

# PRECAST

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**Counting the cost of negligence**

**Call for payment reform and fair risk allocation**

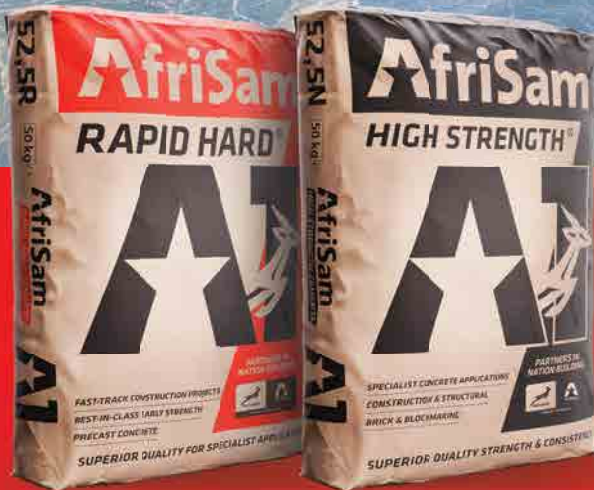
**Material banks: protecting construction profitability**

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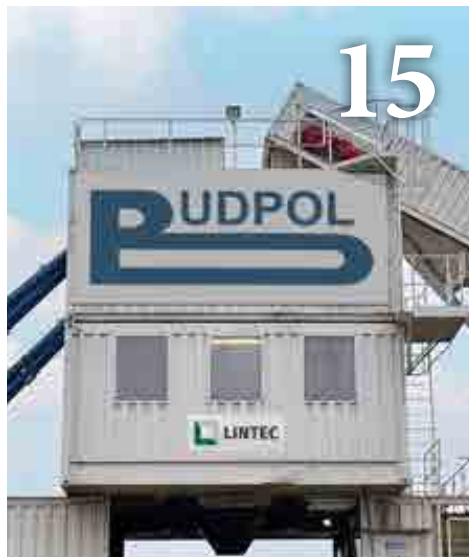
## In this issue

This issue comes at one of the most precarious times we have lived through in global politics, with a second war raging in the Middle East and Iran's closure of its Hormuz Strait depriving countries all over the world of desperately needed oil – as well as the resultant astronomical increase in fuel prices impacting consumer goods, transport and other vital industries, and a US president whose belligerence, hubris, inconsistency and rash actions have given many cause to doubt his mental stability.

South Africa, while mercifully distant from the conflicts raging in the Gulf states, Gaza and Lebanon, is also feeling the fallout from this situation. Nevertheless, our government has declared its intentions of kick-starting the construction and its allied industries, as well as addressing the country's infrastructural decay. In these pages, we highlight projects such as Emalahleni's Jumbo Mall and Growthpoint Properties' Indlovu Logistics Park in Cape Town, which indicate that the building sector is neither dormant nor downcast.

As Rukesh Raghubir, CEO of Murray & Dickson Construction, has noted: "In SA, there's much talk about the demise of the Big Five construction businesses, but I believe we should be focusing on the Agile 50, a group of solid, competent businesses with a turnover exceeding R1 billion. The Agile 50 can price competitively and safely deliver projects; they're solid and entrepreneurial – and that's what's required for success."

We heartily endorse his sentiments!





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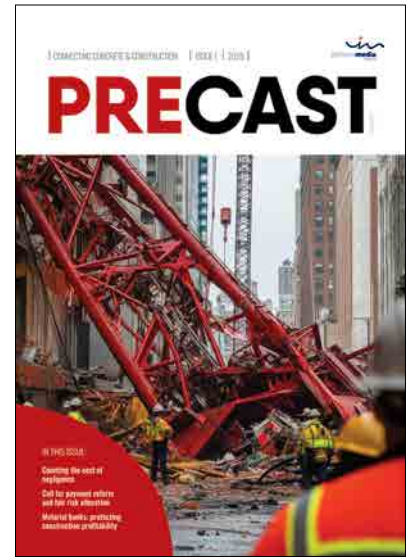
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### ON THE COVER

The collapse of buildings and other structures in cities around South Africa, with tragic loss of life, indicates a growing culture of neglect and lawlessness. Restoring accountability, oversight and adherence to regulations is crucial.

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Tel: +27 (11) 883 4627  
www.isikhova.co.za

Sales Director: Ruwayda Mahomed  
E-mail: ruwayda@isikhova.co.za  
Design and layout: Phumi Vilakazi  
E-mail: phumi@candymustache.co.za  
Managing director: Imraan Mahomed  
E-mail: imraan@isikhova.co.za

Media sales:  
Tel: +27 (11) 883 4627 / 083 450 6052

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# COUNTING THE COST OF NEGLIGENCE

On 2 March this year, the collapse of a building on a construction site in Amethyst Business Park in Ormonde, south of Johannesburg – which left nine dead and a further 12 people seriously injured – marked another disaster due to criminal negligence in terms of oversight, process and accountability.

The building was found to have been illegally erected, without the necessary approvals. Its collapse was caused by a poorly constructed concrete slab and no plans had been submitted for the structure, in blatant violation of development planning regulations.

These findings alerted the authorities to the fact that there is a very real danger of more such collapses occurring, requiring systematic and thorough examinations of

buildings in throughout metropolitan centres of the country. City manager Dr Floyd Brink announced an audit of developments throughout Johannesburg, as well as the backlisting and prosecution of non-compliant developers and significantly stricter verification and enforcement of construction plan approvals, with no leniency granted to offenders.

According to Carol Phiri, chairperson of Parliament’s portfolio committee on public works and infrastructure, the tragedy was a direct result of a “culture of cutting corners”, which has permeated the construction industry. In an article by the *Mail & Guardian’s* Sheree Bega on 8 March, Phiri was quoted as calling for far

stricter imposition of safety regulations. “We aren’t calling for unnecessary red tape, but we can’t allow human lives to be lost because of greed and reckless behaviour. This tragedy could have been prevented. Whether local or foreign, every worker has the right to return home safely. We must protect [them] from an oversaturated market filled with unscrupulous developers and construction companies who collude to bypass safety standards... Developers can’t continue to put profits before people. Municipal by-laws and safety regulations exist to save lives. They must be enforced without fear or favour.”

Master Builders SA president Sam Ngongo, expressing condolences to the families, friends and colleagues of

**“The problem is the widespread indifference to the law and human life.”**

those who lost their lives in the collapse, added that occupational health and safety, professionalism, regulatory compliance, skill development and ethical building practices were central to his organisation’s principles. Umbrella body Construction Alliance SA echoed these statements, emphasising its own commitment to upholding safety, compliance with regulations and professional, ethical building standards.

City officials who inspected the site of the tragedy said the building revealed “systemic disregard” for municipal by-laws in terms of structural soundness and safety. Its owner, Tesmin Ghood (71) of New Order Investments 90 (which was not immediately traceable by the authorities), is since believed to have appointed an independent team of structural engineers, health and safety practitioners and other specialists to investigate the collapse – the third one in three months in South Africa, after one in Soweto and another in Doornfontein. The company also undertook immediate, corrective action led by a member of the Mayoral Committee for Development Planning, Brink and the deputy executive mayor.

According to an online article in the *Sowetan* by journalists Lindile Sifile and Koena Mashale soon after the collapse, Ghood is a repeat offender when it comes to building regulations. She was once ordered by a court to demolish part of her building that encroached onto a neighbouring property and in 2014, was found to have extended her property in Crown Mines, Johannesburg, without the required approval of the city.

It was also found that New Order Investments 90 is not registered with the National Home Builders Registration Council, as required by law. The company has no internet presence and an employee at its premises told journalists that Ghood lives overseas. She is also the owner of three other property investment companies in

Gauteng.

In a separate article which appeared in the *Sowetan* on 4 March, the two journalists quoted Brink as saying that of 132 inspectors in Johannesburg, only 59 inspect building controls – which makes the task of visiting and monitoring all construction sites in the city.

Johannesburg mayor Dada Morero has admitted that the city’s planning and development office faces severe resource challenges following a fire in 2024 and earlier incidents of theft and vandalism. As a result, many employees are working from home and only reporting to the department for a few hours a day, while files have been neglected, causing a delay in approving building plans. According to a *Sowetan* article titled “Morero Must Account for Ormonde Building” which also appeared online on 4 March, private developers have been unable to get

feedback on their plans “unless they offer a cooldrink”.

**A tale of lawlessness and laxity**

These findings tell a sorry tale about the state of SA’s building industry. They also indicate that the fault lies not with legislation: South Africa’s construction regulations are among the most comprehensive and stringent in the world, as are the qualifications obtained by professionals in the industry. Moreover, there are scores of construction companies in the country which have a fiercely proud and lengthy record of excellence, professionalism and meticulous diligence in every aspect of ever project they undertake.

Instead, the problem is the widespread indifference to both the law and human life in the building industry. ■





*Mari Trümpelmann,  
associate director:  
dams at AECOM.*

# AECOM CHAMPIONS SMART, SUSTAINABLE INFRASTRUCTURE

On 4 March 2026, the global engineering community marked World Engineering Day for Sustainable Development (WED), a UNESCO-led initiative recognising the essential role engineers play in advancing a more sustainable world.

This year's theme, "Smart Engineering for a Sustainable Future Through Innovation and Digitalisation", underscored the importance of resilient infrastructure, water security and digitally enabled collaboration. It was both recognition and responsibility, a reminder that engineering decisions made today shape long-term social and environmental outcomes.

