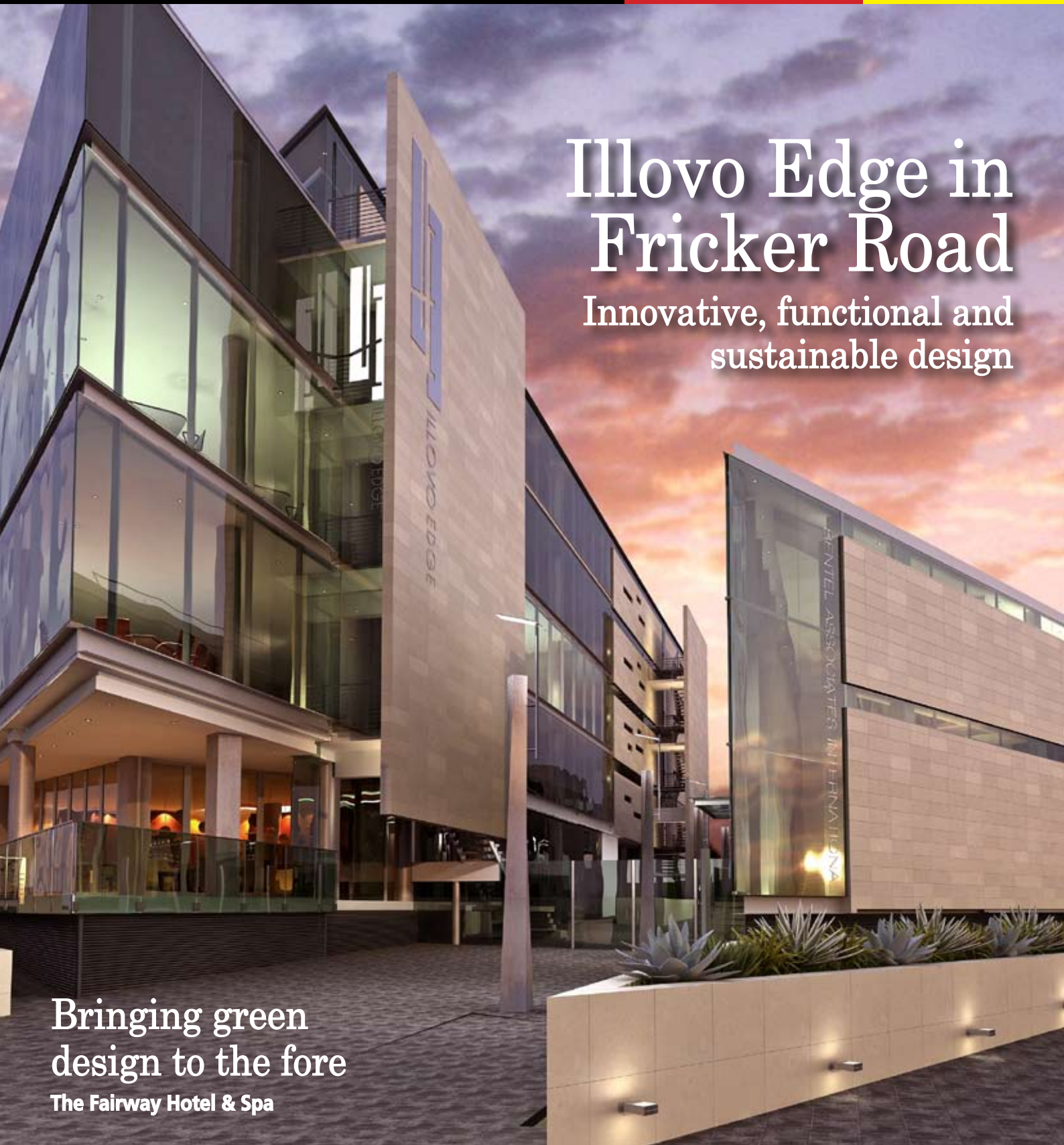


# BUILDERS

QUARTERLY *Magazine*



## Illovo Edge in Fricker Road

Innovative, functional and sustainable design

Bringing green design to the fore

The Fairway Hotel & Spa

R20 + VAT (R22.80)



Botha Sigcau

page 44



The Fairway Hotel & Spa  
page 28



FNB Place, JHB CBD

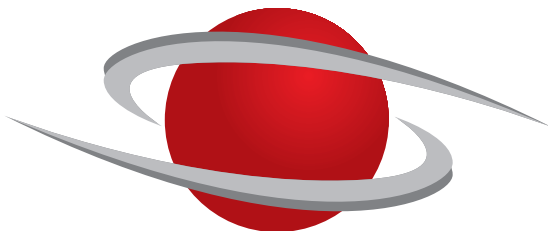
page 39



Tel: +27 11 795 1666  
Fax: +27 86 6670434  
Email: [info@tiragalobc.co.za](mailto:info@tiragalobc.co.za)  
Web: [www.tiragalobc.co.za](http://www.tiragalobc.co.za)

PO Box 244, Randburg 2165

**We offer the following:**  
**Events Management**  
**Conferencing**  
**Workshops**  
**Training Services**



## TIRAGALO BUSINESS CONSULTING



No matter what your business information needs may be, you can be confident that TBC has the solution that is right for you. More conference, training and distance learning formats in more vertical markets means more options for you to find what you need, when and how you need it.

TBC Conferences, Annual, Large Scale and Training Events feature the most sought-after experts in Project Management; Mining; Human Resources and Skills Development; Finance & Investment; Secretarial; Government and Public Sector; Strategic Management; Maintenance, Manufacturing and Engineering; Energy, Oil and Gas; Tax and Legal, Quality, Marketing and Communications; IT and Telecommunication; Health Care and Pharmaceuticals; Transport and Infrastructure. With every TBC event you attend you will find access to winning ideas and proven strategies, each capable of taking your business and your career to new levels of success.

Founded in 2008, the company now has employees operating into countries around Africa. The company's revenues are generated from clients from the majority of Africa's top companies. Our international network of offices provides a one-stop shop for a company's business intelligence, learning and training needs.

The company maintains the highest standards of quality and service in research, technology and product development. Our commitment to service and quality are the basis for our reputation as the world's leading provider of business intelligence.

## TIRAGALO WORKING HARD IN BRINGING COMPANIES UP TO DATE



# CONTENTS

- 02 Editor's Letter
- 02 Industry Insight: Confidence in current property market
- 03 Striving for perfection



## 04 COVER STORY

**Illovo Edge in Fricker Road**  
innovative, functional and sustainable design



## PROPERTY

- 06 Little Italy in Durbanville - Bella Rosa Village
- 08 Mid-range housing solution in Cape Town – Bardale Village
- 11 New development redefines suburb – Midcity Square and Campus House
- 13 Building on the legacy of 2010 – The legacy
- 14 Overcoming the odds – Howell Heights

## HOTELS & MALLS

- 17 Mall modernisation – Morning Glen Mall
- 19 Davenport Square Centre gets a facelift
- 22 Kasselsvlei Shopping Centre, a new retail development
- 24 Mall expands to meet growing demand – Clearwater Mall
- 26 Combining environmental savvy with innovative retail design – The new Hurlingham Pick n Pay Supermarket
- 28 Bringing green design to the fore – The Fairway Hotel & Spa

## COMMERCIAL

- 32 The challenges of greening a heritage building – 14 Loop Street in Cape Town
- 34 Refurbishment of three office parks for Metropolitan
- 39 New addition of FNB in place – FNB Place in Johannesburg CBD
- 42 New generation business park at Airport City – The Concorde Business Park

## PROJECT PROFILES

- 44 Parkade meets demand in Mthatha – Botha Sigcau Parkade
- 48 Eskom incentivises the use of energy efficient lighting
- 49 The new Standard Bank in Rosebank
- 50 50 years of innovative design excellence
- 52 The Bantry Bay
- 52 The largest mosque in the southern hemisphere is being built in Midrand
- 52 SAPOA appoints new president
- 53 A new R100-million test bay at Eskom's transformer
- 53 Mouille Point

## AFRICA & INTERNATIONAL

- 54 GCC aviation investment to top \$200 billion
- 54 Rough times for the property sector
- 54 Ted Cube building in Taiwan
- 55 Sustainable Communities in Haiti
- 55 Africa ready for take-off!
- 56 Protea Hotels Continues To Expand Its Impact in Africa
- 56 Major Construction Projects Underway in Dubai



## RECENT EDITIONS

SUBSCRIBE TO THE PRINTED EDITION AND GET A FREE ACCESS TO OUR WEBSITE  
[www.buildersquarterly.co.za](http://www.buildersquarterly.co.za)

**Editor:** Nici Solomon  
 nicisolomon@gmail.com  
 Tel: 011 462 4483 • Fax: 086 608 6520

**Contributors:** Estelle van Staden, Getrude Nyirenda and Graham van den Heever

**Design and Layout:** iMedi8 Creative  
[www.imedi8.co.za](http://www.imedi8.co.za)

**Advertisement Sales:** Mirriam Zimba and Nendra Zigwati

**Information, Database, Archive and Distribution Management**

**Subscription and Distribution Director**  
 Patrick Ndhlovu

**Online Marketing:** Chabi Kalane

**Published By**



**Media  
 CHOICE POINT**

Choice Media (Pty) Ltd  
 Tel: +27 11 462 4483  
 Fax: +27 86 608 6520  
 Postal Address:  
 Box 4941, Randburg 2125  
[choicepointmedia@telkomsa.net](mailto:choicepointmedia@telkomsa.net)  
[www.buildersquarterly.co.za](http://www.buildersquarterly.co.za)

**Publisher and Director**  
 Winfer Gondwe

**Copyright:** No part of the magazine may be reproduced without written permission of the editor. Views expressed in this journal are no necessarily those of the publisher or its agents. Whilst every effort is made to ensure accuracy, the publisher cannot be held responsible for any inaccurate information supplied and /or published.

# PUBLISHER'S LETTER

## Sustainable developments are on the rise



This issue features shopping centres, office buildings and hotels that have been refurbished or built with sustainability principles in mind. These examples illustrate how developers, tenants and architects across South Africa are working together more and more to find clever solutions and implement technologies to decrease the built environment's impact on the natural environment.

The Green Building Council of South Africa defines a green building as a building that is energy efficient, resource efficient and environmentally responsible through its incorporation of design, construction and operational practices which significantly reduce or

eliminate its negative impact on the environment and its occupants. The council explains that these practices include careful building design to reduce heat loads, maximise natural light and promote the circulation of fresh air; the use of energy efficient air conditioning and lighting; making use of environmentally friendly, non-toxic materials; the reduction of waste and the use of recycled materials; water efficient plumbing fittings and water harvesting; utilising renewable energy sources; and sensitivity with regard to the impact of the development on the environment.

We also explain how to apply for Eskom's Standard Offer Pilot Programme incentive, which financially rewards property developers for introducing energy efficient lighting technologies and replacing traditional fixtures, re-lamping inefficient lamps and retro-fitting wasteful fixtures or lighting controls in their developments over the next three years.

**Winfer Gondwe**  
 Publisher

## Property Insight

### Confidence in current property market

The latest Broll Annual Property Market Report, published in October 2010, shows that the previous 12 months' capitalisation rates for premium offices were between 8.25% and 8.50%, with A-grade offices at 8.75% to 9.50% and B-grade offices at 9.50% to 10.50%.

According to the property services

company's Carl von During, in the last 12 months, prime commercial properties' capitalisation rates have remained largely unchanged, signalling a good level of confidence in the current market.

"This trend is primarily evident in premium or A-Grade properties with single tenant, longer term leases," he says.

"This limits investors' concerns about rental declines. Capitalisation rates are sensitive to risk and properties with short-term leases, especially where rentals exceed

# Striving for perfection

**Phill Mashabane, the president of the South African Council of Professional Architects (SACAP), has been involved in the industry for over 30 years and specialises in heritage conservation architecture. "What drives my passion for architecture is the pragmatism embodied in the intentions of architecture, as an enabler in the lives of people – it is both a craft and a science. I'd love to get an opportunity to personally set a ground breaking standard to test my passion in architecture, and to be involved in a world landmark project that will serve as a reference point for generations to come."**



Mashabane believes that South African architects are doing well in interpreting the dynamics of the country, and that many are able to translate them into the built environment. "Their biggest challenge is the impact of the recession and the need to enforce and implement the laws governing the profession, irrespective of the circumstances. Whilst SACAP is encouraging centres of learning to grow the profession in numbers, we are aware that unemployment is a real challenge. We hope through various endeavours that the biggest employer – the government through the Department of Public Works – will come to the rescue of the built environment professions by enabling the realisation of the various mandates as enacted in a number of pieces of legislation."

SACAP is a regulatory statutory body responsible for registering professional architects, protecting the public against unprofessional conduct by registered persons, guiding the profession and promoting the standards of education and training in the built environment.

Mashabane explains that SACAP's objectives for 2011 is to ensure compliance by registered persons and compliance with legislation by all persons performing architectural work. "We have a target program to ensure that our stakeholders, including local authorities, understand the mandate of SACAP and its respective obligations to enable effective implementation of the Architectural Professions Act 44 of 2000. We are on program to grow and develop the profession to achieve sustainability and improved service delivery through monitoring and participating in the development of quality and relevant curricula of Accredited Learning Sites, as well as of the ongoing professional development of registered persons."

"We are also in the process of implementing a turnaround strategy for SACAP to improve service delivery to all its stakeholders, and to ensure that it has sufficient financial and human resources to sustain itself in carrying out its mandate," he adds.

Mashabane says that many professional architects and other registered practitioners are faring well with regards to complying with the industry's regulations. "There is, however, a level of recklessness in some areas, whereby there are no formal or clear agreements in place before the practitioner undertakes architectural work, giving rise to unnecessary disputes, for example, allegations of breach of the Code of Conduct. Education is of key importance in these areas when it comes to protecting the public and the architectural profession. Professionals need to be familiar with the Code of Conduct, including best practice stipulations, and adhere to it; while the public needs to be made aware that SACAP is available to assist them in matters that fall under its jurisdiction." BQM

current market rentals, are considered high risk. Capitalisation rates on these properties, which were between 9.5% and 10.5% a year ago, are now 0.5% to 1% higher," explains von During.

