thus giving local citizens and ratepayers confidence in their management and planning processes. We believe that it is imperative that local government become familiar with

the standard to ensure that their performance and service delivery execution is aligned to international best practice," says Dr Sadhvir Bissoon, Standards Executive at the SABS.

The SANS/ISO 18091 is the first standard that is directed at the public sector and provides detailed annexures to provide checklists and processes that aids the implementation. The national standard, which contains elements of ISO 9001: quality management systems, is suitable for all local authorities and helps them to evaluate and diagnose their operating models, processes and delivery of services.

"The SABS understands that the maturity of local municipalities, in terms of systems and processes, may not be at the required level and SANS/ISO 18091 is an indispensable stepping stone to becoming more effective. We are also aware that the 91-page document, which contains a wealth of technical information, needs to be workshopped amongst management and the SABS will be offering a series of workshops, training and advisory services that will be directed at this level of government. We also believe that the adoption of the standard will help strengthen many of the regulations that National Treasury has put in place for entities governed by the PFMA and the MMFA," explains Bissoon.

Details of upcoming engagements will be posted on the [SABS website](#) and all enquiries can be sent to [info@sabs.co.za](mailto:info@sabs.co.za)



## Training Means Survival For Contractors In Post-Covid World

**T**raining is vital in a cutthroat business in which margins are paper-thin and work is scarce, writes Bradley Boertje, Risk Management Consultant and Adjudicator for Master Builders Association (MBA) North.

As the name suggests, contractors work under the terms of the contract they have signed with the client or, more usually, with the principal contractor. One of the key reasons that contractors find themselves in difficulties is that they simply do not understand the implications of the contracts that they have signed, and the risks to which it exposes them.

Contractors face a multitude of issues, some of which (like a shortage of work, delay in awarding public works tenders, and a restless and aggressive labour force) are beyond their control. Others, though, stem from poor understanding of how contracts work and a tendency just to sign any document simply in order to get work. This kind of short-term thinking ultimately sees so many contractors finding themselves in a lengthy and expensive dispute and often not getting the payments they expect.

Building contracts are highly specialised documents and one needs specialised knowledge to understand what they entail. I am involved in a lot of dispute work, either as an adjudicator or helping contractors to prepare claims going to adjudication, and I can testify to the fact that claimants who have made sure they understand the contract and have all the details at their fingertips get quick – and often favourable – results.

All too often, though, I find that contractors have entered into contracts that they don't fully understand, with the result that they miss out on lucrative opportunities and miss crucial deadlines, in turn making them liable for penalties. It's absolutely vital that contractors understand the contracts they sign, what their entitlements are and what risks they face. My best advice would be for contractors to consult a reputable risk consultant before they enter into a contract, just to make sure they are doing the right thing.

If they do find themselves in a contract which looks like it is going sour, MBA North offers initial contractual and commercial advice for free to its members. This will provide

a quick review of the contractor's circumstances, and an executive summary of its position and a suggested strategy.

### **Knowledge is the principal thing, therefore get knowledge**

While specialist advice is critical at certain stages, it cannot substitute for a solid understanding of contractual issues and strategies on the part of the contractor. Nobody is a better steward of your wellbeing, commercial and otherwise, than you are!

To equip contractors with the information they need, MBA North will offer a three-part series of three-hour webinars designed to provide contractors with the basics they need to keep their contractual affairs in order. Any contractors working under JBCC and MBSA contracts should attend.

### **What contractors can expect from the webinar**

- An introduction to law in South Africa and what options are available to contractors in respect of securities, guarantees and so on. We will cover the important topic of retention and the importance of insurance.
- An overview of how to manage time and time extensions. Most contracts experience delays, and it is vital that contractors understand exactly how to keep on the right side of time clauses.
- All aspects of payment, including loss and expense claims. It also looks at the contractor's exposure to penalties and damages, and what the difference is between the two.
- All the various dispute resolution processes that can be used – and how to choose the one that best suits each case. Too often, contractors' claims do not succeed because they opted for the wrong process.

These training sessions offer an affordable way to acquire important information and skills – especially when compared to the costs of litigation when a contract goes wrong.