At AECOM, smart engineering is a responsibility which plays out across

various disciplines, from geotechnical investigations and dam engineering to mechanical systems design and digital co-ordination. Engineering's influence is often most visible in its absence. As Kopano Maphutha, candidate geotechnical engineer, observes: "I'm motivated by how impactful my industry is, without being visible. The impact of engineering isn't always obvious, but the lack of it is often felt by communities and society at large."

Her work on ground investigations, slope stability analyses and settlement assessments forms part of large-scale infrastructure development, including a major dam project in KwaZulu-Natal designed to supply water to millions. Such projects rely on co-ordinated technical

input across specialisations. "These exposures highlight the importance of gathering information to produce informed designs," she explains.

That collaborative dimension resonates across the organisation. For Nishaal Rana, senior mechanical technologist, "collaboration with my team to problem-solve and generate innovative solutions that make a difference to the overall success of a project" is central to engineering practice. His experience spans hospitals, commercial developments, data centres and metro stations locally and internationally, as well as the iconic stadium built for the 2010 Fifa World Cup in Durban. "It was a once-in-a-lifetime opportunity to be a part of this project,"

he recalls.

Water infrastructure remains particularly critical in strengthening long-term resilience. With more than 20 years in the sector, Mari Trümpelmann, associate director: dams, has focused on dam safety evaluations, rehabilitation programmes and new dam developments that secure reliable supply for communities, agriculture and industry. “I’m motivated by the many opportunities we have as engineers to contribute to tangible, impactful and innovative solutions that improve lives,” she says. “Knowing that my work supports water security, safety and sustainable development keeps me passionate about what I do.”

Across these projects, engineering extends beyond technical design to broader societal impact. Limited access to basic services can restrict economic participation and well-being, a reality that informs much of the infrastructure work undertaken in South Africa. “By working as an engineer, I believe I can contribute towards bridging the gap between the privileged and the less privileged,” says Maphutha.

Long-term thinking is embedded in project decision-making. “As

engineers, we focus on delivering projects which are resilient, sustainable and designed to uplift communities. The decisions we make today influence what future generations will inherit,” explains Trümpelmann. “This approach aligns with AECOM’s Sustainable Legacies strategy, which integrates environmental, social and governance considerations across the asset life-cycle.”

Digitalisation is increasingly enabling this integrated delivery. Platforms such as Bluebeam, ACC and SharePoint allow teams to collaborate with international stakeholders in real time, accelerating co-ordination while reducing travel. These tools strengthen multi-disciplinary alignment, from early geotechnical investigations to mechanical system design and dam safety planning, supporting more efficient and informed outcomes.

Beyond project execution, attention is also given to cultivating the next generation of engineers. “We educate the future generation by supporting engineers to grow both technically and professionally, while maintaining a work-life balance,” says Rana. Initiatives such as the rebuilding and upscaling of rural schools further reflect the way



*Nishaal Rana,  
senior mechanical  
technologist: AECOM.*

infrastructure development and social advancement intersect.

World Engineering Day offers a moment to recognise how profoundly engineers shape everyday life through the infrastructure that enables mobility, secures water and powers economic activity. It is also an opportunity to inspire new entrants to the profession, ensuring continued innovation in the face of climate, urbanisation and resource challenges.

AECOM is doing just that by delivering infrastructure that works today and strengthening resilience for tomorrow. ■



*Kopano Maphutha,  
candidate geotechnical  
engineer: AECOM.*

**“As engineers, we focus on delivering projects which are resilient, sustainable and designed to uplift communities. The decisions we make today influence what future generations will inherit.”**

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# KEEP THE ENERGY FLOWING – REGISTER WITH THE BCCEI

South Africa’s transition towards renewable energy is reshaping the national landscape. Across the country, cranes, graders and concrete mixers are hard at work on wind and solar farms that will supply the next generation of clean power. However, beyond the visible turbines and solar panels lies the crucial groundwork that makes every project possible – the specialised civil engineering work that provides the platforms, roads and foundations for a sustainable future.

From building access roads and haul routes to pouring reinforced concrete foundations for turbine towers, civil engineering contractors form the backbone of renewable energy construction. Their expertise ensures that every structure

is stable, every site accessible and every cable securely routed. According to the Bargaining Council for the Civil Engineering Industry (BCCEI), these activities fall squarely within the civil engineering scope, which means that companies performing this work are required by law to register with the council.

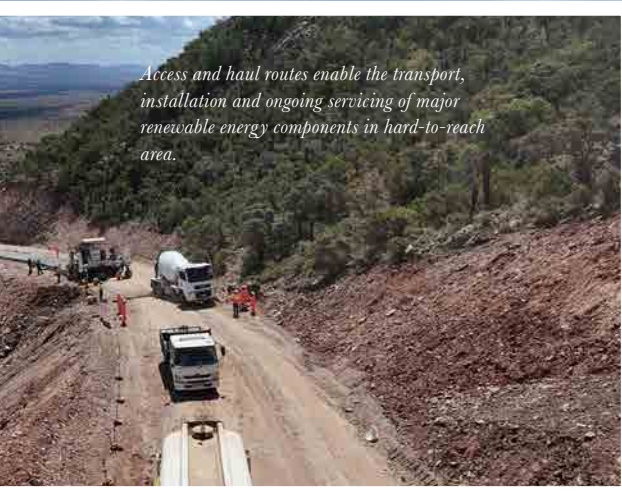
“Renewable energy projects depend on solid civil engineering fundamentals,” explains Natasha Ramsawhook, legal advisor at the BCCEI. “Foundations, cable trenches, roads, drainage systems and substations are all civil works that fall within our regulated framework. The companies carrying out this work play a vital role in SA’s energy transition

and it’s essential that they operate within the country’s legal and ethical labour standards.”

Before a turbine can turn, civil contractors spend months preparing the terrain. Bulk earthworks, site clearance

**“Renewable energy projects depend on solid civil engineering fundamentals,” explains Natasha Ramsawhook, legal advisor at the BCCEI.**

*Access and haul routes enable the transport, installation and ongoing servicing of major renewable energy components in hard-to-reach areas.*



*The calibre of civil engineering work shapes the safety, efficiency and long-term durability of SA's renewable projects, starting with groundworks and continuing through commissioning.*



and compaction ensure stable ground conditions, topsoil must be stripped and stockpiled for rehabilitation and access roads are built to handle trucks carrying blades which are 80m+ long, as well as heavy tower sections.

Once the earthworks are complete, deep concrete foundations are poured to anchor the turbines, while reinforced concrete pads are constructed for substations, transformers and maintenance facilities. Trenches are excavated for electrical and communication cables and stormwater drainage systems are installed to protect against flooding and erosion. Every one of these tasks is defined as civil engineering work and therefore falls under the BCCEI's scope of regulation.

The BCCEI, established under SA's Labour Relations Act, regulates employment conditions within the civil engineering industry through six collective agreements. These cover wages, working hours, benefits and dispute resolution

processes. Registration with the BCCEI is not optional – it ensures that companies comply with national labour legislation and it safeguards both employers and employees through transparent standardised practices. Non-compliance can result in financial penalties, back payments, reputational damage and even disqualification from public tenders.

Ramsawhook stresses that registration also brings tangible business benefits. It provides contractors with a letter of good standing, confirming their compliance and improving eligibility for future projects. It also signals to developers and EPC contractors that a company operates ethically and professionally – a key consideration in a sector increasingly funded by international investors who demand strong governance and fair labour compliance.

“Compliance isn't just an administrative exercise,” she says. “It's about building a resilient, professional industry that

protects workers, upholds standards and supports sustainable growth. When contractors register with the BCCEI, they're strengthening their own businesses and contributing to the stability of SA's renewable energy roll-out.”

As SA moves deeper into its just energy transition, civil engineering contractors are literally laying the foundations for a cleaner, more resilient future. Their work enables the power lines, substations and roads that keep renewable energy projects running – and through the BCCEI, the industry is ensuring that this progress rests on fair labour practices and sound governance.

“Our message to contractors is simple,” says Ramsawhook. “If your company's performing civil works on renewable energy projects, whether as a main contractor or a sub-contractor, you're part of the civil engineering industry and must be registered.” ■



# TIGHTENING PROJECT DELIVERY

South Africa's renewed infrastructure push is creating fresh momentum in the construction sector. More than R1 trillion has been earmarked for public infrastructure over the next three years across transport, water, sanitation and energy, forming a central pillar of government's economic recovery strategy.

Yet industry analysts caution that funding alone does not guarantee delivery. Capacity constraints in municipalities and government departments, combined with climate vulnerability, power disruptions and rising input costs, put pressure on

contractors to complete projects on time and within budget.

Construction firms are turning to practical operational measures to control risk, prevent delays and protect already-thin margins. One of these interventions is environmental control on construction sites, particularly the management of moisture during building processes. Excess humidity slows curing times, compromises materials such as coatings or waterproofing systems, impacts final structural strength of concrete and contributes to mould growth or structural damage if not properly

managed.

Wynand Deyzel, commercial sales manager at air treatment technology specialist Solenco, says the industry is starting to recognise the role humidity management can play in improving project efficiency.

"Controlling moisture in a construction environment can significantly improve productivity on site. This is where the concept of cocooning becomes valuable," he explains. "Cocooning involves creating a controlled micro-environment in a specific work area using commercial

dehumidification. By extracting excess moisture from the air, contractors can stabilise conditions and ensure materials cure or bond properly.”