Capitalisation rates for shopping centres vary over the last 12 months, with community centres (12 000m<sup>2</sup> to 25 000m<sup>2</sup>) faring at 9.5%; small regional centres (25 000m<sup>2</sup> to 50 000m<sup>2</sup>) at 8.75%; regional centres (50 000m<sup>2</sup> to 100 000m<sup>2</sup>) at 8% and super regional centres (larger than 100 000m<sup>2</sup>) at 7.5%.

"Capitalisation rates are an

excellent indicator and they reflect the confidence in well located and managed buildings where sound leasing management is in place. Importantly, they highlight vulnerable investment areas too," he adds.

## International, African trends

The report also states that the stability of the South African property investment and leasing market puts it ahead of scores of other economies, with many other global economies experiencing a 'bumpy, but improving' climate, with gradual strengthening

only forecast for 2011.

Capitalisation rates for office properties in other developing countries in Africa are 10% for Ghana, 9% for Kenya, 8% for Malawi, 10% for Namibia and 14% for Nigeria, while rates for retail properties in these countries are at 8%, 11%, 7%, 9% and 9% respectively.

**For more information go to [www.buildersquarterly.co.za](http://www.buildersquarterly.co.za)**



# Illovo Edge in Fricker Road

**Innovative, functional and  
sustainable design**

Illovo Edge was designed by Bentel Associates International (BAI) and the development is demonstrating that the highest standards of architecture, design and construction are a pre-requisite for an iconic, sought after commercial property.

Strategically situated in the upmarket and cosmopolitan suburb of Illovo in Johannesburg, the contemporary development was constructed within the exclusive Illovo Boulevard Precinct. The pedestrian-friendly precinct is one of the upmarket commercial areas in Gauteng and enjoys a convenient location situated within walking distance of the Gautrain Rosebank Station and the new Rapid Bus Transit (BRT) route.

The development at the corner of Harries and Fricker Roads is rapidly becoming the ultimate commercial address for both leading national and international companies. Some of the highest prices per square metre in South Africa are being achieved, surpassing even record prices held by the



Melrose Arch development.

BAI celebrates its 50th year of design excellence in 2010. As part of this celebration and to accommodate the growing space requirements of its Johannesburg offices, the company has relocated to Illovo Edge where it occupies one of the two buildings completed in Phase 1.

Illovo Edge, which is expected to cost approximately R2-billion, consists of several phases that are scheduled for completion over the next two to five years. The first three phases include the construction of 16,000m<sup>2</sup> of exclusive triple A-grade office space.

Construction on Phase 1 commenced in January 2009 and was completed in May 2010. It incorporates the grand entrance to the office park and the beginning of the spine boulevard, which will traverse the entire office park and ample and unobtrusive tenant and visitor parking.

The component consists of two buildings - building 1 (2,400 m<sup>2</sup>) and building 2 (1,600 m<sup>2</sup>). Building 2 has been bought in its entirety by BAI, the architects for Illovo Edge.

Phase 2 on Erfs 15 and 16 will consist of a further 8,000m<sup>2</sup> which will be released for sale at the end of 2010. Planned additional phases include an 80,000 to 100,000m<sup>2</sup> mixed-use development.

### **Innovative, highly functional and sustainable architectural design**

The impressive ultra modern but timeless architecture epitomizes the design achievements of BAI. The architect's brief was to design a building that would become a landmark for the surrounding Illovo area and a benchmark for office developments on Fricker Road. BAI split the design of the development into a number of different buildings, each with its own identity and entrance. Central to the brief was the idea of the site as a pedestrianised precinct. Extending the Illovo Boulevard into the site and flanking it with two separate buildings achieved both objectives. The spine boulevard gives structure to the office park and is intended to create an imposing avenue with vistas from Melville Road through to Fricker Road and down Illovo Boulevard.

The use of the diagonal of the boulevard across the rectangular site gave BAI two triangular edges, which helped inform the buildings aesthetic in that the forms of the buildings become statements in themselves. In addition, the site slopes from its furthest end of the diagonal towards the corner at Fricker and Harries Roads. This gave BAI the opportunity to create buildings that appear to sit on podiums and further allowed them to emphasize the angular forms, allowing the sharp ends of the triangles to rise above the ground. This also helped to emphasize the large areas of floor to ceiling glazing and the pure forms of the buildings. Major façade elements include sandstone, steel and glass curtain walling.

### **Sustainability**

There is extensive use of design elements incorporating sustainable 'green' principles. Illovo Edge has adopted world best-practice green energy principles and the development will be registered with the Green Buildings Council of South Africa.

"The essence of designing a high-quality green building

is correct orientation," says BAI. "We have included a lot of glazing but this is generally south facing - only secondary light will be penetrating the building, eliminating the possibility of thermal heat build-up. Glazing facing all other directions has been kept to a minimum and carefully positioned to ensure the best possible balance between the superb outward views and reducing direct sunlight into the buildings."

Ecologically friendly materials, finishes and colours were utilized throughout the structure. Natural materials with a small carbon footprint, such as limestone, have been used extensively on the floors and external wall finishes.

"We consulted widely with the professional team to enable us to reach consensus as regards the most effective incorporation of sustainable elements. The buildings will incorporate storm water retention tanks in the basement area for reuse in irrigation and other requirements. A number of other sustainable elements include insulation, thermally efficient glass, energy efficient lighting and air ventilation systems and solar heating panels for geysers."

"Heat build-up on the roof will be significantly reduced by accessible roof gardens with spectacular 360° views." The Illovo area is one of the highest natural points in Johannesburg and views from the roof gardens include the Magaliesburg Mountains to the north.

### **Flexible and customised interior design**

Key to the building design of both buildings was the notion of open plan workspaces but with each Illovo Edge owner being able to determine their own space and interior design features.

Bentel Interior Design, led by Graham Smith, is responsible for the Interior design and space planning of building 2, which accommodates the architectural practice. The design direction took its lead from the 'studio' type environment, which is critical for the effective communication and teamwork required to complete successful building design.

Central to this, is the need to achieve line of sight for all staff and team members throughout the space, as visual connection to all departments is essential for an efficient design and workflow process. This was achieved by planning the entire office around a triangular, double-volume, open-plan studio, with boardrooms and executive offices flanking it along two of its sides.

This concept was further reinforced through the positioning of the coffee-stop and snack area, printing and photocopying areas, as well as the general communal work functions, at the centre of the open-plan section. This ensures that one-on-one communication, as well as group interaction, is maintained throughout the day.

All spaces within the office enjoy natural light and are visually connected to the landscaped boulevard between buildings 1 and 2, and they enjoy connectivity to the public coffee shop within the boulevard.

All interior finishes take their lead from the external architectural features - public areas with limestone-clad walls and floors are softened with American walnut timber cladding. Glass boardroom walls and stainless steel handrails are used to accentuate the pure forms of the building and to allow for further views through to the boulevard and the rest of the precinct. BQM





# Little Italy in Durbanville

**With the growing need for security and convenient living, lifestyle estates are becoming more prevalent. The latest in such developments is the Bella Rosa Village in Durbanville in the Western Cape. Construction of its third and final phase was recently completed, adding two multi-levelled blocks to the development – Modena (4 100m<sup>2</sup> of commercial space) and Palata (53 residential units).**

Framed by the Stellenbosch Mountains and Tygerberg Hills, this 4-hectare mixed use development is situated on Durbanville Avenue, with easy access from the major highways, north of the High Street Shopping complex and close to the growing Tyger Valley node. It was divided into three phases of construction, and now comprises 15 multi-storied buildings consisting of 12 000m<sup>2</sup> of A-grade office space, 326 residential units and a Lifestyle Centre.

The development, which began in 2004, is the brainchild of Propagation Estates, in association with Atterbury Cape and Power Developments, and is currently one of only a few sectional title

developments in the Cape Town area with its own lifestyle centre. Its current commercial tenants include Discovery Financial Consultants, Bokomo Foods and Halliburton Industries Limited.

## Site challenges

Originally, the site was a worked out clay quarry belonging to the old Brick and Clay Company. The perimeter of the site is on grade but the majority of the centre of the site is depressed by about 7-9m. These negative topographical features, as well as its positioning in a medium to high density suburban location, meant the design teams faced a serious challenge to create a pleasant upmarket living and working environment.

To resolve the site depression, the embankments were used to create stepped parking decks along the Durbanville Avenue edge, on top of which the commercial components were placed. Some 800 parking bays had to be provided. On the eastern embankments, stepped gardens and the single residential stands were created.

To deal with the adverse nature of the founding conditions, piles were used as foundations throughout. The

rest of the structure is a post-tensioned concrete slab system.

## Design concept

The developers tasked the architects with the job of giving the mixed use development the look and feel of a traditional Mediterranean village. The initial design and layout was done by Dennis Moss Partnerships and Ebesa Architects took it from there.

Before starting the design process, the architects travelled to some of the ancient villages of Italy and the Mediterranean side of France to ensure an authentic Mediterranean feel. The result is an estate which incorporates narrow cobbled alleyways, formal gardens and town squares featuring focal structures such as fountains or a 'church'. Materials such as natural stone and wrought iron, and suitable plaster techniques further enhance the theme. A rural atmosphere is evoked by the setting aside of one hectare of land to landscaped parks, water features and other outdoor recreational areas.

In the style of an ancient village, the multi-levelled residential units are laid out around the Lifestyle Centre, similar to the way in which residential units were placed around a central church or





town square in the past. The Lifestyle Centre was built to the scale, shape and size of a church, and now forms the hub of the estate. It features a fully-equipped gym, heated swimming pools, a coffee shop, boardroom, a kitchen, external braai facilities, and mini cinema. The area overlooks a large water feature with fountains at its furthest point.

The project's major challenge lay in the creation of a 'village' environment

with a real sense of community life, and integrating this residential feel with the commercial component of the development without the residents losing their privacy, or the commercial tenants losing the professional image required in the business world. That this has been achieved is evident in the fact that all residential units are sold, 40% to investment buyers.

According to Deon Arp of Elements

Real Estate, "It is the most popular development in the Western Cape. It has good 24-hour security, features a state-of-the-art lifestyle centre, but it is affordable." <sup>BQM</sup>

#### PROFESSIONAL TEAM

**Developers:** Properation Estates, Power Developments and Atterbury; **Architect:** Ebesa Architects; **Concept Architect:** Dennis Moss Architects & Planners; **Main Contractors:** Reméy Construction, Grinaker LTA Construction and Murray & Roberts Construction; **Quantity Surveyor:** Davis Langdon; **Structural Engineer:** Sutherland & Associates; **Civil/Electrical Engineer:** Element Consulting Engineers; **Mechanical Engineer:** Sutherland & Associates and Element Consulting Engineers; **Marketing Agents:** Elements Real Estate.



Ebesa Architects Professional service providers proudly associated with the Bella Rosa Village project

Services in all fields of Architecture & Project Management, specialising in Commercial & Office Buildings, Housing Schemes, Civic Centres, Industrial & Health Facilities



021 914 2340 | [info@ebesaco.co.za](mailto:info@ebesaco.co.za)

abazobi architects argitekte  
**ebesaco**  
(PTY) LTD

[www.esesaco.co.za](http://www.esesaco.co.za)

# Mid-range housing solution in Cape Town

In the fast growing northern suburb of Kuilsriver in Cape Town, centrally located between the city's CBD and Stellenbosch, the successful Bardale Village housing estate is undergoing its second phase of development. A development by Integrated Property Development (Pty) Ltd, Bardale Village will feature up to 3 000 reasonably priced properties in a secure and landscaped environment, aimed at attracting first-time property buyers, young families and buy-to-let investors.

As one of the pioneers in the South African affordable middle income housing market, Bardale Village was set up in 2004, with the first houses being sold in 2006. The second phase of development involves the addition of 423 homes to the existing 516 homes built during phase one of construction. Once all eight phases are complete, the estate will include four schools, a regional sports facility, two large commercial centres and the development of a railway station to access the future rail network between Bellville and Khayelitsha which will be situated adjacent to the property development.

To date, all of phase one's units have been transferred and 54 units in phase two have already been sold, indicative of the need in this area for affordable, middle income homes. "We are offering a developed and secure neighbourhood, not just a house. The homes also include items that are not traditionally provided by property developers in this market," says Peter Jones, general manager of Integrated Property Development (Pty) Ltd. Some of these items include a roll-on lawn in the front garden, paving slabs for paths to the parking bay, a timber garden gate, a burglar alarm, skimmed ceilings and painted pre-cast walling on the erf



boundaries. The houses are plastered internally, and are painted with a high specification paint.

## Design concept

The development's main distinguishing factor, however, is its design concept. Town planners and architects, NM & Associates and MBT Architects, ensured the units took inspiration from traditional Cape architecture, which serves as a good example of social architecture with regard to the density of housing, the juxtaposition of private and public domain and the continuity of stoeps. Wide streets belie the density of the homes in the Village (about 35 dwelling units per hectare), but at the same time, keep residents from feeling isolated. All of these elements combine in the estate to promote the interaction

between neighbours and passers-by.

To give the estate an authentic village feel, the typical monotony of continuous single storey units was avoided, and instead, single storey buildings are interspersed with double storeys. The homes, varying from one bedroom to four bedrooms, generally have flat roofs hidden by gabled and decorated parapet walls. All façades are painted in a light ochre colour of various shades, have aluminium framed windows, and the gardens feature indigenous trees, creating an attractive streetscape.

The urban design concept also included provision of a public open space within a short distance from each home, ensuring that the development is spacious. These green spaces include about 3 000 trees, including olive



trees. "It was important that a large percentage of public open spaces was provided for, to be enjoyed by the residents in a secure environment," states Jones.

With panoramic views of Table Mountain and Stellenbosch Mountains as the backdrop, its close proximity to public transport – the Kuilsriver railway station and local bus and taxi terminals – as well as nearby road links via the R300 to the N1 and the N2 and other major freeways, the estate is proving popular with even the higher range buyer. Additionally, the developer is financing the construction of the homes, which means buyers avoid the risks of paying interim interest on building loans during the construction process, and they don't have to deal with the building contractors and municipalities – they buy completed homes ready for occupation. Prices of the homes range between R369 990 and R649 990.

