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# MAGAZINE

**JANUARY - FEBRUARY 2019**



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## New year, new brands to shop at Morningside Shopping Centre



Morningside Shopping Centre is ringing in 2019 with 10 new shops from great brands specially chosen for its style-savvy shoppers.

Wellness Warehouse, Birkenstock, Whisky Brother, Scotch & Soda, Naked Coffee, Typo, Pick n Pay Clothing, Bidvest Waltons, Beauty Factory and Café Patisse are all now open at the award-winning Morningside Shopping Centre.

“We are delighted to welcome these excellent names in retail,” says Centre Manager Sharon Henry. “Each one complements and enhances the centre's unique retail mix with on-trend variety that refreshes and creates a complete experience for customers.”

What is more, MTN will be opening at Morningside Shopping Centre in the middle of February 2019, and the ever-popular restaurant Pomodoro has been refurbished to reveal a fresh new look.

The new retail concepts join the vibrant collection of 60-plus retailers and restaurants at Morningside Shopping Centre, all selected for their unique offering, quality products and personal service.

Effortlessly chic, Morningside Shopping Centre is a niche, bespoke community centre anchored by Pick n Pay, Woolworths, @Home and Morningside Pharmacy. All this daily convenience is supported by a meticulously curated range of fashion, footwear, sportswear, restaurants, furnishings, travel agents, home décor



Morningside Shopping Centre manager, Sharon Henry

and hair, health and beauty and banking.

From its superb shopper service to one-hour free parking, the centre prides itself on sculpting its shopping experience around its discerning shoppers.

“We keep close to our customers to ensure we have an excellent understanding of their expectations so we can bring them the brands, services and products that they really want. We know they are going to love all our new stores,” says Henry.





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### Mine site deformation monitoring with satellite InSAR

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## JSE-listed Epp Outperforms In 2018



JSE-traded EPP, the pure Polish retail property fund, delivered a total return of 21% in 2018 to significantly outperform the market, making it the top performing listed property company of the year. This is a significant difference from the benchmark index (SAPY) total return of -25%.

EPP CEO, Hadley Dean, says this is an affirmation of the company's strategy. "Our focus on retail, specifically in the Polish market has given us clear advantages over some of our competitors who are more exposed to markets that are not as strong as Poland," Dean said.

EPP is one of only a few companies on the JSE property index (SAPY) to deliver a positive total return, according to Anchor Stockbrokers. The company, which first listed in August of 2016, announced its strategy to focus specifically on retail properties. It has more than doubled its portfolio, adding more than 240,000 sqm gross lettable area (GLA) to its total portfolio in 2018 and increased the total

portfolio value to over EUR 2bn.

EPP is now focused on new ventures for 2019. This year the company will be completing the acquisition of six new properties. "We look forward to the addition of another 184,000 sqm of quality retail GLA," said Dean, "This year will represent another key step in our mission to become the dominant owner of retail property across Poland."

The company is also looking forward to the opening of Galeria Mlociny in the second quarter of this year "This is our flagship property in Warsaw and it will be the crown jewel in our portfolio" said Dean.

# GREENFIELDS SECURITY ENCLAVE



**G**reenfields security enclave is a secure residential estate with 102 residential units constructed along Gie road Parklands Capetown in the Western Cape. It was developed by Brown Property to offer a luxurious and affordable residential place consisting of 3 beds 2 baths to 4 beds 2 baths an equivalent of 88m<sup>2</sup> to 190m<sup>2</sup> with a single or double garage option. In both cases, the two bathrooms are such that one is full and the other suite with a shower only.

The internal structure of the residential houses is of a world class and high standard fitted with built in cupboards and braai which is a grill purposely for cooking and roasting meat. The later serves as a cultural element and helps in cultural preservation and giving the owner a sense of belonging to a renowned background. Braai is associated with braai day which is South Africa's rich cultural heritage and with unique national pastime aiming at uniting South Africans. In addition to this, it has a modern kitchen and a built in kitchen, extractor and a central island with a breakfast nook. It also has a separate lounge and dining room both fitted with sliding doors leading to the patio.

Each standalone unit has a private garden and a double garage with direct access and parking for two more cars in the driveway. These standalone units are at affordable prices ranging from R 1, 574, 000 for a 3 bedroom single garage unit to R2, 599, 000 for a 4 bedroom double garage unit. The sales terms are pocket friendly to the end user as there is no transfer duty.