The concept is especially valuable when working with moisture-sensitive materials such as concrete, coatings or drywall, where environmental conditions can determine whether processes succeed or fail.

In a recent application, a contractor responsible for applying a specialised waterproofing treatment inside a major water transfer tunnel faced repeated setbacks because excessive humidity prevented the product from adhering to the tunnel walls. Portable commercial dehumidifiers were introduced to dry the environment, allowing the waterproofing process to proceed and helping the project avoid significant delays and potential contractual penalties.

Deyzel notes that maintaining consistent humidity levels can also protect expensive equipment and materials used on construction sites.

“Moisture affects far more than curing times. It can eventually damage equipment, accelerate corrosion and

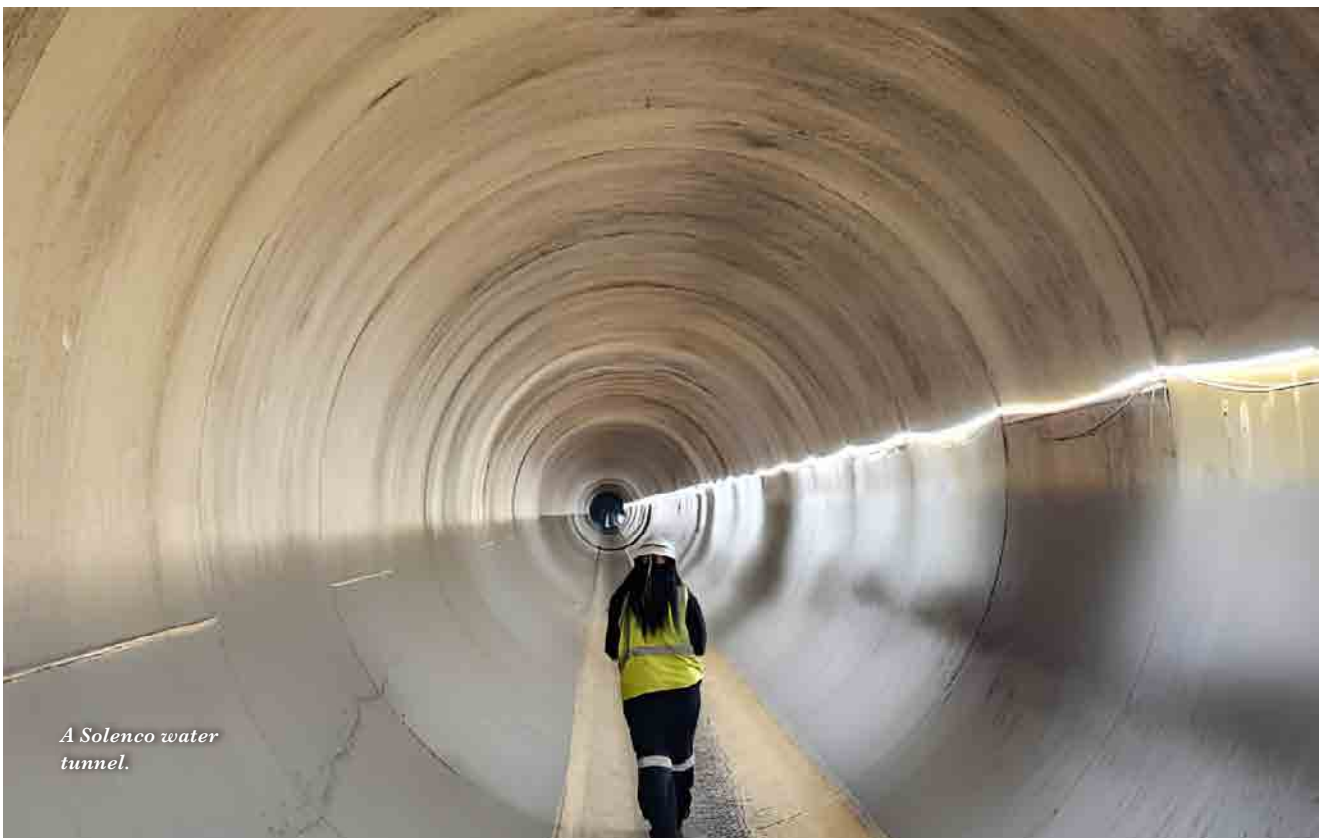
reduce the lifespan of machinery operating in harsh environments. Managing humidity helps contractors maintain stable working conditions and avoid unnecessary downtime,” he says. As infrastructure investment gathers pace, these kinds of operational strategies are becoming increasingly important.

For contractors working in demanding environments, commercial-grade dehumidifiers designed for construction applications can play a key role in maintaining controlled site conditions. Portable, durable units capable of high-capacity moisture removal allow project teams to stabilise humidity levels in enclosed areas where environmental control is essential. Equipment such as the Solenco 85L commercial dehumidifier is designed specifically for these types of construction environments, offering durable and energy-efficient moisture removal. It can also be combined with an optional extendable, flexible duct, to concentrate dehumidification in tight spaces.

In a sector where delays quickly translate into financial penalties, managing site conditions effectively is becoming another

practical lever for protecting project margins and delivering infrastructure on schedule. ■

**“Industry analysts caution that funding alone does not guarantee delivery. Capacity constraints in municipalities and government departments, combined with climate vulnerability, power disruptions and rising input costs, put pressure on contractors to complete projects on time and within budget.”**



*A Solenco water tunnel.*

*Budpol's Lintec CC3000D containerised concrete mixing plant at work on the A18 highway in south-western Poland.*



# HOW AUTOMATION RESHAPES INDUSTRIAL OPERATIONS

Automation has become a structural requirement for the construction materials and industrial manufacturing sectors. Rising operational costs, labour constraints, increasing quality expectations and growing sustainability pressures are reshaping the way facilities are designed, managed and operated. Today, automation is no longer viewed as a future investment or a productivity add-on, but as a strategic foundation for competitiveness, resilience and long-term performance.

At the same time, digitalisation is transforming traditional production environments. Industrial plants are evolving from isolated mechanical systems into connected, intelligent operations where data, software and automation work together to optimise performance in real time. Industry 4.0 frameworks have accelerated this shift by integrating systems across operations, positioning automation at the centre of operational stability, performance optimisation and

adaptability. Indeed, according to McKinsey, studies show that digital transformation and automation can increase throughput by 10-30% and reduce machine downtime by up to 50% in industrial environments.

As automation has evolved, its role has expanded beyond task control to system-level intelligence. Sensors, real-time monitoring platforms and intelligent control systems now enable continuous optimisation across entire production processes. Plants increasingly operate as part of integrated networks where performance, maintenance, energy use and quality are managed holistically. This allows organisations to move from reactive operations to predictive and proactive management models, while also supporting energy-efficiency, emission reduction and broader sustainability objectives.

## **Lintec & Linnhoff's approach**

Within this evolving landscape, Lintec & Linnhoff approaches automation not as a stand-alone technology, but as an

**“True automation isn’t defined by technology alone, but by how intelligently it’s integrated into operations.”**

integrated operational capability designed into plant systems from the outset. The focus is on building intelligent, connected plant environments that deliver consistency, flexibility and long-term performance across diverse applications.

This approach is evident in complex infrastructure projects that demand both precision and reliability. For example, a Lintec CSD1500 asphalt mixing plant deployed on a major dam project in the Dominican Republic was required to produce specialised asphalt mixes for a waterproof core under demanding site conditions. Advanced plant automation and control systems enabled precise management of mix recipes and production parameters, while intelligent process control supported stable output and operational efficiency throughout the project. Features such as double-screen drum technology also contributed to reduced fuel consumption, lower maintenance requirements and improved uptime, even in wet and challenging environments.

Automation at scale is equally critical for large-volume road construction programmes. In Kazakhstan, five Lintec CSM4000 asphalt mixing plants were supplied to support a nearly 1 000km road

development programme. These plants combined a containerised modular design with automated control systems, allowing rapid deployment while maintaining consistent production quality across multiple sites. Intelligent automation enabled operators to manage mix designs accurately and repeatably, supporting productivity, quality assurance and schedule reliability on one of Central Asia’s most ambitious infrastructure projects.

In addition to asphalt, Lintec & Linnhoff’s automation philosophy extends across concrete batching and material processing applications. Advanced batching controls, automated sequencing and integrated monitoring systems reduce manual intervention, minimise error and support stable, repeatable production, even under high-volume or time-critical conditions. Across applications, automation delivers not just control, but visibility, adaptability and operational intelligence, allowing plants to respond to changing project requirements while sustaining long-term performance.

In Poland, contractor Budpol deployed a Lintec CC3000D containerised concrete batching plant to support multiple major highway expansion projects, including the 76,5km A18 motorway in the south-western part of the country. The plant’s automated batching controls, sequencing logic and integrated monitoring systems enabled the reliable production of large concrete volumes under demanding site conditions, while minimising manual intervention and ensuring repeatable quality across different mix designs. High levels of automation also supported rapid relocation between projects, reduced set-up time and stable performance across

seasonal conditions, demonstrating how intelligent control systems contribute directly to productivity, flexibility and long-term operational efficiency in large-scale infrastructure applications.

Innovation is embedded within Lintec & Linnhoff’s engineering and plant design philosophy. Modular systems and scalable automation frameworks allow customers to evolve their operations over time, upgrading capabilities as technologies advance and business needs change. This ensures that automation investments remain adaptable, resilient and future-ready.

