

# PROJECTS

JULY AUGUST 2019 *special edition*

MAGAZINE



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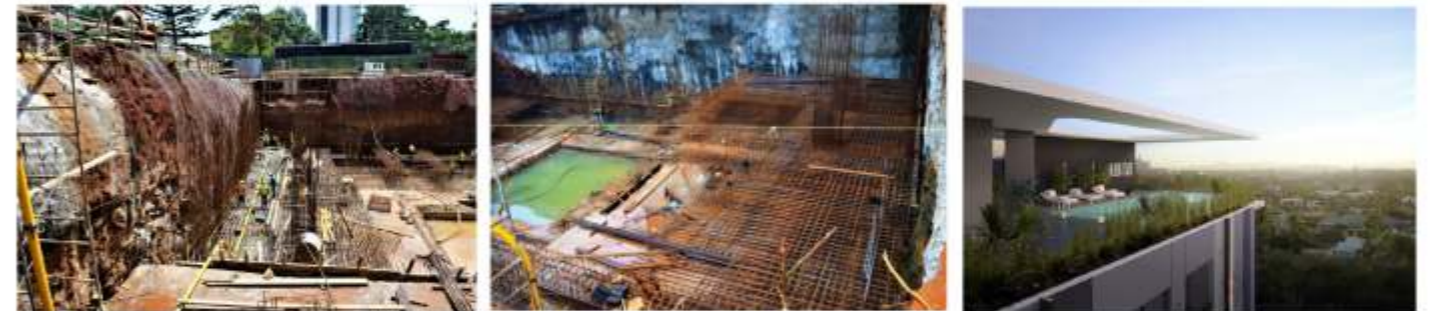
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Habitat Apartments under construction

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# Habitat Apartments – Kenya by Parklane Construction Limited + Design Source Limited and Paragon Architects of South Africa



Under development by Ekco Investments, a collaboration between Design Source Ltd, an architecture and Interior Design Firm in Kenya, and Paragon Architects of South Africa are overseeing Habitat Apartments in Kilimani, a 24-storey, 112-unit mixed-use apartment tower.

'When the client first approached us they were clear that they wanted a world class building, in which we had no doubt in our minds who to work with on this project and that is how the collaboration with Paragon came about',

explains Chris Naicca, Director at Design Source Ltd.

There is a sense of an almost overbearing indulgence, mixed use apartments predominantly residential from studio apartments to three-bedroom duplex units, exploring the same level of spatial discipline as the largest penthouse at the very top. The scheme affords an integrity of spatial design that only reinforces how apartment living in Nairobi should be explored, simple and unpatronising, but is a conscious effort at reinterpreting the Kenyan aspiration of modernity within the wider context of Africa. The project is, in turn, an attempt to bring architecture in Africa to the world stage.

## Design Brief

"The design brief was for a tall building that maximised the development potential, while containing excavation and foundation costs. At first, the project was envisaged as a long-stay apartment-hotel." explains Paragon Founding Director Henning Rasmuss, who attended the official site-handover ceremony on 8 November 2017.

The building's verticality has been emphasised in the planning and massing through a series of linear signatures on the façade, multiply



occurring on lighting fins, façade openings and an overall perforated concept to the building that fades as the building rises. It is doubly intricate, as these patterns have been explored as part of the identity of the client team as a whole, from the podium's blue stone, to the cladding that hints at a modern take on the scheme.

Habitat Apartments "rethinks the concept of a vertical village" in a site that straddles the upper-hill of Nairobi. "The idea was to be as efficient as possible, and afford the city perhaps its first vertically-articulated building," Paragon Architect's Edwin Seda comments.

The perforations borrow their idea from a need to give the building an identity that ties back to the client, with the exploration of the DNA strand explored as dots that represent the client's team, which in turn has been abstracted into these perforations. The multi-functional duality here is that these screen abstract the identity of a modern African 'habitat', but still act as light wells and harbours for controlled views and extravagant ambience.

"The location of the project inspired the type of design. The site is within Upper hill area of Nairobi which is a very strategic location. The buildings of similar height in Upper-hill are all commercial. We had to come up with a look and feel that can fit in with the commercial buildings yet carry the different function of being serviced apartments. The ambition of the

client to have a world class building also inspired the design to take on the look and feel that we have achieved", explains Hudson Ng'ang'a from Design Source.

## Exterior

The main raw material used, Nairobi blue stone, added an element of 'cubic permeance' to the scheme. The brise-soleil articulation of the stone took a simple material and advanced it a step further in how traditional materials are used in the modern age. "This is especially important as an aspect of identity, and to







“This was important in ensuring a somewhat 'giving back the green' approach. Taking the planted screen into consideration, the ratio almost balances out at a 50/50 percentage of building coverage to site greening,” Seda reveals. Lighting was also a key element. The striped façade introduced a new multiple identity, with each floor transitioning seamlessly into the next. The intimate balconies, tucked away from the streets as somewhat internal amenities, are really just nooks that spill out from the internal spaces, and are terminated only by the façade, which stops short to stagger the planes vertically.

reduce the carbon footprint,” Seda notes.

The brise-soleil articulates the podium and shapes the building, while at the same time shading the parking structure and allowing these spaces to 'breathe'. The total green area – comprising planted sections vertically across the building – accounts for 30% of the site, including the landscaped street interface, the planted podium on the entertainment level, and the rooftop entertainment level gardens, which comprise 430 m<sup>2</sup> of the 1 400 m<sup>2</sup> site.

With roof gardens, cubic permanence in the podium and tower, and an overlay of different scales to the façade, the scheme has been grounded in the city with little victories here and there that come together and allow the scheme a vibrant contact with the street, neighbourhood, and the city as an extended canvas.

#### Challenges Faced

“We have had challenges with the size of the site and the nature of the site. During excavation we encountered a portion of the site that had some hard rock not previously picked up by the Geotechnical surveys, but we worked with the engineers and the excavations contractor quite well to manage issues relating to cost and time. The size of the property was also a challenge as it minimized the frontage that we have for the building with regard to its relationship with the street but we have managed to create wonderful visual interaction with the overall perforated concept being applied even at street level”, concludes Hudson. The project is scheduled for completion by mid-2020.



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# Water, food quality issues threaten South Africans' health

Mismanagement and a lack of resources may be putting South African food and water quality at risk, presenting a threat to consumers and the economy, say experts. Deteriorating water management and a lack of quality control enforcement – particularly in the small and micro business sector – may be putting South Africans' health at risk, warn experts set to participate in the food & drink technology Africa, analytica Lab Africa and IFAT Africa exhibitions from 9 -11 July at Gallagher Convention Centre.