"The roll out of the phases is subject to demand, and the current estimated date of completion is 2018," reveals Jones. "The commitment by all involved to seeing this project through to completion should serve as a model for all South African property development." <sup>BQM</sup>

Contact the sales office at 0861 BARDALE (2273253) or visit [www.bardalevillage.co.za](http://www.bardalevillage.co.za)



#### PROFESSIONAL TEAM

**Developer:** Integrated Housing Development (Pty) Ltd; **Architects:** NM & Associates, and MBT Architects; **Civil Engineer:** Jeffares & Green (Pty) Ltd.



#### GJA ELECTRICAL CONSULTING ENGINEERS

T/A G JOHARDIEN AND ASSOCIATES

ELECTRICAL, ELECTRONICS AND MECHANICAL CONSULTING ENGINEERS

25 Hope Street, CAPE TOWN 8001

Tel: 021 461 7461 • Fax: 021 461 7565 • Email: [admin@gjact.co.za](mailto:admin@gjact.co.za)



**PROUDLY ASSOCIATED WITH THE BARDALE VILLAGE ESTATE**



GILDENHUYS LESSING MALATJI

A T T O R N E Y S

## PROUDLY ASSOCIATED WITH MIDCITY AND THE CAMPUS HOUSE DEVELOPMENT



Our property Lawyers and Conveyancers have a wealth of knowledge and experience in all aspects of Property Law. We advise on all aspects of property development, mining and mineral rights and expropriations. Services on offer include-

- Advice on and structuring of transactions relating to acquisition and development of Property
- Transfer of fixed properties (conveyancing)
- Proclamation of townships
- Registration of servitudes
- Providing advice on and litigating in respect of all property related matters including expropriation matters
- A complimentary notarial practice
- Registration of mortgage and notarial bonds
- Rezoning of properties
- Opening of Sectional Title Registers
- Advising and litigation on all aspects of Mining and Mineral Law
- Advice on Law relating to environmental aspects of property

For more on our other practice areas, expertise and lawyers, visit our website at [www.glmi.co.za](http://www.glmi.co.za)

*"a uniquely transformed firm of personally fulfilled individuals"*

Tel: +27 12 428-8600 | Fax: +27 12 428-8601

GLMI House, Harlequins Office Park, 164 Totius Street, Groenkloof, Pretoria



# New development redefines suburb



**The suburb of Sunnyside East in Pretoria has received a boost in the form of MidCity Square, a new development by MidCity Property Services, which houses a private college, office and retail space, as well as a student residence known as Campus House. The simple and timeless architecture of the new buildings is pleasing to the eye and, it is hoped, will spark a regeneration of other buildings in the area, according to architect in charge of the project, Derek Lubbe of Boogertman + Partners.**

"MidCity Square and Campus House represent a combined investment in excess of R100-million within the Sunnyside East area," says MidCity Square co-project manager, Max Mervitz. "The building consists of three

building phases," explains MidCity CEO, Dawie de Villiers. "The first phase is 2 300m<sup>2</sup> and is occupied by the Khwela Power and Property Administration divisions of MidCity. The second phase is 5 200m<sup>2</sup> and accommodates College Campus, an educational brand of The Independent Institute of Education (IIE), as well as the MidCity Head Office. Campus House, phase 3 of MidCity Square was completed in May 2010, and provides student accommodation for College Campus, University of Pretoria and Unisa, amongst others."

"MidCity Square, as MidCity's flagship development, will be a real landmark in the Sunnyside East area," says de Villiers. It is situated 600m from Loftus Versfeld and is less than 1km away from the University of Pretoria. In addition, four schools are situated within walking distance from MidCity Square. "This marks the beginning of

an educational hub within the heart of Pretoria. The launch of MidCity Square, which accommodates College Campus and its students, is a jump start to the new educational hub, which will be located between MidCity Square and the University of Pretoria. It provides easy and accessible opportunities for locals to participate in educational programs through College Campus. It also provides rental space for local business owners to grow their businesses and uplift the community in return," says de Villiers.

However, it is not only the positioning and facilities MidCity Square and Campus House offer that set the development apart, but also the architecture, which is a defining feature in the area. "The clean, white façades and generous proportions of the buildings themselves, set in the heart of an area lacking in any real

architectural language, will hopefully generate a spate of urban renewal in its immediate surrounds and set an example for the establishment of a new node," says Lubbe.

The buildings are simple in design and Lubbe describes them as "stripped of décor, essentially trying to be buildings that offer decent proportions and let in natural light." He explains how the project developed: "It was complex right from the beginning, as the original development consisted of five individual houses, which were more than 60 years old, and demolition approval from historical committees was required before we could even begin." The five stands were consolidated into one, and the college, office and retail space developed around a square, with a landscaped area shaded with pergolas included as a public outdoor space for congregation for both the students and employees who use the buildings.

"The MidCity Square buildings were designed in an economical and logical way, applying the concept of hierarchy in architecture, which includes simple patterns developed from the Greek and Roman architecture. It is a simple language that is clean and pleasing to the eye. Basically, the first two floors serve as the base, then there is a change in rhythm for the next couple of floors, while the top floor is subtly set apart," explains Lubbe. Timeless materials that won't date were chosen: the structure is concrete with brick infill and the plastered finish is painted in classic white, the window frames are powder coated aluminium, while ceramic tiles are used throughout. Cavity walls allow for better insulation and windows are sized to allow in sufficient light, while still making it easier to control the amount of heat needed in winter, thereby reducing the load on the heating system.

The architecture follows the same style for Campus House, the student accommodation that houses 96 bedrooms in 22 suites. The two, three and five bedroom suites each include a lounge area, bathroom and kitchen, and



follow an upmarket model. A communal lounge area and washing facilities are situated on the top floor. "The aim was to treat the students as young adults and provide them with facilities that would allow them to lead an adult as opposed to 'student' life there. Ample cupboard space, book shelves and internet connectivity is provided for, and each student is given an electricity and access card. Linking several rooms

to a flat created an optimal relationship between the kitchen/bathroom/bedroom design, resulting in bedrooms that are spacious," explains Lubbe.

"All in all, this is a style of architecture that will hold up for a long time. Due to the good proportions of the façades and simple but conventional design, these buildings are timeless; the only update they will need will be an occasional coat of white paint," concludes Lubbe. BQM

**PROFESSIONAL TEAM**

**Developers:** Dema / Markal / Octavomart Investments; **Architect:** Boogertman & Partners; **Main Contractors:** Beckers Building Contractor and Spaans Wonings; **Quantity Surveyor:** Del QS; **Civil Engineer:** Tzircalle Civils; **Structural Engineer:** PVA Consulting Engineers; **Mechanical Engineer:** Plantech Associates; **Electrical Engineer:** SVR Consulting Engineers.



# Building on the legacy of 2010

**Seeff Properties has sold approximately 50% of The Legacy, a modern residential block in Green Point, in just three months since the conclusion of the Soccer World Cup.**

The Legacy is situated at the foot of the Cape Town Stadium, and within walking distance of the V&A Waterfront, Portside Centre, the new Golf Course, the Cape Quarter shopping complex, as well as trendy clubs and restaurants.

It is a joint venture between property developers Saul and Paul Berman and the co-founders of Ajax Cape Town soccer team, John and George Comitis. "We wanted to actively position ourselves to precisely time the marketing of this high-end residential product to World Cup visitors. The Bermans had already secured the land, and it fitted our dream perfectly," says John Comitis.

Seeff development specialists Adrian Mauerberger and Melanie Truss explain that the marketing strategy to create awareness about the development during the World Cup consisted mainly of Internet-based Google searches and tagging words such as stadium, Cape Town and legacy to achieve the most prominent results. "We also placed adverts in local and national newspapers and glossy magazines, and distributed flyers in Cape Town."

"The response has been quite remarkable from both investment and end-user buyers - the majority of whom are South Africans," says Mauerberger. "The development's 16 larger north-facing units offer exceptional light and views of Robben Island, Signal Hill and Cape Town Stadium, while the 24 smaller mountain- and side-facing units offer affordable accommodation at this historic location as well as a peaceful lifestyle with perspectives of all three mountain scapes."

Truss says that the majority of the side-facing and two-bedroom north-facing units, which range from 46m<sup>2</sup> to 100m<sup>2</sup> in size and from R995 000 to R4.49-million in price, have been sold with a substantial number of mountain-facing units under offer.

"We have also sold two of the four two-bedroom penthouses. We must, however, stress that every unit is like a penthouse because there is no difference in layout, structure and finishes - the views become more panoramic the higher up you go," she states.



The three garden apartments - one of which has a private pool - are still available. Mauerberger says the gardens are generously sized, offering small pet owners a pleasant alternative. He adds that there is good security on the bottom level, and that these apartments have easy access to all the amenities. These include direct access from the basement parking garage where one-bedroom units are allocated a single parking bay, while two-bedroom units have two parking bays; two lifts; a 24-hour concierge; and roof-top deck with a bar area and lap pool.

The levies are around R17/m<sup>2</sup>. But Mauerberger and Truss stress that The Legacy is the first primarily residential development with such high quality specs, finishes, standards and amenities on offer in Green Point. "We believe that the secret to the success of this development is that we have made the levies as palatable as possible and provided buyers with a variety of offerings to suit their pockets." BQM

For more on The Legacy, contact Seeff Development Specialists' Adrian Mauerberger on +27 (0)82 826 6454 or Melanie Truss on +27 (0)83 707 7033.

#### PROFESSIONAL TEAM

**Client:** Rowmoor Investments (Pty) Ltd; **Architect:** MLB Architects; **Quantity Surveyor:** Davis Langdon; **Structural Engineer:** Moroff & Kuhne Structural Engineers.



**WE ARE PROUD TO BE ASSOCIATED WITH  
THE CONSTRUCTION OF THE LEGACY.**

**WBHO**  
RELY ON OUR ABILITY



# Overcoming the odds

A 40m sheer cliff, highly limited space, a 40° slope, and massive sandstone boulders reaching half a metre below the ground surface, were just some of the site challenges that the professional team had to overcome to create 48 simple and affordable residential units at Howell Heights in Sydenham, Durban. The project was launched by the KwaZulu-Natal MEC for Human Settlements, Maggie Govender on 25 October 2010.



**K. PADAYACHEE**

**ARCHITECTURAL CONSULTANTS  
PROJECT MANAGEMENT**

PO Box 911, Ridgeview Gardens, 4138  
5 Aum Road, Ridgeview Gardens, 4138  
Tel: 031 261 6056  
Cell: 082 451 8099  
Email: karana@kpacons.co.za



PROUDLY ASSOCIATED WITH THE HOWELL HEIGHTS PROJECT



The site, just off Dr Naidu Drive, is conveniently located in terms of the inner city and several commercial and industrial hubs. It has a 40° slope from the road bordering its higher side and a 30-40m sheer cliff on its lower side. The road above could not be altered as there was already a steep bank between it and the single storey units above it.

#### Planning

"We laid out the project so that the four double-storey residential blocks consisting of 12 units each sit as far away from the cliff (to avoid any undue stress to the fractured rock strata), and as low down to the underlying rock strata, as possible, without excessive earthworks, to secure the most stable footing possible," says Ismail Khatib, CEO of First Metro Housing. "As a result, the buildings are as much as 6m below the road level. This meant that a massive retaining wall, which utilises very little space, had to be designed and built to retain the soil. The space between the top retaining wall and the residential blocks is sufficiently wide for a thoroughfare and perfectly suited for the width of the stairwells, which also serve to assist the retaining wall by supporting the mass of earth."

Khatib adds that the retaining wall also serves to reduce the levels between the ground floor units and the parking level. "The parking area is designed with a noticeable fall towards the cliff, in order to reduce the height of the bottom retaining wall, which would have been highly unstable if it



were retaining a greater depth of soil so close to a cliff edge."

#### Construction and materials

Alan Ratheepal from Siyazama Housing, the main contractor on the project, says that construction began in July 2009

and was very challenging. "My team had to deal with highly limited space, dusty conditions that only settled once the parking area was completed, a 30m straight drop below the site with homes at the bottom (making work safety a priority), and massive



**HDH BUILT ENVIRONMENT**  
Construction Cost & Project Managers

63 Buttery Road, Durban North 4051  
Tel: (031) 564 4113 • Fax: (031) 564 4114  
hdh@telkomsa.net



**PROUDLY ASSOCIATED WITH THE HOWELL HEIGHTS PROJECT**

sandstone boulders. These boulders ranged from 2m<sup>2</sup> to 6m<sup>2</sup> in size, so we had to use four hydraulic excavator peckers during the excavation for the foundations of the residential blocks and the retaining walls, to break them down."

"To ensure that there is little chance for movement and that the residential block foundations are secure, both the stub columns and strip footing were founded on rock. We also used concrete bricks in the construction of cavity walls for the main load-bearing walls to create a very strong structure with little capacity for movement," he states.

"The intermediate floor slabs were constructed from lightweight Echo Prestress slabs (off site), and placed onto the brickwork as decking. Their soffits are very smooth and only required painting to produce a high quality finish," says Ratheepal. "The roofs are constructed of timber lattice frames and sheeted with Zinalume sheets, as they have a long lifespan."

**Unit design and features**

Architectural Consultant Karana Padayachee explains that to make the best of the limited 25m width of land space, he had to place the two bedrooms in each unit adjacent to each other (to reduce the depth), and increase their width as well as that of the open-plan living area to 3.2m and 3.8m respectively. "This allowed me to move the bathroom (containing a shower, toilet and hand basin with a mirror), adjacent to the kitchen, and to maintain the desired unit area of 45m<sup>2</sup>-52m<sup>2</sup>."

**Amenities**

Howell Heights has 48 parking bays - each one is numbered and allocated to a specific unit. "The motorised access gate and round-the-clock security ensures the safety of all vehicles, while the refuse bin area is located close to the vehicle entrance for tenant convenience," says Khatib. "We also undertook several upgrades to Howell Road to cater for existing residents as well as the new tenants who started taking occupation in October. We landscaped the Howell Road entrance, replaced the old park equipment with a durable jungle gym, see-saws and swings, and added braai areas and benches for family gatherings."