“True automation isn’t defined by technology alone, but by how intelligently it’s integrated into operations,” says Jeffrey Ma, chief technology officer at Lintec & Linnhoff. “Our focus is on building connected, adaptive plant ecosystems that combine automation, digitalisation and services to deliver long-term operational resilience and sustainable growth.”

Automation is redefining the way industrial operations are designed, managed and optimised, enabling higher efficiency, stronger quality control, improved safety and better environmental performance, while also building more resilient and adaptable operational systems.

By combining intelligent technologies, innovation-driven engineering, digital platforms and integrated services, Lintec & Linnhoff supports customers in developing smarter, more connected operations where automation becomes a foundation for sustainable progress. ■

*In the Dominican Republic, a Lintec CSD1500 asphalt mixing plant produced asphalt for a dam’s innovative core design to form a robust, waterproof barrier.*





*Jason Reeves, Growthpoint's head of asset management: logistics and industrial.*

# NEW INDLOVU LOGISTICS PARK DEVELOPMENT

Growthpoint Properties is expanding its logistics and industrial property portfolio with the development of Indlovu Logistics Park on the site of the former PPC facility in Montague Gardens, Cape Town. Indlovu Logistics Park is being developed to meet growing demand for high-quality logistics and warehousing space in one of the city's most established industrial precincts with modern maxi-units.

The R578 million new development will comprise approximately 38 600m<sup>2</sup> of gross lettable area across nine maxi-units, offering flexible, future-focused space for logistics, distribution and light industrial occupiers.

Growthpoint identified the significant redevelopment opportunity for this site after PPC decided to move operations to its Riebeeck Valley facility.

Construction of Indlovu Logistics Park will commence in May 2026 and it will be ready for occupancy before the third quarter of 2027.

The first step on site will be the demolition of the landmark PPC cement tower – a long-standing feature on the skyline, visible from as far away as the N1 highway – paving the way for a new-generation logistics park.

The development of Indlovu Logistics Park is aligned with



*An exterior render of Growthpoint's Indlovu Logistics Park.*

**“Opportunities to secure and repurpose well-located industrial land in the high-demand Montague Gardens area are increasingly scarce. This development allows us to deliver a high-quality logistics park in a proven node where tenant demand consistently outstrips supply.”**

Growthpoint’s South African property portfolio strategy to increase its weighting towards sectors and regions expected to deliver better growth over the longer term, specifically targeting logistics and retail property, as well as increased exposure to the Western Cape.

“Opportunities to secure and repurpose well-located industrial land in the high-demand Montague Gardens area are increasingly scarce. This development allows us to deliver a high-quality logistics park in a proven node where tenant demand consistently outstrips supply,” says Jason Reeves, Growthpoint’s head of asset management for logistics and industrial.

Montague Gardens remains one of Cape Town’s most sought-after industrial nodes, benefitting from its central location and excellent access to major arterial routes, including the N7, M5, M8, N1 and N2. From this position, occupiers can efficiently service the greater Cape Town metro, surrounding suburbs, port terminals and Cape Town International Airport, as well as regional and long-haul distribution routes.

“Montague Gardens offers an established industrial ecosystem, proximity to residential areas for workforce accessibility and excellent connectivity to the region’s primary transport routes. Indlovu Logistics Park will leverage these advantages, while providing modern facilities that meet today’s occupier expectations,” says Wouter de Vos, Growthpoint’s regional head: Western Cape.

Reeves adds that the development has been designed with both current occupier requirements and long-term flexibility in mind. “We’re seeing strong demand for facilities that combine generous yard areas, efficient loading, good power supply and quality office components, while also incorporating sustainability features that help tenants manage operating costs and environmental impact,” he says.

Indlovu Logistics Park will consist of nine maxi-units ranging from

around 3 900-4 600m<sup>2</sup>, each combining warehouse and office components. Units can be combined to create larger spaces, with the possibility of a single unit of up to 38 000m<sup>2</sup> to meet tenant requirements.

The buildings will feature 9m eave height, FM2 power-floated floors with a 50kPa load-bearing capacity, high-lift sectional dock doors, heavy-duty dock levellers and a minimum 32m yard depth to support efficient vehicle movement and goods handling. Canopies more than 5m deep over all dock doors will provide weather-protected loading and offloading.

Sustainability forms a key part of the development approach. Rooftop solar PV is integrated into the development. Natural light will be introduced through translucent sheeting along vertical warehouse surfaces, reducing reliance on artificial lighting during daytime operations, while energy-efficient LED high-bay lighting will also be installed throughout the warehouses. Water back-up tanks and water harvesting are included at the park. All this enhances operational, environmental and cost-resilience for tenants.

Each unit will be supplied with 250A three-phase power and optical fibre connectivity, supporting power-intensive and technology-enabled operations. The warehouses will be fully sprinkler-protected and compliant with ASIB 12th Edition standards, with back-up pumps and tanks, as well as provision for in-rack sprinklers, should tenants require them.

Security has been prioritised in the design of the park, with 24-hour precinct security, access control, CCTV, guardhouses at entrance and exit points, electric fencing and street lighting, creating a secure and professionally managed environment for occupiers and their staff.

“With its combination of strategic location and modern, efficient and scalable units, Indlovu Logistics Park will appeal to a broad range of operations, from logistics providers and distributors to manufacturers and wholesalers seeking efficient, well-located premises,” notes Reeves. ■

STERM

# EMALAHLENI'S JUMBO MALL

On 19 March, Emalahleni's Jumbo Mall welcomed its first shoppers. Positioned at the corner of the R544 and Main Street in the town, the 37 000m<sup>2</sup> regional retail centre will elevate everyday shopping through a thoughtfully designed, high-quality retail environment.

The official launch took place over four days, from 19-22 March, with the theme *"Indawo Yethu"* – "Our Place". This message reflects the vision behind the development: a shopping centre designed not only as a retail destination, but as a space which is the cornerstone of the community it serves.

The opening weekend featured a four-day programme of entertainment, promotions and shopper engagement. Live outside broadcasts and media activations took place on site, supported by MC-led competitions, prize moments and a daily "Tap, Spin and Cash-In" activation offering shoppers the chance to win exciting rewards.

Local schools and choirs formed part of the entertainment line-up, reinforcing the centre's commitment to showcasing community talent. Anchor and line tenants hosted in-store activations, while a number of local motor dealerships participated in the celebrations, adding further energy to the launch.

"We've always believed that a shopping centre should reflect the character and pride of the community around it," says Japie van Niekerk, CEO of New Africa Developments (NAD). "Jumbo Mall is about creating a shared space where families gather, young people connect and local businesses thrive. Opening day was the culmination of years of planning."

## **A new retail anchor for Emalahleni**

The mall comprises more than 100 stores, including major national retail-

ers such as Shoprite, Boxer, Clicks and Dis-Chem. Fashion and lifestyle brands such as Foschini, Markham, Sportscene, Studio 88 and Total Sports provide a strong mixture of apparel, cellular and speciality stores.

The centre also houses key financial institutions including FNB, Standard Bank, Capitec, Old Mutual and Sanlam, alongside a broad food offering featuring KFC, Chicken Licken, Roman's Pizza, Hungry Lion and other sit-down and fast-casual options.

Jumbo Mall provides more than 1 500 free and secure parking bays easily accessed by means of three convenient entrances. Free uncapped wifi is available, while the expansive food court includes a big-screen television for live screenings and a dedicated children's jungle gym.

Custom-designed seating with integrated workspaces broaden the functionality of the mall environment, offering students, entrepreneurs and remote workers a safe, connected and high-quality setting in which



## | PROJECTS |

An aerial view of Emalahleni's Jumbo Mall.



to meet, work or study.

A digitally connected, immersive experience

A notable feature of the development is its extensive digital infrastructure, including nearly 300m<sup>2</sup> of high-definition LED screens installed both inside and outside the centre. At its heart is a first-of-its-kind 3D immersive digital screen experience for Emalahleni, designed to entertain, inform and connect shoppers in real time.

The digital ecosystem screens also provide a contemporary platform for retailer promotions, community highlights and branded content, bringing a new level of digital engagement to the area.

### **Economic impact and long-term value**

Alongside its retail and entertainment appeal, Jumbo Mall represents a significant economic milestone for the region. The development created approximately

2 500 construction jobs, with an estimated 800 permanent positions supported by the centre.

Local contractors and suppliers were actively involved throughout construction, ensuring that economic benefits were retained within the surrounding communities.

The mall has also been designed to operate reliably and efficiently over the long term. It features an extensive solar photovoltaic installation, energy-efficient air-conditioning, LED lighting and water-saving toilets that reduce water usage by up to 70%. A state-of-the-art building management system monitors energy performance in real time, while 100% back-up power ensures uninterrupted trading during load-shedding.

“Jumbo Mall reflects the company’s broader vision for inclusive, future-fit retail. Secondary cities such as Emalahleni are dynamic, growing markets with clear demand for quality retail infrastructure. Access to thoughtfully designed, contemporary shopping environments shouldn’t be limited by geography. Our aim is to create developments that become part of daily life – centres that stimulate trade, support employment and serve as long-term economic anchors,” says Robin Houghton, MD of New Africa

Developments.