A failure to enforce policy in some sectors, combined with infrastructure challenges such as power cuts and failing water and wastewater management could seriously impact food production, and ultimately consumers, they note.

Marking World Food Safety Day last month, the World Health Organisation said an estimated three million people die from food and waterborne disease each year, with up to 600 million cases of foodborne illness reported annually. WHO said illness due to unsafe food disproportionately affected vulnerable and marginalised people, especially women and children, populations affected by conflict, and migrants.

“Two of the most common food quality risks we experience in South Africa on a daily basis are food safety culture and resource availability (from human capital to technical capability to funds), and product traceability. While traceability is a legal requirement for all food manufacturers, it seems to be lacking in many of the smaller food facilities, especially within the butchery industry,” says Michem Dynamics Food Safety Manager Suenita Mackay.

**The water challenge**  
Poor water quality, erratic power and resulting erratic water supplies directly impact food safety and manufacturers' bottom line, the experts report.

The risks posed by inadequately treated water extend across drinking water, water used for agriculture, and water used in food processing.

“Drinking water has become a risk due to our government's inability to manage our water affairs,” says Mackay.

“Mines also have a vast impact on South Africa's water quality as many mining processes involve the use of vast amounts of water that are wasted after being used. If this wasted water is not treated effectively it will end up polluting our dams, ground water reserves, rivers and eco systems. There are many examples in SA where mines are responsible for the decrease in water quality of its surrounding area,” says Annejan Visser of Quality Filtration Systems. “In the agriculture sector, the effects of the continual use of synthetic fertilizers, pesticides and herbicides on South Africa's water quality are evident. Eutrophication (where algae starts forming on water surfaces) is a common occurrence due to the use of fertilizers that increase the phosphate levels in South Africa's water sources.”

“Non-compliance with export standards, shrinking of the food manufacturing market and risks to consumer health are growing challenges. From a water quality standpoint, the main risk would be the infusion of pollutants from bad quality water into food produce. Manufacturers in the food industry



also make extensive use of water and any polluted or affected water will increase the risk of product contamination for the manufacturer. More recently, an interrupted power supply to manufacturing facilities that halt operations has also become a challenge," says Visser

"The water challenge in SA impacts product quality and the hygiene and cleanliness of factories. Factories, for example, need to display a reduction in water usage but with no detrimental effect on cleaning," says Simone Coetzee, also a Food Safety Manager at MiChem Dynamics.

"Power instability causes product quality inconsistencies due to the stopping and starting of factories, and waste increases due to the quality rejects, which ultimately has a negative impact on cash flow," Coetzee says.

#### Seeking solutions

To avoid food quality issues due to unreliable infrastructure, they recommend stricter policy enforcement and that manufacturers take steps to secure their own critical infrastructure.

"These risks can be mitigated through strict policy enforcement when it comes to water source contamination and the enforcement of water treatment solutions to assist stakeholders in minimising the risk posed to food manufacturers," says Visser.

"Manufacturers could look into solutions such as water reservoirs with basic water treatment or filter (according to a capacity which will allow for business contingency for approximately 36 hours), try borehole drilling (ask the municipality for their geohydrological studies - this may assist with the drilling process to determine availability of water and at what depth," says Coetzee.

"Awareness and wastage should be the main focus areas. Putting in a plan and really making an effort to monitor and measure water usage in all different areas and reporting on that. If you declare that you are using x amount of water, and 20% of that is for production, 35% for cleaning, 15% sanitation and facilities etc. then you can work on a plan to reduce and improve current water use such as grey water, water reservoirs to relieve immediate pressure from the water system and having back-up or

trying to use 50% of the local municipal water and 50% borehole (mixed into a reservoir). They could also work on the reformulation of recipes to develop new product lines that require less water."

Says Visser, "Conducting analysis on drinking water allows food manufacturers to mitigate their risk. Based on their analysis, food manufacturers should be required to implement water treatment facilities, and/or processes. Something as basic as a water filter in the incoming water pipe, which does not cost an arm or a leg, is already a good start."

Ultimately, however, all stakeholders need to take action to check water contamination and ensure better water management. It is important that actions and steps should be put in place to act upon the data emerging around mining and agricultural water contamination and help to re-establish South Africa's water biospheres. If this is not done, there will be an increase in polluted water and South Africans will have to start spending money to maintain healthy living standards where nature could have done it for free."

Food & drink technology (fdt) Africa, IFAT Africa and analytica Lab Africa, presented by leading international exhibition organiser Messe München, bring to Africa the full spectrum of the science and technology behind consumer products and pharmaceuticals, food and beverage production, and water and waste management. These co-located events will be held from 9 – 11 July, 2019 at Gallagher Convention Centre, Midrand. To register to attend these exhibitions, and to participate in free knowledge-based workshops and presentations please visit

<https://fdt-africa.com/>  
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# Absa is first to secondary list ETFs on A2X

Absa Corporate and Investment Bank (Absa CIB) are to secondary list three of its market-leading metal exchange traded funds (ETFs) on A2X Markets.

1. NewGold (GLD)
2. NewPlat (NGPLT) and
3. NewGold Palladium (NGPLD).

The three ETFs will retain primary listings on the JSE and will now also be available for trade on A2X from 11 July 2019

Chris Edwards, Head of Prime Services and Index Solutions at Absa Corporate and Investment Bank said, “We are delighted to be the first issuer to offer investors the option of transacting in our metal ETFs on an alternative low-cost platform as well as the traditional JSE. ETFs are cost sensitive and by adding a secondary listing, it allows our investors to capture not only the direct saving of lower transaction fees but also the indirect savings that accrue as result of narrower spreads and increased liquidity.”

These listings follow A2X’s recent licence extension to include the secondary listing and trade of ETFs and ETNs that was granted by the Financial Sector Conduct Authority and the South African Reserve Bank’s Prudential Authority earlier this year.

The Newgold ETFs that are being listed on A2X are the largest ETFs in the local market with almost R25 billion in assets under management.

A2X CEO, Kevin Brady commented, “We are thrilled to have Absa’s three metal ETFs list on our platform. ETFs are experiencing significant growth due to their low cost and we are pleased to be able to extend our offering to include these products. These three large metal funds account for over 30% of the value of all ETF funds listed in SA.”