"The project provides a benchmark in quality affordable living and boasts a racially integrated tenant mix," he concludes. BQM

**Perseverance pays off**

This site, part of the Howell Road Social Housing Project, remained undeveloped for years despite First Metro Housing Company's continuous attempts with numerous project teams and concepts to develop a feasible, yet aesthetically appealing product. Each time they concluded that:

- Due to the limitation of space, it was difficult to design the desired number of units and still maintain the required parking facilities.
- The slope of the land proved extremely difficult and resulted in high development costs in terracing the buildings.
- The founding rock was too fragmented, and anchoring onto secure founding rock would be too costly.
- The fall protection of the earthworks process proved difficult and costly as rolling boulders proved highly risky for the safety of the residents at the bottom of the cliff.

However, after much perseverance and some clever planning with the current team, a workable plan was drawn up. Construction started in July 2009 and was completed in September 2010.

**PROFESSIONAL TEAM**

**Developer / Owner:** First Metro Housing Company; **Contractor:** Siyazama Housing; **Principal Agent & Quantity Surveyor:** HDH Built Environment; **Architect:** K Padayachee and Associates; **Structural Engineer:** J Singh & Associates; **Electrical Engineer:** DBA Consulting; **Environmental and Safety Consultant:** 2G Environmental Management.



# Mall modernisation

The expansion and upgrade of Morning Glen Mall, the original shopping centre serving Morningside Manor and Gallo Manor in Sandton, was completed in two phases to create an appealing destination for the areas' high and medium middle income residents.

**Project architect, Abey Mamaregane from LPA Architects explains that the original centre was a very tired building designed to old retail standards. "Our brief was to maximise the bulk allowed by local council from 10 000m<sup>2</sup> to 16 000m<sup>2</sup> gross leasable area, to bring it up to current retail standards and to use high quality finishes to give it a modern look."**

"The three towers – at the nodes of the centre – are the special elements of the project, but the two entrances on the first floor are designed to announce the entrances into the mall. They allow patrons walking into the mall to experience the double volume areas, quality finishes and special lighting effects, so that they look forward to their shopping experience," he says. "We have also punctuated these entrances with restaurants to encourage shoppers and passersby to stop and have coffee or a meal – it creates a welcoming feel and good vibe in the centre."

"We made the entrances easily identifiable from the roadside through the use of steel, brick and plaster. We initially wanted to use glass as a roof for these features, but it was beyond our budget, so we improvised and created clear stories on the sides that let more natural light into the centre," he adds.

## Ceilings and floors

"When designing the mall, we concentrated on the floors and ceilings. We chose 600 x 600 porcelain tiles as they have cleaner lines than the 400 x 400 tiles.


"To get away from the all-white ceilings, we installed pendant lights that change the proportion of the heights



in the double volume areas, creating an interesting element in the space. The pendant light fixtures also have laser cut leaf motifs (inspired by the morning leaves in the area) and cast shadow patterns at night to create a softer mood," says Mamaregane.

## Sustainability

"We introduced several sustainable elements into the mall design. We have, for example, reduced the amount of lighting that we need during the day by creating clear stories that allow more natural light into the sides of the building,"



**LOMBARD CONSULTING**  
 RAADGEWENDE CONSULTING      INGENIEURS ENGINEERS  
 BOX 1188 BUS HERMANUS 7200 CAPE      TEL: (028) 312 1566      FAX: (086) 622 6850      CEL: 082 551 5004      E-MAIL: dlombard@africa.com      ALSO AT: THE HAMLET FAEREGLEN PRETORIA

**PROUDLY ASSOCIATED WITH  
 MORNING GLEN MALL  
 AS CONSULTING ENGINEERS  
 (STRUCTURAL & CIVIL ENGINEERS)**





he states. "We have also reduced electricity consumption by using low wattage globes and installing sensors in some of the store rooms, parking areas and toilets, so that the lights switch off at night when no one is using these areas. We have ensured that one or two lights stay on to illuminate these spaces, so that it's not completely dark when someone enters them."

"The touchless technology, electronic sanitary fittings for the water closets, basins and hand dryers create a hygienic bathroom service, and help save on water and electricity consumption."

He concedes that they have experienced a few problems with the tap sensors sometimes not working, and have had to educate the public on how to operate these new units. But this learning process is part of LPA Architects' shift to green buildings.

The firm also wanted to install tanks to harvest rainwater for irrigation purposes, but there was not enough space available on the site to do this. It is however, looking at different methods of implementing the harvesting of water, which will be used to irrigate the landscaping and to wash the hard surfaces like the walkways and parking. BQM

## Two-phase project

"We commenced earthworks and phase one of the construction on the Bowling Avenue side on 1 September 2008. We closed this entrance and let patrons and tenants use the Kelvin Road entrance during construction," says Architect, Abey Mamaregane. "We built a two-level parking structure with 1 100 bays and two levels of trading space up to middle of the centre where Pick n Pay entrance is located."

"In early October 2009 we started to locate tenants who had decided to stay on during the development to the new section for them to start doing their shop fittings. This relocation process created two challenges: it added to the length of programme and increased our need to keep the public safe during construction," says Llewellyn Olivier, Contracts Manager at Lyncon Construction.

"After relocating the tenants, we opened the new section and started phase two of the project in mid-November by demolishing the old section of the centre. We did all the major demolition work from 6-9am so that the residents didn't complain about us making a noise at night, and tackled the soft demolition, which was not going to cause disturbances, during trading hours," Olivier explains.

"We were under pressure to build the Woolworths section as they wanted to start shop fitting by May 2010. We also had to factor in the builders' break in December, so we started bringing up the columns and slabs before we closed," says Mamaregane. "Although rain and some tenant issues slowed us down initially in January, we used the lessons learnt during phase one to get the entire centre open on time in August," he states.

### PROFESSIONAL TEAM

**Developer:** Pine Pienaar Properties; **Architect:** LPA Architects; **Main Contractor:** Lyncon Construction; **Quantity Surveyor:** CPS Quantity Surveyors; **Structural/Civil Engineer:** Lombard Consulting; **Structural Engineer:** Iliso; **Electrical Engineer:** Gaucon.



# MAGNET ENGINEERING CC

**WE SPECIALIZE IN METALWORK BOTH MILD STEEL AND STAINLESS  
STEEL IN THE ARCHITECTURAL FIELD  
HANDRAILS • BALUSTRADES • BOLLARD • STAIRCASES AND GATES**

4 Fuchs Street, Alrode, Alberton 1450, South Africa  
Tel: (011) 908 3500/5 • Fax: (011) 908 2723 • Email: magnetgr@global.co.za  
[www.magnetengineering.co.za](http://www.magnetengineering.co.za)



*Proud to be associated with Morning Glen Shopping Centre*



# Davenport Square gets a R21-million facelift



**Davenport Square in Glenwood is undergoing a R21-million facelift to refresh and improve the look, feel and functionality of the centre, which is owned by JSE-listed SA Corporate Real Estate Fund.**

Marion Plint, property manager at Old Mutual Investment Group Property Investments, which manages SA Corporate, says, "This popular

shopping centre has a loyal shopper base and benefits from good road frontage and high foot traffic. We are hoping to attract a new generation of customers by improving its aesthetics and updating the 40-year-old shopping environment."

Gina Walker of Sphere Design & Architecture explains that the aim of the revamp is not to lose the historic side of the centre, but to make it more

relevant to the general community. "The centre serves a huge demographic and needs to appeal to everyone, from pensioners to students."

#### **Phase one**

During phase one of the project, which is currently underway, all of the public areas inside the centre are being refurbished. Walker explains that this involves changing several





shop fronts, levelling out the floors for uniformity, retiling, repainting and replacing the existing light fixtures with environmentally friendly LEDs and compact fluorescents.

"We are raising the shop fronts to make them all a unified height, straightening the facets and removing the plinths at the base of the glass. New bulkheads internally and externally are to be installed to provide more lighting and uniformity to the front of the stores," she says.

"The new tiles being laid across the floor space are a warm grey colour

broken by angled stainless steel, white and cool blue strips that run up the columns. Aesthetically, this creates a fresh and crisp look and gives a feeling of movement and flow in the centre."

"These elements are due for completion early next year with minimal disruptions to shoppers," she states. "Our biggest design challenge at the moment is maximising the height of the existing mall ceilings, which are restricted by the concrete floor of the flats above. We are dealing with this by raising central rectangular sections and increasing the lighting, using

environmentally friendly alternatives. Dealing with the homing pigeons that are roosting in the existing light fittings is another interesting challenge as a result each new detail needs to be considered in terms of bird proofing. The prevailing south-westerly wind is also being dealt with by installing a wind lobby door."

#### Phase two

The existing ablution facilities will be completely refurbished and two new (male and female) blocks will be added in the south-west part of the centre



**Alpine**  
Electrical Contractors

7 Tunmer Road, Congella,  
Durban 4001

Tel: (031) 205 5575/6  
Fax: 086 549 5053  
alpineto@mweb.co.za



**Proud to be associated with Davenport Centre**



during the next phase of the project. "These facilities will be more family friendly and include mother's rooms. The feature panel walls and bright blue panelling will tie in with the mall's interior fresh look and feel," says Walker.

"We will be constructing towers at the major entries to unify the building and create proper access entry definition points next year. We will also be building an upper deck for restaurants to open out to the street side along Helen Joseph (formerly Davenport Road) and Brand Road to create a more welcoming exterior and softer edge to the centre design," she states.

"This alfresco dining area will attract customers to the mall after hours and link into Davenport precinct entertainment node – many of the houses along Helen Joseph Road have been converted into restaurants – and we are hoping to create a similar vibrant atmosphere," Plint explains.

Once the revamp is completed in April 2011, the centre will have improved its convenience offering through an increase in parking bays and an improved flow of traffic via a thoroughfare to the far side of the building along Devonshire Avenue. "We are reconfiguring the parking to fit in more bays, and demolishing the existing garage on the premises at the end of the project to make space for additional parking, which will serve shoppers attracted to the new 'trendier' clothing stores," she states. BQM

### SPHERE DESIGN & ARCHITECTURE

Sphere Design & Architecture founded in Durban 11 years ago, is a young and vibrant firm of specialist designers and architects. Over the last decade the firm that started small has grown extensively and diversified into residential, commercial and industrial architecture, as well as retail and interior design and exhibition stands. The combination of interior design and architecture in one firm gives an edge to our service offering – a project can be dealt with in-house from concept to completion.

The company's strengths include being able to complete projects both nationally and internationally. Sphere has a portfolio which includes both new developments and major refurbishment of both retail and commercial property. Sphere as a company has a strong passion for design and our creative solutions are an asset to each project. We also emphasize a professional and personalized approach to supplying an excellent service.

### ABOUT DAVENPORT

Davenport Centre is refreshing. This shopping centre forms a vital role in servicing the diverse, mixed use Glenwood Durban precinct. The main aims of the refurbishment are to integrate the currently introverted centre into the streetscape with a new restaurant strip, and to improve the overall shopping experience for the community. The exterior is to be given a facelift, the entries expressed and the parking rationalized. The interior mall is upgrading with new family ablutions and the mall roof is to be treated with passive solar control. The shops are to receive new fenestration and the public areas are to undergo a complete restyling to increase volumes, light and colour.

### PROFESSIONAL TEAM

**Developer:** Old Mutual Investment Group Property Investments; **Architect:** Sphere Design & Architecture; **Quantity Surveyor:** Webber Associates; **Main Contractor:** Macwin Construction; **Electrical Contractor:** Alpine Electrical.



# Kasselsvlei Shopping Centre

Bellville South, Cape Town



**Bellandia Limited, a privately owned award-winning South African property development company and its associates, Gorrie & Findlay cc, master building contractors and property developers, are responsible for developing the new Kasselsvlei Shopping Centre in Bellville South, Cape Town. Construction started in June 2009 and the Centre commenced trading in March 2010.**

Founded in 1966, Bellandia is known for its commitment to delivering signature developments of high quality, excellent value and responsible design, resulting in above-average investment returns.

Gorrie & Findlay was founded in 1968 and has been a member of the Master Builders Association since 1972. The company has a diverse portfolio including office buildings,

shopping centres, schools, telephone exchanges, hospitals and other large government and private enterprise projects. Gorrie and Findlay currently develop and build their own projects and specialize in upmarket industrial and housing developments, including the exclusive Helderberg Retirement Village.

The expertise of both Bellandia and Gorrie & Findlay is evident in the early success of the Kasselsvlei 3,122 m<sup>2</sup> retail facility. The Centre is situated on the very busy but easily accessible Kasselsvlei Road which is the entry point for the large industrial area of Bellville South and the high density residential areas of Kasselsvlei and Marlow. The road is a busy bus and taxi route and will form part of the proposed Bus Rapid Transport grid. It is also close to the University of the Western Cape and the Cape Peninsula University of Technology.



Bellville, one of Cape Town's northern suburbs, serves a community that faces many challenges including a lack of facilities and amenities. Built in response to a dire need for retail facilities, Kasselsvlei is the first centre of its kind in the area.

The complex was designed by architects GRT Designs as a strip mall in the Cape vernacular style, with 22 shops opening onto a covered walkway and an open parking area. The carefully considered retail mix is meeting the needs of shoppers in the wider Kasselsvlei area - Spar and Tops Liquor are the anchor tenants and a variety of smaller shops include takeaway food outlets, a hair salon, an internet cafe, a cell phone vendor, Stax videos, a dry cleaning outlet, clothing store, Standard Bank, FNB and Absa ATMs, a pet shop and a Sport Lounge. Some 3,200m<sup>2</sup> of parking bays provide ample parking.

The shopping centre features several environmentally sustainable initiatives - these include roof insulation to minimise the need for air conditioning and energy-efficient lighting.

Bellville South has experienced limited growth in recent years and the new Kasselsvlei Shopping Centre is expected to boost the local economy and its development while adding a new and pleasant aesthetic element to the local built environment. BQM

For further information, please visit the following websites: [www.bellandia.co.za](http://www.bellandia.co.za) or [www.gorrieandfindlay.co.za](http://www.gorrieandfindlay.co.za)  
Retail space is still available in Kasselsvlei Shopping Centre – Please contact Pia Gorrie on 071 089 1884 for retail space enquiries.