### **“This one’s for you”**

“We’re passionate about bringing dignity and opportunity to the communities we serve,” says Van Niekerk. “When shoppers walk into Jumbo Mall for the first time, we want them to feel proud of the quality, proud of the experience and able to call it their own. This one’s for Emalahleni.” ■

**“Jumbo Mall reflects the company’s broader vision for inclusive, future-fit retail. Secondary cities such as Emalahleni are dynamic, growing markets with clear demand for quality retail infrastructure.”**

# CALL FOR PAYMENT REFORM AND FAIR RISK ALLOCATION



South Africa's construction sector is burdened by cash flow pressures, an influx of international competitors and a deepening skills crisis, yet it is cautiously optimistic about opportunities in infrastructure, energy and commercial property. This was the consensus among senior industry leaders at the Constructor's Forum panel discussion at Collective Wisdom 2026, recently hosted by construction law specialist MDA Attorneys. The law firm convenes Collective Wisdom each year to explore critical industry issues. It is now in its 12th year.

The panel described an industry which has lost its largest players, is financing its own projects on razor-thin margins and is under siege from community intimidation, but still adapting and innovating.

Despite various headwinds, panellists pointed to green shoots – growth in commercial property demand, a pipeline of infrastructure and mining work, and an uptick in private-sector investment as capital that has been sitting on the sidelines begins to move.

Payment delays were identified as an existential threat to contractor viability, more damaging than a market downturn. "Cash flow is oxygen to contractors, but it's been strangled," said Dave Bates, CEO of SMEI Projects, noting that payment cycles have extended to 75 days or more in practice. "We're financing these projects on

paper-thin margins."

Jabu Serithi, Gauteng MD of GVK Siya-Zama, echoed the concern, describing delayed payments as normalised, particularly in the public sector. "It's become untenable," she said. Despite regulations requiring government departments to pay within 30 days, the panel noted that compliance remains deeply inconsistent, with projects such as the Bus Rapid Transit stalling as a direct consequence.

Serithi also described the industry's skills shortage as very problematic, adding that the pressure of low margins makes it unsustainable for businesses to prioritise research and development and training.

Panellists agreed that clients are offloading an ever-greater share of contractual risk onto contractors, while offering little flexibility in return. The growing prevalence of engineering, procurement and construction contracts is reshaping the risk landscape, requiring contractors to build sophisticated legal and commercial capabilities that previously sat with clients or consultants.

## The "Agile 50"

"You need a PhD in law to get through the 2017 FIDIC contract," said Massey, adding that MDA Attorneys has observed a marked increase in EPC contract structures across the sector. A recurring theme was the growing presence of international

contractors in South African infrastructure, mining and renewable energy projects. Rukesh Raghbir, CEO of Murray & Dickson Construction, noted that major SANRAL contracts and renewable energy projects are increasingly being awarded to foreign firms. "In SA, there's much talk about the demise of the Big Five construction businesses, but I believe we should be focusing on the Agile 50, a group of solid, competent businesses with a turnover exceeding R1 billion. The Agile 50 can price competitively and safely deliver projects; they're solid and entrepreneurial – and that's what's required for success," he said.

The panel was united in calling for adversarial contracting models to give way to genuine partnership. "Early contractor involvement is a fantastic tool that's had much success all over the world and we need a level playing field to compete with international competitors," said Bates.

Neresh Pather, CEO of Tractionel Holdings, called on government and state-owned entities to embrace the mechanism of partnership. "They must change their mindset to become collaborators instead of authorities, which requires a shift. My biggest bugbear is the fallacy that strong balance sheets deliver projects. The truth is that you need capability to deliver," he said.

"There are people who want to invest," added Serithi. "When this is unlocked, it will be substantial." ■



*Thesnaar's evaluations will further corroborate findings from other laboratory studies of colloidal silica.*

## SCP P3 AT THE CENTRE OF CONCRETE DENSIFICATION RESEARCH

Spraylock Africa is revolutionising industrial floors with post-initial set applied colloidal silica, an innovative liquid densifier which strengthens concrete from within. It is a solution that drew the attention of Talita Thesnaar, a Stellenbosch University award-winning concrete researcher. She has remained fascinated by the wear and tear of industrial floors – particularly at joints – and has since dedicated her career to improving concrete performance and longevity.

After earning Stellenbosch University's award for Best Final-Year Project in Concrete, Thesnaar returned to the laboratory as a Master's student, where she is currently researching innovative

treatments for concrete flooring. Her work encompasses testing liquid densifiers, finishing techniques, dry-shake hardeners and experimental graphene-enhanced mixtures, each providing distinct insights into performance and durability.

These evaluations comprise abrasion, chloride penetration, stain-resistance and other durability assessments.

Among the products under investigation is SCP P3, a liquid densifier that extends beyond surface application, actively interacting with the concrete matrix.

While mechanical testing is ongoing, the product has demonstrated promising performance to date. These evaluations

will further corroborate findings from other laboratory studies of colloidal silica. SCP P3 has already been applied to several landmark developments in the country, offering benefits such as reduced moisture movement, permanent surface protection, enhanced surface hardness and rapid access to the slab following treatment. Its ease of application to freshly poured concrete further underscores its practical value in construction contexts.

“As the research continues, my objective remains consistent: to develop a deeper understanding of how these treatments influence both the performance and lifespan of concrete floors,” says Thesnaar. ■



*Cortec's VpCI®-126  
HP UV shrink film.*

messy greases that take hours to scrub off, VpCI® molecules travel through the air to form an invisible protective layer on metal surfaces. VpCI® protects metal by releasing protective molecules into the air. These attach themselves to metal surfaces, creating an invisible shield that blocks rust. Because the protection travels as a vapour, it can reach hidden parts that traditional sprays or greases cannot access. Once the metal is removed from the package, the molecules simply evaporate, leaving the surface clean, dry and ready for immediate use without any cleaning.

This kind of protection ensures that when a project reaches a critical milestone, the materials pulled from the “bank” are ready for immediate use, welding or painting, preserving the full book value of the contractor’s inventory.

**Integrating proven solutions across the construction life-cycle**

Cortec® provides a wide palette of solutions designed to handle the harshest job site environments, from the humidity of coastal regions to the salt-heavy environments of winter road construction. For the protection of heavy equipment fleets such as excavators,

# MATERIAL BANKS: PROTECTING CONSTRUCTION PROFITABILITY

The construction world is facing numerous changes, from shifting material costs to difficult project schedules. Because of this, taking care of equipment and materials is more important than ever for a company’s bottom line. Whether building highways, large pipelines or office towers, rust is a silent threat that can turn a profitable job into a loss. Cortec® Corporation, a leader in corrosion protection, is changing how contractors protect their “material banks” and their heavy machinery using VpCI® and MCI® technologies.

**Stopping rust before it starts: the power of VpCI®**

Because of supply chain problems, many contractors are now buying materials years in advance. They are building a “material bank” of items such as steel, valves and electrical parts to avoid future price hikes. However, this strategy only works if those items stay in perfect condition. If they rust before they are used, the contractor loses money. This is why Cortec’s VpCI® technology is so important. Unlike old-fashioned,

cranes and pavers, Cortec’s VpCI®-126 HP UV shrink film (also available in a PCR version) offers a high-performance solution which combines heavy-duty protection with active corrosion inhibitors and UV protection. This allows contractors to mothball expensive machinery during seasonal downtime. When the machinery is needed back on site, the film is simply removed and can be recycled, eliminating the need for labour-intensive degreasing and chemical solvents.

When it comes to building bridges

and roads, Cortec's MCI® (Migrating Corrosion Inhibitor™) is the world leader in making concrete last longer. Products like MCI®-2005 can be mixed into new concrete or applied onto old structures to protect the steel bars (rebar) inside. Even when salt from the ocean or winter roads soaks into the concrete, MCI® molecules migrate through the structure to form a protective shield around the rebar. This process meets high industry standards and keeps bridges and highways safe for much longer, which means fewer expensive repairs.

