

COVERING THE WORLD OF CONSTRUCTION

MARCH 2025

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PUBLICATIONS

# Construction **WORLD**



**dhk Architects:  
From drawing  
boards to digital  
modelling**

**MAJOR SAFETY MILESTONE  
FOR AFRISAM**

**babcock**<sup>TM</sup>

**Volvo Construction Equipment's  
TECHNOLOGICAL LEAP FORWARD  
IN ARTICULATED HAULERS**



LOCAL CEMENT BUILDS



LOCAL ECONOMIES



LOCAL BUSINESSES



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## FEATURES

### 04 Major safety milestone for AfriSam

AfriSam's Construction Materials division marked four years of being LTI free.

### 09 Construction Confidence soars in 2025

Strategic investment in infrastructure predicts a transformative year.

### 11 Stability in civil engineering sector underpins future success

South Africa looks forward to a step-change in infrastructure investment in 2025.

### 20 Jet Demolition completed controlled overnight demolition of Rockdale Road bridge

This project was part of a major upgrade of the N3 highway.

### 22 Concor, with dhk and JAKUPA Consortium forges inclusive community at Conradie Park

A transformative urban vision is taking shape at Conradie Park.

### 28 From drawing boards to digital modelling

dhk Architects reflects on what the firm has evolved to.

### 34 AFGRI Equipment unveils state-of-the-art Gauteng branch

A powerful ally for construction and mining has just opened in Gauteng



## REGULARS

### 04 MARKETPLACE

### 14 ENVIRONMENT AND SUSTAINABILITY

### 20 DEMOLITION

### 22 ARCHITECTS

### 26 SHOPPING MALLS AND OFFICE DEVELOPMENT

## ON THE COVER

On the back of Volvo Construction Equipment's most extensive product portfolio overhaul in decades – which saw over 35% of its range renewed in the past 12 months – the company has introduced a new range of articulated dump trucks (ADTs) to the global market. The range, a complete overhaul of the existing hauler lineup, comprises the already proven A25, A30, A35, A40, A45 and A60 – as well as the introduction of an entirely new class machine, the 45-tonne (t) A50.

**Turn to page 16**



## When will there be a lift in the **CONSTRUCTION INDUSTRY?**

Since last year, sentiment in South Africa has been upbeat. Except for the few times that loadshedding returned, the country and its economy has enjoyed a protracted period of uninterrupted power supply. In addition, there is, especially after the unprecedented postponement of the budget speech, confidence in the government of national unity. The greater collaboration between the public and private sectors and inflation that has been lower in recent times, are also reasons for extra confidence.

However, the stagnant nature of the construction industry has continued for the past decade and there is, despite the signs that there may be a turnaround, little to indicate that the flat-lining industry will creep upwards in the foreseeable future.

In the recent State of the Nation address, President Cyril Ramaphosa outlined how much infrastructure development in South Africa can assist with getting the rampant unemployment rate down, improve the basic living conditions of millions and

announced various grand plans to set the country on a road to growth.

Data shows that the construction industry is half the size of what it was a decade ago. The construction sector's entire supply chain, one of the largest employers in South Africa, is suffering – from quarries, cement production, steel production, specialist contractors and civil engineers to builders. The industry has been resilient on the back of almost no major infrastructure projects. The spurt of growth in the domestic market post Covid, has given way to this market now also being equally as challenged as the industrial building sectors.

Sadly, we have heard it all before – this heralding of infrastructure development as a way to get the masses working, to improve living conditions and for South Africa's development (not just construction) to return to an upwards curve. The difference this time around is that the recent state of the nation address comes on the back of the ANC's support dipping to far below a majority which

forced to governing party to be in a government of national unity. It wants to get the support it lost back, and fixing the country's economy is a sure fire way to do this.

Ramaphosa said that the only way to arrest this decline is to make infrastructure development a strategic priority for government. He mentioned the role of airports, roads, railways, public transit systems, water, energy and telecoms infrastructure in driving such economic growth as this will lead to increased productivity, job creation and improving the delivery of basic services. Details of what this infrastructure development will entail, occupied a major part of his address. Measures include projects in water and sanitation, human settlements, renewable energy, recreational, heritage and maritime infrastructure. Obviously, there is also road rehabilitation, the refurbishing of state-owned buildings, and the upgrading of health facilities.

The industry, as resilient as it is, is waiting with bated breath.

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# MAJOR SAFETY MILESTONE FOR AFRISAM

*Testament to the high levels of health and safety standards maintained across its quarry operations, AfriSam's Construction Materials division marked a four year Lost Time Injury (LTI) Free milestone in October 2024.*

The latest Occupational Health and Safety (OHS) milestone follows hard on the heels of the 2022 and 2023 Top Corporate Performer accolades in the annual ASPASA ISHE Awards. According to Vernon Brown, National Health & Safety Manager Construction Materials at AfriSam, the latest achievement once again demonstrates the company's total commitment to creating a safe environment where every employee returns from work unharmed every day.

For AfriSam, OHS compliance goes beyond simply controlling and preventing the risks inherent in mining activities - it is a comprehensive strategy that seeks to instil a safety culture rooted in active awareness of the importance of safety protocols.

"Within our construction materials business, and the AfriSam organisation at large, there is an understanding that improving health and safety performance is a long term goal that requires sustained effort, resources and commitment," says Brown. "What sets us apart is an executive leadership that shows a genuine and visible commitment to the achievement of a safety culture, treating health and safety as a line management responsibility."

Commenting on some of the key initiatives that contribute to the company's exceptional safety record, Brown makes special mention of the inter-plant safety competition. The main aim of this initiative is to "change the hearts and minds of employees" when it comes to safety.

The inter-plant competition focuses on four key areas - statistics, audits (both internal and external), housekeeping and

continuous improvement. Audits, he says, go beyond just the score and provide a platform to address any shortcomings that might have been pinpointed by the auditor. Meanwhile, good housekeeping - one of the basic pillars of successful health and safety practices - can help prevent accidents such as slips, trips and falls, which are common in quarries and mines.

"Safety leadership, not only at executive level, but also at operations level has been key to our successful OHS performance. Quarry managers are empowered to take initiative in developing their site-level safety interventions. These initiatives are inclusive and speak directly to the people at these operations," says Brown.

Technology, says Brown, has dramatically changed the way the industry operates and its impact on workplace safety is no exception. Over the years, AfriSam has leveraged technological advancements to create a safer work environment.

One area where this is apparent is in trackless mobile machinery where the company is among the first quarrying groups to adopt Proximity Detection Systems (PDS) and Collision Prevention Systems (CPS). This is aimed at eliminating vehicle-to-vehicle and vehicle-to-people interactions.

"As part of our Traffic Management Plans, we have identified areas with significant risk which led to the adoption of PDS/CPS technology. We have currently done a full installation at our Verulam Quarry in KwaZulu-Natal.

"We have also done trials at our Rheeboek Quarry in the Western Cape and we are busy with trials at our Jukskei operation in Gauteng," concludes Brown. ©



# Infrastructure push hinges on maintenance and **ASSET MANAGEMENT TO SUCCEED**

*President Cyril Ramaphosa's commitment to invest R940-billion in infrastructure over the next three years is a decisive step towards economic growth. However, according to enterprise asset management specialist Pragma, the success of this investment hinges on effective maintenance and asset management – areas where South Africa already has proven solutions.*

“**R**amaphosa's commitment to infrastructure investment creates an opportunity to build a more functional and efficient public infrastructure network. But as we've learned from our work across 46 countries, successful infrastructure development isn't just about building new assets – it's about maintaining them effectively,” says Bani Kgosana (**pictured**), Chief Revenue Officer at Pragma.

“The President's State of the Nation address highlighted that many municipalities lack technical skills and aren't reinvesting revenue into infrastructure upkeep. This is precisely where South African innovation and expertise can make a difference.

“We've seen firsthand how proper asset management can transform service delivery. When a large metro's electrical support services implemented our solutions, they achieved a 2 500% increase in operational output. This isn't just about maintaining infrastructure – it's about maximising the return on every rand invested in public assets,” he adds.

The SONA's emphasis on establishing professionally managed utilities for water and electricity services aligns with the successful models Pragma has already implemented. In the healthcare sector, for instance, Pragma's partnership with Tsebo at Albert Luthuli Hospital in KZN demonstrates how public facilities can achieve excellence through proper asset management.

“The President spoke about the positive impact of scheduled maintenance at Eskom, which has led to more than six months without load shedding. This approach can transform water management, healthcare facilities, and other utility services. Pragma has provided solutions for several municipalities. These include financial management, fleet, water and waste asset management solutions that resulted in massive savings, lower environmental risks and significant efficiency gains,” Kgosana explains.

In his speech, President Ramaphosa said, “As we work to reform the public service and build the capability of the state, we will harness technology to transform the way that government works.”

Pragma agrees that technology is transformative. Its experience shows that successful infrastructure management requires three key elements:

- Smart technology deployment through solutions like Pragma's On Key enterprise asset management software
- A network of skilled local contractors who can respond quickly to maintenance needs



- Rigorous tracking and reporting systems that ensure accountability.

The company's approach has already delivered significant savings for public institutions. In one metro's refuse management department, something as simple as proper tyre management saved R10 million annually, while the solid waste department reduced overdue vehicle services by 90%.

“We're calling on municipalities and government institutions to embrace proven South African solutions.

“Let's ensure this historic infrastructure investment delivers lasting value for all South Africans,” concludes. ☺

## **ABOUT PRAGMA**

Pragma is a global leader in enterprise asset management focused on making assets safer to use, longer lasting and more efficient. Pragma empowers businesses across industries to gain a competitive edge and deliver greater value. It harnesses cutting-edge technology, advanced engineering skills, and empirical evidence to enable the optimal management of clients' assets, maintenance staff, and related resources.

The On Key enterprise asset management product suite is at the core of its offering. Trusted by leading multinational companies, this innovative platform accelerates turnaround times, eliminates human error, streamlines contractor management, and stores critical data for informed decision-making. On Key is recognised as one of the top 14 enterprise asset management systems on the Verdantix Green Quadrant.

Pragma's solutions are rooted in data-driven insights and align with the ISO 55001 standard for asset management systems and the GFMAM Asset Management Landscape. The company is actively involved in shaping the emerging ISO 41001 standard for facilities management systems.

Founded in Cape Town in 1990, Pragma has grown into a global organisation with 450+ employees, delivering solutions across Africa, Europe, the Middle East, Asia, and the USA. With a client-centric culture and a reputation for excellence, Pragma continues to drive sustainable asset management for industries worldwide.

Pragma is a level 2 BBBEE contributor and ISO 27001 certified.



# Hollard announces Andrew Coutts AS CEO FOR HOLLARD INSURE

*The Hollard Insurance Company Ltd is pleased to announce the appointment of Andrew Coutts as the Chief Executive Officer of Hollard Insure, the short-term insurance division of South Africa's largest privately owned insurer.*

Coutts, a veteran of over 20 years in the insurance industry, joins Hollard as he succeeds another veteran, Nash Omar, who will be retiring on 30 June 2025. Omar has served Hollard in various capacities for the past 44 years, including as Hollard Insure CEO for more than two years.

"Nash Omar's retirement will mark the end of an incredible chapter for Hollard. He is an insurance professional who is respected and admired by his colleagues and peers, as well as our broker partners and the industry at large. His efforts have undoubtedly been vital to the company's growth," says Hollard Group CEO Willie Lategan.

"As I prepare to retire, I want to thank the Hollard team for an unforgettable 44 years. I'm incredibly proud of what we've accomplished together. I am confident that Andrew will lead Hollard Insure into a great new era. I'm excited about the company's future," says Omar.

Coutts, a chartered accountant by training, has worked in the financial services industry for over 20 years, and has spent many years in leadership positions.

Lategan states, "Andrew Coutts has a strong background

in insurance, making him the right fit for our broker-focused business model.

"We also expect to continue to leverage our local presence and global support from Tokio Marine, while creating innovative solutions for brokers and customers."

"I'm excited to be joining Hollard, where each day offers the opportunity to make a meaningful impact. We can help put someone's life back on track, rebuild businesses, or support new ventures, providing tangible solutions amid uncertainty. Our work in this purpose-driven industry allows us to make a significant difference in the world," says Coutts.

For his part, Coutts is looking forward to being part of Hollard's Group executive team, including Hollard Life Solutions CEO Besa Ruele and Hollard International CEO Pravin Kalpagé.