The next webinar series on contracts and contract management will take place in November. For more information, contact MBA North on 011 805 6611 or e-mail [sheila@mbanorth.co.za](mailto:sheila@mbanorth.co.za) for more details. ■



Pardon Mutasa – CFO, GBCSA; Leonie Andereya - Curator & General Manager, Radisson Red; Lisa Reynolds – CEO, GBCSA; David Green – CEO, V&A Waterfront; Mark Noble - Development Director, V&A Waterfront; Kirsten Goosen - Development Project Manager, V&A Waterfront; Vusi Nondo - Development Executive, V&A Waterfront

## V&A Waterfront's Radisson Red Hotel Building Is The New Green

**N**o 6 Silo building receives star environmental rating from the Green Buildings Council of SA

The V&A Waterfront achieved another sustainability accolade when the Green Buildings Council of South Africa (GBCSA) handed over a plaque recognising the sustainable development of the Silo District's No 6 Silo building.

The building, which now houses the new concept 252-room Radisson Red Hotel, won the award for the Best "Other" Development making it the first new hotel to receive a 5-Star Green Custom Hotel Design rating. It has also received a 5-Star Green Hotel As-Built rating.

The Green Star is a points-based green building rating system that evaluates buildings according to global best practice in sustainability. The system allocates points across nine categories including management, indoor environmental quality, energy, transport, innovation and water, materials used, land use and ecology and emissions. As no Green Star existed for hotels, a customised tool was developed for the project.

Handing over the plaque to the V&A Waterfront, GBCSA Head of Technical, Georgina Smit, said, "Congratulations to the V&A for pioneering leadership within the hospitality sector. When No 6 Silo was conceptualised, there was no locally available green building certification tool for hotels. The V&A's ambitious commitment to green, however, resulted in the project initiating the first Custom Hotel tool to be developed in South Africa, by making use of the GBCSA Custom Tool process.

"The GBCSA acknowledge the role that the hospitality sector plays in raising awareness about sustainability and how travellers are increasingly requesting accommodation and transport options that reduce their carbon footprint. No 6 Silo is an example of a green hotel that connects guests to alternative city transport options, precinct scale

services that optimise efficiency (such as the innovative central seawater cooling plant) and attention to detail when it comes to dematerialisation in the interior finishes." The award is one of several awarded to the V&A Waterfront's Silo district for the property's ongoing environmental developmental programme to promote green business practices as a strategic focus point throughout the property.

Explaining the V&A Waterfront's sustainability philosophy, Vusi Nondo, Executive Manager for Development said, "We value this latest accolade and all that it signifies as our buildings are an important asset to the V&A Waterfront and we take pride in applying a rigorous approach to sustainable development. As a business we are pragmatic and commercial, but it is also our responsibility to ensure that the legacy we build today does not negatively impact on the future."

A number of sustainable elements were considered.

The surrounding industrial and warehouse setting of the working harbour and the Zeitz Museum of Contemporary Arts Africa (MOCAA) has been articulated in the design of the building. Concrete and face brick therefore form an integral part of the architecture, giving the hotel a contemporary aesthetic look and ensuring low maintenance.

The building is spatially efficient with low VOC finishes. Good levels of natural lighting, together with appropriately designed facades, ensure maximum efficiency of resources. An independent commissioning agent was appointed to manage the commissioning and tuning process, which ensures optimum operations of the building.

The ground floor of the hotel houses the reception and welcome area, event and meeting spaces and the restaurant. The first floor is set aside for back-of-house functions while floors two to eight house guest rooms. A gym, lounge bar and pool deck with panoramic views are located on the roof level. ■

# The AfriSam Way Leads To Another Success Story

As a leading supplier of construction materials and technical solutions, AfriSam was instrumental in the successful execution of a project in Spartan, Kempton Park. Working closely with contractor, DM Bodenstern Projects & Construction, AfriSam leveraged its expertise to create yet another concrete possibility the moment the lockdown ban was lifted on construction activity for essential services.

Appointed to undertake a project relating to the transport and distribution logistics for the client, DM Bodenstern Projects & Construction brought its experience on similar and, in fact, larger projects to the contract. The company is owner driven with a solid track record in delivering quality projects on time.

Phase 1 of the project was completed last year and comprised access and security structures. Phase 2, 3 and 4 comprise the construction of three surface beds in the storage yard to carry the static and dynamic loads of containers and heavy delivery vehicles, as well as the installation of fire hydrant lines and sleeving for all services and all paved walkways.



Some 1 800 m<sup>2</sup> of fibre reinforced concrete was placed

With heavily loaded forklifts with up to 98,17 tons on the front axle, the challenge was to design and construct concrete slabs to carry these loads. The surface beds are only 300mm thick.

This solution was found in a modified AfriSam Surfacebed mix with the addition of Oxyfibre, supplied by CHRYSO Southern Africa. In consultation with the AfriSam Centre of Product Excellence and the technical team from CHRYSO Southern Africa, a high dosage rate of 3kg Oxyfibre per cubic metre of concrete was determined as the optimum application for these surface beds.