A2X boasts listings from many key sectors, including media, mining, banking, property, retail, pharmaceutical, FMCG, financial services, healthcare, insurance and telecommunications and now ETFs too.

A2X is a licensed stock exchange which provides a secondary listing venue for companies. It is regulated by the Financial Sector Conduct Authority and the Prudential Authority (SARB) in terms of the Financial Markets Act. A2X began trading in October 2017 and has nine approved brokers that account for about 50% of market activity.

ETFs to become available for trade on A2X from 11 July:

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| NGPLT - NewPlat ETF     | - 12 546 816 000 |            |
| NGPLD NewGold Palladium | - 992 815 918    |            |



# Not all designs are equal Air Blow Fans’ solution for a damaged Kiln ID Fan

Air Blow Fans was recently called in to repair a Kiln ID Fan installed by a world-class, market-leading producer and supplier of industrial minerals and lime.

The centrifugal radial vane fan is 3m in diameter. Its duty while running at 950 rpm is to convey 105 Am<sup>3</sup>/s dirty air at 1350C at P 9480 Pa. The shaft power is 1 279 KW and the impellor is manufactured from carbon steel. The fan is a maintenance significant item and a critical safety related high-energy rotating asset.

The fan was tripping on high NDE bearing vibrations, and at high temperatures, and a piece of the shroud had broken off and penetrated the fan casing. An inspection of the fan revealed several cracks behind four of the eight vanes. All cracks were identical in position and shape.

“We contacted Air Blow Fans because we know they understand how critical these assets are and they provide active support when a situation arises and are committed to delivering a positive outcome,” commented Chief Consulting Engineer, Alan Marneweck of TerreSaver.

The first step taken by Air Blow Fans was to analyse the structure to determine whether the impellor was fit for purpose under the existing operating conditions. Part of this initial analysis was to verify the design against plastic collapse and ratcheting failure.

For protection against plastic collapse, testing indicated that the local membrane stresses in the impeller were 1.5 times below the allowable material stress value at the elevated temperature.

For protection against failure by ratcheting, the membrane, as well as bending stresses, were three times below the allowable value.

This testing was conducted in accordance with ASME VIII Div2 Part 5 linear static stress classifications.

Where a section of the impeller was refined and meshed with fine, second-order tetrahedral elements, Finite Element Analysis (FEA), with the sub-modelling functionality of ANSYS 18 was applied. Specific attention was also paid to the weld detail. The fillet welds were mesh refined and modelled in such a way as to allow the load path through the weld bead only.

The results of the plastic collapse evaluation revealed that the linearised local membrane stress or through thickness stress distribution, was predicted at 162.5MPa. The predicted value is lower than the allowable membrane stress value of 245MPa at the hub to blade fillet weld location, therefore the design was safe against plastic collapse.

In the case of the ratcheting evaluation, the maximum Von Mises surface stress value of 655MPa exceeded the allowable primary, plus secondary stress value of 490MPa at the weld toe of the hub to blade junction by 165MPa. This indicated the strong possibility of fatigue failure at this location and therefore protection against failure by ratcheting could not be guaranteed.

It was also decided to conduct performance measurements and additional vibration measurements in order to better validate the FEA models and Computational Fluid Dynamics (CFD) analysis.



The CFD analysis determined that the baffle plates in the inlet had not been installed and these were replaced. Performance testing indicated very poor operating efficiency – even with the baffle plates returned. And, although vibration levels were acceptable, bleed valves in the inlet boxes were required to remain open in order to maintain acceptable vibration limits.

Based on the results of the testing and analysis, and as a short-term solution to bring the plant back on line as quickly as possible with minimum risk of fan disintegration, Air Blow Fans suggested modifications to the design to reinforce the fan impeller. Reinforcement rings and angle plates were designed and implemented to support the shroud on the existing fan. This moved the natural frequency of the fan to outside the aerodynamic pulse frequencies. This enabled the client to minimise production downtime and safety concerns.

The impeller was reinstalled and has been operating for 12 months with very little indication of potential failure and reduced wear.

“As a result of their professionalism and internationally applied experience, the highly-skilled team at Air Blow Fans was able to meet

onerous production and on-site safety demands and recommend cost-effective, practical solutions. The long-term recommendation in this instance is to design a new fan for the application that will result in significant energy reduction costs,” concluded Marneweck.

#### About Air Blow Fans:

Founded in April 1998, Air Blow Fans (PTY) Ltd is a leading supplier of broad range centrifugal, and more recently, axial flow fans across Africa and globally.

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# Talbert Cuts Ribbon on Expanded North Carolina Facility

RENSSELAER, Ind. (June 18, 2019) –Talbert Manufacturing, a North American leader in specialized heavy-haul solutions, hosted a ribbon cutting May 14, 2019, officially opening the 58,000-square-foot expansion of their Liberty, North Carolina facility. The 120,000-square-foot Liberty Trailers LLC will manufacture Talbert’s Tag-A-Long Series, Traveling Axle Series and Hydraulic Tail Series trailers. With the expansion, the manufacturer looks to increase dealer and customer support throughout North America with increased production capabilities and a support staff of 60 associates. Several Talbert representatives were on hand for the occasion, including President Andrew Tanner, Co-Owner Russ Stern, Vice President of Sales and Marketing Troy Geisler, Vice President of Operations Jim Hall and Vice President of Purchasing Jamie Myers.

“In 1938, Austin Talbert set out to change the heavy-haul industry,” said Andrew Tanner, president of Talbert Manufacturing. “With the expansion of Liberty Trailers LLC, Talbert Manufacturing is closer than ever to realizing his vision of customer-driven design that meets the ever-changing needs of the hauling industry. We’re able to double our current output, allowing us meet the needs of our Tag-A-Long customers and dealers across the U.S. and Canada so we can continue growing together.”

The Liberty facility was originally home to Ferree Trailers, which Talbert purchased in 2014. The 60,000-square-foot building was completed in 1999. From there, Ferree served a loyal following of customers in industries including transportation, construction, military, government and special OEM companies,



producing a wide array of trailers. With the acquisition, Talbert continued producing select Ferree products and moved production of their Tag-A-Long, Traveling Axle and Hydraulic Tail series trailers from their Indiana facility to Liberty. As the OEM grew, so did demand for the trailer series being produced at Liberty. In 2018, Talbert began expansion of the building and staff as part of its overall growth plan.