"The Group's leadership, purpose and values set a very strong foundation and it is a privilege to become a part of the Hollard legacy," he says.

Lategan says that Hollard Insure – a division he also once led – is fortunate to have Coutts as its leader. ☺

## LEADERSHIP CHANGES AT KOMATSU AFRICA

*Komatsu Africa Holdings (KAfH) today announced leadership changes that will take effect on 1 April 2025.*

After a long and illustrious career in Komatsu, President and Managing Director Mike Blom has been appointed as Chairman of the company. Blom joined Komatsu in 1981 and has served as Managing Director of Komatsu since 2008. In 2020, he was appointed as President and Managing Director of KAfH and as a Global Executive Officer of Komatsu Limited, Japan. Succeeding him as Managing Director of Komatsu Africa Holdings (Pty) Ltd, is Wicus Burger. Wicus was previously the Managing Director of Komatsu Namibia and has been working for Komatsu North America for the past 5 years. He has gained valuable knowledge and experience during this time and will add great value to the business in Southern Africa.

Yusuke Shimazaki has been appointed Deputy Managing Director of Komatsu Africa Holdings, effective 1 April 2025. He will play a key role in the transition of the senior leadership roles. Shimazaki has been with KAfH for three years in the role of Director, Corporate Strategy and Business Development, and has extensive experience in Komatsu's mining division in various countries. He looks forward to continuing to work with our customers and supporting our efforts to bring value to our customers in our region. Reflecting on the transition, Blom

said: "Leading Komatsu Africa Holdings has been an incredible journey. I am proud of what we have achieved together and confident that Wicus and Yusuke will steer the company toward further growth and success. The transition process will not have any impact on our customers and our leadership teams will continue to meet the needs of our customers and our business.

"Fostering trust and achieving our common purpose will continue to be at the core of our organization as we build on the strong foundations in place. I look forward to working with our teams, customers, and communities in Southern Africa to make a lasting, positive contribution," said Burger.

These changes are in line with Komatsu's plans to continue to grow and develop to provide customers with solutions for an ever-changing environment and create value together. ☺



*From left: Mike Blom has been appointed as Chairman of the company, Middle: Wicus Burger as Managing Director of Komatsu Africa Holdings, Right: Yusuke Shimazaki, Deputy Managing Director of Komatsu Africa Holdings.*



# IMESA ready to support SONA's public service **OBJECTIVES IN MUNICIPAL ENGINEERING**

*The Institute of Municipal Engineering of Southern Africa (IMESA) congratulates President Cyril Ramaphosa on his recent State of the Nation Address (SONA) delivered on 6 February 2025. IMESA welcomes the announcement of the Medium Term Development Plan, particularly its focus on inclusive growth, job creation, poverty reduction, and the development of a capable, ethical, and professional public service.*

**“A**chieving these objectives will require a government that truly serves the people, with a public sector that is both competent and accountable. This is where IMESA, as the representative body for professional municipal engineers, technologists, and technicians, is well-positioned to assist,” says Geoff Tooley, President of IMESA.

As a key player in municipal engineering, IMESA is already contributing to government's development goals. Many of its members are actively engaged in initiatives such as the Presidential eThekweni Working Group, which is working to revitalise the metro's performance.

## **Empowering municipal engineering professionals**

IMESA's regional branches across South Africa serve as vital networks, connecting technical professionals within municipalities and offering mentorship and guidance. “Many of our young, skilled municipal engineers work in isolation, often as the only technical experts in their municipalities. Without proper support, they can feel overwhelmed by the challenges they face. IMESA provides them with access to experienced municipal engineers who offer valuable insight and networking opportunities,” explains Tooley.

A recurring concern raised by young professionals, particularly in medium to smaller municipalities, is the lack of technically trained leadership. “We often hear of engineering positions being filled by individuals who lack the necessary professional qualifications. Selection panels sometimes do not even include a single professional engineer. This leads to disillusionment among young professionals and contributes to the loss of critical skills in the public sector,” adds Tooley.

## **A call for collaborative action**

IMESA believes that tackling the challenges highlighted in SONA requires a collaborative approach. “We stand ready to work alongside government to achieve our shared objectives. A fresh approach is needed to prioritise the recruitment of technically skilled and experienced professionals,” says Tooley.



*Geoff Tooley, President of IMESA.*

While transformation and addressing historical inequalities remain essential, IMESA cautions against overly rigid equity requirements in infrastructure projects. “A balanced approach is crucial. Municipal engineering vacancies should be filled by appropriately qualified and registered engineers, including those in senior management roles at EXCO level. Experienced engineers are best placed to mentor and advance the careers of young professionals, regardless of race or gender,” Tooley stresses.

Additionally, IMESA urges municipal councils to strike a balance between developing new infrastructure and maintaining existing assets. “There must be effective two-way engagement between finance and engineering departments. IMESA is equipped to facilitate training and capacitate municipal decision-makers to ensure effective budget allocation,” he notes.

## **Upholding ethics and professional standards**

As a voluntary association, IMESA collaborates closely with the Engineering Council of South Africa (ECSA) to uphold ethical and professional standards in the industry. “We support ECSA's Identification of Engineering Work (IDoEW) regulations and the establishment of an Office of the Engineer-General,” says Tooley.

IMESA also works with various government entities, including MISA, CIDB, COGTA, SALGA, and CBE, to address issues such as asset management, financial controls, and contract documentation. “We have actively contributed to the Local Government White Paper and the Public Procurement Act, ensuring that engineering expertise is incorporated into national policy discussions,” Tooley adds.

## **Commitment to development goals**

Looking ahead, IMESA remains fully committed to supporting the government's vision of a South Africa where all citizens have access to basic services and opportunities for prosperity. “Municipal engineers play a crucial role in nation-building, and IMESA will continue to advocate for policies and strategies that promote technical excellence and service delivery,” Tooley concludes. ☉



# THE ROLE OF ANALYTICS AND AI IN FLOOD PREDICTION AND PREPAREDNESS

*An undeniable reality of living in the 21<sup>st</sup> century is that we are increasingly being confronted with changing weather patterns. In densely populated communities, which are common in developing nations as people look for economic opportunities, unforeseen natural phenomena such as flooding can be massively destructive. By Alexander Tikhonov, regional director of SAS Middle East, Turkiye and Africa.*

From extreme heat and severe thunderstorms, to the reality of rising sea levels, and torrential rain, with the flooding it causes, it is becoming more important than ever to be able to deal with the destructive power of nature.

For example, the floods in Kwa-Zulu Natal over the past few years are a stark reminder that the phenomenon of flooding is becoming more frequent. The province was hit by flooding in July 2016, twice in 2017, three times in 2019, again in 2020 and 2022, twice again in 2023, with more occurrences in January and June 2024.

The devastation caused by flooding has been significant, leaving deaths, displacement and immense property damage in its wake. The flood in April 2022 alone caused the deaths of at least 459 people, and displaced more than 40 000 people.

It is not just weather changes that are increasing the risk. Population growth and urbanisation are also exacerbating the threat and making people more vulnerable.

The problem with floods isn't just that they are increasing in frequency, it is also that traditionally they have been unpredictable. Having little to no visibility into factors such as rising river levels or water speed makes it impossible to respond to an impending flood, leaving residents at the mercy of the elements.

That is where analytics and artificial intelligence (AI) can greatly aid us in closing this gap.

While analytics enables us to derive value from a variety of

sources of clean data, AI can help us sift through large volumes of this data at a fraction of the speed possible by human beings. It can also use the data to suggest actions that we may not have arrived at on our own, far more quickly.

Using advanced analytics, we can process data and generate flood forecasts as well as perform risk assessments. Combining this with real-time monitoring, we can leverage AI to continuously monitor flood-prone areas and calculate the possibilities of potential floods.

Much like data, AI and analytics are being used to forecast earthquakes and provide residents with advance warning, so that they respond accordingly, and these technologies can similarly help provide advance warning to those in a flood's path.

Already we have the capability to bring together data from several sources, including weather forecasts, river levels, and historical data. This allows for accurate flood forecasting and early warning services.

Along with IoT enabled sensors, it is now possible to garner a complete picture of the fast-changing flood conditions, such as rainfall, rain rates, soil saturation, topography and elevation, any of which can rapidly change the dynamics of a flood. With the relevant insights at hand, organisations, governments and cities can not only respond to a flood that is in progress, but they can also do proactive planning; implementing mitigation strategies well in advance of a possible natural disaster.

We are already seeing these capabilities in action, from the likes of the SAS D[n]A Factory initiative. A key part of the initiative is enhancing community preparedness by offering insights into how communities can leverage SAS tools to improve their preparedness and better response to flood emergencies.

If there is a silver lining to global climate change, it is that areas like KwaZulu-Natal are not alone in their vulnerability to floods. How other nations are leveraging AI and analytics can serve as successful examples of how the risk of floods can be offset by the right use of technology and offer hope.

For example, the capital of Indonesia, Jakarta, is highly vulnerable to flooding, due to its location - a delta in a lowland area. It also must contend with monsoons and the rising sea level. The city is already protecting itself by using a flood control system that combines sensor data and weather forecasts, and which is integrated into its super-app, JAKI. This has significantly strengthened Jakarta's flood response, while enabling it to reduce the adverse effects of floods.

While the reality is that floods, and other climatological events, are a near certainty in today's world, the silver lining is that we do have technology at hand to help better prepare for these events. Climate change is undeniable, but with the right tools, we can save lives. ☉





# CONSTRUCTION CONFIDENCE SOARS IN 2025

*Long burdened by economic uncertainties, rising costs, and regulatory constrictions, the Middle Eastern and African construction industries have faced their share of challenges, with South Africa experiencing the additional threat of construction mafias. Yet the tides are turning, and a newfound sense of confidence, buoyed by strategic investments in infrastructure, technology, and sustainability, is setting the stage for a transformative year.*



Peter Damhuis, Vice President of RIB Software.

This promising outlook is reinforced by RIB Software's 2025 Industry Outlook Survey, which reveals a wave of optimism in the construction sector. With 97,6% of respondents anticipating revenue growth and a robust project pipeline, the construction industry is poised to capitalise on new opportunities in the coming year.

## Optimism fuels growth projections

Peter Damhuis, Vice President of RIB Software, explains that the survey demonstrates the remarkable resilience and adaptability of the construction sector, adding that beyond optimism, there is a focused commitment to leveraging technology and innovation to navigate challenges and seize growth opportunities.

"It's fantastic to see such optimism from our 251 survey respondents, with 98% predicting increased revenue and project activity in 2025," says Damhuis.

The building sector, representing 28% of respondents, and civil contracting at 26%, are leading the charge. General contractors, accounting for 18%, also show strong confidence. Here, the majority of participants project a revenue increase of at least 5%, with nearly 39% anticipating growth exceeding 15%. The optimism extends to project pipelines, with over 97% expecting expansion.

## Drivers behind the surge

The surge in growth is fueled by several factors. Increased government-led infrastructure spending, identified by 30,6% of respondents, creates substantial opportunities for civil and general contractors, while expanded private sector work, cited by 42,6% of respondents, pushes the building sector to scale up its operations.

Furthermore, private funding via Public-Private Partnerships (PPPs) accelerates project launches and enables innovative solutions. Sustainability also plays a key role, with 40,6% of

respondents embedding environmentally conscious practices into their strategies to align with global environmental goals.

## Overcoming industry challenges

Despite this optimism, the industry continues to face challenges such as attracting and retaining qualified individuals. These were a concern for 31% of respondents, and rising input costs were noted by 34.2% of respondents.

"Apart from the majority of respondents suggesting that two of the biggest risks are rising costs due to global unrest and construction mafias in South Africa, 15% of participants highlighted regulatory complexities and power-generation constraints as risks," explains Damhuis. "However, more than 58% of respondents highlighted digital transformation as the top of their strategic agendas for 2025 - a key initiative to address hurdles while leveraging advanced technologies to mitigate risks and enhance efficiency."

## The role of technology and sustainability

The survey data underscores the industry's focus on adopting digital solutions to maintain a competitive edge. A significant proportion of respondents plan to use BIM (Building Information Modelling) for enhanced design and cost estimations, falling into the top 10 priorities for deployment in 2025.