"The project specification called for a 40 MPa concrete, 125mm slump, with a 22,4mm aggregate. The addition of the Oxyfibre, with a strand length of 40mm, required careful monitoring of the slump at all times," Dewet Bodenstern, Director of Bodenstern Projects & Construction says.

The high density of fibre in the mix necessitated very thorough mixing of the concrete to ensure that the fibres



AfriSam leverages its expertise

were evenly dispersed. As AfriSam's readymix plant in Spartan is less than 2km from the construction site, the concrete trucks arriving on site had to stand for another 10 minutes to complete the required mixing time.

Some 1 800m<sup>2</sup> of fibre reinforced concrete was placed using an AfriSam pump, and Bodenstern says that placing the pumped concrete is much easier and faster when the operator does not have to navigate steel reinforcing. In total all four phases will equate to about 7 000m<sup>2</sup>.

"Another major advantage of using fibre instead of steel mesh is that the fibre disperses throughout the concrete matrix, facilitating a multi-directional plastic shrinkage cracking reduction matrix," he explains.

Seven-day cube results achieved 29 MPa, and with appropriate curing the required 40 MPa specified strength at 28 days was achieved. While the cold weather and windy conditions have slowed down the curing process somewhat, it has had no detrimental effect on the placing of the concrete.

"The AfriSam readymix plant's proximity to the site, coupled with AfriSam's track record of excellent support service, made the company an easy choice," Bodenstern says. "And their readiness to supply material at short notice once the lockdown was eased, and the support received from their Centre of Product Excellence and sales representative on site, ensured that the project could proceed without a hitch.

"This is our first experience using Oxyfibre at this scale, and having experienced the advantages and ease of use, we are confident that this is the way of the future for reinforcement."



Placing the pumped concrete



## Realising the potential of Cape York

Previously owned by the Bank of Mozambique and abandoned, Cape York had been hijacked and fraudulently sold, with several “owners” allowing it to become severely overcrowded and collecting rent illegally. It was infamous as a hub for drug trafficking and prostitution, lacked running water, power and sanitation and had seen two fires that claimed lives.

Hijacked buildings like this have become all too common in South Africa’s inner cities. These high-rises have not only become dangerous to live in but pose a threat to neighbouring buildings, impacting social safety as a whole. Cape York, situated in Doornfontein on the corner of Nugget and Rahima Moosa Street, epitomised the negative impact of hijacked buildings on neighbourhoods and society. Originally a 10-storey office building with retail shops on the ground floor, employees who worked in the building started living there in 1997. As the building became more neglected, more people moved in, leading to severe overcrowding.

To compound this issue, the building was fraudulently sold to a group of investors – a discovery the appointed attorneys made during the transfer process. Once this was legally rectified, Samuel Beyin saw potential in the embattled building and bought out the shareholding of the Cape York owned entity.

Despite calls to simply demolish the then-derelict building after a second fire claimed seven lives in 2017, Beyin was determined to realise the building’s potential and transform it into a viable and safe rental property. He renamed the building Focus 1 and invested his own capital before approaching TUHF for a loan. The total cost of the project including refurbishment was R100-million.

The project presented many design, technical and construction challenges. But Beyin and TUHF focused on the opportunities to collaborate and resolve these creatively. The expected completion date was March 2020

but – because the finished building would provide student accommodation for up to 538 young people – Samuel and his team pushed through over the festive season to achieve practical completion on 28 January, well ahead of programme and in time for the new year.

The refurbished building consists of spacious two-bed and four-bed unit apartments as student accommodation offering, and communal study and social areas on the fifth floor. Each apartment is leased fully furnished, incorporating beds, cupboards and clever additional storage solutions under the beds that may be used to store textbooks and other study paraphernalia, as well as private bathrooms with a toilet and shower, a small kitchenette with a sink and eating area.

The building has full communal kitchens, with microwaves and stoves where students can prepare meals, as well as social areas to allow tenants a safe and comfortable space to interact and relax. Wifi, laundry facilities, an in-house gym, a library, football and basketball fields, state-of-the-art biometric access to ensure safety and transport to and from campus complete the list of amenities that make Focus 1 such a sought-after home for students.

The surrounding universities were then invited to view the building in January 2020 and at the time, they immediately started referring students to take up tenancy. While tenanting the building was temporarily affected by the impacts of the Covid-19 pandemic and the national lockdown and physical distancing measures to support containing the spread of the virus, tenancy is expected to pick up once on-site classes and attendance at the surrounding universities is allowed to resume – and toward the 2021 academic year.