The opening of the expansion marks the completion of the Liberty Trailer LLC upgrade. In addition to the 58,000-square-foot increase in space, the expansion also houses two state-of-the-art painting booths, overhead cranes and a large finishing area. Equipment and staging areas were designed for optimum flow throughout the manufacturing process, allowing Talbert’s production at Liberty to grow, even past their current goals, while maintaining the high degree of safety, durability and resale value that are the pillars of the Talbert brand.

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“When we purchased the facility in 2014, we had 18 employees and a modern facility to allow for the type of growth we needed,” Tanner said. “Today we have 60 employees at Liberty and are looking to staff well over 100 long-term. Talbert has been able to remain on the cutting edge of heavy-haul innovations for more than 80 years because we understand the value of investing in our people as much as our products. The Liberty expansion is an investment not just in Talbert, but in our dealers and customers.”

“Part of what makes Talbert special is how the company has been able to keep Austin Talbert’s vision alive and growing in such a fast-paced industry,” Stern said. “Today’s Talbert might look quite different on the surface than what Talbert or my father — who purchased the company in the 1970s, knew — but I know they would be proud of the high-quality trailers coming off the lines in Rensselaer and Liberty,

of the dedicated dealers that make up our extensive dealer network, and the loyal customer base we have been able to grow over the past 80 years.”

Talbert Manufacturing would like to thank Landmark Builders of Winston-Salem, North Carolina for construction of the addition. They would also like to acknowledge the officials at Randolph County for welcoming Talbert to the area as well as for supporting their growth. About Talbert Manufacturing Talbert has been building world-class heavy-haul and specialized trailers to rigorous customer specifications since 1938. The company offers complete lines of heavy-haul trailers and specialized transportation equipment for the commercial, industrial, military and government sectors. Its trailers and equipment are used in applications as diverse as renewable energy, aerospace, heavy construction, in-plant material handling, manufacturing and processing systems and much more. More information: Talbert Manufacturing, 1628 W. State Road 114, Rensselaer, IN 47978; 800-348-5232; sales@talbertmfg.com; www.talbertmfg.com, Facebook or LinkedIn.



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➔ BIOGRAPHY

**RUDOLF ALEXANDER BAISCH**

Chief Executive Officer of PackSolve

B. Soc. Sci Economics / Marketing & Advertising Management



Career Experience:

- ABSA BANK – 1998-2002
- BAISCH ENGINEERING – 2002-2006
- OUTSOURCE PACKAGING – 2006 – 2014  
Position: Managing Director
- PACKSOLVE – 2014 – Present  
Position: Chief Executive Officer

In 2006 Alex existed the corporate world and bought a start-up production business that provided industrial packaging solutions to the heavy engineering & mining industries. This business has subsequently grown into the PackSolve Group, operating nationally in South Africa. In 2013 together with his equity partners New Seasons Investment Fund, Outsource Packaging merged with Dispack Packing to form the PackSolve Group with Alex assuming the role of CEO. Dispack Packing was the biggest service provider of steel packing solutions to two of South Africa’s largest steel mills. This merger was closely followed by PackSolve acquiring 100% stake in That Drum Operations in 2015. This operation is a drum manufacturing business servicing the fruit juice concentrate industry. The company’s being fully integrated use timber, steel, and plastics as its main substrates to pack their client’s cargo. His strengths in Manufacturing, Sales & Marketing, M&A, Service Quality and Change Management have themselves been integral to the company’s growth. PackSolve’s existence is to provide innovative packaging solutions which protect their clients’ products & interests, while delivering sustainable benefits to it’s stakeholders. The Groups operations has grown to R330M a year in 2018, with 530 employees located on 4 sites across South Africa.





# Property Sector Charter Council strives for impactful solutions for lasting transformation and progress in the property sector

This year has been a busy and eventful one for the Property Sector Charter Council (PSCC). The Council, which monitors and evaluates transformation in the South African property sector, has embarked on several collaborative projects which expand its scope significantly. At its annual seminar which was held today, 11 July 2019, the PSCC will release its 2019 State of Transformation of the Property Sector report, announce a new intervention for addressing transformation challenges in the sector, and announce several other exciting initiatives.

“The quality of our engagement with the many participants in the property sector this year has shown a tremendous improvement,” says PSCC chairman, Sedise Moseneke. “Overall, we are seeing far more collaboration in almost every area. This is important for us to work effectively and synergistically as a sector, and we are very encouraged by it as it allows us all to do so much more,” he adds.

State of Transformation Report  
Tau-Sekati, will present the findings of the 2019 State of Transformation Report, which shows a mixed picture of the sector’s B-BBEE performance over the past year. Transformation remains a key element of economic transformation in the country, especially given

the contribution that the sector makes to overall GDP. Yet, progress towards certain transformation milestones is still limited and slow.

The 2019 report is based on two pieces of legislation: the 2012 Property Sector Code, and the 2017 Amended Property Sector Code. The report reveals that property sector is at Level 5 in terms of its transformation BBBEE recognition level – dropping from level 4 in the 2018 report. Although this is not the best performance, it was a reasonable effort considering the change in the recognition levels which took effect during the year, and could have otherwise have taken the sector to level 6 if no further exertion was put behind this and the new changes of the legislation

“Although it is encouraging to see continued transformation efforts in the sector, progress in certain areas has been slow and we believe that the situation is still less than ideal,” notes Tau-Sekati.

Analysis based on key elements of the 2012 property Sector Code reveal that the Ownership score, which has an overall weighting of 20 points on the scorecard, shows that the industry improved overall from a score

of 16.67 to 17.04 weighting points – a change from 83% to 85% in this category. “Whilst this is encouraging, funding models still need to be further considered and reviewed, as the long nature of the process translates into limited progress,” she explains. Encouraging results were seen in the category of Employment Equity, where the industry showed an improvement from a very poor 33% in 2018 to a 49% performance achievement against target in the 2019 report. In the areas of Skills Development and Management Control, results were much the same as last year with the industry’s performance in these areas being rated at 65% and 56% respectively. “We are pleased that even in the areas of the scorecard where performance is poor, the overall direction is still positive,” says Tau-Sekati. “However, much more still needs to be done.”

The report forms one of the cornerstones of the PSCC’s work, being tasked as the industry body responsible for measuring and monitoring transformation. It is widely acknowledged by the industry as an important tool in this respect, as evidenced by its generous sponsorship by SVA Architects. “We are proud and honoured to be the sponsor of the 2019 State of Transformation of the Property Sector Report, it is an important partnership in the property sector and shows how committed we are as SVA about transformation.” SVA Managing Director, Sandi Mbutuma.