Cloud and real-time collaboration technologies are seen as essential tools for 2025, driving greater integration and efficiency across projects. Moreover, digital transformation strategies, selected by 58,1% of respondents, are shaping the future of construction practices. Sustainability efforts are further reinforced by 137 companies implementing carbon-reduction strategies, with 74% reporting progress in reducing their carbon footprints over the past year.

## A promising year ahead

The survey reveals that firms are planning significant investments in technology and expansion. About 61,3% of respondents expect to increase their IT budgets for 2025, emphasising a commitment to innovation. The diversification of offerings and geographic expansion are strategic initiatives for 46,6% and 35,8% of respondents, respectively. The industry is also prioritising safety, with 35,4% of participants highlighting it as a critical focus area.

"With technology, innovation, and collaboration redefining the construction landscape, the construction industry is set to experience a transformative 2025. The convergence of strategic investments, a focus on sustainability, and the adoption of cutting-edge digital tools signal a year in which the sector will not only recover but thrive. Firms that embrace these opportunities are positioned to lead the way in shaping the future of construction, making 2025 a milestone year for growth and progress," concludes Damhuis. ©



# How construction could gain top **EMPLOYER STATUS IN 2025**



*Government's commitment to re-energising infrastructure development, and attracting vast amounts of new investments into the industry in 2025 has the potential to once again grant the sector top employer status. This, in turn, would enable the construction sector to play a vital role in addressing the country's staggering 45,5% youth unemployment rate by creating thousands of jobs for lower-skilled workers. But achieving this goal will require learning from and breaking the patterns of the past to ensure that job creation remains sustainable rather than short-lived.*

**By Roelof van den Berg, CEO of Gap Infrastructure Corporation.**

Construction is one of the few leading industries uniquely positioned to bring about real change for the countless lower-skilled workers struggling every day to get by, and to create better lives for themselves and their families. It has the potential to take workers from any background, level of education, and professional proficiency, and upskill them into higher salary positions with stable employment prospect.

The industry has proven its ability to do exactly this in past decades but has faced considerable challenges tied to the cyclical nature of infrastructure employment booms and busts. Overcoming this cycle is the key to stabilising the country's economy and delivering on the promise to improve lives, especially for the youth.

## Escaping unstable employment cycles

One of the country's major structural economic weaknesses is that for decades, employment growth has centred around higher-skilled service industries such as IT and finance, with both the public and private sectors seeking to tap into global economic and technological advancements. While vital in their own right, these 'office jobs' don't address the immediate need to absorb the large number of South African citizens – particularly youth – who do not possess qualifications or significant work experience.

In contrast, construction has consistently demonstrated its ability to be a leading employer, with a unique ability to absorb large numbers of semi-skilled and low-skilled workers. This represents an especially critical advantage in a country where, according to Statistics South Africa, over 70% of South Africans only have matric or less.

During past construction boom phases, we've witnessed the industry's capacity to boost employment among desperately underemployed groups and communities. Take, for example, the effect on the labour market brought on by substantial investments into South African infrastructure in the lead-up to the 2010 FIFA World Cup more than a decade ago. The large labour requirements needed to build and upgrade stadiums, highways, and public transport systems briefly fuelled thousands of new jobs among semi-skilled and low-skilled workers.

Likewise, construction of the Medupi and Kusile power stations, which began in 2007, and Gauteng's large-scale housing initiatives, including the Mega Housing Projects plan implemented in the mid-2010s, provided substantial

employment opportunities throughout the projects' lifespans.

However, since then, we have seen an unfortunate withdrawal of sector-wide investments, coupled with major unforeseen setbacks such as the onset of the Covid-19 pandemic and its associated lockdowns, and various international conflicts disrupting construction supply chains. In the wake of this, too many South Africans have been left without jobs.

As such, government's commitment to rolling out mass infrastructure and turn South Africa into a 'construction site' represents a key opportunity to address unemployment in 2025. Given the sector's proven ability to hire and train workers without prior experience, this will provide immediate employment opportunities.

But while mega-projects could further boost employment, it will also require a steady approach to ensure future sector growth and job creation.

## Preparing for an employment boom and future stability

To overcome patterns of the past and transform construction into a sustainable, more stable employer, we first need to simply see the launch and swift implementation of large-scale infrastructure projects. Both government and private sector partners within the construction industry must work together towards cutting through the red tape and administrative delays that slow down project allocation, allowing contractors to begin the work sooner rather than later.

Secondly, the private sector must take pointed steps to invest in continuous skills development and apprenticeships that align with construction and infrastructure development trends, and address skills gaps.

Finally, emphasis must be placed on establishing clear pathways from entry-level positions to skilled trades in high-demand areas, cultivating artisans such as electricians, plumbers, and carpenters. These positions are consistently in high-demand, and will provide more workers with stable future incomes.

Ultimately, a forward-thinking approach, supported by direct investment and intelligent policy reforms, can once again make construction a top driver of employment in South Africa. In 2025, the country's renewed focus on big-ticket infrastructure projects and housing developments may well be the key to alleviating both unemployment and youth joblessness. ☉

# Stability in civil engineering sector **UNDERPINS FUTURE SUCCESS**

*South Africa looks forward to a step-change in infrastructure investment in 2025, which will build on nearly ten years of industrial relations stability in the civil engineering sector.*

It has been a lean decade for the country's civil engineering contractors and their employees, but formal agreements and regular engagement between stakeholders have held the industry together, explains Lindie Fourie, Operations Manager at the Bargaining Council for the Civil Engineering Industry (BCCEI). The year ahead looks much more promising, with over R320-billion currently planned for public infrastructure projects alone.

"The industry's employer's organisations, trade unions and their respective members are looking forward to responding to these national priorities, having maintained a stable industry that clients can confidently entrust with large and complex projects," says Fourie. "The fact is that – despite difficult economic times for the sector – there have been back-to-back collective agreements and no industry strikes for nearly a decade."

This achievement was borne out of continuous engagement between the parties, facilitated by the BCCEI, which focused not only on wages and working conditions but on various factors that would enhance the industry's inclusivity and performance.

"The parties had the foresight to include 'peace clauses' in their agreements, for instance," she explains. "This means that there can be no strikes or lock-outs in support of anything that is covered in the collective agreements."

Commitments like these send a clear and positive message to clients and investors, paving the way for the smooth roll-out of projects into the coming years. The resulting stability helps to mitigate project risk by ensuring that all parties are working to a constructive set of agreed guidelines.

"It also helps clients and contractors to plan more accurately for the financial requirements of each project," she says. "When projects can be cost effectively priced, and delivered on-budget and on-time, this means that government and tax-payers are getting the best possible value for money on infrastructural investments that build the economy and broaden opportunities for all."

A core role of the BCCEI is to facilitate the negotiations of collective agreements between civil engineering companies' employers' organisations and trade unions, while involving other key industry stakeholders such as the Department of Employment and Labour. However, Fourie emphasises that the council is a valuable platform for any concerns that parties need to raise.

"The BCCEI is there for the industry, so it is important for all companies in the sector to register, participate and give their input and feedback," she says. "There will be engagements and negotiations again this year, and this is a great



**Lindie Fourie, Operations Manager at the Bargaining Council for the Civil Engineering Industry (BCCEI).**

opportunity for stakeholders to influence the direction of their industry."

She pointed to the challenges that members encountered with the construction mafia, and how the BCCEI helped to raise awareness of this issue and work towards collaborative solutions. Other pressing topics include training, health and safety and contractual obligations – which the BCCEI is often able to take forward by engaging relevant agencies and organisations. ☺





# AECOM professionals lead the way in **EMPOWERING WOMEN IN STEM**

*The International Day of Women and Girls in Science, observed annually on 11 February, highlights the vital contributions of women in STEM (Science, Technology, Engineering and Mathematics). As we mark the 10<sup>th</sup> anniversary of this important initiative, globally trusted infrastructure consulting firm AECOM proudly showcases three remarkable professionals who are shaping the future of engineering.*



*From left: Erika Braune, Stormwater Engineer at AECOM's Cape Town office, Middle: Marique Grobbelaar, Quantity Surveyor in AECOM's PCC team, Right: Naledi Ramorobi, Civil Engineer in AECOM's infrastructure design team.*

accomplishment for the industry, which has traditionally been male dominated. The more women become involved, the greater the opportunities to rise into management positions," she notes. She encourages young women to pursue STEM careers, stressing the importance of passion as a driving force for success.

## **Naledi Ramorobi: Civil Engineering Technologist and Wellbeing Ambassador**

Working in AECOM's infrastructure design team, Naledi thrives on solving complex engineering problems. With a background at eThekweni Municipality, she joined AECOM two years ago, seeking greater professional stimulation and growth.

Her approach to civil engineering is deeply rooted in its societal impact. "Civil engineering saves more lives than healthcare because, without infrastructure, essential services would not function. That realisation was a lightbulb moment for me," she shares.

Ramorobi is also a strong advocate for STEM education. Having attended a non-profit STEM-focused weekend school in Pietermaritzburg, she understands the transformative power of early exposure to engineering. At AECOM, she actively supports job shadowing initiatives for high school girls, inspiring them to pursue careers in engineering. "Seeing their excitement and knowing that in five years, some of them might be working alongside us is incredibly rewarding," she says.

## **Marique Grobbelaar: Building a Career in Quantity Surveying**

A professional Quantity Surveyor (QS) in AECOM's PCC team, Marique brings over a decade of experience in South Africa's construction industry. Having transitioned to AECOM 11 months ago, she embraces the challenge of working with international standards while managing project finances to ensure efficiency and value.

Coming from a civil engineering family, Grobbelaar developed a passion for combining finance with construction. "Managing the financial side is critical to the success of any project, making my role very dynamic," she explains. Her work involves balancing budgets, value engineering and securing the best project value, an essential yet often underappreciated aspect of engineering projects.

Grobbelaar is particularly proud to be part of a predominantly female QS team at AECOM. "It is a big

## **Erika Braune: Engineering Sustainable Stormwater Solutions**

A stormwater engineer at AECOM's Cape Town office, Erika specialises in flood and drought management. Having completed a Master's degree and worked with multiple engineering consultancies, she now applies her expertise to international and local projects.

Erika's passion for water engineering was ignited by her father, also a stormwater engineer. Initially working in drought management in the Western Cape, she later transitioned to flood control. "I went from dealing with water scarcity to managing excess water, which has been an interesting shift," she says.

Given the increasing global and local challenges of water management, stormwater engineering is a critical field. "AECOM's deep expertise in water engineering provides an incredible environment to grow and make a real impact," notes Braune.

## **Encouraging the Next Generation of Women in STEM**

All three professionals agree that fostering early interest in STEM careers is essential. Naledi highlights the need for accessible STEM programmes in schools, while Marique points to the importance of representation and mentorship. "If young women see more of us in these roles, they will believe they can achieve it too," she states.

Erika adds that companies like AECOM play a crucial role in supporting gender diversity in STEM fields. "Creating opportunities for young women to explore engineering careers through mentorship, job shadowing and inclusive work environments makes all the difference," she concludes.

As we celebrate the International Day of Women and Girls in Science, AECOM remains committed to fostering an inclusive and empowering space for women in engineering. Through the achievements of these three exceptional women, we see firsthand the invaluable contributions of women in STEM and the promising future that lies ahead. ☺

# NEW LEADERSHIP FOR CONSTRUCTION INDUSTRY BODY

*Nolubabalo Tsolo has been appointed as the new Executive Director of the Association of South African Quantity Surveyors (ASAQS). Tsolo, a Professional Quantity Surveyor (PrQS), has over 17 years of experience in the construction industry in both the private and public sectors and has worked on diverse construction projects.*



The search for a new Executive Director was triggered by the retirement of Karl Trusler who served as ED from 1 September 2022 after seven years serving as the Association's EduTech Director.

"The appointment of Tsolo as Executive Director of the ASAQS comes at the right time in the Association's 116-year history," says Trusler. "Current political, social and economic conditions call for a new brand of leadership to navigate the challenges and create new solutions. Due to her qualifications, demonstrated work experience, a strong sense of responsibility, a light-hearted sense of humour – and youth on her side – the future of ASAQS is in good hands."

According to Mosha Senyolo, President of the ASAQS, the recruitment and selection process followed several rigorous stages, including a thorough assessment of the top three candidates in terms of their qualifications, work experience, leadership vision, and alignment with the ASAQS mission.