Greenfields security enclave is strategically positioned in relation to closeness and accessibility of social amenities such as shopping centres, places of worship. Schools, MyCiTi bus stops among others inclusive of a jungle gym in the enclave. There is presence of CCTV cameras on 24/7 surveillance all round the clock making the entire place safe and secure.

Apart from nearness to social amenities, Greenfields Security Enclave are spacious between one unit and another. This allows for privacy which is an important aspect to human nature as well as comfort due to availability of an ample relaxing space when not in the house. This as well offers a suitable to break monotony of being in the building most of the time by providing authentic cool and beautiful scenery for the owners. The green environment surrounding each unit and the entire enclave in general, helps naturally purify the air thus providing a health environment.

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## .kce CONSULTING PARTICIPATION

.kce Consulting were appointed as the structural engineers on the Greenfields development by Group Five Housing in early 2018. Key to their appointment was the proposal of an efficient foundation solution to accommodate problematic geotechnical conditions over the site, these conditions being common to the more coastal regions of the Western Cape in particular. Given the successful implementation of the solution and the prevalence of similar conditions to surrounds, continued implementation and refinement of this system is an exciting prospect going forward.

Over most of the Greenfields site, transported sands and silty sands in deep and highly compressible layers presented a challenge for efficient foundation design. Pier and ground beam systems were considered but found to lack economic efficiency, while the traditional stiffened rafts also proposed lacked practicality, particularly for trench excavations in the loose sands.

.kce Consulting assessed the available material data and proposed a modified raft foundation solution

comprising an edge stiffened flat slab on the ground. Effectively only requiring shallow perimeter beams, the main advantage of the solution lies in moving away from trench excavations, and the resultant saving on reinforcement and time associated with traditional fixing.

The flat slab system was assessed with finite elements to ensure the adequacy of overall torsional stiffness in limiting potential problem differential settlements. This also allowed for optimisation of the slab thickness, reinforcement and edge beam arrangements. The modified rafts were employed successfully across the Greenfields site ensuring delivery of the project on time and within budget. For more information on this system contact .kce Consulting at [technical@kce.co.za](mailto:technical@kce.co.za).

## Philippi-Hagenbuch Introduces Push Block for Dislodging Off-Highway Trucks Without Damage



The Push Block provides a stable assembly that transfers rear pushing force directly to the truck's frame, preventing damage. By transferring the pushing and pulling forces through the Push Block to the truck frame, operations prevent damage, downtime and the associated costs without affecting the loading process or payload. Without the Push Block, trucks can experience body damage that impacts material flow or tailgate damage of as much as \$15,000. An integrated hook also allows the Push Block to be used for pulling a disabled or stuck off-highway truck.

PHIL designed the articulating Push Block for simplicity and durability. The Push Block pivots downward for

unobstructed dumping, and is made of high-strength, abrasive-resistant [Hardox 450 steel](#) to ensure long-term stability.

PHIL offers the Push Block alone or as part of a versatile, customizable package designed to enhance productivity. Incorporating a [Load Ejector](#), for example, minimizes carryback within the truck bed while [Sideboards](#) increase carrying capacity and [Autogate® Tailgates](#) further maximize volumetric capacity and reduce carryback for haul trucks working in applications with sticky materials.

**P**EORIA, Ill. (Jan. 15, 2019) — [Philippi-Hagenbuch Inc.](#), a global leader in off-highway truck customization, introduces the [Push Block](#) for articulated and rigid-frame trucks. PHIL engineered the Push Block to integrate with the rear chassis on off-highway trucks ranging from 20 to 400 tons. The optimal positioning of the Push Block allows operators a safe and engineered “push point” to dislodge trucks from areas with poor ground conditions without damaging the truck body or pushing equipment.

“Contractors on large jobsites, from road construction projects to dam building sites, traverse sticky, muddy ground that can cause trucks to become stuck,” said Josh Swank, PHIL vice president of sales. “Prior to the development of the Push Block, support equipment, such as a dozer, pushed directly on the truck body to move it to dryer ground where it could regain traction. This type of pushing on the truck can damage the tires, hinge and even the body since there's no component of a truck designed to take this type of pin-point pressure.”