In addition, the innovative building design is future proofed and constructed in such a way that it allows for fluent conversion. Should the market change, Focus 1 can easily be converted to normal apartments for rental stock should the owner decide. ■



## Irene Court: From eyesore to urban asset

Despite its potential, Irene Court was a run-down apartment building in the CBD of Bloemfontein. The apartments had no doors, there were very few walls due to a lack of maintenance with tenants having to use curtains as dividers. And yet, Ntombi Sithole saw an opportunity to revitalise the building and transform it into the prime location it is today.

With the assistance of TUHF, Ntombi purchased the property in 2017 and began a refurbishment project that was completed a year later.

“Being so strategically located in downtown Bloemfontein at the heart of the Urban Development Zone, this property was a gem at an incredibly attractive price. Situated at the corner of Charles and Hanger Street opposite the Department of Health and next to Sanlam Plaza and China Mall, the opportunity to turn this into beautiful real estate was just too good to pass up on,” says Sithole.

Additionally, given its location, the property provided a great tax incentive and attracted a lot of tenants despite the condition it was in previously.

“To be honest, before we started the refurbishment, the place looked like a dumpster. The previous owner did not perform any upkeep or maintenance. We literally had to start from scratch and put in new tiles, doors, brick walls inside the apartments, burglar proofing, and new bathrooms. The scale of the project was significant,” she adds.

Considering this was the first project TUHF would undertake in Bloemfontein, Sithole was motivated to prove the potential of Irene Court.

“As this was a brownfield initiative in the city, we had to establish relationships with builders and other stakeholders to ensure its success. The scope of the refurbishment presented us with many challenges and the first contractor really did not provide any assistance. I had to take over and invested R200 000 from my own funds to supplement the R4,6-million funding from TUHF and the Intuthukho Fund.” However, Sithole says that TUHF really came to the rescue and was more than a funding partner on the project. “They helped me refinance the property to be able to finish it and walk with us throughout the process, and provided invaluable assistance. Paul Jackson in particular was an incredible mentor and it has been amazing to work with TUHF throughout the project.”

Today, she says it is an honour and a privilege to know that people are living in a decent place. “From what it was to what the building is today required a major leap of faith. Fortunately, the equity growth has been marvellous and the support we received from TUHF throughout means we were never alone in this project. Yes, it was hard work and we went through difficult times, but the continued 100% tenancy rate of Irene Court makes it all worthwhile in the end,” concludes Ntombi.

### Facts:

- Location: Corner of Charles and Hammer Streets, CBD, Bloemfontein, 9301
- TUHF Product: Irene Court
- Original configuration: Dilapidated apartment building
- Configuration upon completion: Rejuvenated apartment building featuring 11 one-bedroom flatlets and four two-bedroom units ■





## Technicrete Pavers And Kerbs Installed At New Olifantsfontein Fire Station

The new multi-million-rand Olifantsfontein Fire Station that commenced construction in late 2019 has a most impressive forecourt paved by Technicrete Double Zig Zag (DZZ) pavers and Fig3 kerbs. The fire station, which is being built by the City of Ekurhuleni, will replace the old fire station that was built in the 1940s.

Fire station forecourts need durable paving due to the heavy load of fire engine and emergency vehicle traffic. The new Olifantsfontein Fire Station will have housing and forecourt space for five fire trucks, three ambulances and a helipad, making the choice of paver for the station an important factor.

Technicrete Sales Consultant, Luan van der Berg, said: "Our DZZ pavers are particularly suitable for forecourts and industrial areas that will have regular usage by heavy load vehicles travelling upon them, such as the Olifantsfontein Fire Station and their large heavy-laden fire trucks. It is an economical paver, but still gives the project an impressive forecourt appearance and our Fig 3 kerbs added the finishing touch".

Pmash Project Management's Site Agent, Zikhona Lukani, commented: "We wanted a manufacturer and supplier of pavers for this project that would not only offer a reliable delivery of the pavers, but who had solid experience in assisting in the choice of paver for this distinctive application. The pavers we required needed to be able to withstand the harsh and frequent traffic load that a fire station has. We found these elements with Technicrete, which always met delivery scheduling and offered sound technical assistance."

Between February and March 2020, Technicrete supplied 4400 m<sup>2</sup> of grey 80mm DZZ, 1807 m<sup>2</sup> of grey 60mm DZZ and 1000m of Fig 3 kerbs to the Olifantsfontein Fire Station project. "One of the perks of being nearby and

having a manufacturing plant that always meets orders is what enabled us to meet the deadlines required by Pmash Project Management," said van der Berg.