New Minister and Chairman to be introduced  
The event will see two new appointments introduced. The first is Dr Sedise Moseneke, who stepped into the role of PSCC chairman on 1 March. Moseneke takes over from industry veteran Saul Gumede, who was the PSCC’s founding chairman, and who has done sterling work to advance transformation in the industry in this role. “Being chairperson of the PSCC will allow me to give back to the industry, to contribute to the process of making meaningful changes in transformation, and to help drive change to address the gaps that exist,” says Moseneke.

The second introduction will be that of the new minister of Public Works and Infrastructure, Patricia de Lille. Her appointment came after the recent government



Sedise Moseneke

restructuring by President Cyril Ramaphosa, which saw the combining of the Departments of Public Works and Infrastructure, in an effort to reduce government’s wage bill. In this new role, Minister de Lille will be the line minister which the PSCC reports to, and the leader of the industry from the public sector’s point of view.

Property Sector Skills Foundation launch  
An exciting component of the 11 July seminar will be the official launch of the Property Sector Skills Foundation. The aim of this foundation is to enhance the overall level of skill in the industry, building a pool of talent which provides a more than adequate resource for property companies in South Africa to draw on.





**Portia Tau-Sekati**

The project is one which PSCC chairman, Sedise Moseneke, has highlighted as critical for transformation going forward. Excellent work has already been done to promote property

careers to school-leavers and students. What is needed now is to assist new entrants, nurturing talent and growth into the industry with developing the right platform to allow them to advance their careers, and prepare them for senior roles. This is important given that there is still a lack of black and more particularly female representation at ownership, control and participation levels in the industry.

The PSCC believes that through the launch of the Property Sector Skills Development Foundation, the body can lead the change that needs to take place. “We believe that through taking a holistic and structured integrated approach, we can address skills development in the industry comprehensively,” says Tau-Sekati. “There is power in collaboration – we can do it better if we do it together.”

An industry first: Property Portal SA  
In a first for the property industry in SA, the PSCC will also be launching the Property Portal SA – a digitally-driven platform which will function as a single resource for industry information. “With so many different sources of information available, it can be confusing for anyone to know where to begin,” says Tau-Sekati. Whilst all the original sources of information will remain, the Property Portal is intended to be a first point of reference, which will then direct users in their search process to the appropriate platform. With its tag-line of “Your Platform and Gateway to everything Property in South Africa”, the one-stop-shop portal will enable access to relevant industry content relevant with ease and simplicity.

The Property Portal SA can be accessed at <https://propertyportalsa.co.za/>

# Productivity and innovation in modern manufacturing calls for better risk management

With manufacturing focused intensively on innovation, combined with a reliance on connected networks and products, it is an industry that is highly vulnerable to cyber attacks. Yet, the manufacturing industry remains fragmented in its approach to managing cyber-related risks.

This is according to Charl Ueckermann, CEO at AVeS Cyber Security, who was on the Manufacturing Indaba’s panel of discussion at the Sandton Convention Centre in June; “For manufacturing companies, the focus has always been on production innovation, operational efficiencies, minimising downtime and keeping the lights on. Therefore, when it comes to technology infrastructures in the manufacturing industry, the availability of systems has always taken priority over integrity and confidentiality, which inherently made cyber risk the least of concerns. However, in modern manufacturing, where systems are connected to the internet, integrity and confidentiality will start to play a bigger role. In most other industries, such as financial services, confidentiality and integrity of their technology systems are prioritised over availability already, making the management of cyber risks a key focus.

“Historically, IT and operational technologies (OT) in manufacturing have also been managed separately, within different departments with their own sets of vocabulary and structures. OT departments don’t generally have as much insight into cyber risks as IT and this, by default, means that OT tends to lag behind IT in this regard.

“Yet nowadays, cyber risks are no less for a manufacturing company to protect its data, intellectual property and trade secrets than for a bank to ensure the confidentiality of customer information and other sensitive data. In fact, a cyber breach on an OT system could present a life or death situation for a manufacturing business because the health and safety of workers are at risk, and machinery and processes may become unsafe.

“The good news is that there is no need to compromise and sacrifice confidentiality and integrity over availability. In modern manufacturing, cyber risks can be effectively managed with the correct setup of OT networks that continue streamlining their production efficiency and capacity.” He advises manufacturing companies to get a firmer grip on the devices used on their OT networks.

“Have a good picture of the status quo. You need clear visibility of your OT architecture and know what devices are being connected to it so that effective security mechanisms can be incorporated into that fabric. No unauthorised devices should be permitted onto the network. Do not make use of off-the-shelf Raspberry Pis for testing in a live, non-air-gapped network that is not physically isolated from the internet. It is do-able to prevent an attack as experienced by NASA in June 2019; according to Forbes magazine, an unauthorised Raspberry PI that was connected to its JPL servers was targeted by hackers, who then moved laterally further into the NASA network, comments Ueckermann.1



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### AVeS ICS Security in Manufacturing

He continues: “You also want to find the best practices around cyber security hardening on your Supervisory Control and Data Acquisition (SCADA) systems and engage with a specialist OT security provider to implement the correct software required to ensure that your manufacturing environment is well protected, without compromising machine uptime. Ideally, due to the potential health and safety risks in the event of a breach, you should obtain the services of an OT Governance organisation to assist with creating or adjusting processes that are globally aligned.”

His advice to manufacturing companies is to perform an Industrial Cyber Security (ICS) assessment before making any rash investments in people or technologies. Such an assessment comprises of a vulnerability assessment and a penetration test of the current infrastructure to get an accurate view of the assets and architecture and understand the cyber risks.

“Once this has been done, a pragmatic ICS cyber risk roadmap needs to be developed to determine the risks and how these can be minimised, accepted or outsourced. Importantly, operational and production efficiencies, as well as capacity, should not be compromised. Cyber security can be built intelligently into the fabric of the production systems,” explains Ueckermann, adding that ongoing monitoring with appropriate tools and processes is imperative to ensuring a proactive and predictive approach to managing risks in industrial control environments over the long term.

He concludes: “Manufacturing companies can benefit from a two-pronged approach that encompasses both risk management and risk outsourcing in the form of cyber insurance. The company’s risk profile will determine the level of cover required. Companies could lower their cyber insurance costs by taking steps to improve their risk profile, for instance, by ensuring that security solutions are up-to-date and properly managed, and by practising good governance.”