"The successful candidate was selected based on her qualifications, extensive knowledge and experience, including her forward-looking vision for the profession," explains Senyolo. "The appointment of Tsolo as Executive Director underscores the ASAQS's dedication to addressing the pressing challenges of the construction sector and shaping a sustainable, future-ready built environment."

In her previous role as Chief Quantity Surveyor at the Department of Infrastructure Development, Tsolo managed operational capital project portfolios, ensuring efficient

cash flow management and overseeing human resources development. She also managed subordinates' performance and implemented knowledge-sharing initiatives.

Having served as both a client and a service provider in the construction sector, Tsolo has a comprehensive understanding of the sector's challenges and opportunities in both government and corporate contexts. Her current pursuit of an MBA from Wits Business School is set to enhance her business acumen, operational efficiency, and leadership capabilities, equipping her to address both internal organisational needs and external stakeholder demands effectively. In addition, Tsolo's experience as a part-time lecturer further enables her to bridge the gap between higher education and industry, fostering a future-focused and evolving quantity surveying profession.

"I plan to leverage the strong foundation already laid by the Association and the work done by my predecessors thus far while ensuring we remain relevant in a continuously changing industry," says Tsolo. "My vision for the ASAQS's future is to establish it as a prominent voice and resource within the built environment, championing the value and skill set that quantity surveyors contribute to the field, all while promoting a culture of innovation and ongoing professional growth."

"By balancing innovation with respect for the profession's heritage, we can equip our members for a dynamic future while maintaining the core values that lend ASAQS and the quantity surveying profession its esteemed reputation." ©



# Ground Zero for innovation in **WATER RE-USE AND RECYCLING**

*As Cape Town prepares for a major water re-use and recycling conference in March 2025 (at the time of writing), the City demonstrates to the world that it is ready to assume leadership in this critical and rapidly-evolving sector.*

Cape Town's approach to Day Zero water supply in early 2018 created shock waves around the world. It was at the time widely recognised that this might be the first time globally that a vast, modern metro region was in serious danger of running out of its most critical resource: water for drinking, food preparation, sanitation, healthcare, recreation, industry, and agriculture.

In response to the crisis, the City of Cape Town developed a water strategy based on the understanding that water security would have to become everybody's responsibility and that everybody's relationship with water would have to change going forward. The Strategy encompasses five commitments that inform safe access to water and sanitation for all; the management of water use; building additional resources; shared benefits and managed risks; and finally a slow transition towards a water-sensitive city.

As the example of Cape Town shows, and as water crises hit other major cities, it's becoming clear that existing means of water storage and delivery will not be enough to provide for a rapidly urbanising population in an increasingly uncertain climate. "Depending on surface water resources and water from further and further away is not the solution," says Jay Bhagwan of the International Water Association (IWA). "The example of many other cities in the world that have transitioned to re-use offers us hope that the path of water re-use and reclamation is now going to be part of our future."

One such city is Singapore, where the Changi Water Reclamation Plant has the capacity to treat up to 900 million litres of wastewater daily – roughly equivalent to the water held by 350 Olympic swimming pools. "It's time for Africa to step up," says Bhagwan. "And the shining example, and the benchmark for what is possible, is Windhoek." In the early 1960s, Windhoek became the first city in the world to produce purified drinking water directly from sewage water. Currently, its New Goreangab Wastewater Reclamation Plant (NGWRP) produces up to 25 000 kilolitres of drinking water every day - up to 35% of the city's consumption.

Now, Cape Town is set to assume global leadership in the sector. At about 60% of the cost of both desalination and groundwater from the Cape Flats aquifer, water re-use is an affordable supplement to both, and has less environmental impact than desalination and other surface water options. The City of Cape Town is pursuing water reuse

as an important part of the diversified mix of new water sources for a more secure water future, and a demonstration plant has consistently been producing water of a very high quality.

A permanent reuse scheme, the Faure New Water Scheme, is being planned and designed – one of the largest such facilities globally. "Under the Cape Town Water Strategy, we've looked at increasing our supply by about 300 megalitres per day by 2030, of which water reuse features quite significantly," says Michael Killick, Cape Town's director for Bulk Services, Water and Sanitation. "The Faure New scheme will provide about 70 megalitres per day in its initial phase, and this will increase to 100 megalitres per day ultimately."

It's appropriate, then, that the 14 IWA International Conference on Water Reclamation and Re-use is being held in Cape Town. The event, scheduled for March 2025, brings the world's leading experts together with private sector and government to share the latest science, technology and best practice in the areas of water re-use and recycling.

The IWA is an open platform for innovators and adopters of new technologies and approaches to bounce ideas and approaches off each other. IWA programmes develop research and projects focused on solutions for water and wastewater management, placing water on the global political agenda to influence regulation and policy making.

"In a changing climate and a rapidly urbanising world, we know that the challenges facing water provision to cities are vast," says Jay Bhagwan. "But we also know that we can tackle these challenges by working together – with people and organizations in our townships and suburbs, and with the wider international water re-use community."◎



Jay Bhagwan of the International Water Association (IWA).

# Enel Green Power: celebrating a decade of **SUSTAINABLE ENERGY INNOVATION IN SA**

*Enel Green Power has made significant strides in Africa over the past decade, particularly in South Africa. The company entered the market over 10 years ago, after the introduction of the REIPPP Programme, and established a local office. Since then, it has developed, constructed and is operating over 1,2 GW of renewable capacity, which accounts for 20% of the country's renewable energy capacity.*

**R**enewable Energy is a crucial player in climate change mitigation. Enel Green Power's initiatives position renewable energy not just as a source of electricity but as a central element in a strategy aimed at battling climate change and promoting sustainability.

Enel contributes to power-generation in South Africa both tangibly and intangibly. Its renewable capacity helps reduce the carbon footprint and lowers electricity costs. The company has developed local skills and offers sustainable, innovative solutions for business, such as bespoke power purchase agreements (PPAs) for private customers in the commercial and industrial market.

The company is currently constructing the 330-MW Impofu wind project cluster in the Eastern Cape, set to connect to the grid in 2026. Beyond South Africa, the company has developed and operates the 35-MW Ngonye solar project in Zambia.

Enel is also committed to creating shared value for local communities in South Africa, investing approximately R4,5-billion into various projects. These initiatives focus on enterprise development and upskilling to create sustainable businesses that benefit the community economically and enhance the wellbeing of each community member.

"Creating shared value with local communities is paramount," says Manuele Battisti Enel's Country Manager for Southern Africa. "We are dedicated to ensuring that our projects create opportunities for growth and development."

EGP actively supports a range of community activities to reinforce this commitment, fostering a collaborative approach towards sustainable development. These include but are not limited to the following:

**Bursary Programme:** This initiative provides financial aid to gifted students from host communities, with 41 recipients currently enrolled in various educational institutions. Notably, 58% of the recipients are women, and some are completing internships.

**Covid-19 Pandemic Awareness Programme:** Launched

during the pandemic, this programme aimed to raise awareness of the effects of Covid-19 on gender-based violence, HIV/AIDS, and TB, particularly in vulnerable communities.

#### **Healthcare Wellness**

**Centre:** Enel established a centre that offers disease prevention, health maintenance, counselling, and treatment, with 68% of beneficiaries being women, enhancing healthcare access in host communities.

#### **After-school**

**Programme (ASP):** This programme focuses on positive child development by providing a safe environment for children to nurture their social, emotional, cognitive, and academic skills through fun, play-based learning and nutritious meals.

Overall, Enel's CSV (Creating Shared Value) initiatives are designed to empower individuals and promote wellbeing within the communities it serves.

Enel's focus remains on driving the energy transition, supporting the growing renewable energy landscape, emphasising the importance of value-creation and leveraging partnerships to enhance investment deployment.

Over the next decade, Enel Green Power South Africa plans to double its operational capacity, targeting an additional 1.2 GW by 2027 and continuing with investments in wind and solar energy, alongside battery storage systems.

The organisation recognises the critical role of renewable energy in addressing climate change, focusing on generating electricity with minimal carbon footprint and promoting electrification of consumption as its strategy.

"Linking renewable generation with efficient energy use is essential for minimising our carbon footprint," says Battisti. "Our ongoing efforts to promote energy efficiency and reduce overall consumption underscore our commitment to mitigating the impacts of climate change."

In closing, Battisti added, "We are grateful for the continued support of our stakeholders and communities. As we navigate the future, we remain resolute in our mission to harness renewable energy as a catalyst for positive change." ©



**Manuele Battisti, Enel's Country Manager for Southern Africa.**





## TECHNOLOGICAL LEAP FORWARD IN ARTICULATED HAULERS

*Following the recent global launch of the new seven-model lineup of Volvo articulated haulers, Babcock will roll out the first units in Southern Africa by mid-2025. Designed to meet the modern-day needs for connected solutions, productivity, efficiency and sustainability, the new range represents a major technological leap forward in articulated haulers.*

On the back of Volvo Construction Equipment's most extensive product portfolio overhaul in decades – which saw over 35% of its range renewed in the past 12 months – the company has introduced a new range of articulated dump trucks (ADTs) to the global market. The range, a complete overhaul of the existing hauler lineup, comprises the already proven A25, A30, A35, A40, A45 and A60 – as well as the introduction of an entirely new class machine, the 45-tonne (t) A50.

In a staged rollout approach, Babcock, the sole distributor of the full range of Volvo CE equipment in Southern Africa, will initially introduce the A35, A40, A45 and the all-new A50 in the

near future (estimated arrival May/June 2025), before rolling out the A30 and the A60 at a later stage (dates to be confirmed).

"We are excited about the imminent launch of the new line of Volvo articulated haulers in our market. The range – which delivers key innovations such as a new electronic system, an upgraded cab for unparalleled operator comfort and safety, and an in-house-developed Volvo transmission designed to adapt to future drivetrains – will further strengthen our market leadership in the ADT segment in southern Africa. It also broadens our model lineup to cover even more applications – particularly with the introduction of the all-new A50," says David Vaughan, MD of Babcock's Equipment business.





Ahead of the official local launch, Vaughan says Babcock has already stocked up all the necessary parts for the new models. In the next few months, the company will focus on staff training to equip both its sales and technical workforces with the necessary product knowledge. Staff training before the launch of a new product ensures that they have the necessary knowledge and confidence to effectively sell, market and support the product, leading to a smoother launch and increased customer satisfaction.

### Efficiency to the fore

With an array of innovative features, the new Volvo range casts a special design focus on efficiency. In fact, the updated models mark a significant technological leap forward thanks to features such as a new electronic system and a new, in-house Volvo-developed transmission, delivering fuel efficiency improvements of up to 15%, depending on model and application.

“The new Volvo transmission – which is designed for the new A45 and A50 – is one of the major talking points on the new range,” says Lance Mannix, GM Sales at Babcock’s Equipment division. “Working in harmony with the rest of the drivetrain, the new transmission delivers improved fuel efficiency – a major benefit for quarrying, mining and construction customers seeking to reduce their total cost of ownership.”

With its ability to identify and remember any slippery road

segments, the Volvo drivetrain with Terrain Memory ensures greater fuel efficiency without compromising on power. Automatic drive combinations, with 100% differential locks and all-terrain bogie and hydro-mechanical steering, also combine to provide unmatched traction, stability and precision control.

### Operator comfort

When investing in mission-critical equipment such as articulated haulers, mines, quarries and their construction counterparts place value on several things, and one of the most important considerations is operator comfort. Operators spend extended periods of time in these trucks and ensuring their comfort is essential for both employee wellbeing and productivity. With that in mind, Volvo CE placed a major focus on both intuitive operation and operator comfort when designing the new range.

The new cab adopts a modern styling, giving it an automotive feel. Operators stay ‘in the know’ of all the essential machine parameters, thanks to the in-cab information conveniently displayed on just two screens. The interactive, integrated Volvo Co-Pilot display offers easy control over essential functions such as media, camera settings, climate control and machine status. This is combined with the dynamic instrument cluster positioned in front of the steering wheel, which provides essential vehicle data at a glance.

Visibility is improved significantly thanks to redesigned cab panels and wider wiper coverage, resulting in a field of vision that exceeds traditional industry standards. Optional front and rear cameras, as well as a standard entrance camera – all of which are managed via Volvo Co-Pilot – further enhance visibility.

Entering and exiting the cab is made simple and safe due to a repositioned door entrance, railings on both sides and focused lighting on the stairs and on the platform.