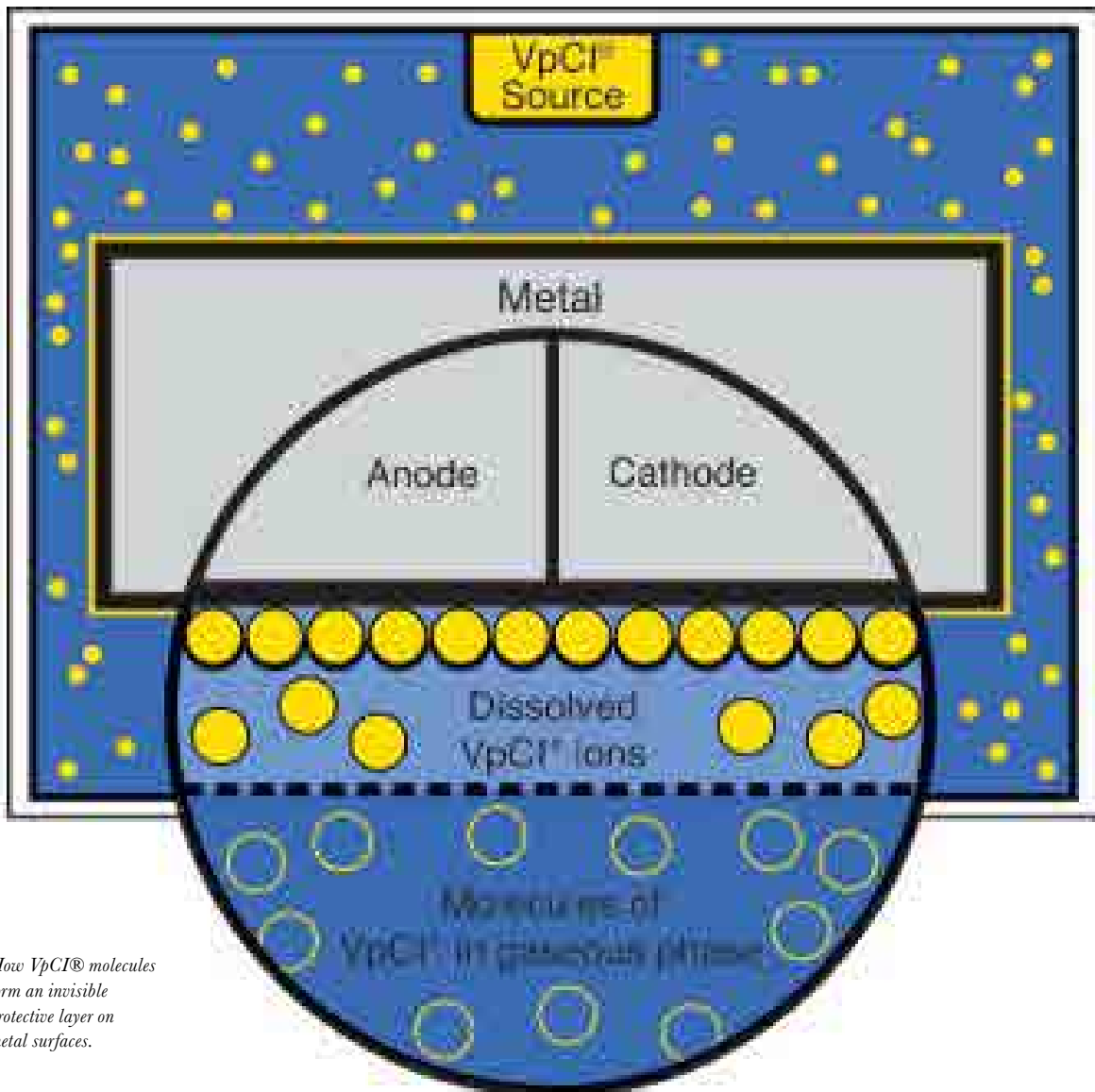
Cortec's diverse range of solutions provides significant benefits across these industries, including specialised technologies. For example, VpCI®-337 is

used for fogging large pipes, while VpCI® emitters keep electrical components rust-free, ensuring that every asset on the job site is protected.

By opting for VpCI® and MCI® technologies, contractors are doing more than simply buying a chemical product: they are implementing a high-level business strategy which prioritises safety, environmental sustainability and bottom-line profitability. As a leader in green chemistry, the Cortec® Corporation helps companies meet tough environmental standards without sacrificing performance.

By choosing these sustainable solutions, contractors get the best possible protection for their assets, while reducing their environmental footprint. ■

**“This kind of protection ensures that when a project reaches a critical milestone, the materials pulled from the 'bank' are ready for immediate use, welding or painting, preserving the full book value of the contractor's inventory.”**



*How VpCI® molecules form an invisible protective layer on metal surfaces.*

# WILL GOVERNMENT'S R155BN PROPERTY PLAN BE A GAME-CHANGER?

South Africa's government is the country's largest property-owner, yet historically, its vast real estate portfolio has not been managed with the discipline required of institutional landlords. Thousands of buildings and extensive tracts of land have often been poorly maintained or underutilised.

John Jack, CEO of Galetti Corporate Real Estate, says this could change with the establishment of government's SA National Property Company (SANPC).

Recently announced by President

Cyril Ramaphosa, the proposed state-owned entity will oversee a property portfolio estimated to include around 88 000 buildings and roughly five million hectares of land valued at approximately R155 billion.

"If the SANPC introduces professional asset management and commercial discipline, it could unlock substantial long-term value for the state, while improving the condition and productivity of public buildings," says Jack.

However, he notes that the

transformation of such a vast portfolio will not happen overnight. "Government property assets are incredibly complex to manage and restructuring a portfolio of this scale could easily take a decade before the full impact's felt. In the immediate term, the market's unlikely to see significant change, but over the long term, there's potential to unlock substantial value," he says.

He shares his insights on the long-term benefits of the proposed property management portfolio:

**“If the SANPC introduces professional asset management and commercial discipline, it could unlock substantial long-term value for the state, while improving the condition and productivity of public buildings.”**



*John Jack, CEO of Galetti Corporate Real Estate.*

**1. Operational efficiencies**

Government faces a maintenance backlog estimated at close to R30 billion, while departments spend around R6 billion annually leasing office space from private landlords, despite many state-owned buildings sitting vacant.

“Redirecting a portion of that lease expenditure into maintaining and upgrading government-owned buildings would be a logical fiscal step,” says Jack. “Instead of paying rent externally, the state would be reinvesting in its own assets and extracting far greater long-term value.”

He notes that one of the key questions will be whether government commits the capital required to restore neglected assets. “If departments are expected to move back into state-owned buildings, those assets will need meaningful refurbishment. That requires investment, but it could also create positive knock-on effects for construction, infrastructure upgrades and local economies.”

Reports indicate that under the proposed structure, the SANPC will act as an active asset manager, while the Department of Public Works & Infrastructure remains the constitutional custodian of state property.

“Strong governance will be absolutely critical if government wants to overcome challenges which have historically plagued state-owned entities,” he says. “For the SANPC to succeed, it will need genuine commercial discipline and transparency.”

**2. A potential sovereign-style asset platform**

According to reports, government has indicated that the property portfolio could eventually become a sovereign wealth-style investment platform, converting state-owned real estate into a revenue-generating national asset.

“The concept is to move away from public property being simply operational infrastructure,” explains Jack. “Under the SANPC, it could become a strategic financial asset that actually generates returns, which will attract investment and support large-scale development. This would be a significant shift in the way government property’s positioned within the broader economy.”

The proposed financial model includes three primary funding streams:

Accommodation fees paid by government departments occupying state-owned buildings.

A development fund to raise capital for specific investment portfolios.

Project financing through public-private partnership structures.

“Managing a portfolio of this magnitude requires specialised expertise in development, financing and asset management,” says Jack. “To unlock the full potential, government needs to work closely with the private sector using the latest technology and systems to operate property portfolios efficiently.”

**3. Urban regeneration and investment potential**

The SANPC could also support urban regeneration, particularly in struggling central business districts such as those in Durban and Johannesburg.

“Public-sector buildings are often located at the heart of major economic nodes,” says Jack. “If those assets are refurbished, they can help catalyse wider investment and restore confidence in surrounding precincts. This could unlock meaningful economic value that stimulates private-sector participation.”

Recent reports indicate that government has already outlined an investment portfolio, including the redevelopment of 13 government office precincts covering approximately 2,39 million square metres of space, as well

as harbour upgrades, the redevelopment of state land and the modernisation of police stations, courts and other public service facilities.

“Large-scale public property developments of this nature create substantial knock-on benefits for the broader economy,” notes Jack. “They stimulate activity across the construction sector, professional services such as architecture and engineering, and a wide range of property-related industries, while also attracting further private investment into surrounding areas.”

**Potential impact on the office market**

While the proposal could improve the management of public assets, Jack says the private property sector may feel some ripple effects. “Government tenants occupy a significant portion of B- and C-grade office stock and if departments consolidate into state-owned buildings, it could create increased vacancies in those sectors. However, these strategies take time to implement, so any market changes would likely unfold gradually over several years.”

He also points out that government-owned buildings themselves are unlikely to distort pricing in the short term. “Historically, dealing with government as a tenant is complex and highly regulated. State-owned buildings typically operate at market-related rental levels rather than discounting, with a shift away from restrictive leasing policies.

“The concept itself has real merit. SA holds an enormous amount of public property which, if managed properly, could generate value for the state, stimulate development across multiple industries and support economic growth.” ■

# CONCOR'S SED STRATEGY BUILDS SKILLS FOR COMMUNITIES

*Through interactive, hands-on STEM learning initiatives, Concor helps pupils develop practical problem-solving skills.*

Through its well-considered Socio-Economic Development (SED) programmes, Concor helps deliver measurable long-term change within the construction industry, across broader society and in the communities where the company operates.

Donique de Figueiredo, senior corporate affairs manager at Concor, explains that the company's core business is building infrastructure for the development of such communities.

"To do this sustainably, we need a strong pipeline of skills and talent,

particularly in construction, civils and the broader built environment," she says. "However, the impact of our corporate social investment [CSI] objectives extends well beyond our own human resource needs. By focusing on science, technology, engineering and mathematics [STEM] disciplines, we support efforts to address South Africa's wider skills gap."

Concor's approach is structured around two complementary streams: structured long-term SED programmes and more responsive CSI initiatives.

The SED stream focuses on carefully monitored, multi-year interventions which support early learning interventions, while also addressing foundational learning gaps in senior primary and secondary school pupils.

"We partner with carefully selected, well-established non-profit organisations with proven expertise in education which allows us to track real impact over many years," says De Figueiredo. "These programmes are deliberately designed to work across the education pipeline, from early

**“The impact of our corporate social investment [CSI] objectives extends well beyond our own human resource needs. By focusing on science, technology, engineering and mathematics [STEM] disciplines, we support efforts to address South Africa’s wider skills gap.”**

childhood development and primary school through to secondary education.”