Technicrete's DZZ pavers are available in a variety of colour tones and sizes. Apart from fire station forecourts, they are ideally suited, due to their durability and longevity to domestic driveways, municipal parking areas, pedestrian pavements, pathways and commercial developments. Petrol station forecourts, industrial and factory roads, suburban streets, heavy duty loading bays, platforms and industrial areas used by forklifts and other yellow metal equipment.

Technicrete is a certificated member of the Concrete Manufacturers Association and has been involved in a variety of local government infrastructure projects as well as private and commercial developments. Technicrete and Rocla are part of the Infrastructure Specialist Group of companies (ISG). ■





## Divercity's Jewel City redevelopment in Maboneng, Johannesburg, has launched

**A** new space has been added to the celebrated Maboneng precinct in the Johannesburg CBD. The major R1,8-billion Jewel City redevelopment is a massive new extension of Maboneng, which adds a completely new dimension to this immensely popular and vibrant area, and expands what is very possibly Johannesburg's best-located integrated lifestyle space.

Divercity Urban Property Fund, which is renewing and re-energising the country's urban centres with its unique focus on inner-city precinct development, has completed the first phase of Jewel City in a two-year development programme.

Backed by the experience of some of South Africa's leading property investors and developers, Divercity's major shareholders and stakeholders are Atterbury and Ithemba, with cornerstone investors RMH Property and Nedbank Property Partners.

Divercity's redevelopment has converted Jewel City into the heart of a thriving, modern neighbourhood, and is reviving inner-city living. It connects to the landmark Arts on Main, and extends across six city blocks, which have been closed for decades and previously housed Joburg's precious metals and diamond trade, towards Divercity's redeveloped iconic Absa Towers Main.

The mixed-use Jewel City includes 2 700 apartments, which are enjoying exceptionally high levels of take-up, as well as 20 000m<sup>2</sup> of commercial space. Its retail space is already fully let, and its offices are increasingly attracting businesses to the area which benefits from immediate access to all the amenities that employees value most.

A mid-city Melrose Arch, Maboneng's new Jewel City offers families a safe, amenity rich oasis in which to live, play and enjoy with expansive lawns and play areas, schools, medical facilities, offices, retail, recreation and public art – everything and more needed for a quality daily living.

Tebogo Mogashoa, Chairman of Divercity, remarks, "The reaction to Jewel City has been phenomenal. People naturally gravitate to spaces that are safe, beautiful and fundamentally good places to be. This is a great place that benefits from infrastructure and community, and we are thrilled that we were able to see its potential and redevelop



Carel Kleynhans, CEO, Divercity Urban Property Fund

this gem to make it a safe and wholesome for families, and full of amenities and job opportunities."

The fully-let retail space at Jewel City has attracted major brands including Shoprite, Clicks, Pep, Afrodite Hair and Salon, Roots Butchery and Grill, McDonalds, and Chicken Licken as well as a Capitec Bank branch, the primary healthcare of Jewel City Medical Centre and the fun of Five's Futbol five-aside soccer fields.

Between all this is vibrant public space, an integral ingredient in any inclusive world-class live, work, play precinct. It is also fully pedestrianised with a people-friendly walkway along Fox street. Its pedestrian walkways integrate it fully into the Maboneng precinct. Eight massive murals by local artists adorn the walls of each of the eight buildings that make up Jewel City.

Divercity's assets now stand at over R3-billion. But Divercity doesn't only to invest in and develop exceptional precincts, it also manages them – both the buildings and the public spaces between them – to the highest standards.

In the case of Jewel City, Divercity has worked closely with the City of Johannesburg in regard to cleaning and security in the precinct and its surrounds. By collaborating with the city, Divercity's leading urban management solutions have the ability to catalyse superbly managed urban areas for the city. ■

# Energy Efficiency Is Watchword in HVAC

The surge in new data centres being built in South African cities like Cape Town and Johannesburg is highlighting the importance of reliability and energy efficiency in air-conditioning systems.

According to Nick Pluck, External Sales Representative from Grundfos, data centres rely on accurate and continuous cooling of their server rooms to ensure optimal uptime and performance from their core systems. As a leader in sustainable water solutions, Grundfos has been providing pumps and controller solutions to local data centres as part of its extensive offering for heating, ventilation and cooling (HVAC) applications.

"Our pumps have long been at the heart of air-conditioning systems for a range of building types," Pluck says. "They ensure accurate and controlled circulation, which is the key to user comfort and system efficiency."