### Reliable and safe

The updated range of Volvo ADTs has been engineered for durability thanks to features such as reinforced axles capable of withstanding heavy loads and high torque, resulting in superior





stability and strength.

Safety is also a priority, with new harness anchor points in the cab which meet WorkSafeBC and OSHA regulations, withstanding up to 22 kN of force.

With simplified servicing, longer change intervals and easy component access, servicing is now quicker and easier than ever before, while costs are reduced. Industry-leading greasing intervals of 250 hours also eliminate the need for daily or weekly greasing, boosting productivity and reducing downtime. In addition, Volvo articulated haulers require less fluid volume compared to the competitions' offerings, thus benefiting the environment and reducing operating costs.

To further enhance uptime, Babcock offers flexible service contracts tailored to operator needs. Tailored service contracts offer several benefits, including better risk management, cost predictability and optimised performance for specific needs.

### At the cutting-edge

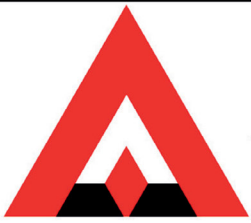
Customers can boost the performance of their Volvo articulated haulers even further with the addition of solutions such as Haul Assist with On-Board Weighing. Powered by Volvo Co-Pilot, it provides real-time payload data to prevent overloading and minimise carryback, which not only maximises productivity but also reduces fuel consumption and machine wear.

Traffic flow, vehicle performance and on-site logistics can also be improved with the support of digital and advisory tools such as Connected Map, Performance Indicator and Site Optimisation, while the CareTrack telematics system is designed to help boost machine uptime and reduce repair costs.

The new Volvo articulated haulers are future-enabled thanks to a new software architecture which allows customers to adapt to changing needs and seamlessly incorporate future upgrades and new smart solutions, ensuring their equipment stays up-to-date with cutting-edge technology.

"Of note is that the new haulers can be fitted with proximity detection systems (PDS) and collision avoidance systems (CAS) up to Level 9. This is particularly important in South Africa where the regulator brought into law the Chapter 8 clauses of the Mine Health and Safety Act Regulations relating to Level 9 vehicle intervention for collision avoidance in trackless mobile machinery (TMM), both on surface and in underground operations," concludes Mannix. ☉





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## JET DEMOLITION COMPLETES CONTROLLED OVERNIGHT DEMOLITION OF ROCKDALE ROAD BRIDGE



Kate Bester, Project and Contracts Manager at Jet Demolition.



*The controlled overnight demolition of the Rockdale Road Bridge has been successfully undertaken by Jet Demolition. The project is part of a major upgrade of the N3 highway and EB Cloete Interchange. Built in the late 1960s, Rockdale Road Bridge served as a key crossing over the N3 highway.*

Over the years, the bridge has faced wear and tear, while its design no longer meets the demands of increased traffic, necessitating its replacement. The new bridge will be designed to accommodate the expanded N3 highway, which includes additional lanes to improve traffic flow and safety.

The timeframe for the demolition of the old bridge and construction of the new one is August 2024 to July 2025. During this period, significant traffic management measures will be in place to minimise disruption. Replacing the bridge is a crucial step in enhancing the capacity and safety of Durban's road infrastructure, ensuring it can meet future transportation needs.

"The rapid, overnight demolition of bridges is always challenging, owing to the extremely limited timeframe and the potential for delays due to co-ordination between





contractors,” explains Kate Bester, Project and Contracts Manager at Jet Demolition. In the case of Rockdale Road Bridge, judicious planning and a carefully orchestrated effort ensured that the structure was safely brought to ground and demolished within the allocated timeframe without incident.

Jet Demolition specialises in fast-tracked, high-pressure bridge demolition projects, where timeous completion and safety performance are critical. “Our innovative, state-of-the-art and technically advanced methods and machinery allow us to tackle the most demanding and complex bridge demolition projects. Here the increased risk, rapid and high-pressure conditions

lend themselves to our specific set of expertise,” highlights Bester. Bridge demolition projects are typically on a turnkey, rapid-demolition basis and generally include all aspects of road safety, from temporary road closure design and implementation, to extensive communication and consultation with the general public and liaison with all relevant authorities.

An important part of the process is engineering suitable demolition methods, planning for unforeseen circumstances, and final road clearing. “One of the greatest challenges on any bridge demolition project is to mobilise our plant and personnel to the works,” concludes Bester. ☺

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*Developed by Concor, in close partnership with the dhk Architects and Jakupa Architects and Urban Designers consortium, a transformative urban vision is taking shape at Conradie Park, a pioneering mixed-use housing development in Cape Town.*

## Concor, with dhk and JAKUPA Consortium, forges **INCLUSIVE COMMUNITY AT CONRADIE PARK**

*A transformative urban vision is taking shape at Conradie Park, a pioneering mixed-use housing development in Cape Town. Developed by Concor, in close partnership with the dhk Architects and Jakupa Architects and Urban Designers consortium, the project combines holistic design and quality construction to create a vibrant mixed-tenure community.*

In many ways, the project represents a new chapter in South Africa's urban development narrative. Since work began in 2019, the once-abandoned site of the old Conradie Hospital has become a welcoming space, reflecting years of dedicated coordination between the public and private sectors to create an inclusive and sustainable community.

According to Mark Schonrock, Property Development Executive at Concor, laying the groundwork for the current progress at Conradie Park was a complex journey – and one that had defeated several developers between 2010 and 2016.

"The site, formerly Conradie Hospital, was a prime piece of land that had become a deteriorating landmark after the hospital was decommissioned," explains Schonrock. "It became a hotspot for negative elements, detracting from the surrounding community. Developers who took on the site before us struggled with issues like unzoned land, high servicing costs and the absence of a cohesive plan."

The project gained momentum when the Western Cape Provincial Government identified it as part of its Better Living Model Game Changer initiative. The goal was to create a mixed-use development that addressed housing shortages while fostering economic growth.

"Province took the lead in rezoning the land, developing a framework and setting up a tender process that gave us a

foundation to build on," he says. Conradie Park's planning phase was delivered in collaboration between Concor and the dhk-JAKUPA consortium, as the project team envisioned a community that could balance affordability with urban vitality. A key directive was to create a mix of tenures, ensuring 51% open-market housing and 49% grant-funded or affordable units. This split allowed the project to cater to different income groups, promoting inclusivity. dhk Partner Peter Stokes emphasises the importance of this approach.

"The mixed-tenure model is about creating a diverse integrated community rather than segregating people based on income," says Stokes. "This principle informed not just the allocation of units but the entire urban design philosophy."

Global best practices in urban planning have underpinned the design of Conradie Park, tailored to the unique challenges of Cape Town, he says. This was enabled by the architectural consortium's commitment to holistic design, using its design expertise in combination with its specialised experience in both urban and landscape design.

"We drew inspiration from understanding the local development context, and referencing urban planning models in cities like Barcelona and Amsterdam, where walkability, security and access to public spaces are prioritised," he says. "A defining feature of Conradie Park, for instance, is the use



of perimeter block typology. Perimeter blocks are partly about aesthetics, but also address critical issues like safety, accessibility and community interaction.”

Gabs Pather, a director at Jakupa Architects and Urban Designers, reflects on the many lessons learned throughout the project: “While the approach is in the natural course of development in mature cities, curating the mixed-use, mixed-income neighbourhood required considerable testing and tweaking to ensure the viability of the financial model and the development’s buildability.”

These lessons included managing housing standards and consequential architectural qualities, using architectural expression to blur income disparities. “The result is a very liveable environment for children and adults alike. Watching the neighbourhood come to life brought us endless joy, reinforced by our learnings and the tools we developed so that the model can be replicated elsewhere,” he says.

The development includes a mix of residential, commercial and recreational spaces, as well as schools and green areas. These design elements, combined with the perimeter blocks and a well-defined streetscape, create a hierarchy of defensible spaces that enhance the feeling of security and connection between residents. Schonrock highlights the aim of facilitating a self-sustaining neighbourhood. The inclusion of schools, sports fields and retail spaces means that residents have access to essential services without needing to travel far.

Stokes argues that architects and planners have a role to play in shaping spaces that people can thrive in. This is achieved at Conradie Park by integrating housing, amenities and public spaces into a cohesive whole. Landscaping was also approached sensitively, to deliver both functional and aesthetic value, he says.

“Stormwater management, green infrastructure and energy efficient designs were integral to our plan,” he says. “There was the slope of the property to consider as well as the extra run-off that development would cause. One of our strategies has been to turn stormwater channels into surface waterways and swales – so these can be enjoyed as a natural feature and a social



*The inclusion of schools, sports fields and retail spaces means that residents have access to essential services without needing to travel far.*



*Global best practices in urban planning have underpinned the design of Conradie Park, tailored to the unique challenges of Cape Town.*



*A defining feature of Conradie Park, for instance, is the use of perimeter block typology which is partly about aesthetics, but also address safety, accessibility and community interaction.*



*Conradie Park provides a very liveable environment for children and adults alike.*



amenity rather than only as civil engineering.”

Conradie Park’s progress has not been without obstacles, says Schonrock – including early resistance from surrounding communities.

“We faced over 6 000 objections during the rezoning process; fears of traffic congestion and misconceptions about social housing were among the concerns,” he says. “We were able to work through the issues with stakeholders using a structured process. Today, some of those early detractors are now our ardent partners and supporters.”

Infrastructure development posed another challenge, with the 22 hectare site requiring substantial investment in bulk services such as sewage systems and road upgrades.

“The scale of the infrastructural work was daunting, but it was necessary to unlock the site’s potential,” Schonrock says.

To date, over 1 250 housing units have been built and sold – which Schonrock ranks as among the highest quality social housing in South Africa. An important partner in the project is Own Haven Housing Association, who manage social housing – a rental option for households earning between R3 500 and R22 000 per month. Over 430 units are already complete and have been handed to Own Haven for letting. Schonrock

concludes that Conradie Park hopes to inspire future developments in South Africa, which faces a range of urbanisation challenges.

“We hope this can show what is achievable from public and private sector collaboration, to create opportunities for urban communities with opportunities to improve lives,” he says. ©

#### THE PINES WILL BE CROWNING GLORY OF CONRADIE PARK

Next up on the construction schedule is The Pines complex, a large development of five residential towers and 12 000 m<sup>2</sup> of convenient, aspirational retail space – including food, fashion and services outlets. There will also be 2 200 m<sup>2</sup> dedicated to co-working space and play areas.

The residential buildings – including Castle Rock, Arc Rock and Lion’s Head – will provide over 650 additional units to the Conradie Park complex. In front of the retail area will be 230 ground level parking spaces, complemented by 330 covered parking bays on the first floor. Counter-cyclical parking makes the most efficient use of this space. Construction of The Pines is due for completion in early 2026.



Left: The mixed-tenure model is about creating a diverse integrated community rather than segregating people based on income, Right: Conradie Park hopes to inspire future developments in South Africa, which faces a range of urbanisation challenges.



The aim of Conradie Park is to facilitate a self-sustaining neighbourhood.



# NEXT LEVEL

## GEOTECHNICAL SOLUTIONS...

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*Broll's first managed residential - Chas Bina Hof, Parrow South, Cape Town.*



*Malcolm Horne,  
Group CEO of Broll Property  
Group.*

## Celebrating 50 years of innovation: **BROLL'S LEGACY OF LEADERSHIP IN REAL ESTATE**

*From managing a single block of six flats in Cape Town - Chas Bina Hof, Parrow South - in 1975 to becoming Africa's leading full-spectrum real estate services provider, Broll Property Group has come a long way. As it marks its 50<sup>th</sup> anniversary, Broll celebrates five decades of excellence, innovation, and leadership in the real estate sector. Throughout its journey, the company has set industry benchmarks while continuously evolving to meet the diverse needs of dynamic markets across the continent, each with its own unique context, culture, and demands.*

**“**Celebrating 50 years of Broll is truly a testament to a legacy of leadership in the real estate sector,” says Malcolm Horne, Group CEO of Broll Property Group. “Our success is a reflection of our dedicated teams and strong relationships. We are committed to preserving this legacy while continuing to lead the way and show the way forward.