## 10 Reasons That Shopping Centres Are The Best Place To Be During The Holidays



**S**hopping centres hold a special place in festive holiday routines worldwide, from sunny South Africa to snowy Poland.

“No matter what you may think (or not think) about shopping malls, they are simply an unbeatable place to be this time of year,” says Hadley Dean, CEO of EPP, Poland’s largest owner of shopping centres, which is listed on the stock exchanges in Johannesburg (JSE) and Luxembourg (EuroMTF).

Hadley puts this down to the experience and delight that only shopping centres can offer.

**The sights:** malls do decorations in a spectacular manner. Management spends a great deal of time and effort creating a festive environment crafted to put you in a

good mood, and it works. Even better is that, like snowflakes, no two centres are decorated exactly the same.

**The sounds:** head to your local shopping centre where you are guaranteed they will be playing holiday tunes; there may even be live performances.

**The taste:** Food and beverage have become a critical point in modern shopping malls, with a larger variety of places to meet, eat, socialised and enjoy. The holidays bring that out even more with pop up stands offering specialty beverages, chocolates and all the delights we allow ourselves this time of year.

**The comradery:** The holidays are notorious for making people feel lonely, but there is one place where you certainly won’t be alone: your local mall. If you like to be part of something whether it’s the entertainment, a shopping rush for the same item, or the



general festive spirit, the mall is a great place to visit.

**Entertainment:** Today’s shopping centres are becoming *destinations*, not just places to buy. This means there is a serious increase in entertainment offerings and no time of year is this more evident than during the holidays.

**New ideas:** Head to your local shopping centre where each store in addition to the mall itself will be decked out for the holidays. You will get myriad ideas.

**Up your gift giving game:** Sure, you could surf the Internet, but you cannot be sure of the result. Colours, textures, and certainly tastes can’t be gathered through a mouse and a screen. So, if you want to get that special someone the *right* gift, it’s important to touch and see it. There is no better place to do this than your local mall.

**The weather:** Whether it’s Poland’s cold wind and snow, or South Africa’s scorching hot sun, you can get a festive atmosphere in a gorgeous climate-controlled environment at your local mall. It’s everything you want under one roof with none of the bad weather.

**The variety:** The very nature of shopping centres means there is something for everyone.

**The holiday spirit:** The sights, the sounds, the tastes, the entertainment, the people, all of these things mingle together under one roof at a shopping centre to create that X-factor we call the holiday spirit. If you feel like you are having trouble switching gears and getting into the swing of things this holiday, try heading to the local mall, grab a cup of cocoa, listen to the music, and soak in the decorations.

## Palmares – An Exclusive Project In A Unique Location



Lagos, 10th January 2019 - The investment in Palmares Beach & Golf Resort is an opportunity of a lifetime in a setting inspired by the philosophy of good living. The 22 plots to develop tailor-built detached villas with 180-degree panoramic views to the ocean were launched in an integrated resort of golf, luxury tourism and supported by 5-star hotel services: “these properties are unique (...) we have the opportunity to develop unique properties with sea views which is very rare”, mentions António Pinto Coelho, Operations General Director of Palmares.

The natural shape of the land is that of an amphitheatre, descending from 70m to sea level, from which you enjoy 180-degree panoramic views. These views take in the estuary, the ocean and the bay of Lagos, in front of which is set the magnificent 27-hole golf course designed by Robert Trent Jones II, already awarded the best golf course in Portugal seven times and considered one of the best top courses in Europe.

The 20 room Boutique Hotel with lounge, restaurant and swimming pool provide the services: “People are interested in checking the lifestyle they could get buying a property in Palmares, usually a good trial is to stay at the hotel, have a meal there and they can have a feeling of what it is like being in the resort. We can take clients in a buggy, to Meia Praia Beach. They have about 2km of beach of their own, they feel like they are on a desert beach. 1”

There’s a dream home for everyone at Palmares since the plots present different characteristics and prices: “We have plots with a more panoramic view, they have more ocean atmosphere. We have plots that are closer to the estuary of Alvor so they will feel the tides coming in and out; and you have some other plots that are golf frontline. The cost on the land starts around 700,000€ up to 1.800,000. Depending on the type of sea view you want.”<sup>1</sup>