Importantly, Concor targets pupils who are often overlooked, rather than focusing only on top achievers. This includes orphans and vulnerable children, as well as pupils who require additional support to strengthen foundational skills and improved learning outcomes. The aim is to invest in improving foundational competence so that these youngsters are not excluded from further education or employment opportunities.

“Each year pass rates are celebrated, but when we examine the quality of those passes, the challenge becomes clear,” notes De Figueiredo. “Our contribution’s about encouraging more pupils to pursue STEM subjects, while also strengthening their capability in those subjects so that they can access tertiary institutions or meaningful work.”

Concor’s NGO partners provide structured academic support, including holiday and Saturday classes, as well as access to better-resourced learning environments. Progress is tracked against baseline assessments, with improvement targets set for individual pupils, rather than grades alone.

The company’s social responsibility also extends to people living with disabilities. Examples include projects which support pupils with visual impairments through funding the translation of curriculum materials into Braille and providing technology skills training. Concor also contributed to the development of “My Safety Workshop” materials, designed to enhance personal safety for children with neurodivergent learning needs.

Many CSI initiatives are closely aligned with Concor’s operational

footprint and shaped by the realities of the communities surrounding its projects.

“At the start of each project, we engage with local stakeholders to understand the most pressing needs,” says De Figueiredo. “While education and skills development remain important, many communities face immediate challenges such as food security, healthcare and

access to basic resources.”

On a remote wind farm project in the Northern Cape, for example, Concor sponsored stationery packs, early childhood development resources, medical equipment and pupil transport. In other locations, the company has supported environmental rehabilitation initiatives, career guidance days and the supply, fitment and installation of container classrooms. In a mining area in Mokopane, Limpopo, Concor’s head office and a site project jointly funded a Grade 12 support programme delivered by a respected local NGO.

“It’s essential to manage community relationships at site level, so that we build genuine, lasting connections between our project teams and the communities in which we operate,” says De Figueiredo. ■





# 89TH ANNUAL MUNICIPAL ENGINEERING CONFERENCE & EXHIBITION

As South African cities face ageing infrastructure, climate risks, growth pressures and budget constraints, the Institute of Municipal Engineering of Southern Africa (IMESA) is calling on the municipal and civil engineering sector to rethink the way infrastructure is planned, delivered and sustained.

The organisation has announced that its 2026 conference and exhibition, SA’s leading platform for the profession to learn, share knowledge and network, will be held under the theme “Blueprints Reimagined Judiciously”. Outlining the rationale, IMESA president Geoff Tooley says: “This theme reflects the imperative in today’s widely troubled municipalities to take existing plans, standards and long-established methods of designing public infrastructure and rethink them. This isn’t about disruption for its own sake, but about careful, responsible, evidence-based evolution to address the growing pressures on infrastructure systems, including ageing assets, climate challenges, rapid urbanisation and stretched municipal budgets.

“As municipalities grapple with increasingly complex demands, the need to revisit traditional approaches has never been more urgent,” he adds. “The theme underscores the importance of balancing innovation with proven engineering principles, ensuring that progress is both sustainable and resilient. Rather than abandoning established practices, we’re urging engineering professionals to refine and adapt them, integrating new technologies, smarter planning and collaborative approaches to meet today’s local government and service delivery realities.”

This year, the IMESA Conference & Exhibition moves to Durban, KwaZulu-Natal, taking place from 28-30 October 2026. Conference registration opens in April and IMESA invites all industry stakeholders – including engineers, municipal leaders, academics and private-sector partners – to register early and ensure that they do not miss the opportunity to help shape the future of South African cities and towns.

The subjects which will be addressed

by the conference are:

- Buildings, structures and housing.
- Ecological, environmental and social.
- Electrical and electronic.
- Financial, legal and regulatory.
- Transport, roads and stormwater.
- Water and sanitation.

“We’re putting together an impactful programme for 2026 that reflects the current challenges, emerging trends and practical solutions from across the sector. By sharing research, insights and case studies, contributors play a direct role in advancing our profession’s body of knowledge, improving service delivery and strengthening municipal engineering practices across Southern Africa,” says Tooley.

Exhibitor packages and sponsorship opportunities for this year’s IMESA Conference & Exhibition have also been announced. Interested parties are advised to contact the conference organisers at email: [marketing@imesa.org.za](mailto:marketing@imesa.org.za) or [conference@imesa.org.za](mailto:conference@imesa.org.za).

With more than 800 delegates and over 80 exhibitors and sponsors participating in the 2025 IMESA Conference & Exhibition, Tooley notes that the event presents a valuable opportunity for companies to connect with a highly targeted audience of municipal decision-makers and engineering professionals.

“As municipalities increasingly seek innovative, cost-effective and sustainable solutions, the exhibition floor at the annual IMESA Conference provides an important space for showcasing products, services and technologies which can make a tangible impact,” he says.

Since its founding in 1961, IMESA has been committed to advancing excellence in infrastructure engineering and supporting the professionals who drive it. The 89th IMESA Conference & Exhibition continues this mission, fostering informed dialogue, encouraging innovation and equipping the sector to meet the challenges of the future. ■

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*For further information, tel: 031 266 3263, email: [info@imesa.org.za](mailto:info@imesa.org.za) or visit: <https://imesa.org.za>.*



Waterfall City  
in Gauteng.

# 2026 NEW CITIES SUMMIT

The Charter Cities Institute (CCI), in partnership with the Waterfall City Management Company (WCMC), will host the 2026 edition of the global New Cities Summit at Waterfall City in Johannesburg this December. Focused on the business of building cities, the summit is the premier event to transform bold ideas into impactful action.

Building on CCI's groundbreaking Africa's New Cities Summit in Kigali, Rwanda, in 2023 and the highly successful New Cities Summit in Nairobi, Kenya, in 2025, this summit will cement its status as the leading global platform for advancing the future of urban development.

Convening governments, technology executives, private investors, city developers, entrepreneurs, infrastructure providers, philanthropists, scholars, professional service firms and more to address the challenges and seize the opportunities of building thriving new cities around the world, the New Cities Summit is the

essential gathering for those committed to reimagining urban living at scale and taking action to see concepts to fruition.

"It's a great honour for us to host the 2026 New Cities Summit at Waterfall City – the largest mixed-use development in Africa," says Willie Vos, CEO of the Waterfall City Management Company. "While our 2 200ha smart city is only halfway complete, we believe it already reflects the pioneering urban design and human-centric principles that underpin this project. We're proud to showcase how innovative planning, long-term vision and dedicated property management can translate into a smart, safe and sustainable environment in which people can truly live, work, play and prosper. At the same time, we look forward to engaging with global thought leaders and gaining valuable insights during the summit, as we continue building a city that raises the bar for urban development."

Waterfall City in Gauteng is the largest

mixed-use development in Africa and the largest property development in South African history, ultimately combining over 28 000 residential units housing an estimated 80 000 people, with approximately 2,5 million square metres of gross leasable area for commercial, retail and office space, which will eventually accommodate a further 95 000 people. It is extraordinary in the sense that, as a "greenfield" development, unaffected by the constraints of older developments and existing infrastructure, it has allowed developers and planners to create a new city from a blank slate, utilising the latest urban design principles for infrastructure, services, open public spaces and, of course, the buildings themselves.

Previous editions of the summit have unlocked investments, catalysed partnerships, engaged governmental bodies (the 2023 summit was held with the Rwanda Development Board and the 2025 summit was held in partnership with the Kenya

National Chamber of Commerce and Industry), unveiled major projects and accelerated real-world implementation of bold ideas. This year, the event will bring together more than 600 leaders from both the private and public sectors, driving the next generation of city development worldwide with projects, panels, pitches and deals that exemplify this year's theme: "Innovating the Business of Building Cities: Capital. Infrastructure. Governance".

Distinct from traditional conferences, the New Cities Summit is designed around connection, execution and actions – all structured to de-risk urban investment, accelerate capital formation and strengthen the global new cities ecosystem. Key discussions will focus on job creation, investment attraction, governance innovation, infrastructure development and sustainable economic growth. The programme will feature deal rooms, pitch competitions, curated networking sessions, collaborative workshops and brand activations. The summit will also feature curated cultural and tourism experiences showcasing the richness and dynamism of South Africa. Initial speakers, featured projects and full session

programming will be announced throughout the coming months.

"Whether you're looking to invest, partner, pitch, or just better understand how new cities are reshaping economic and social landscapes around the world, the New Cities Summit offers an unparalleled opportunity to connect, collaborate and move projects forward," says Michael Holstein, summit producer and head of communications for CCI. "The summit's growth and impact have been extraordinary and we're proud to partner with Waterfall City to build on this success and showcase a world-class development and shining example of the new cities movement to the global community."

2026 summit speakers, sponsors and collaborators – from governments to NGOs and the private sector – will be announced shortly, as will registration and other event information. A select number of partnership opportunities remain, including bespoke activations and events for organisations seeking to align with the future of global urban development. ■

*For further information, contact: Michael Holstein at: michael@cci.city or Chanté van den Berg at: chanté@waterfall.co.za.*

**"Waterfall City in Gauteng is the largest mixed-use development in Africa and the largest property development in South African history, ultimately combining over 28 000 residential units housing an estimated 80 000 people, with approximately 2,5 million square metres of gross leasable area for commercial, retail and office space, which will eventually accommodate a further 95 000 people. It is extraordinary in the sense that, as a 'greenfield' development, unaffected by the constraints of older developments and existing infrastructure, it has allowed developers and planners to create a new city from a blank slate, utilising the latest urban design principles for infrastructure, services, open public spaces and, of course, the buildings themselves."**





# JHB ARBITRATION WEEK 2026

Against a backdrop of global geopolitical shifts, rapid technological advances and evolving regional economic frameworks, arbitration is set to play a defining role in shaping the future of trade, investment and sustainable development in Africa.