Despite South Africa's economic challenges, the company is optimistically well-positioned to capitalise on significant opportunities in real estate, driven by renewed investor

confidence, strategic industry partnerships, and a dynamic market landscape. Last year, Broll joined forces with the Construction Industry Development Board (cidb) to drive transformative change in South Africa's construction sector, focusing on advancing gender equality and empowering women in construction (WiC). Aligned with CIDB's ERWIC (Empowering Women in Construction) framework, this collaboration is committed to increasing female representation in leadership and specialised roles within the industry. The

partnership aims to provide sustainable opportunities for women through training, mentorship, and networking, while fostering the growth of women-owned businesses within the construction and property sectors. Broll and CIDB are dedicated to creating real economic opportunities and measuring success through tangible outcomes. Together, Broll and CIDB are exploring innovative ways to ensure that women play a central role in shaping the future of South Africa's construction landscape, driving a diverse, inclusive, and excellence-driven industry.

In addition, Broll is a key strategic partner and host for the inaugural Public Works and Infrastructure Summit next month, representing Minister Dean Macpherson, with the Council for the Built Environment (CBE). This summit underscores Broll's leadership and commitment to supporting the built environment sector.

Broll Property Group delivers a comprehensive suite of services, including property and shopping centre management, auctions and sales, integrated facilities management, property broking, occupier services, and valuation and advisory services. With a diverse portfolio spanning 1 400 clients across Property Management, Integrated Facilities Management, and Occupier Services in both the private and public sectors, Broll oversees an impressive 62 million square metres of managed space. The group manages 17 listed funds and 449 shopping malls, solidifying its position as Africa's largest mall management company.

Currently, Broll manages real estate assets valued at USD3,7-billion, engages with 30 000 tenants, and collaborates with over 8 200 suppliers. As the preferred choice for listed funds in Africa, Broll continues to lead the industry, consistently delivering asset performance 15% above the market average. The company continues to invest in over 2 500 skilled professionals, proprietary technologies, and operational systems to ensure service excellence. Broll's commitment to innovation is evident in its adoption of cutting-edge technology. The company leads the revolution in real estate through its proprietary platform, b#, which offers real-time analytics, strategic insights, and operational efficiency, enabling clients to better manage their portfolios and respond to evolving market conditions.

"As we reflect on our 50-year journey of impact in the market, we are in awe of the legacy of leadership Broll has built, grounded in the pillars of innovation, integrity, and an unwavering commitment to professional services," says Horne. "These principles will continue to guide us beyond 2025, ensuring that Broll remains a leader in real estate for generations to come." A prime example of Broll's impact is

their recent appointment as the strategic partner to Grit Real Estate Income Group Ltd, supporting its ongoing efforts to optimise operations and enhance efficiencies. The London Stock Exchange and Stock Exchange of Mauritius-listed firm, a Mauritius-based Pan-African investment and management company, appointed Broll to manage Grit's assets, valued at approximately USD812-million. This collaboration is expected to deliver cost savings of around USD1-million annually and allow Grit to sharpen its focus on impact real estate development and asset management initiatives. Additionally, Grit will leverage Broll's extensive database, regional footprint, systems, and expertise to accelerate vacancy absorption and strengthen portfolio rental collections. Grit Founder & Chief Executive Officer Bronwyn Knight said: "This partnership unlocks meaningful economies of scale, and importantly, finds a way for Grit to fully focus on impact real estate development and asset management as part of its Grit 2.0 strategy."

Horne continues to highlight Broll's enduring impact, stating: "Last year, Broll Nigeria celebrated 20 years of excellence, reinforcing our long-standing presence across the continent. Our teams manage Africa's three largest government pension funds, demonstrating the trust placed in us by major institutions. Through the Broll Academy, we train thousands of real estate professionals, ensuring the next generation is equipped with the skills to thrive. For 50 years, we have structured markets, created jobs, empowered communities, and developed local talent. That's our legacy. And as we look ahead, Broll remains committed to building successful businesses in developing markets, by embedding ourselves into different contexts and mobilising professional real estate services that drive economic growth, create job opportunities, empower communities, and develop local talent across Africa."

The company's strategy emphasises the essential role of leadership in driving the adoption of next-generation technologies. While younger employees are generally more tech-savvy, Broll's strategy is to activate all tiers of the business and its clients' ecosystems to champion these changes. Malcolm notes that shifting mindsets within the leadership ranks is key to fostering an environment where technology is embraced as a strategic asset, rather than viewed as a threat.

"Technology in real estate is not about replacing jobs but about enhancing efficiency and empowering the workforce," Malcolm points out. He highlights smart facilities management systems as an example of a tech solution that has improved Broll's operations. By allowing for better resource allocation and improved tenant experiences, these systems have streamlined processes and elevated service delivery across Broll's portfolio.

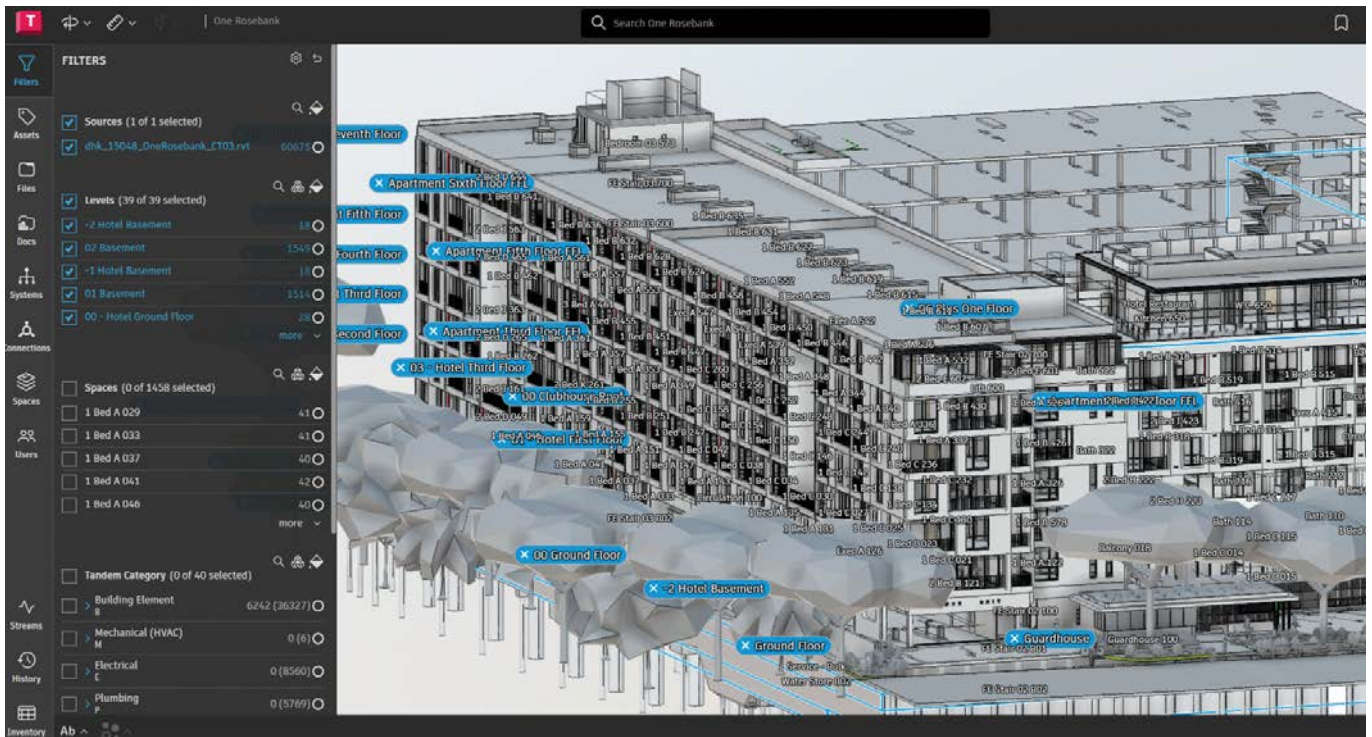
Broll's Founder & Chairman, Jonathan Broll, reflects on the company's enduring success, saying, "This is how we've continued to leave a legacy of leadership: by prioritising the development of world-class leaders. We are hugely proud of the number of staff who have grown with the business over the years across Africa. Our commitment to promoting from within ensures that our legacy remains not only in the work we do but in the leaders we cultivate for the future."

As Africa's economic potential continues to grow, Broll is strategically positioned to lead the charge. "Together, Broll will embrace the future and remain at the forefront of this exciting, trailblazing journey," says Broll. As the company celebrates its 50-year legacy, Broll is focused on its next chapter, leveraging technology and expert leadership to meet the evolving needs of the real estate industry. With a commitment to driving sustained growth, Broll continues to deliver exceptional value to clients across Africa. ©



# From drawing boards to digital modelling: dhk ARCHITECTS IS LEADING THE INDUSTRY IN DIGITAL TRANSFORMATION

*Seeing sketches from yesteryear provides a moment for pause and reflection for every architectural studio. dhk Architects was established in 1998. A look through the project's portfolio spanning nearly three decades highlights how the industry has grown, how technology has evolved and how the studio has evolved too.*



Left: BIM Lead and dhk Associate Kershlen Moodley, Right: dhk Partner, Peter Stokes.

This transformation hasn't been by chance. Rather, it's been driven by a strategic business intention to grow the studio's digital capabilities to support clients on a global stage. At the forefront of this strategy is the creation and expansion of dhk's building information modelling (BIM) team.

dhk Partner Peter Stokes heads up the studio's tech portfolio, incorporating the BIM function. "With BIM experts based in both the Johannesburg and Cape Town offices, the team has grown significantly to meet the increasing demand for greater efficiencies and precision in the architectural production process, particularly on large-scale mega-projects delivered for international clients," says Stokes.

BIM Lead and dhk Associate Kershlen Moodley leads the team, along with Sean Solomon in Johannesburg, and Mahdi Salie and Riyaad Karriem in Cape Town. The three were all promoted to BIM Managers late last year.

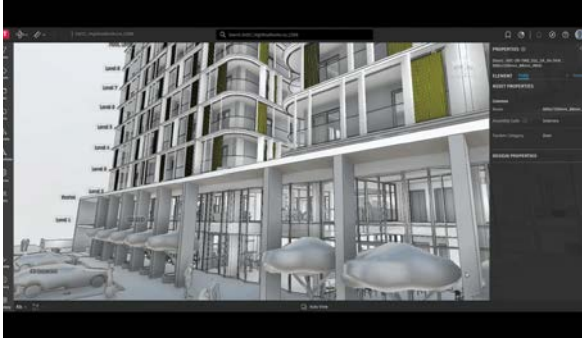
"The promotions were a significant milestone that recognises their contribution to the studio's progress," says Stokes.

The team also includes BIM Coordinators Edwin Jansen and Deen Kariem, and the studio is actively recruiting for an additional BIM Coordinator to support the expanding scope of projects underway at any given time.

## Driving efficiency and innovation across all projects

The BIM team forms part of the engine that supports the practice operations, driving efficiency and innovation across all projects. BIM-led projects are guided by a set of principles that influence the development process in a three-stage approach incorporating design and engineering, construction and operations. Through the BIM execution plan (BEP), the team aligns with international standards and maximises technology to deliver greater efficiencies.

Under Moodley's leadership, the team manages BIM



protocols and architectural software across all projects, including deployment, maintenance and troubleshooting. The team has developed a comprehensive BIM handbook that ensures all staff are fully trained and aligned with the studio's methodologies.

Moodley explains the significance of this standardisation: “By standardising our project methodology and implementing the global ISO 19650 and 9001 standards, we can manage multiple projects of varying scales simultaneously, maintaining consistent standards throughout our studio and projects.”

The research and development (R&D) team play an important role in this respect. This team is briefed to test new software and artificial intelligence (AI) technology workflows to improve how BIM specifically, and how architectural designs, generally, are delivered. This has been effective in improving efficiencies on projects and throughout the office operations. Other technology including scan-to-BIM using Point Cloud and LiDAR scanning enhances the accuracy and efficiencies of capturing crucial information in a building or on site.

## Projects-first approach and impact

By focusing on standardisation, better systems and more efficient workflows, the team has significantly streamlined production processes, helping project teams stay on track while improving their overall experience with their projects. The BIM team is embedded in nearly every active project across the studio.

“A key part of our philosophy is to work with information-rich, data-driven solutions,” Moodley explains. “We analyse each project’s unique needs to deliver tailored strategies that maximise efficiency, organisation, and, most importantly, job satisfaction within the teams. The results speak for themselves. We have happier teams, smoother processes and better project outcomes.”