#### PROFESSIONAL TEAM

**Developer:** Bellandia (Pty) Ltd, Gorrie & Findlay cc;  
**Architect:** GRT Designs; **Contractor:** Gorrie and Findlay cc; **Quantity Surveyor:** RH Boothroyd; **Civil Engineer:** Mastakimu; **Structural Engineer:** Dahcon; **Electrical Engineer:** SWW Electrical; **Land Surveyor:** Ben Langbridge and Assoc; **Health & Safety:** Stadler Health and Safety Practitioners.



# NOBLE AIR

Telephone No.: (021) 558-0631  
Telefax No.: (086) 663-5990  
E-mail Address: [nobleair@gmail.com](mailto:nobleair@gmail.com)

**Mechanical Ventilation and Airconditioning Specialists,  
for Retailers, Supermarkets and Hotels.**

**“Recommended Supplier” for Spar Western Cape due to our proven track record in the industry.**

Approved dealer for the following makes of Airconditioners:



*Proud to be associated with Kasselsvlei shopping centre.*





# Mall expands to meet growing demand

**Rapidly growing residential nodes bring good fortune for retail developments in the surrounding areas, and this certainly was the case for an already successful mall in the fast expanding north-western suburbs of Johannesburg. Clearwater Mall, situated between busy Hendrik Potgieter Drive and Christiaan de Wet Road in Strubensvalley, Roodepoort, recently underwent a major expansion project to meet the growing demand for further retail space in the area.**

The R375-million project, started in October 2009 and completed in October this year, included a 23 000m<sup>2</sup> extension to accommodate the expansion requirements of anchor stores Edgars, Woolworths and Stuttafords. In addition, a new 5 300m<sup>2</sup> Game store, a selection of fashion

and electronic brands, additional toilets and a new fast food section near the cinemas were included in the extension.

The project was undertaken by Bentel Associates International (BAI), the architects responsible for the original architecture of the mall. Built in 2004 on a 17.3 hectare site, the mall originally catered for 64 000m<sup>2</sup> of shops, cinemas and restaurants. Increased demand has now seen that grow to more than 90 500m<sup>2</sup>, with the additions so sympathetically designed that the mall has retained its contemporary, flowing and user-friendly design, with wide walkways and skylights adding to the feeling of spaciousness.

The original mall was designed by BAI to fit in with the local context and climate, employing a natural material palette to reflect the surrounding mountainous areas, and the extensions have followed the same formula. It is configured in a three-legged triangular format, with an anchor tenant





at each point of the triangle. The court is central to the triangle, with access to each of the three malls. The court is open air with grassed areas, trees and a pavement café atmosphere. To solve the problem of cold Johannesburg nights and rainy conditions, the court has a retractable roof that operates on rollers across a concrete beam structure and encloses the restaurant zone when required, making it part of the enclosed mall.

### Green design

The architects used stringent green design principles in the original design and this approach was continued in the expansion to cater for budget and power usage restrictions. The innovative design of the new extension incorporates several sustainable features, such as the use of skylights to increase the amount of natural light and a chilled water air conditioning plant that generates ice in off-peak periods, which can be used for cooling in peak periods. A grid of motion sensors automatically switches on lights when movement is detected in areas such as the parkade and fire escapes, and the design also makes use of low energy fluorescents, LED and cold cathode light fittings.

"Bentel Associates International is fully committed to developing a sustainable building philosophy. South Africa has recently adopted the Australian Green Star Code, which includes best practice standards that

are applicable and customised to the South African built environment. Energy efficiency is commercially viable and, with lifecycle cost taken into account, the increased upfront expenditure is justified and, in this case, unavoidable, as further power permissions were not possible," says Pieter Jooste, the BAI architect in charge of the project.

"The sustainable approach to architectural design implies additional design challenges. BAI already has extensive experience in terms of the consideration of appropriate materials and the use of design and technology to conserve energy. The company has always maintained an innovative approach to aesthetic but functional visual design solutions that are flexible and which respect the environment and context within which a new building is sited," adds Jooste.

### Parking

Parking surrounds the building on all sides and there is convenient access to all shops via the six entrances, one of which offers direct access to the entertainment court and includes a drop-off zone. The expansion has seen parking increase from 1 200 bays to 5 200, including a new deck that has been built on top of the on-grade parking in front of the centre that provides easy access to the first floor level. The design also includes space for a link to the Bus Rapid Transit system and a taxi rank with 45 bays. BQM

### PROFESSIONAL TEAM

**Developer:** Attfund Property Investment; **Main Contractor:** WBHO Construction; **Architect:** Bentel Associates International; **Consulting Structural Engineer:** WSP Structures Africa; **Consulting Electrical Engineer:** RWP Consulting.

Whilst working on the Clearwater Mall project, we stayed focused on the detail with an eye on the bigger picture.

Imagine what we can do for you!

Let's talk

[www.wspgroup.co.za](http://www.wspgroup.co.za)

UNITED  
BY OUR  
DIFFERENCE



# Combining environmental savvy with innovative retail design



**The new Hurlingham Pick n Pay Supermarket, located at the intersection of William Nicol Drive and Republic Road, has been designed with state-of-the-art sustainability technologies, and takes advantage of its exposure and positioning in one of the best retail sites in the greater Sandton area.**

Paul Gladulich, senior associate at Bentel Associates International and lead architect on the project, says, "The building is designed over four floors and covers 5 600m<sup>2</sup> of supermarket space and 500m<sup>2</sup> of line shops, which include a beauty salon, Pick n Pay liquor store and cooking school."

"The bottom floor is located below the building and was especially excavated out to create the storage and receiving area, which is hidden from the surrounding suburbs, alleviating much of the noise and pollution that is normally associated with delivery vehicles. The next level has dedicated staff facilities, while the ground floor houses the trading floor with an outside restaurant and sub-divisible shops, which face the on-grade parking area on the outside. There is also a covered parking basement with 170 bays," says Gladulich. "The mechanical plant and the Good Food Studio, are located on the upper floor."

He explains that Pick n Pay wanted the architecture to be as sustainable as possible, within certain budgetary constraints. "We had to design the building as we went along because of the type of technology that was involved, and had to relate certain design aspects back to the program and cost implications. Doing this allowed us to make the building as cost-effective, efficient and sustainable as possible," says Gladulich. "Our team exploited every possible aspect of sustainability, from the lighting, perimeter glass and roof structure and insulation to the air conditioning and refrigeration system, as well as paint used on the project."

## Lighting

Supermarkets usually have solid internal walls with shelving, but Bentel Associates International introduced glass into these façades to bring as much natural light into the interior as possible. Gladulich explains that these façades also take advantage of the surrounding landscape – the building borders the Braamfontein Spruit and forms part of the Field & Study Centre, one of the biggest green lungs in Johannesburg.



"We are also minimising the amount of artificial light brought into the building by using insulated roof lights, an energy efficient lighting system, which is automatically controlled by way of a dimming system. This results in maximising the amount of natural light brought into the area and renders the premises self-sufficient - it requires minimal artificial light in the general trading areas. Accent lighting is strategically positioned to enhance and identify individual areas," he states.

The covered parking basement is lit by LED lighting, minimising the overall energy requirement. To benefit from further energy savings, a photovoltaic installation has been installed on the roofscape. An independent photovoltaic system has also been installed to operate the traffic lights at the controlled intersection.

## Roof insulation

"Over and above the normal insulation, we have used a by-





### Refrigeration and air conditioning system

Although Hurlingham Pick n Pay is the third store to use only natural refrigerants, Dirk Marits from Frigetec says that it is the first real ammonia refrigeration plant of its size in the country. "Carbon dioxide and ammonia were obvious green alternatives as both have an ozone depleting potential of zero and virtually no global warming potential."

"We have used a combined refrigeration and air conditioning system to build ice at night, when electrical tariffs are low, so that we can use this ice to cool the building during the day," says Mark Austin of Total Air Control.

"The integrated system design can operate on three modes. The first mode of operation occurs at night when no air conditioning is required. The motorised control valve separating the refrigeration and air conditioning circuits opens and all four compressors are utilised for MT refrigeration and ice generation," explains Marits.

"The second mode of operation occurs when only the thermal energy storage (TES) system operates for air conditioning requirements. The two compressors for the air conditioning system do not operate in this mode. The third mode is used when the TES requires assistance from the compressors," says Austin.

"We have also installed a heat reclaim system rather than geysers to heat the general water for the premises. The hot water comes from a central 1600-litre tank, which relies on excess heat from the air conditioning system compressors that would have otherwise been wasted and lost," says Nigel Pengelly from VMG Consultants.

"The most satisfying aspect of this project has been to meet the challenge of manipulating a very specific design and to incorporate as much sustainability as possible. What we have achieved is quite innovative and unique, and shows what can be accomplished in adopting a sensible approach to sustainability," Gladulich concludes. BQM

product of timber filings blended with Portland cement to create an actual finish inside the building. This finish insulates the entire roof and generates substantial energy savings, especially when you consider that electricity costs have increased substantially since the outset of the project," says Gladulich.

### Rain water harvesting

All rain water from the roofscape is captured and recirculated into holding tanks. This water is recirculated and used to irrigate the predominantly indigenous surrounding landscaping. It is also used, to a lesser extent, to subsidise the chilled water for the air conditioning plant.

"Additionally, we have created retention dams to retain rain water from the surface area and gradually feed it into the Braamfontein Spruit. This system rids the water of oils and parking area pollutants such as plastic bags, paper and litter that would normally just flow into the river," he states.





# Bringing green design to the fore

**These days, environmentally responsible and energy efficient design and construction principles frequently top the list of new developments, and this certainly was the case when it came to the design of the 5-star The Fairway Hotel & Spa at the Randpark Golf Club in Johannesburg, which was proud host to the 2010 Brazilian Soccer World Cup team. Designed by DBM Architects, whose goal it is to achieve the optimum level of energy efficiency in all their projects, this development incorporates as many green design elements as possible and sets a benchmark in energy efficiency for this type of development. Keeping the surrounds in mind, the structural design also makes use of the spectacular views while incorporating a luxurious, space-efficient layout.**

The hotel was developed jointly by The Plumari Group and Guvon Hotels & Spas. Combining their strengths and years of experience, these two industry giants are excited about the prospects of an upmarket hotel in such a prime location. "This is the ideal location for a luxury hotel of this nature," says Kosie Pansegrouw, CEO of the Guvon Group. "Guvon

Hotels has established an admirable reputation for its country hotels in Muldersdrift and Hazyview. We are therefore excited to announce our first city hotel. I envisage a chic city hotel which will become the hub of the trendy crowd for after work drinks, the address to host glamorous weddings and functions and a sharp boardroom environment with cutting edge technology for top-notch management teams in need of conference facilities. We also look forward to attracting prominent golf tournaments now that accommodation is available at the course."

The 30-year-old Randpark Golf Club boasts over 2 500 members, extensive facilities and two magnificent golf courses. Situated north-east of the clubhouse on the first hole and offering magnificent views of the course, the new 8 200m<sup>2</sup> The Fairway Hotel includes 62 rooms, 14 double storey golf villas, a conference and function centre, including three boardrooms, breakaway rooms, restaurant, lounge and vista deck with magnificent views over the golf course. Guests can also enjoy full gym facilities and a health spa.

According to Wynand du Plessis, director at DBM Architects, the architecture of the hotel complements the adjacent newly renovated clubhouse, ensuring that there is strong synergy between both buildings. "The architectural





style is African contemporary with strong natural elements, such as the stone clad curved spine wall, timber roof and pergola, as well as timber sun screens," explains du Plessis. "These natural elements are contrasted with glass and plastered surfaces, expressed in a clean and modern manner to create an elegant and timeless building which sits comfortably next to the existing clubhouse."

### Green design

From the outset of the project, it was decided that the building would carry the 'DBM Green Projects' stamp, and a number of initiatives were set in place to ensure the green status of The Fairway. Just some of these include:

- **Orientation.** For a leisure hotel development on a golf course, exploitation of the views is paramount in achieving an attractive environment for guests. In some instances, this works against the optimal climatic orientation, as the main patio area and some rooms ideally have to face substantially west. However, special screening techniques ensure that direct sunlight is never a problem, even in these west-facing areas. In general though, orientation of all elements is as ideal as possible. The high entrance foyer faces south and all public reception areas are tucked away behind the patio areas, shaded by large overhangs. A large number of the rooms are arranged around a central courtyard with ponds and pool where all windows are screened and the natural evaporation process cools the area. Pergola structures and strategic planting further protect trouble spots from critical sun angles. The four bedroom lodges are mainly north-facing.
- **Sun screening.** Over balconies and windows, timber



screens give protection to exposed areas while still allowing a filtered view. Light is allowed through, but glazed areas have a much bigger shadow component during critical heat gain stages.

Roof overhangs over balconies, patios, walkways and external seating areas provide cover from sun and rain and protect the internal spaces behind them from excessive heat gain, thereby reducing the load on air conditioning systems.