The average plot size is 3,430m<sup>2</sup> (36.920ft<sup>2</sup>) to project luxury detached villas from 340m<sup>2</sup> to 500m<sup>2</sup> (3.660ft<sup>2</sup> to 5.380ft<sup>2</sup>), not including terraces, balconies, garage or storage rooms. There are three different options of construction, to suit the clients’ preference:

1. A Project Manager available to start construction immediately, to finish a villa in 2 years (“we have some clients that when they are buying a plot they want to develop as soon as possible so we have project management, the teams ready to help people doing all these projects so they can do this as soon as possible”<sup>1</sup>);
2. The option of buying the land and develop years later (“We have people that want to develop villas but they want to wait a couple of years for their retirement before they start their project, and that is possible”<sup>1</sup>):
3. Turn-key villas developed by Palmares. “we are about to launch a third option (...) we are going to develop a finished solution for people that just want to buy and step into their villa and swim in

their pool as soon as possible”<sup>1</sup>).

By the hand design of the 2017 Pritzker Award Winners RCR architects these plots will be projected with a strong sense of place and are powerfully connected to the surrounding landscape. RCR architects are also developing a new clubhouse which will be the heart of “the resort where you will have 180 degrees of sea view, with views to the estuary, with views towards the bay. We are going to start the construction next spring to finish in the spring 2020. The second project that we are developing together with RCR is a couple of clusters of apartments. These apartments will have a direct link to the clubhouse. All the time they will be apartments with hospitality services, and they’ll have the option to buy to let.”<sup>1</sup>

The master plan for the resort was made carefully, taking into account the area’s natural beauty – “the most special feature of Palmares is what mother nature gave us. So, we want to take advantage of this”:



- Total construction density is just 5.7%.
- Neighbouring plots are positioned to protect ocean views.
- Strict height limits on all plots: 81% of buildings have just 2 floors, while the remaining 19% have 3 floors.
- Strict construction parameters to protect the sea views.

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1 António Pinto Coelho, in an interview for Casas do Barlavento.

About Casas do Barlavento - Real Estate Algarve:

Casas do Barlavento is a real estate agent in the Algarve, Portugal for the last 15 years, created for the purpose of helping clients achieve their goal, whether it is to buy a property, rent a property or put their property for sale. Knowing that every client has their own requirements, we listen carefully and consider all their needs and preferences. The success of the whole process is



based on the trust the clients place in us and we believe that one of the key points to our success is understanding the clients' wishes. Our objective, as a company, is to have a happy and productive team and close successful real estate deals, but above all, have a client that is pleased with their decision. We enjoy what we do – and it is important to us that you enjoy doing business with us!



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## Entrepreneurs, Look After Yourself To Better Look After Your Venture!



*The holiday season is the ideal time to rest and recharge after a tough year, but many entrepreneurs find themselves unable to disconnect from the hustle despite being totally depleted of energy.*

Extreme stress, lack of sleep, constant uncertainty, social isolation; these are things that entrepreneurs know all too well. This can quickly lead to a destructive cycle of toxic behaviour, which is the reason why entrepreneurs should be especially careful when it comes to their mental wellness.

At the final Entrepreneurship To The Point Session of 2018 hosted by Property Point, the Growthpoint Properties initiative, entrepreneurial wellness came under the microscope. Social entrepreneur and advocate for future business Lesley Donna Williams shared her personal story of dealing with mental and emotional issues as a result of work.

Lesley is CEO at Tshimologong Digital Innovation Precinct, owner of Lesley Donna Williams Consulting and founder of Impact Hub Johannesburg in 2010 - the first in Africa and now one of over 100 Impact Hubs in major cities around the world. Together with her many successes, Lesley has also experienced failure, gone through difficult times, and struggled with balance and wellness.

She reminded the Entrepreneurship To The Point audience that even though many unhealthy aspects of business are glamorised - working around the clock, getting by on a little sleep and a lot of caffeine, winning at all costs, shouldering extreme stress - it is impossible to operate a business sustainably if your mental well-being is not taken care of.

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## EXTRA PARKING GARAGE FOR BRIDGEWAYS



Construction of a new structured public parking garage to provide an additional 350 bays in the Bridgeways precinct close to the Century City Conference Centre has started.