He highlights the leading technology that Grundfos has developed for intelligent control and monitoring of its pumps. While most HVAC applications depend on tried and tested end-suction pump technology, the Grundfos single stage inline pump is a proven alternative in this application.



An insulated installation of Grundfos TP pumps in a cooling application

"Our TP pump solution delivers great efficiency and importantly has a smaller footprint which is a major advantage as well," Pluck says. "The trick is to couple this with the correct motor, controller and variable speed drive to deliver the efficiency, reliability and controllability that today's customer demands."

Pumps affect the performance of other components in a circulation system, so pump selection is vital when designing or maintaining a commercial air-conditioning installation. Data centres are a prime example of how Grundfos products meet the performance requirements of exacting applications, he says.

"With our solutions, you get pumps and pump systems that deliver maximum efficiency with minimum energy consumption," Pluck adds.

The HVAC market is becoming increasingly energy conscious, argues Pluck, especially as electricity prices climb relentlessly. Both for the designers of new buildings



A Grundfos TP single stage inline pump installation on a data centre roof top in Gauteng

and retrofitters of older buildings, the focus is on better efficiencies and energy savings for the end-user.

"This is where Grundfos excels, using premium efficiency motors with high quality drives," he says. "We also ensure the software through which drives communicate with the motor is constantly extending efficiencies for the customer."

Grundfos CUE frequency converters offer speed control for almost any Grundfos pump, regardless of size, power range and application area. As one of the latest speed-controlled pump systems, it is designed for a range of applications including commercial HVAC systems. The converters reduce the system's output when demand drops, by changing the frequency at which the motor runs.

There are also mechanical efficiencies derived from the design and construction of physical elements of Grundfos pumps, from volutes to impellers and bearings.

"By combining mechanical and electrical efficiencies with bespoke controls we are able to deliver a solution that will provide optimum performance, and reliability," Pluck concludes. ■



Grundfos TPE pumps installed in a primary hot water application for multi-story commercial building

# Control Office Hygiene With Door Automation And Touchless Switches

Companies can protect the health of their employees by curtailing the spread of bacteria, germs and viruses like Covid-19 through automating their doors and installing touchless switches. With Maxiflex's range of door automation systems and touchless activators, doors can be opened and closed without requiring any physical contact on door or door handle surfaces. In addition to highly effective hygiene control, these touchless systems, which are suitable for both standard pedestrian, industrial and high-speed doors, also facilitate seamless traffic flow.

In addition to protective measures such as screening everyone who enters the premises including employees, customers, suppliers, contractors and wearing of face masks, regular hand sanitising and maintaining social distancing, another very important hygiene protocol is regular cleaning and sanitising of work areas. "According to the World Health Organisation, 80% of common infections are spread by hands so doors and door handles are therefore particularly high-risk areas for the spread of germs. These surfaces are constantly touched by hands, especially in heavy pedestrian traffic areas and restroom entrances and even regular cleaning and sanitising are not sufficient," says Maxiflex Managing Director, Bram Janssen.

Eliminating the need to touch these surfaces by automating manual door or installing activators is an extremely efficient way of preventing cross contamination. Activators offer excellent options to tailor door control according to different applications and operational procedures. Maxiflex's range of door touchless activators from the globally renowned ASSA ABLOY brand include induction loops, photoelectric barriers, radar motion detectors, infrared detectors, laser scanners and magic switches.

Induction loops, laid in the floor, only react to metal objects and are ideal for detecting moving and stationary vehicles. Photoelectric barriers and radar motion detectors are



able to detect the movement of people and objects. With their high resistance to rain and other interferences, radar motion detectors are extremely flexible high-performance activators.

The magic switch, also known as the touchless switch, offers an innovative clean and hygienic alternative to push buttons, pull switches and other manual actuators. This switch does not require any contact, reacting simply on hand movement to activate the automatic door with a touchless wave. The detection field can be set from 10cm to 50cm. Due to the radar technology, these switches can be installed behind any non-metallic surface.

Another highly effective hygiene control solution from Maxiflex is the company's in-house manufactured automatic PVC sliding doors. Featuring a sleek design and smooth, quiet operation, these touchless, clear barriers ensure safe and efficient traffic flow and environmental control in a wide range of facilities, from industrial warehouses, distribution centres, factories and food processing plants to commercial buildings, laboratories and super markets.

The cost-effective automated PVC sliding doors are fabricated from high quality flexible and eco-friendly PVC sheeting that features a smooth surface that is non-absorbent, impervious, washable, non-toxic, scratch resistant and easy to clean and disinfect. The PVC strip material can also be used to manufacture the sliding doors. Maxiflex PVC strips and sheeting material comply with European food grade regulations and are effective in ambient temperature ranging from -20°C to +50°.