Johannesburg Arbitration Week (JAW), which is being held at the Sandton Convention Centre in Johannesburg from 5-7 May 2026, will unite leading experts to examine the role of arbitration within this shifting global landscape, explore the challenges and opportunities shaping its future, and assess how arbitration on the continent is evolving, from embracing technological innovation and adopting international best practices to developing ethical frameworks that could contribute to global benchmarks.

The conference programme brings these themes to life. Sessions probing the impact of sanctions, trade blocs and eroding multilateralism on enforcement will unpack how geopolitical forces, including the rise of Brics, the rollout of the AfCFTA and the weakening of the rules-based international order, are reshaping the legal landscape for arbitration and cross-border enforcement.

Institutional development is also a key focus, with discussions on how arbitral institutions across the continent can collaborate to build credibility and capacity, while broader questions of international enforceability and global integration will explore the way African

arbitration can achieve recognition and reach beyond the continent's borders.

Turning to the energy and infrastructure spheres, dedicated sessions will address independent power producer (IPP) agreements, environmental, social and governance (ESG) obligations, transition risk and the role of emergency arbitration in these sectors.

Despite Africa's growing commercial prominence and the increase in arbitral institutions and arbitrators on the continent, many high-value disputes remain seated offshore, underscoring the urgent need to strengthen local legislative frameworks, judicial support and institutional credibility. Accordingly, continental reform will also be a central theme, with discussions interrogating whether African disputes can and should increasingly be seated within African jurisdictions, and what structural reforms, judicial confidence-building and institutional development are needed to make this a reality.

The mining industry – an economic mainstay and one of the continent's most urgent arbitration flashpoints – will also feature prominently, with discussions examining how tribunals balance state enforcement of mining contracts against investor protections amid rising ESG regulations, *force majeure* claims, resource nationalism and interventionist resource policies. The strategic importance

of critical minerals, energy security and supply chain resilience will also be explored.

Technology-driven transformation of the arbitral process will also be debated, with sessions exploring the use of generative AI in submissions, cybersecurity risks including deepfakes, virtual hearings and the need for updated ethical guidelines. These discussions will be complemented by an empirical examination of patterns in arbitral procedure and decision-making across Sub-Saharan Africa, including institutional practice, process design and outcomes.

An exciting feature of this year's event will be a moot court of the Supreme Court of Appeal matter in Kgalagadi, which explored key principles relating to arbitration agreements and judicial enforcement under the International Arbitration Act.

"These sessions position JAW 2026 as a vital forum for arbitration practitioners, corporates and policy-makers to challenge the *status quo* and advance dispute resolution," says AFSA CEO Andile Nikani. "The conference underscores Johannesburg's emergence as a sophisticated arbitral hub, fostering harmonisation and innovation across the continent."

For enquiries and registration, tel: (011) 320-0600 or (011) 320-0533, or email: [info@johannesburgarbitrationweek.co.za](mailto:info@johannesburgarbitrationweek.co.za). ■

ROADSHOW SEMINAR

# THE NEW CONCRETE CODE: SANS 51992-1-1 - unpacked

SAVE THE DATES

**CAPE TOWN**  
Tuesday, 09 June 2026

**DURBAN**  
Thursday, 11 June 2026

**JOHANNESBURG**  
Tuesday, 23 June 2026

# CSSA NATIONAL SEMINAR ROADSHOW

The Concrete Society of Southern Africa (CSSA) national seminar roadshow will equip engineers, consultants and contractors with the essential knowledge and practical tools to confidently implement the newly adopted SANS 51992-1-1: Design of concrete structures — Part 1-1: General rules and rules for buildings during the critical transition period.

The shift to SANS 51992-1-1 represents a significant evolution in structural concrete design across SA. The roadshow will address the practical application of the new code, highlight key differences from the outgoing SANS 10100-1, explore design implications and examine its broader impact on concrete practice nationwide.

### Aligning SA concrete design with global best practices

Published in 2025, SANS 51992-1-1 introduces updated approaches to material properties, structural analysis, ultimate and serviceability limit states, detailing, durability and shear design – including the variable strut inclination method. A dedicated SA National Annex provides locally calibrated parameters tailored to local materials and conditions. As such, it brings local practice in line with international best practices.

The seminar series will be hosted in three major centres:

- Cape Town – Tuesday, 9 June 2026
- Durban – Thursday, 11 June 2026

- Johannesburg – Tuesday, 23 June 2026
- Practical insights from academia and industry

Dr Kim Timm, senior lecturer in civil engineering at Stellenbosch University, will deliver the keynote address. With over 20 years’ experience as a practising structural engineer and a strong academic focus on concrete design, structural optimisation and sustainable infrastructure, she brings a unique blend of industry expertise and research insight. She is widely recognised for her commitment to mentorship and knowledge transfer.

Timm will be joined by a panel of respected local industry professionals who

will share valuable technical and practical perspectives.

In addition to the technical presentations, the seminars provide an excellent platform for networking and knowledge exchange among professionals across the concrete and construction value chain.

The CSSA urges all industry stakeholders – engineers, contractors, material suppliers, consultants and academics – to attend and actively participate in this important initiative. ■

*To register or obtain further information, email Natasja Pols at the CSSA: [natasja.pols@concretesocietysa.org.za](mailto:natasja.pols@concretesocietysa.org.za).*

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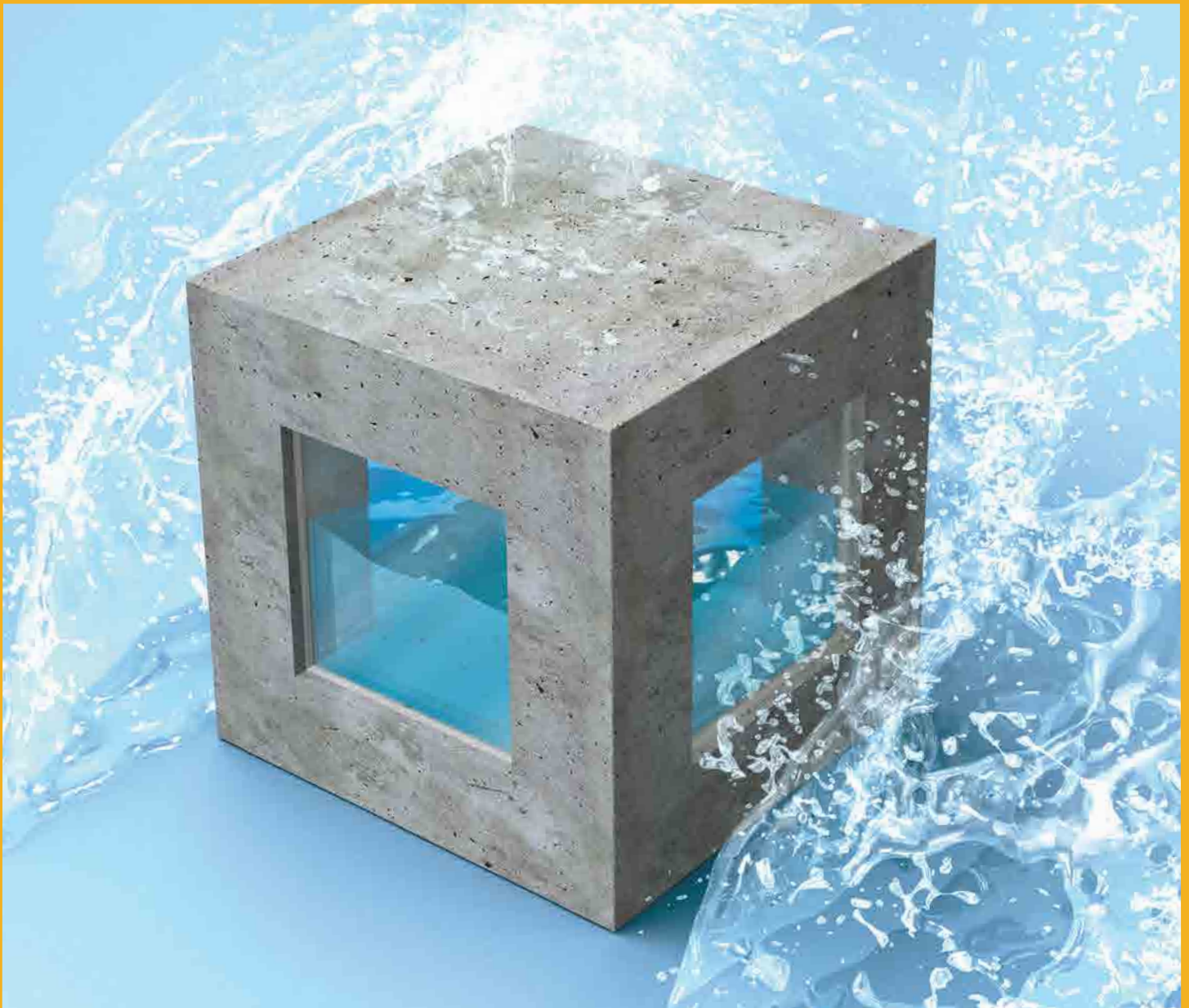
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