- **Water use reduction.** High efficiency taps and dual stage cisterns, and low-flow fixtures were installed.
- **Energy efficiency and renewable energy.** Here many factors play a role:
  - Large exterior windows and high ceilings optimise daylighting.
  - High quality foil faced roof insulation minimises heat loss.
  - Light coloured finishes maximise reflected light.
  - Exit signs are energy efficient.
  - All lamps are of an energy-saving type.

understand. create. optimise. achieve. exceed

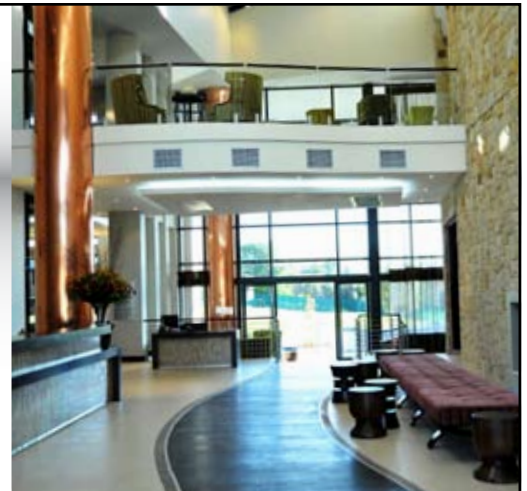


55 Kingfisher Drive, c/o William Nicol Drive, Fourways, Sandton | Tel: +27 (0) 11 467 5299  
Fax: +27 (0) 11 467 6067 | email: info@dbmjhb.co.za | web: www.dbmarchitects.co.za

## MELCO ELEVATOR (SOUTH AFRICA) (PTY) LTD

Tel: 011 392 3330 • Fax: 011 392 3353  
<http://www.mitsubishi-elevator.com>

PROUD TO BE  
ASSOCIATED WITH  
FAIRWAYS HOTEL AND SPA



**PDNA**  
PD NAIDOO & ASSOCIATES

ENGINEERING OUT-OF-THE BOX SOLUTIONS



25 Scott Street Waverley 2090 P O Box 7707 Johannesburg 2000  
Tel: +27 11 566 8300 Fax: +27 11 566 8600 Email:  
[johannesburg@pdna.co.za](mailto:johannesburg@pdna.co.za) [www.pdna.co.za](http://www.pdna.co.za)



Cell: 083 468 5910  
Fax: 086 678 0640  
Email: [gwl@iburst.co.za](mailto:gwl@iburst.co.za)  
PO Box 1347, Cresta

TEKCIV IS PROUD TO BE  
ASSOCIATED WITH FAIRWAYS HOTEL & SPA







- **Air conditioning.** The most up-to-date technology was used to ensure the air conditioning system is as energy efficient as possible, and a 'clever' control system is regulated by temperature sensors. Effectively, this means that the air conditioning switches on in the colder parts of the building later than in the warmer sections, for instance.
- **Local/regional materials:** Materials specified were manufactured locally within an 800km radius of the site. Bricks, stone, slate, granite and ceramic tiles were produced locally. In addition, low or no emitting materials that are free of formaldehyde were used throughout.
- **Indoor environmental quality.** Occupants can choose between fresh and conditioned air.
- **Low-emitting materials.** All adhesives, sealants, paints, coatings, carpeting and composite woods emit low or no volatile organic compounds.

In addition, special care was placed on sustainable site planning, storm water management, construction waste management and the grey water recycling process. Furthermore, sun screening vegetation, performance glazing and insulation all play a vital role in the green design of this development. BQM

#### ENGINEERING WORKS

"We were appointed by the client to undertake the design and contract administration of the civil engineering services to the development which included the sewer and water reticulation external to the buildings, stormwater drainage, roads and parking areas," says Geoff Leader of Tekciv Consulting Engineers.

"The stormwater runoff generated by the development cannot be discharged directly into the adjacent water course and must first be retarded or attenuated to allow a stormwater discharge into the watercourse equal to the pre-development discharge. We achieved this by holding back the peak runoff from the development in large underground attenuation tanks with a reduced pipe diameter outlet.

"This project also included for the deviation of a 400mm diameter sewer outfall as its position conflicted with the new lodges scattered over the lower end of the site," he states.

#### PROFESSIONAL TEAM

**Developer:** The Plumari Group and Guvon Hotels & Spas; **Main Contractor:** Mike Buyskes Construction; **Quantity Surveyor:** QS Bureau; **Architect:** DBM Architects (JHB); **Landscaper:** Landscape Studio; **Structural Engineer:** PD Naidoo and Associates; **Civil Engineer:** TEKCIIV; **Electrical Engineer:** VBI Projects.



# The challenges of greening a heritage building

**14 Loop Street, the final city block to be upgraded in the financial heart of Cape Town, has been transformed into an upmarket office block that sets a new benchmark in green building development.**

This is according to Rob Kane, director of Vunani Properties who own the building. He says the building's top two levels, which feature a 250m<sup>2</sup> roof garden with beautiful mountain views, can either be used as penthouse offices or residential space.

"Going green while retaining the old character of a building is fast becoming a trend with tenants and landlords," Kane states. Tenant and head of the Department of Water and Forestry's Working for Water Programme, Dr Guy Preston, agrees. "We worked closely with Vunani in the refurbishment process and are highly impressed with the final product. It's wonderful to see how this 1904 building retained its essential

character while undergoing a major renovation, with green considerations top of the agenda."

## Upgrades

Architect Maria Cowie of Pure Dezin says the building's original interior was very dark and cluttered and its facilities had never been upgraded. "Being a commercial building where the public spaces - the main entrance lobby, stairwell, toilet facilities, tea kitchens and lift car interior - need to have a long lifespan, we kept to a contemporary yet classic design. By utilising clean lines and warm, neutral colours and materials, we also created an illusion of space in these fairly small existing public spaces. Where possible, we introduced sustainable materials, such as bamboo, reconstituted stone, glass and stainless steel, into these areas."

Cowie adds that Pure Dezin also implemented substantial upgrades to ensure the compliance of the fire





safety system - installing fire hose reels throughout the building and new fire doors to the stairs and lobbies. "We also modified the entrance to the existing basement parking facility to make it more accessible, and gave the exterior a fresh look by painting it in a bold colour scheme."

### Challenges

She explains that the two biggest challenges were working around the tight column grid in the office space and incorporating green elements within the constraints of a heritage building.

"The tenant, the Department of Water Affairs, wanted a large number of closed offices. This, in conjunction with the tight column grid, posed a potential problem to the effectiveness of the air conditioning, ventilation system and lighting," says Cowie. "We overcame this challenge by creating semi-open plan cubicles with 1 800 high drywalls (low partitions) as well as private offices for senior staff members."

In terms of greening, Cowie explains that they were able to introduce a low energy, low emission air conditioning system, dual flush toilets, waterless

urinals and five 220 litre tanks to collect rain water off the roof for reticulation into the building's grey water system. Kane adds that the building's other green feature is its large, double-glazed, tinted windows that let in lots of natural light and substantially reduce the need to use air conditioning.

He explains that green features like these are important because most commercial buildings have an average lifespan of 24 years, and their current high energy usage is not sustainable. "This makes going green a priority, and, as far as possible, Vunani sees all its future developments having to be green," says Kane. "The challenge at the moment is that tenants want environmentally friendly features, but are not willing to pay a premium for them. This presents the developer with a tough decision as most of the costs of being green are for his account upfront, while most of the benefits are for the tenant."

"With 14 Loop Street, we did, however, achieve an acceptable balance between achieving commercial viability and providing a sustainable development," he concludes. BQM

### PROFESSIONAL TEAM

**Developer:** Vunani Properties; **Architects:** Pure Deziign; **Main Contractors:** R+N Master Builders; **Quantity Surveyors:** Mahlathi Liebetrau; **Building Engineers:** Keith Fletcher.

## Puredeziign

THE ART OF SIMPLICITY

A multi-disciplinary Interior Design & Project Management Team specialising in the Corporate, Commercial and Retail sectors

### Service offering:

- Space planning
- Interior Design
- Tenant & Turnkey Installations
- Project Management
- Custom designed furniture and joinery
- Commercial Building
- Refurbishments
- Retail design & Installation

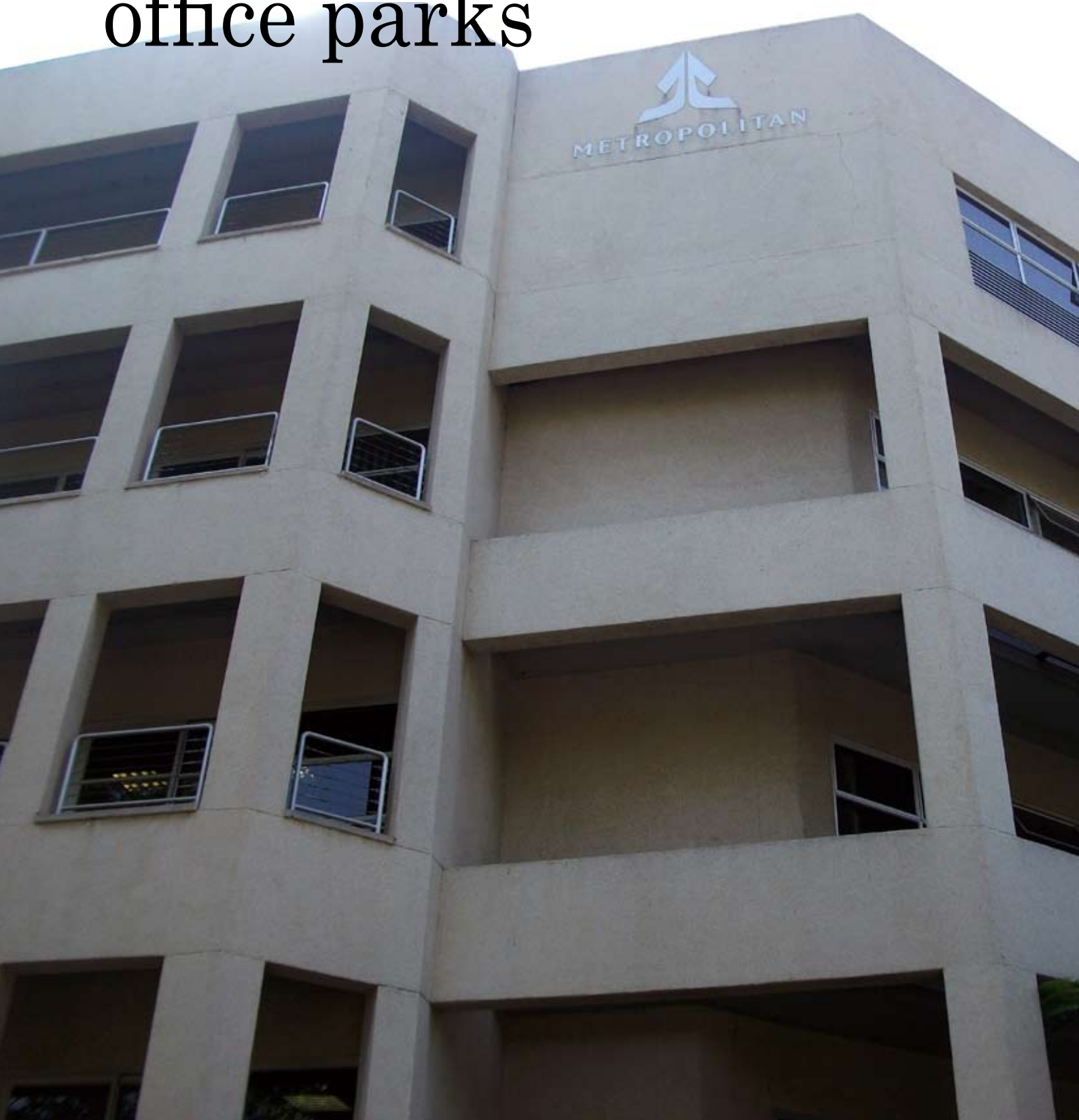


contactus

tel +27 21 465 9843  
fax 086 505 7954

[www.puredeziign.co.za](http://www.puredeziign.co.za)

# Refurbishments to create three A-grade office parks







**The common areas – lobbies, bathrooms, parking bays and exterior façades – at Metropolitan’s office parks in Rivonia, Parktown and Pellmeadow in Bedfordview are being refurbished to achieve four major objectives, says Stuart Shaw of Metropolitan Property Services’ Special Projects Division.**

“The refurbishments will improve the grading of the three buildings (from B) to B+ or A-grade, reposition them on an equal or better footing with competing buildings in the immediate vicinities, help us to achieve improved rentals (and income generation) and increase their market values, in order to grow our investment,” Shaw explains.

Metropolitan Property Services appointed C2 Construction Projects as the main contractor for all three sites, and project manager Rynhardt Schuld, confirms that his company is treating it as a single project and is under some pressure to maintain the 10-month timeframe.

“We are running 24 hour shifts to reach our completion date of 17 December, and to work around the tenant frustrations (demolition works, chipping of tiles, smell of paint and so forth) as each site is an occupied space,” he says. “I took on the responsibility

of liaising with the tenants occupying each office space to iron out any issues, and to allow my site teams to focus on achieving their goals rather than having to deal with queries and complaints. It is very satisfying to eventually be working in harmony with the tenants – we have reached a reasonable understanding and respect for each other.”

#### **The sites**

Schuld explains that his site teams are working with Precinct Architects’ vision to modernise the three buildings, which are more than 20 years old. “We are using the same finishes – porcelain tiles, stainless steel ballustrading, sanitary fittings and paint colours – to standardise the look and feel and to ensure the same aesthetics are maintained throughout. We have, for example, replaced the original three-storey staircase ballustrading made of steel, timber and glass with contemporary stainless steel and glass.”

“Besides the refurbishment elements, we also had to build a few additional structures like a new entrance, guardhouse and maintenance office to create space for the facilities manager and to accommodate a new rubbish bin store at the Rivonia office park,” he states.



**Lobbies and lifts**

“Because the lobbies are high traffic areas used by the tenants to get to their offices, we had to split our work into sections and do the majority of it outside of business hours. The most stressful aspect was refurbishing the existing lifts, as we were limiting tenant access by forcing them to use one lift while we worked on the other. Due to the lifts being aged and worn down breakdowns occurred frequently, which meant that the maintenance teams were constantly on-site. I fielded a lot of complaints, but the tenants are happy that the new lifts are working perfectly and are aesthetically pleasing,” says Schuld.

“The lighting in the lobbies has also been designed and positioned to provide maximum spread, which means that we can use 10 instead of 20 LED down lighters, saving on the electricity

bill and maintenance work because the globes have high life expectancy.”

**Bathrooms**

Lizaze Takawira Precinct Architects’ project manager for the three sites, says, “We maintained the bathroom layouts in Rivonia and Pellmeadow, but had to include a paraplegic toilet on every floor at Pellmeadow in already very tight ablutions. We also changed the unsuitable physical design and layout of the 16 bathrooms in Parktown. This meant that the contractor had to knock these bathrooms down and rebuild

them, before his team could lay the new tiles, build the concealed cistern systems of the low-flush toilets into the walls and install new extraction fans.”