Maxiflex Managing Director, Bram Janssen, advises customers to service and maintain their automatic doors regularly to ensure that they remain in good functioning order for optimal performance. ■





## The Perfect Tool For Crane Planning

**W**hether planning a new factory, plant or warehousing extensions, drawing up architectural plans or designs that accurately reflect crane space requirements will save time, eliminate cost wastage whilst enhancing productivity and safety.

Architects, industrial designers and metal building manufacturers can now access vast amounts of crane-related data and the Konecranes electronic crane catalogue by using their Crane Planner tool. The embedded and simple online search tool offers a quick source of referencing for correct crane selection, crane space requirements, wheel loads, 3D models and 2D drawings.

“Our simple crane planning tool, Crane Planner, enables designers, particularly architects and metal building manufacturers, to quickly specify their crane requirements, view and compare designs via access to over 1000 pre-design cranes with 2D and 3D drawings,” said Emil Berning, Managing Director.

“We believe the Crane Planner tool offered by Konecranes also functions as an educational tool, in terms of how to minimise total costs and add value through correct crane selection, installation and improved crane handling procedures – all factors that impact positively upon safety, a non-negotiable element of crane usage,” said Berning.

### What Crane Planner offers

Konecranes’ Crane Planner tool has been specifically designed for architectural use, making design, comparison and final blueprints for crane requirements quicker, more thoroughly researched and more cost-effective.

It offers:

- 2D and 3D drawings with wheel loads and build-in dimensions
- Online access to over 1000 pre-design cranes
- Creates unique value by providing technical consultation

- Eliminates down time for building designers
- Creates tighter cooperation between builders and consultants
- Offers a hub with brochures and cross references from similar cases
- Optimises the crane and building process at the same time, making it a win-win for all parties

Berning said: “The application of the crane and associated lifting systems is an element that should receive more focus in the very early stages of the design of suggested building plans. Incorrect space allocation and confined and non-practical operational placement places operators in a possibly unsafe workspace which could have major health and safety consequences. Likewise, the choice of the wrong crane type and associated components has an immediate impact on a company’s return on investment and performance levels. Both of these elements have a direct impact of cost-efficiencies at site.”

“Our Crane Planner is a key tool to ensure that crane planning is accurately researched, giving architects access to all critical information and best in design that is needed to ensure that the resulting crane installation is functional, correctly installed, gives optimised performance and is 100% safety compliant. Metal building manufacturers who need the crane data as a base of the dimensioning of the building will find Crane Planner of particular benefit.

“This online tool is another element of Konecranes’ ongoing investment into technology that enables us to offer high-performance, practical and safe lifting solutions to our customers. It enables us to strengthen our customer relationships through an improved awareness of our services and products and to build upon our reputation as the preferred crane supplier,” concluded Berning.

Crane Planner demonstration video:  
[https://youtu.be/LUwU0F\\_wpQM](https://youtu.be/LUwU0F_wpQM)



## Durable Strip Curtains Are Multi-Purpose

The patented Balledge® design on Apex General Purpose Strip Curtains not only ensures an effective thermal seal, it also makes the locally manufactured product very durable.

Made from specially formulated PVC material that retains its flexibility irrespective of the environment or temperature where the strips are used, Apex General Purpose Strip Curtains have found use in numerous applications across the country.

Wim Dessing, Sales Executive at the company, says the Balledge® is essentially a reinforced edge on the side of each strip and it prevents snagging and scratching of people and foods as they pass through.

“The Balledge® is what provides extended strip life, even after years of use, and because the material is transparent visibility is enhanced making it safe to use for covering doorways and cordoning off areas within a facility,” Dessing says.

Apex General Purpose Strip Curtains are commonly attached to an overhead hanging rail and provide a cost effective and highly efficient means of separating atmospherically critical areas from temperature extremes and environmental pollutants. In addition to their obvious use at entrance and exit points, the industrial PVC strip curtains are also becoming increasingly popular as a means of temporarily partitioning areas within large facilities.

The use of flexible PVC strips in industrial applications was pioneered more than 40 years ago by Apex Strip Curtains & Doors. “An important characteristic of our specially formulated PVC material is that the Apex General Purpose Strip Curtains do not become

brittle with use, which means that they easily outlast inferior products,” Dessing says.

In addition to controlling the influx of hot or cold air, Apex General Purpose Strip Curtains also reduce the dust levels as well as prevent the ingress of birds, rodents and insects. The strip curtains are able to prevent the passage of unwanted contaminants in industries where hygiene and cleanliness are critical, while still permitting the unhindered and safe passage of people and forklift trucks. Additional benefits include the reduction of noise levels from both inside and outside the facility in question.