“Cyber risk management in modern manufacturing is still new to the industry, and manufacturing companies need to plan and implement effective strategies and appropriate tools to manage and offset cyber risks in their environments. A team with a deep skill-set and appropriate experience is needed to find solutions for specific environments and risk profiles.”

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# OSBORN NETS SIGNIFICANT EXPORT ORDER TO TURKEY

Mining and quarrying equipment specialist Osborn has completed a significant export order for the first Osborn double toggle crusher supplied to Turkey.

This order, from new customer ETi Electrometallurgy, reflects the inroads that Astec Industries group company Osborn is making in the region, as well as Osborn’s growing global reputation as a supplier of robust, unrivalled equipment, says Astec’s regional sales manager Oguzhan Toprak. “Osborn has previously supplied Turkish operations with a complete coal crushing plant, screens and crushers. This latest order is for a 24” x 18” Osborn double toggle jaw crusher as well as a 36” x 16’ Osborn vibrating grizzly feeder. The units will be used in the primary crushing circuit at ETi’s ferroalloy plant located near the Turkish coastal city of Antalya.”

The new Osborn machines form part of an expansion project that is being undertaken by ETi to increase its capacity, Toprak explains. The addition of the high quality, high performance Osborn equipment to the circuit will deliver substantial benefits to ETi, he notes. “The machines previously used in the crushing and screening line were old French-made units from the 1970s. Three old double toggle crushers - a primary, secondary and tertiary - were required to downsize ETi’s material from 250mm to -50mm. With their new Osborn machines, our customer needs just two crushers – primary and secondary – in order to reduce the material to as little as -10mm and gain an increase in capacity.”

The Osborn double toggle crusher range boasts production capacities of up to 600 tph depending on the application. They feature an

excellent nip angle, fabricated main frame, cast swing jaw and pitman and reversible jaw dies for maximum wear. Because ETi has a unique, low carbon ferrochrome material that is very hard and abrasive, the Osborn double toggle crusher is the ideal machine for the job, Toprak asserts. “With a rock compressive strength of up to 600Mpa, this is the optimal machine for harder and highly abrasive materials, including ferro-alloy materials. With the top of the hinged swing jaw almost perpendicular to the crushing chamber, high compression is achieved by the linear stroke of the toggle movement, thus minimising wear on the jaw liners.”

He states that the exceptional quality of Osborn equipment and Osborn’s extensive experience in the ferro-alloy industry contributed to the company’s success in securing this order. “Osborn equipment, including double toggle crushers, are operating successfully around the world. Similar recent export orders reflecting Osborn’s experience and expertise include a double toggle jaw crusher shipped to Kazakhstan for Kazchrome, one of the world’s largest chrome exporters which operates several Osborn double toggle crushers along with other Osborn equipment.”

Toprak reveals that additional orders from ETi, for an Osborn secondary crusher and a screen are in the pipeline. “We look forward to growing our partnership with ETi, which is Turkey’s sole producer of low carbon ferrochrome and ferro silico chrome at its Antalya plants and one of the country’s top 500 exporters,” he concludes.

Osborn is celebrating its 100th anniversary in 2019. Since its foundation in 1919, the company





has grown and evolved. Today, Osborn is recognised as a leading name in global mining and quarry markets and one of South Africa's foremost manufacturers of equipment for these industries. Osborn offers a full range of products, including crushers, feeders and screens, as well as crushing and screening plants. Osborn's experience and expertise encompasses the full manufacturing process, from concept and installation through to commissioning. Osborn's unmatched machines have made their mark around the world, operating successfully in the most arduous conditions.

Osborn's significant export order to Turkey includes a double toggle jaw crusher and vibrating grizzly feeder

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# Mediclinic moves into its new world-class Stellenbosch hospital developed by Atterbury



Atterbury-Exterior view of Mediclinic Stellenbosch

Mediclinic has started operating from brand-new, world-class medical facilities in Stellenbosch, purpose-built for the private hospital group by Atterbury and its partners to serve the growing demands to care for the Winelands community.

Leading South African property developer and investor Atterbury began the development in May 2017 and delivered the new 16,000sqm Mediclinic hospital in Stellenbosch in March this year. The hospital began operating from its new home from 1 June.

Atterbury Western Cape Development Manager Gerrit van den Berg, says: "We are

ecstatic to have delivered a modern, sustainable health care facility that supports Mediclinic in bringing even more of the best available care to this community for years to come."

Over the past 25 years, Atterbury has built its reputation as a leading property development and investment company, nationally and internationally, developing, investing and managing quality properties and building long-term relationships.

"Atterbury's buildings are always carefully developed with the people who will use them in mind, and even more so in this case," notes van den Berg. The eco-friendly building was





**Atterbury - Exterior view of Mediclinic Stellenbosch**

designed by TV3 Architects and Townplanners to inspire wellness. It enjoys plentiful soothing natural light and is water efficient thanks to a grey water system, water harvesting and its drought-resistant gardens require minimal irrigation. It's an aesthetically pleasing building that blends perfectly with the beautiful surrounding area.

Besides the hospital's state-of-the-art facilities developed to Mediclinic's specifications, its design and décor features reflect its unique location in Stellenbosch, and restorative views of the town are revealed through its windows.

It is fitting that the building celebrates Stellenbosch and its people; both Mediclinic and Atterbury are good corporate citizens of the town with offices there, and with Mediclinic's being its headquarters.

An extremely convenient location is one of the key benefits for the community that Atterbury was able to provide the new hospital, which is just off the R44 Strand Road, at the corner of Elsie du Toit Drive, in Brandwacht.

The bigger private hospital responds to growing demand in this community and means that residents of Stellenbosch and the surrounding Winelands areas will no longer need to travel long distances to access specialist medical services.

It houses over 100 beds, a 24-hour emergency centre, five theatres, reception, gardens, coffee shop, and a pharmacy. Its departments cover general surgery, medical patients, ophthalmology, urology, ICU, general theatres, radiology as well as a day clinic. Its second phase, due for completion at the end of July, includes gynaecology, maternity, paediatrics and obstetrics.

In addition, the old Mediclinic building in Stellenbosch, located in Die Boord, remains operational for orthopaedic, rheumatology and day clinic services. The two Mediclinic facilities are operated as one.



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# New MAJOR Flex-Mat Sensor Makes it Easy to Measure Screening Performance with No Downtime



MAJOR introduces the Flex-Mat Sensor, a valuable and easy to operate vibration data measurement tool users can utilize to review results and fine tune their screen machine without shutting down the equipment.