With support from dhk’s senior management, the team has grown from strength to strength, overcoming complex architecture, engineering and construction (AEC) challenges in the ever-evolving world of BIM. The impact of this investment is evident in feedback from design and technical professionals across the studio.

Candidate Architect Zara Poorun emphasises the team's crucial support in a fast-paced environment: “With many things needing to happen quickly, having the BIM team on hand, ready and able to help with the health of models and systems, enables the design and construction teams to work efficiently on delivering quality work. With their input we can also brainstorm the best practice to get the right information to consultants and clients.”

Professional Architect Kounikui Karihindi agrees, noting that the BIM team has enhanced both office and project efficiencies by streamlining workflows and construction documentation, and in creating systems

and strategies to improve design exploration and quality within the architectural teams.

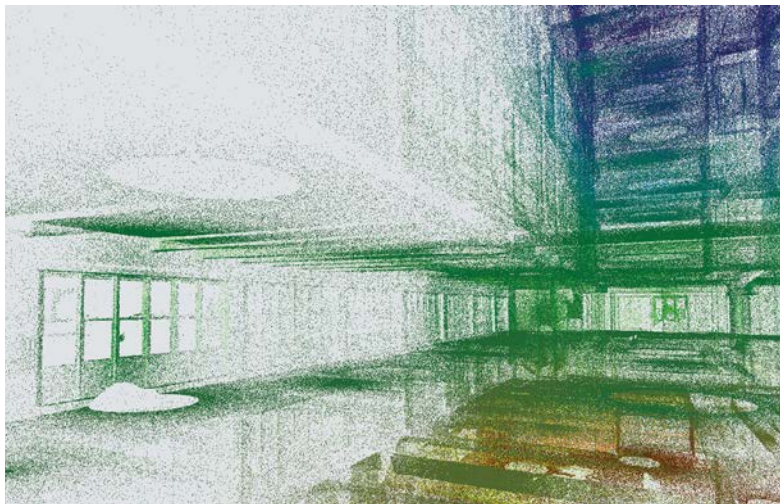
“The BIM team helps us to improve our product. They have provided training and support, upskilling our team and the dhk studio more broadly. They have built bespoke plugin tools, saving time and money by eliminating some of the more repetitive tasks from our process. BIM has established benchmarks that inform everything from pricing work to streamlining project adoption,” he says.

This sentiment is echoed by Professional Senior Architectural Technologist, Nhloso Nzimande. For him, having an in-house BIM team “is like having a teacher at arm's reach”. He explains: “Whenever someone gets stuck or needs to find an efficient way to complete a Revit task, the BIM team is always available to help. They've helped me learn the correct way to automate processes in Revit. This helps me to make sure that information is precise, and it also saves time when it comes to updating data. I get to learn something new almost every week.”

## Growing from strength to strength

“Leading this team has been a rewarding journey, especially as we embrace new technologies like AI and automation. It places dhk at the forefront of digital transformation in architecture. It's exciting to see the practice embracing these new technologies, with the support of senior leadership and throughout every team. I'm incredibly proud of what we've accomplished across projects and how we've driven positive change through efficient systems, workflows and innovation,” says Moodley.

As well as a technological decision, the investment in BIM has an impact on the studio’s business success, concludes Stokes: “As we build our capabilities to work for global clients, the BIM team's input ensures that we maintain our competitive edge, for our studio and our clients.” ☺







## Partnership to transform workplace **DESIGN ACROSS AFRICA**

*In the ever-evolving world of workplace design and construction, the partnership between Profica and the global CBRE Design Collective has created a formidable force in the African market. This collaboration brings Profica's deep regional expertise, experienced design teams and full professional services to CBRE's global network of leading design talent, creating a synergy that is transforming workplace design across the continent.*

The CBRE Design Collective is a globally recognised and locally respected design community of over 550 designers, architects and engineers in 19 country hubs, strengthened by the expertise and services across CBRE, the world's largest real estate services and investment company. On the ground in Africa for over 20 years, the Profica team now forms the African component of the CBRE Design Collective, working closely with the EMEA hub in Madrid.

Profica director Richard de Klerk says, "We're excited to draw on our extensive experience in Africa as we deliver holistic solutions for clients working with the CBRE teams. We believe forward-thinking workplace design requires aligning with a client's business goals, culture and ways of working, as well as understanding local opportunities and materials. We can leverage the amazing design talent of our combined teams and deliver on the ground, while maintaining global standards."

### **Adapting global standards locally**

Reyes Perez Gamarra, Global Client Lead for CBRE Design Collective, says when it comes to designing for global

clients with regional needs, this collaboration and cultural understanding is critical. "For global clients looking to expand in the African region, it's a real advantage to have the Profica team involved. Consistency, quality, and control of design are managed by CBRE. We think globally and apply best practice, but always keep the local culture in mind."

"Design management and design work as one team – that is the real added value," says De Klerk.

Working with major international clients, Profica ensures that global branding and design standards are preserved while integrating local cultural elements. "Our ability to work as part of the CBRE Design Collective to adapt and localise global design guidelines is a key strength. This approach not only meets the clients' expectations but also resonates with the local market, making projects both contemporary and culturally relevant," says de Klerk.

Clients benefit from a Design Centre of Excellence, with the teams applying expertise in the latest design trends and methodologies and embedding sustainable design practice in projects from the outset.

## Integrated project management

Profica's expertise in project management and principal delivery across Africa can further be integrated, providing an end-to-end service for clients. Profica teams have a deep understanding of local regulations, materials, procurement, customs and culture on a country-by-country basis. "Clients benefit from strategic alignment with a single point of contact for design and project management functions, and an agile delivery process that allows us to implement projects with the same methodology throughout a client's portfolio," says de Klerk. "We are further able to bring international grade materials and supply chain into African countries to seamlessly implement global requirements."

"We've seen that design and project execution are best delivered as a unified and integrated solution," adds Perez Gamarra. "We find this results in unity in project vision, accountability with a seamless process through one point of contact, as well as considerable time and cost savings. Through optimised processes, we can reduce time during the design process by as much as 25%."

## An award-winning example

A prime example of this collaborative approach is the award-winning AstraZeneca project in Casablanca, Morocco. Recently recognised in the BEST INTERIORS category at the African Property Investment (API) Awards, the project demonstrates the power of collaboration between international teams and a thoughtful approach to blending global and local influences.

In this project, CBRE Design Collective worked closely with Profica, represented by Sabine Boudih, to create a workplace that balanced global standards with local cultural nuances. The result was an office space that not only met AstraZeneca's global standards but also embraced Moroccan cultural elements, creating a unique and inspiring workplace. With an emphasis on sustainability and employee comfort, the design incorporates natural light, green spaces, and traditional motifs to create a harmonious and productive space.

"We had a team of international consultants, both on Profica and the client side, which helped us understand what we needed to get out of the project," says Margarita Fernandez, CBRE Design Lead on the project. "It's not about copy-pasting a design. It's about thinking intentionally for whom and where we are designing. The space needs to feel practical and unique for the people using it. When done right, the results are not only functional but also deeply inspiring."

"We worked closely with the Moroccan team to translate their aspirations into the space," Sabine Boudih adds. "The global workplace manager wanted local touches, but the local team didn't want camels everywhere. It was about respecting the Moroccan touch but making it subtle. The storytelling behind the concept design was crucial. It wasn't just about putting a logo on a purple wall; it was about creating a space that feels inviting and meaningful."

The redesign introduced better space planning and flexible working spaces, aligning with modern trends in workplace design. Boudih explains, "Creating a space that was comfortable and inviting encouraged the teams to come back into the office after a long period of working from home. Having a space that caters to the evolving ways people work is very important."

Profica's collaboration with CBRE Design Collective shows a powerful integration of local expertise and global standards. Their joint ability to tailor solutions that meet the diverse needs of their clients, while pushing the boundaries of innovation and sustainability, is delivering impressive projects across Africa. ©







## BX100 backhoe loader: **BUILT FOR POWER, RELIABILITY, AND SIMPLICITY**

*In the ever-evolving world of construction machinery, the BX100 Backhoe Loader stands out as a testament to trust, capability, and reliability, the very essence of SHINRAI, a Japanese philosophy that has guided its design and development. Engineered to meet the diverse needs of the African market, the BX100 is the perfect combination of power, durability, and user-friendliness.*

### **Engineered for simplicity and easy maintenance**

One of the key attributes of the BX100 is its simplicity in design, making it incredibly easy to maintain. With a single lock-n-key front grill access and a battery cut-off switch, users can perform routine checks effortlessly. Three-side engine access ensures quick service, while the long drain hydraulic oil (4 500 hours) and high-performance filters significantly lower maintenance costs, providing more profit per hour.

### **Unmatched power and performance**

At the heart of the BX100 is the powerful, reliable, and fuel-efficient Cummins engine, delivering world-class efficiency and optimised performance. The robust drive line ensures consistent, rugged operation, making it a dependable companion for the toughest job sites. Additionally, the improved cooling system with vertically stacked ROC cooling technology enhances efficiency even in high-temperature conditions.

### **Superior hydraulic system for fuel efficiency**

Equipped with an Excellent Hydraulic System (EHS), the BX100 ensures lower fuel consumption in both loader and

backhoe operations. Featuring a twin gear-pump-based hydraulic setup, the system optimises fuel efficiency by intelligently channeling hydraulic oil flow. The electro-hydraulic side shift allows effortless locking and unlocking of the slider frame, enabling smooth adjustments during operations.

### **Best-in-class backhoe capability**

The BX100 backhoe is built to outperform competitors with its superior reach and digging depth. The specifications speak for themselves:

- Backhoe Capacity: 0,30 m<sup>3</sup>
- Digging Depth: 5003 mm
- Backhoe Side Reach: 7 196 mm
- Maximum Cutting Height: 6 526 mm
- Bucket Digging Force: 5401 kgf
- Backhoe Arm Digging Forces: 313 kgf

With a 30% gradeability for 4WD and +/- 8-degree axle oscillation, the BX100 maintains superior stability, even on uneven terrains.

### **Comfort and safety for operators**

A machine is only as good as its operator's experience, and the BX100 prioritises comfort with a spacious, ergonomically

designed cabin. Featuring ROPS and FOPS compliance, the machine ensures maximum safety. Key cabin enhancements include:

- Ergonomically placed controls for effortless operation
- Spacious helper seat for added convenience
- Ample storage space, including a lockable covered compartment
- Mobile charger, bottle holder, and high-speed fan for enhanced comfort
- Optional air-conditioned cabin for extreme conditions
- Factory-fitted music system with USB, AUX, and FM radio, improving the operator's work environment
- Versatility with Multiple Attachments

The BX100 is designed to adapt to varying worksite demands with multiple attachment options. The 6-in-1 loader bucket offers enhanced functionality, ensuring versatility across different applications, from excavation to material handling.

### Reliable transmission and axle system

The BX100 boasts a proven transmission system that has been market-tested for over 20 years. It offers:

- Long life and rugged durability
- Simple maintenance for cost-effective operation

The axle system enhances stability and maneuverability, providing:

- +/- 8-degree oscillation for better control on uneven terrain
- 30% gradeability for 4WD models
- Long-lasting durability and simple upkeep

### Advanced technology with INSITE Tracking

The BX100 is equipped with INSITE tracking and monitoring, allowing real-time diagnostics and performance tracking. This ensures better fleet management, improved uptime, and proactive maintenance to minimise downtime.

### Designed for Africa – built to last

Developed with the African market in mind, the BX100 is built for versatility, durability, and fuel efficiency.

Whether working in urban construction sites, remote rural areas, or rugged mining environments, this backhoe loader is ready to tackle the toughest challenges.

With BX100, businesses can expect higher productivity, lower maintenance costs, and maximum operator comfort, making it the ideal choice for long-term profitability and performance. Experience the power of SHINRAI-built on trust, capability, and reliability.

The BX100 Backhoe Loader is a game-changer in the industry, offering an unbeatable combination of power, efficiency, and ease of use. With advanced hydraulics, a robust driveline, operator-focused design, and proven market durability, it is set to redefine backhoe loader standards in Africa.

For those looking for a machine that delivers best-in-class specifications, simplicity, and ruggedness, the BX100 is the ultimate investment.