The strips are available on a metre by metre basis, or as complete installation together with hanging hardware. Apex Strip Curtains & Doors is represented throughout South Africa by a network of agents that also offer technical and installation support. ■





MASTER BUILDERS  
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Corporate members



**Boland**  
Daniël Uys – **Executive Director**  
Tel: 021 863 3330  
E-mail: info@mbaboland.org.za



**East Cape**  
Greg Steele – **Executive Director**  
Tel: 041 365 1835  
E-mail: ecmba@global.co.za



**Free State**  
Francois du Plessis – **Executive Director**  
Tel: 057 352 6269  
E-mail: admin@mbafs.co.za



**MBA North**  
Mohau Mphomela – **Executive Director**  
Tel: 011 805 6611  
E-mail: info@mbanorth.co.za



**KwaZulu-Natal**  
Vikashnee Harbhajan – **Executive Director**  
Tel: 031 266 7070  
E-mail: info@masterbuilders.co.za



**Greater Boland**  
Duane Phillips – **Executive Director**  
Tel: 023 342 6964  
E-mail: mbagb@telkomsa.net



**Northern Cape**  
Christa du Plooy – **Secretary**  
Tel: 053 832 1762  
E-mail: nc\_mba@xsinet.co.za



**Western Cape**  
Allen Bodill – **Executive Director**  
Tel: 021 685 2625  
E-mail: info@mbawc.org.za

AFFILIATE MEMBERS



Association of Architectural Aluminium  
Manufacturers of SA  
Johan J Heyneke – **Director**  
Tel: 011 805 5002  
E-mail: aaamsa@iafrica.com



SA Reinforced Concrete Engineers'  
Association  
Jeff Thomas – **Director**  
Tel: 011 455 6321  
E-mail: sarcea@iafrica.com



SA Refrigeration and Air Conditioning  
Contractors' Association  
Barney Richardson – **Director**  
Tel: 011 622 3890  
E-mail: barney@saracca.co.za

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

# People in Construction



Celeste Margo Le Roux, CEO, React24

## Celeste Margo Le Roux of React24 wins Standard Bank Top Woman Entrepreneur 2020

Celeste Margo Le Roux – CEO and Co-founder at React24 and Co-founder of React Training College – demolished stereotypes in the built environment and construction industry, when on 2 October 2020 she walked away with the prestigious Standard Bank Top Woman Entrepreneur 2020 Award.

The Standard Bank Top Women Awards honour those whose unflinching vision and innovative leadership has positively impacted women in South Africa. In response to the unprecedented global pandemic, the awards were completely virtual, allowing them to reach a bigger audience than ever.

“I am so extremely proud to be a part of these prestigious awards and the reality is that I could not achieve such success on my own,” says Le Roux. “I would like to express how profoundly grateful I am to my amazing team at React24. Our success is because of their hard work, their daily excellence and their dedication to our purpose.”

The Standard Bank Top Women Awards stand as a beacon to all women facing gender discrimination in their industries by bringing the gender agenda to the forefront. The men and women who bravely spoke and shared their knowledge are breaking new ground by praising women’s empathy, resilience, and perseverance and acknowledging that it is these traits that make them phenomenal leaders.

Le Roux says, “This award is a culmination of our diligence at React24 and proof that we are on the right path. It means so much because it reflects what the team has achieved, and it is just as much a celebration of them as it is of me.”

The Standard Bank Top Women Awards are more than a celebration of excellence and inclusivity. In one of the hardest years that South African SMMEs have ever faced, it is a shining reminder of the power that coming together and celebrating the potential we have as a larger community holds.

# Construction Industry Events 2020

Due to ongoing restrictions on public gatherings, some of the events on the list may be affected.



SASFA's Light Steel Frame Building course for building contractors - 4-10 November 2020

## bauma CONEXPO AFRICA

CONEXPO AFRICA - 13-16 October 2021 - Gallagher Convention Centre, Johannesburg



Kenya Virtual Expo - 24-26 November 2020



Nigeria Build Expo - 19-21 May 2021 - Lagos, Nigeria



Coatings For Africa - 2-4 June 2021 - Sandon Convention Centre, Johannesburg



African Construction Expo - 29 July-1 July 2021 - Gallagher Convention Centre, Johannesburg



Cape Construction Expo - 8-9 September 2021 - Cape Town



KZN Construction Expo - 21-22 September 2021 - Durban Convention Centre, Durban

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