Schuld adds that Metropolitan Properties is very environmentally aware and asked them to source as many of the materials in South Africa as possible rather than importing them, to minimise the project’s carbon footprint.

**Façades**

He explains that the exterior coating of the Parktown office park was done by Gamma Zenith 25 to 30 years ago and was in need of rejuvenation. “The company came in and sprayed it with an aggregate stone spray finish. This coating offers two advantages: it is long-lasting and very low maintenance.”

**Parking**

The only disruption to tenant parking was at the Rivonia site for a short time when the basement was cleaned and repainted. “We kept the tenants well informed of our schedule, ensured the affected parties had sufficient outside parking, only worked on a section at a time, and kept major disruptions to weekends or outside of working hours,” says Schuld. BQM

**PROFESSIONAL TEAM**

**Developer:** Metropolitan Property Services; **Architect:** Precinct Architects; **Main Contractor:** C2 Construction Projects; **Quantity Surveyor:** LDM; **Structural Engineer:** Entity; **Electrical Contractor:** Standard Electrical; **Mechanical Contractor:** Airwaves Air Conditioning.



**WAC Projects cc**  
CONSULTING LIFT ENGINEERS  
**LIFT & ESCALATOR SPECIALISTS**

WAC Projects is proud to be part of the Professional team associated with the refurbishment of **Park Town Offices for Metropolitan**



**Coastal Region (Head Office):**  
179 Blaauwberg Road, Table View, 7441  
Tel: (021) 557-7438/9  
Fax: (021) 557-7443  
Email: wacpro@iafrica.com  
**Inland Region:**  
16 Bellairs Drive, Mulbarton, 2091  
Tel: (011) 682-4940  
Fax: (011) 432-3932  
Email: wacjhb@iafrica.com

**Fields of Expertise:** New lift and escalator installations • Base-line & base-outline specifications • Lift and escalator replacement or modernisation  
Quality of maintenance and safety audits • OHS Act certification • Drafting Maintenance agreements • Maintenance management • Specialist technical support





**POSTAL ADDRESS:**  
Suite 262, Private Bag X11,  
Honeydew 2040

**PHYSICAL ADDRESS:**  
8 Berta Road, Mostyn Park,  
Kya Sands  
TEL: 011 875 2171  
Fax: 086 564 3147

**EMAIL:** admin@c2projects.co.za



**C2 Construction Projects (Pty) Ltd**, is a well established construction company specializing in both **building and civil works**, preferably of a **commercial or industrial** nature. Our company is based in the Gauteng Province.

Our Office and Plant Yard is situated in **Kya Sands**, central to both the **Johannesburg** and **Pretoria** metropolitan areas, and is also a suitable base for work elsewhere within the province.

Our Management Team have a combined contracting experience in excess of **thirty years**, and have been extensively involved in various projects in the **Republic of South Africa, Swaziland** and **Mozambique**. We have undertaken many various types of projects, including the following disciplines: civil concrete work, earthworks, extensive building work and high-rise (multiple storey) work.



**Listed below are some contracts we have been involved in:**

- Isando Warehouse
- Improchem Refurbishment
- Bryanston Office Refurbishment
- Spartan Warehouse
- Woodmead Office Refurbishment
- Thepeo-Themba Private Hospital
- Sun Shine Sugar Factory
- Sappi Usutu Mill
- S. A Nylon Spinners
- New Mafuesni Ranch
- Spar Phoenix Warehouse
- Old Reserve Bank
- Nkomati Pump Station
- Blood River Prison
- Reclamation Group
- Woodmead Powerline Bases and Concrete Towers
- Mc Millan Publishers
- Bao Kang Wholesalers
- Simunye Distillery Upgrade

C2 has enjoyed continued **steady growth**, with significant investments made in personnel, equipment and vehicles. This commitment has been made with the foresight of ensuring a better product and service for our clients, at a more **competitive price**. Our main objective is to constantly improve on existing methods and structures to enable the work to be carried out quicker and more efficiently, translating to **savings** for both the client and to C2.

Our focus continues to be mainly on the **private sector** of the building industry, although we have started to make the necessary inroads into **government** and **semi-government** work. We offer a solid company with sound ethical values, and encourage long lasting and mutually beneficial relationships with all our clients and consultants. C2 is always open to discussion and negotiation, and believe that successful business comes through unwavering **commitment** to the work at hand.







# rouillard consulting

Project Managers & Designers

28 Autumn Road  
Rivonia  
PO Box 2873  
Rivonia 2128  
Tel: 011 803-4621  
Fax: 011 803-3347  
Cell: 082-330-1227  
e-mail:  
rouillard@wirelessza.co.za



## Stefanutti Stocks

multi disciplinary construction group

[www.stefanuttistocks.com](http://www.stefanuttistocks.com)



## PROJ - I - TECH CC

LIFT AND ESCALATOR CONSULTANTS

PO Box 18848,  
Sunward Park, 1470  
Tel: 011 913 0022  
Fax: 0866 964 217  
Cell: 082 783 2600  
Email: billm@projitech.co.za



## LUXAFLEX SCREENS SHADE AND PROTECT

The Luxaflex® Roller Screens used at Bank City are the perfect office window covering. Screen fabrics allow the occupants to retain their view whilst still providing maximum glare and heat control. The aesthetically pleasing and eco-friendly fabrics are both flame retardant and Greenguard® certified for indoor use.

Simple to operate by means of a precision ball chain they are quickly understood by all staff members in the office environment. The height of the screen is adjusted by simply pulling the chain in either direction. A safety stop prevents the

blind from being over wound.

In executive and training areas the Luxaflex® Roller Screens can be motorised with operation by means of a wall switch, handheld remote or even linked into a central control system. Screens can be operated individually or grouped together for areas where little or no operator discretion is preferred.

Web: [www.luxaflex.co.za](http://www.luxaflex.co.za)  
E-Mail: [luxaflex@hd-sa.co.za](mailto:luxaflex@hd-sa.co.za)  
Tel: 0861 LUXAFLEX (58923539)





# New addition to FNB in place

**The new First National Bank (FNB) Place – a 15-storey building consisting of four underground parking basements, a ground and five above-ground levels of parking as well as five floors of A-grade offices – has added 1 746 parking bays and 17 780m<sup>2</sup> of office space to FNB’s Bank City precinct in Johannesburg’s central business district.**

There are two tunnels that connect FNB Place’s basement parking with the Bank City parkade and FNB Towers to ensure convenient access for staff. Bernie Krone from Esor, the company responsible for the project’s bulk earthworks says, “The tunnels were technically challenging as we had to be sensitive to prevent causing damage

to the existing roads and surrounding building structures.”

FNB’s brief to the architects was to design an architectural style that would allow the building to be identified as the “metaphoric cousin” to the existing Bank City precinct (and to be associated with the FNB brand), while incorporating contemporary details and materials to give it an individual identity.

“We achieved this by repeating some of the design elements – we used similar window recesses and recreated the curved roof with roof sheeting rather than lead to create the vault,” says Graeme Palmer of ICM Architecture.

“We took great care to ensure that FNB Place did not appear to be a

parking garage with some offices on top, and used design elements to link the entire building into a ‘complete composition’. The building has three main design elements: the first is the pedestrian entrance on Diagonal Street, which we set back and landscaped so that it relates to the existing gardens in front of the Stock Exchange building. The steel staircase is another feature, which we turned into a focal element and interactive community space. It links the five-storey lift core area. The final feature is a four-storey, seamless, glass-walled office atrium decorated with timber cladding and steel versions of the iconic FNB tree. This atrium serves as the canteen spill out space and a relaxing Wi-Fi area for staff to meet and grab a bite to eat,” he states.



### Maximising natural light

Palmer explains that the site is very deep from the boundaries to the centre. "We had to pay careful attention to the orientation of the building to maximise the natural light and minimise the effects of the low sun on the east and west façades. This prompted us to create a north and south wing to the office towers – each wing is 20m deep, which allows for 10m penetration of natural light on both sides and reduces the artificial lighting load."

He adds that escape stairs on the building's eastern and western façades act as buffers from the morning and late afternoon sun. "The roof garden on the western side of the building shades façades from west sun, while stainless steel mesh on the large glass face of the atrium (which is east-facing) helps to take some of the morning heat off the glass but still allow visibility outwards."

FNB's internal project team, who was responsible for the building's interior design and space planning, confirmed that raised access floors were specified to increase versatility in the offices and to help ease the downtime and non-productivity associated with high level of 'churn' that takes place.

The building is A-grade office space and contains all of the detail and cutting-edge technology to allow for full IT compatibility with the existing FNB facilities in the precinct.

### Green building

The FNB Place building design incorporates many environmentally friendly elements, including:

- A 280mm brick wall on the perimeter to improve the building's thermal properties.

- The four-storey glass atrium on the east façade to help reduce heating bills in winter.
- High performance glass that reduces UV and the need for heating and cooling. The use of large glazed areas has, however, been regulated to reduce the heating costs required by the cooling effect of the glass in winter.
- A Technal aluminium frame section that allows the windows to open inwards and be glazed from the inside, aiding cleaning and maintenance.
- Gas geysers for water heating.
- Stainless steel sunscreens to various window walls in the façades reduce internal glare as well as heat build-up on these surfaces.
- Low-flush toilet systems.
- A building management system (BMS) for energy control.
- T5 lighting technology. BQM

#### PROFESSIONAL TEAM

**Developer:** Eris Property Group; **Architect:** ICM Architecture; **Project Managers:** SIP Project Managers & Rouillard Consulting; **Contractor:** Stefanutti Stocks; **Quantity Surveyor:** BWR Quantity Surveyors; **Civil/Structural Engineer:** Rouillard Consulting; **Electrical Engineer:** Claasen Auret Incorporated; **Traffic Engineer:** Arup; **Mechanical Engineer:** Spoomaker/DTM; **Lift Consultant:** Proj-I-Tec; **Fire and Wet Services Consultant:** Specialised Fire Technology.





## Designed with the future in mind **Luxaflex® Roller Screens**

Luxaflex® Roller Screens offer sun and glare protection without cutting off the outside world. Improved office productivity and savings on air conditioning soon offset the original cost and eco-friendly flame retardant fabrics contribute to a responsible, safe and comfortable working environment.



**Luxaflex Gallery Stores**  
Changing the way you do blinds

for more information: [www.luxaflex.co.za](http://www.luxaflex.co.za) | 0861 Luxaflex [5892 3539] | [luxaflex@hd-sa.co.za](mailto:luxaflex@hd-sa.co.za)



# New generation business park at Airport City

**The De La Porte Property Group (DLP) recently launched a new R30-million business park at Airport City, adjacent to Cape Town International Airport, which will be ready for occupation in February 2011.**

DLP explains that Concorde Park is being developed by a private consortium, and is aimed directly at tenants from the range of forwarding and distribution businesses, as well as other industries dealing in international trade and services involving short term storage and shipping.

"The strategically located development on a stand of 6 500m<sup>2</sup>, required some creative thinking to obtain our ultimate objective, an

attractive, secure, multi-function industrial park that would offer a variety of flexible options to its users," says architect Chris Banks. "Initial setbacks incurred as a result of re-zoning and municipal red tape were quickly resolved, and Eddie Davids and his team at Couru Construction pulled out all the stops to make up the time on site and produce a quality product. We have exceeded all expectations as the final product maximises the bulk on the site, but does not compromise on coverage, loading, parking, landscaping or other components critical to any good industrial development."

"The development is positioned at the main entrance to Airport City, and we wanted to set the aesthetic

standard in the park. We have achieved a modern, sophisticated look by combining interesting façade detailing – earthy paint tones, timber and dry pack stone cladding – with multi-level curved roofs that stand out among the surrounding conventional designs. This will certainly become one of the jewels in the crown of Airport City" he states.

DLP broker, Rob Ryll concurs, "Concorde Park leads a new generation of accommodation in its sector, with a strong emphasis on quality, including the use of advanced building design and more de luxe and higher than average office content – around 30% of the lettable space. The large windows, air conditioning, ceramic tile

#### PROFESSIONAL TEAM

**Developer:** Private Consortium; **Architect:** Chris Banks; **Main Contractor:** Couru Construction; **Quantity Surveyor:** Robert Bruce Consulting; **Engineer:** Jan van Gysen; **Electrical Contractor:** E Williams Electrical.





and wooden floor finishes create a very pleasant office environment.”

“Each of the six units ranges between 550m<sup>2</sup> and 600m<sup>2</sup>, and can be combined into larger spaces. The steel curved structures ensure large column-free floor areas with double volume height for mezzanine storage should it be required. We have also tried to make the buildings as energy efficient as possible by using wide roof overhangs, placing sunscreening over windows, and maximising natural lighting and cross ventilation,” says Banks.

“Aesthetics are an important

dynamic and the site coverage is only 50%, compared to over 75% at many other industrial developments. This has meant that every 500m<sup>2</sup> unit, for example, could be allocated 12 parking bays and that we could landscape and plant trees around the buildings to create a park-like environment,” Ryll states.

DLP’s chief executive, Jonty de la Porte, explains that this is significant because the most successful developments currently take the human factor strongly into consideration. “If there’s not an insurmountable discrepancy in cost, tenants and buyers

are opting for accommodation that improves the lifestyle of the people who have to occupy the space so that they are productive and contribute to their company’s ongoing success.”

“This development is based on confidence generated by a very careful study of the current market,” adds Ryll. “The investors were not prepared to take a risk on a shot in the dark, so all the key attraction criteria were factored into the project – aesthetics, flexibility, security, parking and position. The most important of these is the position. While most commercial or industrial property marketing stresses easy access to the airport, and considers a five to 10km radius an attractive distance, we are situated right at the airport gate. This can’t really be trumped and is a pivotal factor to the low vacancy level.”

Concorde Park is on one of the now very limited number of smaller plots available at Airport City, a development area that has, over the past five years, generated the most interest in industrial land in the Western Cape. Both De la Porte and Ryll believe that the resurgence of investor confidence evidenced in prime areas such as Airport City will lead to a wider recovery in this market sector. “There’s no doubt that the fence-sitters are moving to develop land they acquired during the peak, but it will be up to them to reassess their expectations of a return in the short term as it will be a while before we reach the heights of the industrial land boom again.” BQM

For more information, contact Rob Ryll at DLP on 021 551 9777 or 082 374 2662.