CANDIAC, Québec (July 9, 2019) — MAJOR, a global leading manufacturer of high-performance screening media, introduces the Flex-Mat Sensor, a valuable and easy to operate vibration data measurement tool users can utilize to review results and fine tune their screen machine without shutting down the equipment. The app-controlled vibration analysis sensor enables readings of screen box vibrations within seconds and generates a

report that can be sent or reviewed. The simplicity of the system's design ensures valuable and actionable data without the requirement for a plant shutdown to calibrate the sensor.

"Our focus is on making our customers more profitable and productive. This technology does that by putting a wealth of screen performance data into the palm of their hand," said Peter Bauer, MAJOR R&D and innovation manager. "The simplicity of our system makes it extremely accessible and allows dealers and their customers to make educated decisions to improve performance and profits."

The Flex-Mat Sensor enables users to measure and — almost immediately — view vibration data. The operator connects the single sensor to the Flex-Mat Sensor app on their phone before placing the sensor on one corner of the machine. The user will continue to move the sensor to each corner of the machine until finished. Once the measurement process is completed, the information will be delivered to the phone in the time it takes to climb down from the machine. Alternative systems may not provide the data until the following day. Machine information is stored locally for ease of use and viewing in areas with cellular limitations. Once signal is available, the information uploads to MAJOR's cloud service where it is viewable from a web browser. Historical equipment performance data is also

viewable through the cloud.

The sensor measures g-force, stroke, rpm and orbit, including lateral movement — a measurement not offered by many vibration analysis systems. Producers can use the data to monitor and fine tune screen box performance as well as make parameter decisions with minimal guesswork. For example, it's difficult to tell just by looking at it whether a screen that's supposed to be operating at 800 rpm is operating at 900 rpm because the difference in vibration could be just a few millimeters, but the extra could mean too much carryover. The sensor makes that information easy to access. The data can also give indications of what kind of screen media would be most effective on the machine.

Though the sensor is not meant to serve as a screen machine diagnostic tool, the information it provides can point to possible problems with the equipment. One corner of a screen performing differently from the others, for example, may mean further investigation is necessary. The tool allows operators to use the results to determine whether a more technical analysis from an alternative, in-depth system is needed.

The sensor kit arrives in professional casing and includes one sensor, instructions, a USB charging cable and instructions on how to download the Vibration app. The app will be available for iOS and Android phones.

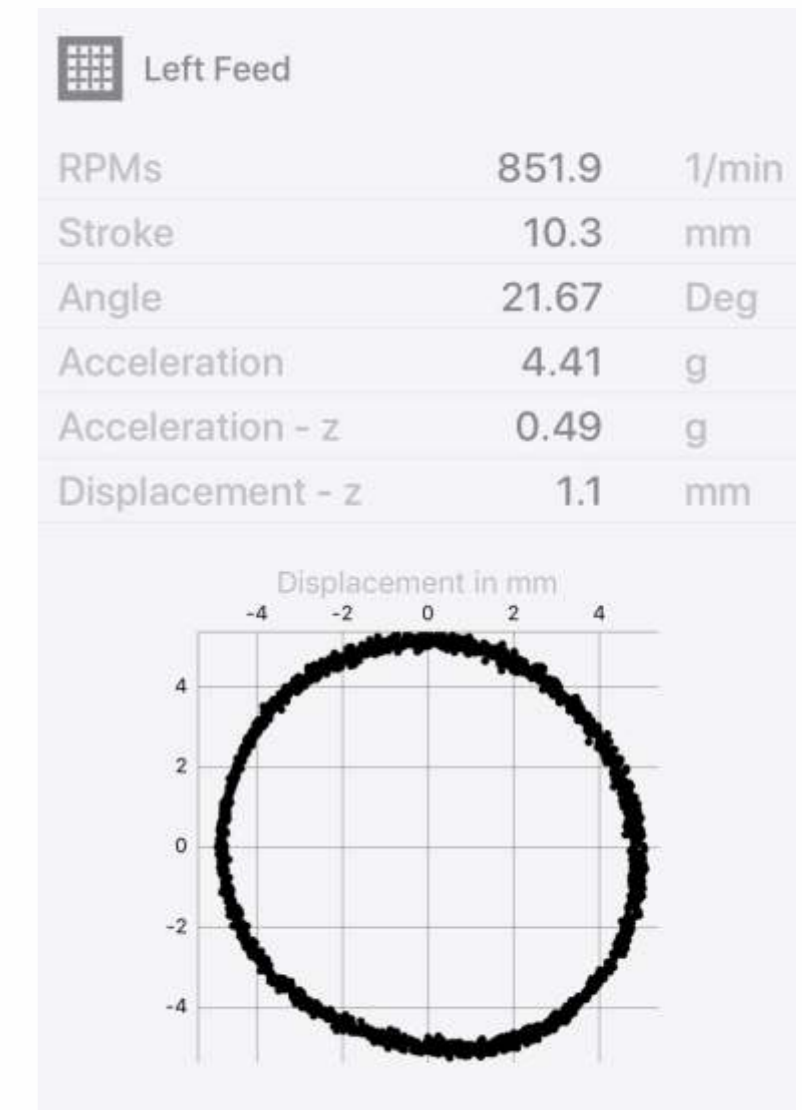
MAJOR dealers will have access to webinars to help them learn to interpret the gathered data.

Contact MAJOR to learn more at [www.majorflexmat.com](http://www.majorflexmat.com) or by calling 450-659-7681.

## About MAJOR

MAJOR is an innovative global manufacturer of wire screens for the aggregate, mining and recycling industries. Flex-Mat®, the company's renowned line of distinctive lime-green high vibration screens made with OptimumWire® "The longest-lasting wire" sets the standard in lowering cost of production per ton by dramatically increasing throughput and wear life while eliminating blinding and pegging.

MAJOR masters wire quality, screen manufacturing and the screening process, and provides on-site screening performance assessment and training seminars on screen maintenance and screening efficiency to help producers increase their screening performance and profitability. MAJOR is a Haver & Boecker company. MAJOR, 225 North Montcalm Blvd., Candiac, Québec, Canada J5R 3L6; Phone 450 659-7681, Fax 450 659-5570; [info@majorflexmat.com](mailto:info@majorflexmat.com); Twitter; Vimeo; LinkedIn; or [www.majorflexmat.com](http://www.majorflexmat.com)



The app-controlled vibration analysis sensor enables readings of screen box vibrations within seconds and generates a report that can be sent or reviewed.