The four-level parking garage, which includes a basement, will provide overflow parking for the Century City Conference Centre, Hillsong Church, Virgin Active Gym as well as other businesses in the vicinity.

The structured parking garage will also include an e-parking component allowing businesses to rent additional parking bays on a monthly basis. There are three other e-parking facilities scattered around Century City.

To be known as P3, the parking garage is situated close to the existing P1 and P2 public parking garages that also serve the Conference Centre, Hotel and businesses in the area.



Rabie's Colin Anderson said rather than provide a massive oversupply of parking by catering for individual needs, this shared facility will service all the demands of a wide range of parties whose parking needs are complementary.

He said construction was anticipated to be completed early next year.

## Exciting East African Energy Projects in Progress at Future Energy East Africa in Nairobi



Energy project developers and investors in East Africa are all talking about the huge impact that mini grids and off grid power projects can make as the region plays catch-up in its generation capacity. Several exciting projects will be in focus at the 20th edition of the Future Energy East Africa conference and exhibition, formerly known as EAPIC or the East African Power Industry Convention, which returns to the KICC in Nairobi from 12-13 September. Access to energy and the speed at which the region is achieving this will be a strong theme of the event. A firm favourite and a fixture on the region's power calendar for the last 20 years, Future Energy East Africa will once again host many of the region's leading energy decision makers next month. This leading energy forum comprises a high-level, strategic conference focusing on energy access, finance, renewables and transmission & distribution as well as a

trade expo with the latest technology for the power sector as well as free technical workshops.

Some highlights of the Future Energy East Africa programme:

*"We are excited to be developing our mini grid sites in accordance with an innovative holistic business model, centred entirely on the productive use of energy, with some very interesting partners. We hope to commission our first site in Rwanda later this year and our principal pilot project in Uganda by Q2 of next year."*

*"In Uganda, with full Presidential support, we are developing a large number of productive use mini grids on islands in Lake Victoria, as well as grid connected mini hydro power plants. In Rwanda, we are developing 5 mini grid sites and are finalizing financing for our first project."* - Riccardo Ridolfi, co-founder and CEO of Equatorial Power. At Future Energy East Africa, he is part of two panel discussions on off grid, innovation and productive use of energy.

# ASTORIA APARTMENTS.



**A**storia apartments are located in a fascinating location along Mbaazi Avenue just off Kingara Road, 2 minutes to the Junction Mall in Lavington Nairobi Kenya. It is an eco friendly property with modern architectural design matching and outstanding based on local professional wisdom to come up with excellent harmonious residential environment with a high quality standard.

In its development by AHCOF investments (Kenya) limited, Astoria apartment encompassed a pool of expertise and experienced personnel so as to come up with an extraordinary property attractive and satisfying to the client's investment needs. The project began on 24th July 2017 and is expected to be ready in June 2019.

Astoria investment was established with the aim of striking a balance between the demand and supply of luxury apartments more so of one or two bedrooms around Nairobi locality and its environs. These apartments in turn serves to satisfactorily serve the families that are either

quite mobile hence need for a home in addition to the country side residence or those seeking convenience of work place, health and education institutions among other social amenities such as leisure facilities.

Astoria apartment is developed on a 1.01 acre of land with a total of 192 units in total within the three independently erected 12 storey buildings.

Astoria apartments has a world class fascinating internal structure well furnished and fitted with auxiliaries that add to the comfort of the residential place. The theme colour of the internal painting is professionally chosen to compliment its artistic structural set up and composition of the entire complex. This is clearly depicted by the picture on the next page showing the internal structure of the room:

In addition to these features, the presence of a swimming pool makes the apartment cool, attractive, standard and convenient as its owners and visitors do not have to track long distances in search of such a leisure facility.

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"WE ARE PROUD TO BE ASSOCIATED WITH THE CONSTRUCTION OF ASTORIA APARTMENTS, MBAAZI AVENUE, LAVINGTON, NAIROBI"

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**ELBROC**  
MINING PRODUCTS

**ELBROC Mining Products (Pty) Ltd**

Elbroc Mining Products (Pty) Ltd is a recognized leading manufacturer and supplier of In-Stope Roof Support Products to the Mining Industry. This Isando based ISO 9001 facility provides patented propriety products with capabilities covering design, development, machining, fabrication, assembly and testing. Mechanical and Hydraulic Props that are used as Sacrificial or Temporary Support along with related accessories forms the core of the business. A Prestressed Yielding Arch set, Remote Drill Rig, Pre-Stressed Elongates and Grout Pump complete the product range. Equipment is serviced and a full range of replacement parts available. Elbroc's products have application in all mines with Gold, Platinum and Coal being the primary market.