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# AFGRI EQUIPMENT UNVEILS STATE-OF-THE-ART GAUTENG BRANCH

*Gauteng's construction, mining, and agriculture industries have just gained a powerful new ally with the grand opening of AFGRI Equipment's latest branch in the province.*



This state-of-the-art facility marks a significant milestone in AFGRI Equipment's journey, reinforcing its commitment to delivering top-tier equipment, unparalleled service, and innovative solutions to its customers. As the 24<sup>th</sup> branch in AFGRI Equipment's extensive network across South Africa, the Gauteng facility is poised to become a hub of excellence for the construction, mining, agriculture, and golf and turf industries.

Strategically located to serve as a central distribution point, the new branch is perfectly positioned to meet the growing demands of Gauteng's thriving industrial sectors. Its proximity to key supplier distribution facilities ensures rapid parts availability. At the same time, its logistical advantages enable efficient shipping and delivery of parts and services not only within South Africa but also to neighbouring countries on the African continent. This strategic positioning underscores AFGRI Equipment's vision of supporting regional growth and development by keeping critical industries operational and productive.

## A multi-franchise powerhouse

What sets the Gauteng branch apart is its multi-franchise dealership model, offering customers access to some of the world's most renowned brands. From John Deere's robust construction and agriculture machinery to Wacker Neuson's innovative compact equipment and ClubCar's premium golf and turf vehicles, the branch is a one-stop shop for industry-leading solutions. This diverse offering ensures that AFGRI Equipment can cater to a wide range of customer needs, whether it's a mining operation requiring heavy-duty machinery or a golf course in need of precision turf maintenance equipment.

Patrick Roux, Managing Director of AFGRI Equipment, expressed his enthusiasm for the new branch, stating, "We look forward to growing the industries we operate in by supplying the best quality products available, with after-sales service that is dedicated to keeping machines running with the best team in the business." This customer-centric approach is at the heart of AFGRI Equipment's philosophy, ensuring that clients not only receive the best equipment but also benefit from reliable support to maximise uptime and productivity.

## A commitment to excellence

The Gauteng branch is more than just a dealership; it is a testament to AFGRI Equipment's investment in the future of South Africa's industrial sectors.

The facility boasts cutting-edge technology and infrastructure designed to enhance the customer experience. From spacious showrooms showcasing the latest equipment to fully equipped service centres staffed by highly trained technicians, every aspect of the branch has been meticulously planned to deliver excellence.

For the construction and mining industries, where downtime can be costly, the branch's rapid parts distribution capability is a game-changer. By leveraging its strategic location and strong supplier relationships, AFGRI Equipment ensures that customers have access to the parts they need when they need them.

This commitment to efficiency and reliability is further reinforced by the branch's ability to extend its services beyond South Africa's borders, supporting regional projects and contributing to the growth of the African continent.

## A milestone worth celebrating

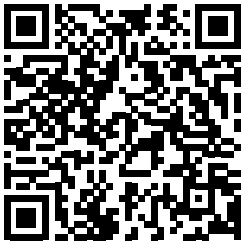
The opening of the Gauteng branch has generated palpable excitement among AFGRI Equipment's staff, who see it as a symbol of the company's growth and ambition. For customers, it represents a new era of convenience, quality, and support. As industries across Gauteng and beyond continue to evolve, AFGRI Equipment is well-positioned to be a trusted partner, driving progress and innovation every step of the way.

In a region known for its dynamic industrial landscape, the arrival of AFGRI Equipment's Gauteng branch is a welcome addition. It's not just a new facility; it's a promise to deliver the best in equipment, service, and support, ensuring that the construction, mining, agriculture, and golf and turf industries can thrive in the years to come.

With this latest expansion, AFGRI Equipment has once again demonstrated its dedication to empowering industries and shaping the future of South Africa's economy. The Gauteng branch is more than a milestone - it's a beacon of progress, innovation, and excellence. ☺



# #NEVER IDLE



JOHN DEERE







Sean Roberts – Director of Design & Build and Development.



Gavin Morrow – CEO.



Happy Ntshingila – Chairman.

## 20 YEARS LATER, W30 IS BUILDING A BETTER COMPANY – TOGETHER

Construction World recently spoke to the two remaining founding members of Washirika 3 Oaks (W3O), Gavin Morrow (CEO) and Sean Roberts (Director of Design & Build and Development), on the eve of the company's 20<sup>th</sup> anniversary in March. Joined by Happy Ntshingila, who became Chairman in 2014, they share insights into how W3O has transformed into a major industry player and how its principles and strategic growth have positioned it to take on increasingly complex projects.

### The evolution of W3O

When Gavin Morrow and Sean Roberts returned from working in London, their initial focus was property development. Over time, the company evolved, and when Happy Ntshingila joined as Chairman in 2014, W3O took on a new strategic direction—shifting from smaller residential projects to positioning itself as a formidable force in industrial and commercial construction.

Ntshingila is currently on a sabbatical while he completes his pupillage with the Legal Practice Council and will be back in the saddle in 2026. He comes from a corporate background, recalls how he met Morrow and Roberts when their company was still known as 3 Oaks. “It was a small operation, but we saw the potential to build something much larger,” he says. “We

needed to move away from just building houses and instead think on a much bigger scale. Through strategic planning, we redefined our approach to align with the principles of a high-performing industrial construction business.”

### The W3O principles

The foundation of W3O's success is built on four core pillars that guide the company's culture and operations. These principles form the backbone of its motto: Building Better Together.

- Ubuntu – Every employee is integral to the company's success, reinforcing that the sum is greater than the individual parts.





- Own It – Accountability is key at W30. Employees take responsibility for their work, their colleagues, partners, and customers.
- Show Grit – Employees are encouraged to tackle challenges head-on, demonstrating resilience and adaptability.
- Be Real – Individual perspectives, experiences, and skills are leveraged to make better business decisions and deliver optimal results for clients.

“Our business is like a table that needs all four legs to stand,” Morrow explains. “We actively ensure that we live by these values. W30 Champions, selected from within the company, act as conduits between employees and management, helping to uphold these principles while also forming part of our

succession planning.”

With rapid growth, W30 has remained intentional about preserving its culture. “As we reach a level where we can compete with major contractors, we ask ourselves how we maintain the values that brought us here,” says Ntshingila. “Our DNA must remain uncompromising.”

### Intentional growth

W30’s rise has been anything but accidental. The company’s growth has been driven by clear strategic goals, particularly over the past five years. While the Covid-19 pandemic slowed progress, W30 adapted, rebounded, and is now focused on achieving its goal of becoming a top 10 contractor in South



Africa. “Defining a top 10 contractor isn’t straightforward,” Morrow admits. “It can be based on revenue, expertise, footprint, workforce size, or the complexity of projects. But what we do know is that in 20 years, we have grown from six employees to 450 and from an initial turnover of R1,5-million to nearly R1-billion. Our most significant growth has come in the last decade.”

### W3O’s Unique Selling Proposition

“Our USP is simple: Big Enough to be the Best,” says Ntshingila. “It’s a bold yet humble statement that reflects our confidence in our ability to deliver excellence while ensuring clients feel secure in choosing us.”

Safety is a critical aspect of W3O’s identity, with the company boasting an impressive track record. W3O has won multiple 5-Star Health & Safety Awards with MBA North and MBA Western Cape and was recognised as the Safety Manager of the Year in 2024 through the MBA North, with Thando Mbhele receiving this prestigious award.

The right people are just as important as the right projects. “When hiring, we don’t just look at CVs – we look at individuals,” says Morrow. “A person has to be a W3O person. With 45 active projects across the country, we rely on our people to uphold our brand and values.”

W3O operates from offices in Johannesburg, Cape Town, and Durban, with satellite offices in various regions. Plans are underway to expand into Botswana. “We can work anywhere in the country, depending on the project’s needs,” adds Roberts.

Currently, W3O’s work is entirely within the private sector,

with no direct government contracts. However, the company established a Civils Division two years ago as part of its long-term growth strategy. “We aim for a 70/30 split between private and government work in the future,” Morrow explains.

### Defining success

W3O’s impact on the industry is evident through its achievements. “There have been key milestones,” says Roberts. “Happy joining and reshaping the company’s mindset, earning ISO9001:2015 and ISO45001:2015 certifications, and our success in safety awards. A major highlight was receiving a Highly Commended award for our work on the Nuclear Medicine Research Infrastructure (NuMeRI) at Steve Biko Academic Hospital at *Construction World’s Best Projects Awards* in 2024.”

This recognition underscores W3O’s expertise in healthcare construction—a sector that remains a key focus. Beyond healthcare, W3O specialises in office, retail, banking, industrial, residential, education, and hospitality projects.

### Future aspirations

One of W3O’s key objectives is to expand its presence. “In Cape Town, we’ve built our brand from scratch to the point where we are now recognised as a serious player,” says Morrow. “Right now, we have six cranes on five sites in the city, which speaks to our growth and visibility.”

Another defining goal is to position W3O as the *Next Generation Contractor*. “This means filling the gaps in technology, sustainability, and innovation,” Morrow explains.





“We are committed to evolving with the industry and ensuring that our leadership team reflects this commitment. Our more experienced leaders must mentor the next generation so that they can drive the company forward while staying true to our culture and values.” W3O is no longer just an emerging

contractor—it is a company that has earned its place among the industry’s top players.

With a clear vision, a strong culture, and an unwavering commitment to excellence, W3O is set to redefine what it means to Build Better Together. ☺





# FNB enhances support for Affordable HOUSING IN SOUTH AFRICA

*FNB continues to improve access to affordable housing for low- to middle-income South Africans amid rising property prices and economic challenges. Through partnerships, tailored financial solutions and technology – driven processes, FNB aims to address the country's significant housing shortage and promote homeownership across diverse communities. **By Harry Kellan, FNB CEO.***



interest rate cuts and broader positive sentiment indicate signs of economic improvement, boosting confidence in home ownership, particularly for low-income earners.

As a leading financial institution, we remain committed to driving economic growth and social inclusion through our affordable housing initiatives. Government subsidies have been integrated into affordable housing lending processes to improve affordability for customers. In addition, the continued trend of urbanisation is expected to drive housing demand and contribute to price inflation in the market. To help address these challenges, we are committed to deliberate collaboration with property developers, city councils and fintech's to create sustainable housing solutions that will improve affordability and accessibility.

One such initiative is First Home Finance (FHF), which provides critical financial support to customers in need. In 2024, FNB advanced over R1,1-billion leveraging R76-million from FHF, which financed a total of 1 075 homes. While the majority of FNB Personal Segment customers may qualify for FHF, awareness remains

a challenge. FNB is working to increase awareness and education around this offering to help eligible South Africans benefit from this opportunity.

Additionally, FNB offers a Collective Buying Home Loan solution, enabling up to 12 customers to purchase property and share monthly repayments together. This approach has proven beneficial for affordable housing customers to achieve their financial goals; and has particularly been helpful for those customers facing rising interest rates and affordability constraints.

Such initiatives help accelerate homeownership, and economic stability, as homeowners build equity over time, reducing wealth inequality. Property values in the affordable segment have consistently outpaced inflation in the last five years, with properties valued at R250k or less returning over 12% in the first half of 2024 alone. Expectations of continued easing in interest rates should further support property demand in these segments.

FNB is committed to making home ownership a reality for all South Africans. By fostering economic growth and social stability, FNB's affordable housing initiatives are empowering communities and helping customers achieve the dream of owning a home. ☺

According to the Department of Human Settlements' White paper on land and fixed matters 2024, there are still more than 3,4 million South Africans on the housing needs register, which represents a backlog. In response, industry bodies like the Banking Association of South Africa (BASA) are intensifying efforts with various financial institutions to foster partnerships, enhance economic participation and improve financial literacy.

The bank believes that owning a home is the foundation to improved living standards and financial security, and the bedrock for creating generational wealth. A focused strategy to assist low-income households in purchasing homes in the primary and secondary markets has resulted in an affordable housing book of R21,9-billion as of 30 June 2024, representing 69 429 low-income households. This growth focuses on households who earn a monthly income of up to R32 000, reflecting the bank's commitment to making home ownership a reality for all South Africans.

Low economic growth coupled with high living and building costs has created a challenging environment for financial institutions to ensure effective delivery of affordable housing to communities. However, recent

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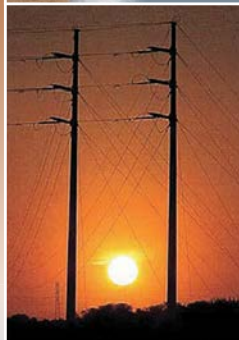
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