# Growthpoint shines in financial reporting and communication



**Growthpoint IAS Award - Lungile Malinga and Francois Schindehütte**

Growthpoint Properties won the Best Reporting and Communication Awards – Property Sector at the Analysts Society of South Africa (IAS) Excellence in Financial Reporting and Communications Awards 2018.

Each year, the IAS honours companies that demonstrate excellence in transparency, financial disclosure and communication with the investment community and its members. Winners of the IAS awards winners for the 2018 financial year were announced last month at the JSE in Sandton Central.

A respected IAS award for excellence in providing and communicating market intelligence is an assurance of the high quality of information provided to analyse the company.

This marks the ninth year in a row that Growthpoint has received an award from the

IAS for its communication of market intelligence.

Growthpoint’s Chief Financial Officer: South Africa, Francois Schindehütte, accepted the award saying, “Growthpoint appreciates the fact that it has received an award from the IAS for the last number of years, and we will continue to strive for excellence in transparency and financial reporting.”

Growthpoint’s reporting shares its investment story and shows how it provides value to its stakeholders and contributes to South Africa’s society and economy. As a leading international property company, it aims to align with the best global practices, and it takes great care to be transparent and ensure high levels of corporate governance.

Head of Investor Relations at Growthpoint, Lauren Turner, adds, “We take our reporting very seriously and are committed to excellent standards in our communication, with an emphasis on transparency, clarity, reliability and relevance. We are especially pleased to receive this honour from the analysts of the IAS. There is a good reason that we view analysts as important stakeholders; they play a key role in investor communication and investment decision-making.”

Growthpoint provides space to thrive with innovative and sustainable property solutions. It is the largest South African primary listed REIT on the JSE with R140bn in assets and a diversified portfolio of real estate investments on three continents. It is a FTSE/JSE Top 40 Index company and Top 10 constituent of the FTSE EPRA/NAREIT Emerging Index and is also in the FTSE4Good Emerging Index and FTSE/JSE Responsible Investment Index.



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# Atlas Copco builds long-term partnerships at its medical gas solutions customer day



**Customer Dickon Wash Mediclinic Gauteng North (Tshwane)\_ impressed by Atlas Copco's educational Medical Gas Solutions Customer Day**

Atlas Copco Medical Gas Solutions showcased its cutting-edge product and service portfolio by hosting a customer day at the company's head office in Jet Park, Johannesburg, on 20 June 2019.

The event presented customers with the opportunity to learn more about the product portfolio through presentations by Charl Ackerman, Business Line Manager of Atlas Copco's local Medical Gas Solutions division and Mark Allen, Vice President, Medical Marketing, Medical Gas Solutions division, Atlas Copco USA. "The day also gave our valued customers insight into our state-of-the-art

solutions during a product expo and provided a perfect platform to address their questions on a one-on-one basis," explains Ackerman.

"Our comprehensive medical gas suite includes medical and surgical air plants, medical vacuum and oxygen plants, anaesthetic gas scavenging systems (AGSS), manifold control systems, medical gas alarm panels and pipeline components from BeaconMedæ, part of the Atlas Copco Group." The portfolio also extends to the supply of Laboratory gas equipment.

Atlas Copco products, whether in the industrial, mining or medical space, are defined by quality. In health care facilities, ultra clean medical gasses, which are pharmaceuticals, are vital life support functions that are critical to patient safety. So when it comes to the quality and reliability of medical air, vacuum and oxygen, there can simply be no compromise. In line with Atlas Copco's commitment to responsibility and accountability, all BeaconMedæ medical products which are classified as medical devices, adhere to the European Pharmacopoeia monograph and strictly comply with international standards - ISO 7396-1 and HTM 02-01. All products are designed and manufactured to the ISO 13485 quality management systems.

Ackerman is also pleased to announce that Atlas Copco's licensing application for the BeaconMedæ medical gas solutions portfolio has been approved by SAHPRA (the South Africa Health Products Regulatory Authority). "The licence which is in line with recent amendments to regulations relating to medical



**Business Line Manager Atlas Copco Medical Gas Solutions Charl Ackerman, presenting the portfolio's vast capabilities to customers**

devices and in vitro diagnostics (IVDs) in terms of Section 22C (1)(b) of the Medicines and Related Substances Act, 1965, was granted on 31 May 2019 and allows Atlas Copco to manufacture medical devices."

Discussing the importance of compliance in the medical industry, Allen emphasised that at the end of the day it is all about the patient. "With patient safety being the most important thing accomplished by standards, the importance of adhering to these standards and regulations can never be underestimated. Furthermore, the first rule of medical gas is 'always supply the patient', and with our ISO 7396-1 compliancy, we ensure that our products not only meet the three non-negotiables of quality, quantity and continuity of gas and air supply but also address the three potential problems that surround the supply of medical gas i.e. no gas, bad gas or the wrong gas."

Following the presentations, customers stepped outside where they had the opportunity to get a close-up view of all the products on display. They expressed their appreciation that Allen travelled from the USA to share his valuable knowledge and give them a deeper understanding of the medical air and gas solutions. Describing the day as "most informative", Roland Whitfield from Dynamic Air Solutions in Durban commented that he thoroughly enjoyed viewing the actual products up close. Des Naude from Medical Gas Solutions, a company responsible for installing medical gas solutions all over the Northern Cape including Kimberly, considered the

customer day to be most relevant not only to his business but also to the South African health industry as a whole. Dickon Wash from Mediclinic Gauteng North (Tshwane) was impressed by the fact that Atlas Copco was not trying to sell but rather educate the customers on their medical air solutions offering.

Summing up the event, Allen said, "It was a great pleasure to be part of this presentation and to interact with people within the medical gas industry. Our aim is to build long-term partnerships with customers and this will be something that will be done step-by-step over time. Through our medical gas solutions products, we aim to improve the standards of medical gas solutions in the healthcare industry."

Atlas Copco purchased Beacon Holdings Corp, parent company of BeaconMedæ and Medaas Ltd., in 2006, positioning BeaconMedæ as the global competence centre for medical solutions within Atlas Copco. Having established deep roots across the entire medical gas industry, BeaconMedæ is a market leader in innovative medical gas and laboratory systems and services providing complete solutions for health care facilities, source equipment to plant room. With customer centres in 180 countries, Atlas Copco caters to the compressed air, pneumatic tools, and medical equipment sectors.



**Customer Roland Whitfield Dynamic Air Solutions, Durban, viewing products up close at Atlas Copco's Medical Gas Solutions Customer Day**





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