**Omni 89 Prop**  
Provides up to 190Kn load and 300Kn dynamic load at 3m/sec. Active support up to 2.0 meter stoping width. Can be used as permanent or re-usable support and is a blast on prop.



**Omni 150 Prop**  
Provides up to 190Kn load and 300Kn dynamic load at 3meters/sec. Can be used as permanent or re-usable support and is a blast on prop. Props can be used with set pieces in bad areas for arch support. Supplied in 20, 40 Ton load capacity.



**RB 80 Hydraulic Prop**  
Are installed as a blast on prop close to the stope face. Installation loads at 170Kn with slow load resistance at 200Kn and dynamic load resistance of 430Kn at 3meters/sec.



**Remote Drill Rig**  
Operated from a safe distance, the rig is easy to use and is low maintenance. Supplied in either double or single stingers with an extension piece fitted for variable heights.



**T-Prop**  
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**XT 150**  
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This system enables the support set to be an active unit at 7.5 ton/meter<sup>2</sup> suitable for portals and unstable areas where access to the workings are required.



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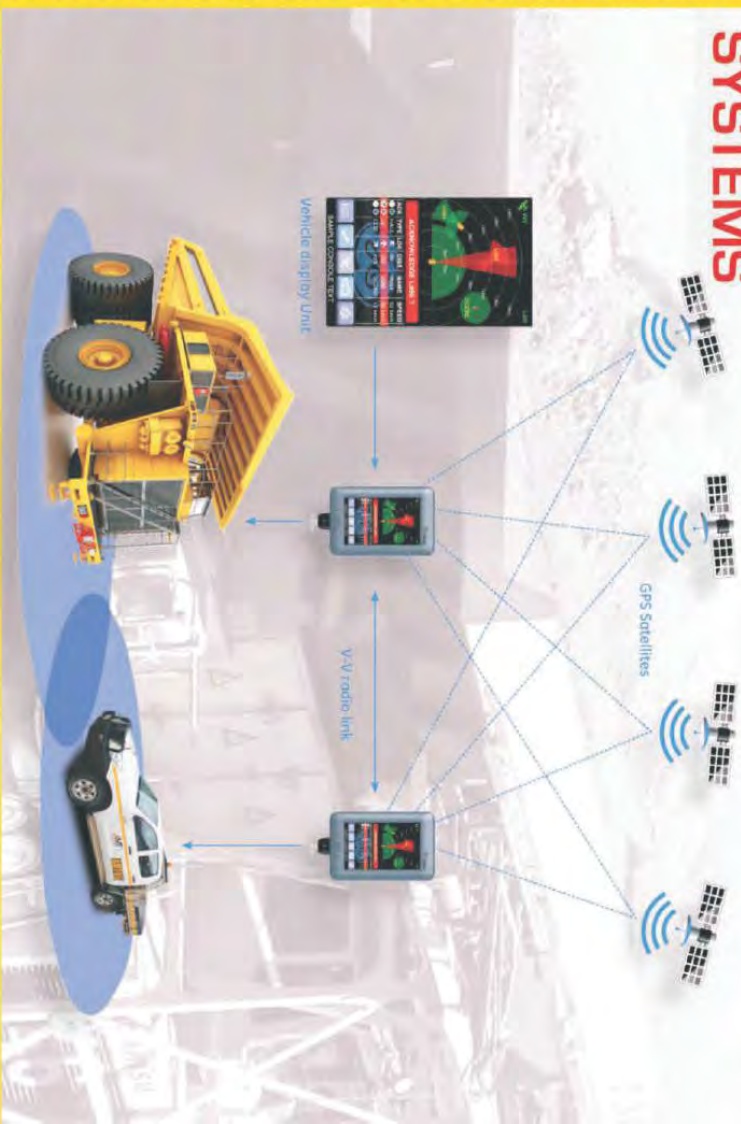
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