## TRENDSETTERS

### Aluminium

PO Box 388, Gatesville, 7766  
Unit A2, Ebrahim Way,  
Athlone Industria 2, Cape Town 7764

Tel: 021 691 1918

Cell: 082 569 2456

Fax: 086 719 8776

Email: [briansbe@telkomsa.net](mailto:briansbe@telkomsa.net)

Website: [www.trendsettersaluminium.co.za](http://www.trendsettersaluminium.co.za)

Assuring you of quality and service

### GET YOUR FREE QUOTATION

#### ALUMINIUM PRODUCTS:

- Casement windows
- Sliding windows
- Patio doors
- Hinge doors
- Palace/Regal sliding doors
- Shopfronts
- Sliding folding doors
- Shower doors (framed, frameless)
- Aluminium Garage Doors



AAAMSA Fenestration



South African Glass and Glazing Association

Supplier & Installers of Aluminium Windows and Doors

# Parkade meets demand in Mthatha



**“Lack of parking in downtown Mthatha was a big problem until the Eastern Cape Department of Roads and Public Works commissioned the 300-bay Botha Sigcau parking garage to help alleviate government parking demand and vehicle security issues,”** says Tsepo Pefole, the Department’s Acting Head of Buildings for the OR Tambo Region.

Construction of the parkade, which is situated right next to the Botha Sigcau multi-storey government office building, started in October 2007 and was completed in April this year. Zeckia Machingauta, Project Manager at the Department of Roads and Public Works explains that there are seven floors of parking space – the ground floor has 41 bays, while the first to sixth floors

each have 44 bays, making 305 bays in total. There are also six handicap parking bays and disability access through the building’s lift.

#### **Challenging conditions**

The project’s professional team overcame four main challenges during the construction process: site location, leaking fuel storage tanks,



## THE MURAL'S SYMBOLISM

"We introduced the mural to improve the aesthetics of the parkade and to meet the Expanded Public Works Programme component of the project – which we couldn't do with the construction of the reinforced concrete parking garage, as it required a variety of skilled trades," explains Jeremy Hendricks of NN Architects.

"We sub-contracted a former Nelson Mandela University student from the Mthatha area, who has a background in art, to oversee the work and to bring 12 people on board to teach them about the practical aspects of design and how to carry it through from the inspiration to implementation phase. It was a great experience for them, as they had the opportunity to learn a new set of skills, including how to safely use scaffolding equipment."

"I came up with the general idea and vision, and the artist took it forward in terms of the intricate design and project management," says Hendricks. Hendricks took inspiration from circular shapes – which represent everlasting life, sustainability, invincibility and continuation – as well as the shape of the basket, which for the Nguni tribes of the region has historically been a symbol of plenty in terms of their offspring and during the hunt, catch and harvest.

"These two elements are presented in the mural to tell a symbolic story – the basket represents the collection or gathering of bounty (resources) stretched across multiple layers in society (as shown stretching across the eight floors of the building), while the circles, gathered within this shape depict a sustained bounty for the community. Taken as a whole, the mural effectively represents success and a bright future in community endeavours," he explains.



poor founding conditions and limited working space.

"Because the parkade needed to go up right next to the Botha Sigcau office building where staff were using the back entrance from the parking lot where the parkade had to be constructed, we had to siphon employees to the front entrance of the building," says Jeremy Hendricks, Principal Agent from NN



*Innovating infrastructure for life*

**Roads, Rail, Airports & Harbours • Transportation & Traffic  
Urban & Rural Infrastructure • Structures • Water Engineering  
Geotechnical & Materials • Project Management**



*Koeborg Interchange Upgrading (Phase 1) - Photomontage of New Directional Ramps*

Offices in :

Cape Town : 021 425 2870  
Johannesburg : 011 257 8460  
East London : 043 727 0922  
Mthatha : 047 531 0142  
Queenstown : 045 839 6349  
Nelspruit : 031 745 7624

enquiries@hho.co.za  
Website : www.hho.co.za





## PROJECT PROFILES

Architects. "We also had to construct a new handicap access ramp at the front entrance, as the existing ramp at the back of the building was deemed out of commission for the duration of the construction process."

A covered pedestrian walkway to protect passers-by against potential injury was also necessary during construction. "This walkway jutted partly into the road, which meant that we had to use pointsmen in front of the offices to direct traffic down other streets and away from the site."

"We discovered underground fuel storage tanks for the diesel generator once we removed an old concrete slab on the site. This problem required an environmental specialist because the fuel was leaking into the ground soil. The specialist removed the affected soil, mitigated it off-site and then discarded it in an environmentally friendly manner. This allowed us to bring in new soil, compact it and make it suitable for construction purposes," he explains.

The third challenge that needed to be overcome was the site's poor founding conditions. "We had to use a piling system for the foundations, and



# NN ARCHITECTS



Kokstad Municipal Offices



Botha Sigcau Parkade



Buffalo City Municipality (Rates Hall)



ELIDZ Container Yard

**WELCOME to NN ARCHITECTS. If you're looking for an architectural company with a flair for design, attention to detail and renowned customer service, then give us a call or visit one of our offices.**

### CAPE TOWN

Unit 89, Block B, Millenium Business Park, Edison Way, Century Gate, Century City, Cape Town  
Tel: +27 (0)21 5518560  
Email: nnarchct@nnarch.co.za

### EAST LONDON

72 Beach Road, Nahoon, 5241  
PO Box 8194, Nahoon 5210  
Tel: +27 (0)43 735 2027  
Fax: +27 (0)43 735 1984  
Email: nnarchel@nnarch.co.za

### MTHATHA

6 Knorf Street, Fort Gale, Mthatha, 5100  
PO Box 53085, Mthatha, 5100  
Tel: +27 (0)47 531 3986  
Fax: +27 (0)47 532 6570  
Cell: +27 (0)72 280 3963  
Email: nnarchut@nnarch.co.za

### KOKSTAD

No 10 Hagan Place, Kokstad, 4700  
Tel: +27 (0)39 727 1101  
Fax: +27 (0)39 727 5217  
Email: grantkolbe@telkomsa.net



the 174 five-metre long piles added substantially more than R1-million to the cost of the project," says Peter Buyskes of HHO Africa, the engineers responsible for the structural design and supervision of the parkade's construction.

A further problem encountered was high levels of shrinkage in the concrete, which were considered to be primarily caused by the sand available in the region. Surface cracks on the slabs were common and had to be filled and sealed with a resin compound.

The height of the parkade also proved challenging in the small amount of available space. Hendricks says, "Going up eight floors in this case was tricky in terms of getting workers and materials safely higher up as the building progressed. We had to stage the crane in the driveway between the office building and the parkade, where it could only swing in a limited fashion, but we made it work."

At the official opening of the parkade in July, Eastern Cape MEC for Roads and Public Works, Pemmy Majodina said, "Although the structure is designed to house 300 vehicles, we are applying a dynamic facility management procedure to double this figure, and ensure that the parkade is optimally utilised at all times. Our strategy is to house vehicles owned by officials during the day and replace them with government fleet vehicles at night, when these vehicles return from their various trips. Officials and departments have also pledged to lease some parking bays to city business people to generate revenue and return on investment for the province," she stated. BQM



#### PROFESSIONAL TEAM

**Client:** Eastern Cape Department of Roads and Public Works; **Architect:** NN Architects; **Main Contractor:** Transtruct Building and Civil Contractors; **Quantity Surveyor:** Senza Africa; **Civil/Structural Engineer:** HHO Africa Infrastructure Engineers; **Electrical Engineer:** C&R Consulting Engineers; **Mechanical Engineer:** Carifro Consulting Engineers.



28 Bonza Bay Road  
Beacon Bay  
Tel: 043 748 3202  
Fax: 043 748 3416  
www.senza.co.za

Proud to be  
associated with Botha  
Sigcau Parkade



#### SERVICES AVAILABLE

##### Quantity Surveyors

Feasibility Studies  
Budget estimates  
Cost planning  
Tender documentation  
Negotiation of contracts  
Cash flow forecasts  
Contract documentation  
Periodic financial reports  
Interim valuations  
Valuing of variations  
Final accounts  
Claims

##### Project Management Services

Project Monitoring  
Project Co-ordination  
Programming  
Employer's Agent  
Quality Control  
**Dispute Resolution**  
Detailed advice on contractual claims  
Liabilities for defective work  
Expert witness  
Claims management  
Negotiations and settlement of accounts  
Project audits

Project Managers • Quantity Surveyors • Building Cost Consultants

# Eskom incentivises the use of energy efficient lighting



**Eskom has launched a R30-million Standard Offer Pilot Programme to financially reward property developers for introducing energy efficient lighting technologies – and replacing traditional fixtures, re-lamping inefficient lamps and retro-fitting wasteful fixtures or lighting controls – in their developments over the next three years.**

Andrew Etzinger, Head of Eskom's Integrated Demand Management Initiative, says, "The commercial property sector currently consumes up to 15% of Eskom's energy output. Lighting accounts for a substantial portion of this, and is estimated to be responsible for between 37% and 45% of electricity consumption in office buildings. It is therefore imperative that we work together with property developers and owners to reduce lighting consumption."

The programme is available to organisations with projects that have a minimum demand of 50kW and a maximum demand of 1 000kW from 6-10pm on Mondays to Fridays.

To participate, developers need to submit an application to Eskom, which then goes through an eight week process, including a technical evaluation and initial measurement and verification report. Once Eskom has signed off the application, the project developer implements the project at his or her own cost.

The programme will pay an incentive of 34 cents per kWh saved over a period of three years according to pre-determined savings targets. Payment is subject to a measurement and

verification process, paid for by Eskom, and the reward is capped at just over R4-million per project submission.

Eskom will pay 40% of the initial purchase price to the project developer upon completion of the energy efficient installation, followed by three annual performance payments of 20% of the initial purchase price. The initial purchase price will be adjusted in years two and three based on the actual savings achieved. All payments are subject to review and verification carried out by independent measurement and verification professionals.

Eskom also expects any new lighting solutions to comply with the minimum requirements of the Occupational Health and Safety Act of 1993, and for developers to dispose of obsolete lamps and inefficient ballasts in an environmentally sound manner. In addition, developers must confirm that these items will not be reused, and obtain an independent disposal certificate.

"This programme forms a key initiative in our overall drive to aggressively reduce energy consumption. By enlisting the aid of electricity users, municipalities and energy service companies we intend achieving a demand saving of 7MW, resulting in an estimated energy saving through this programme of 88.2GWh by 2013," Etzinger states.

Interested developers, can request an application form from [standardofferpilot@eskom.co.za](mailto:standardofferpilot@eskom.co.za), and find a list of approved measurement and verification entities at [www.eskom.co.za](http://www.eskom.co.za) under the load management menu. BQM



# New Standard Bank – Rosebank

While we continue to expand across the globe, Standard Bank Group's (SBG) head office in Johannesburg, South Africa, has also experienced a growth spurt. This has got our property team working on a plan for the future.

Construction of a new facility in Rosebank, Johannesburg, has just got underway. The new office complex will house corporate offices, meeting rooms and a small retail space.

No final decision has been made as to which of our people will be relocated to Rosebank once the complex is complete in 2013. However, initial thinking is that the buildings will accommodate mainly customer-facing staff and will relieve a lot of the pressure that is currently being placed on the infrastructure at our head office complex.

We remain committed to the Johannesburg Central Business District and are proud to be associated with this historic part of town. Our investment in Rosebank complements other initiatives that we have adopted to ease the burden on our head office infrastructure.

Standard Bank's Constantia Valley complex, just west of Johannesburg, houses some of SBG's call centre and insurance divisions. This has not only eased our space constraints, but allows us access to a prominent branding opportunity at an impressive complex. BQM



**Specialised Fire Technology (Pty) Ltd**  
offers a comprehensive consultancy service  
and specialise in the following areas:

- Independent Fire Safety Consulting Engineers
- Rational Fire Designs
- Fire Protection Designs
- Preparation of the fire protection drawings
- Sprinkler System Designs
- Fire Risk Assessments
- Performance Specifications on all Fixed Fire Protection Installations
- Building Plan Approvals - Fire Department
- Fire Surveys
- On Site Inspections / Fire System Testing

PROUDLY ASSOCIATED WITH THE NEW STANDARD BANK ROSEBANK

SFT HOUSE  
257 SMIT STREET,  
FAIRLAND, 2195

PO Box 731100  
FAIRLAND  
2030

Tel: (+2711) 476-7420  
Fax: (+2711) 476-7486  
E-mail: info@sftsafety.co.za

WWW.SPECIALISEDFIRETECHNOLOGY.CO.ZA

**Bentel Associates International celebrates**

# 50 years of innovative design excellence

**Architectural innovation and a sound reputation for high standards of commercial design and planning are the principles that Bentel Associates International (BAI) has continued to demonstrate since its inception in 1960. The multi award-winning firm celebrates its 50th anniversary this year as it continues to create aesthetically significant buildings of excellence by utilizing an integrated and multidisciplinary approach to design.**

A half century of commitment to innovation and excellence in the commercial built environment has defined BAI as a leading commercial design practice. Its achievements have made a substantial contribution to the proud reputation of South African architecture both locally and internationally.

BAI's synergies result in a holistic approach to design that complements its primary aim, which is to design functional buildings of high aesthetic value and quality that consider and respect their context, within the limitations of time and budget.

The company's staff complement, portfolio and projects still under construction, combine to form one of Africa's largest architectural practices. Recognising the diversity of talents necessary to provide a comprehensive design service to corporate and institutional clients, the practice has developed several specialist divisions capable of functioning jointly or independently.

BAI offers a wide range of specialist skills - architectural design and development, property development consulting, master planning, interior design, graphic design and store planning, which together form the capability of the company to manage projects in excess of R1-billion. Examples of this capability are manifest in the MonteCasino Leisure and Casino complex in Johannesburg, the Canal Walk shopping centre in Cape Town and the recently completed Central Terminal Building (CTB) at OR Tambo International airport.

The practice has always been an equal opportunity employer and the criteria for employment of staff throughout BAI's 50 years of existence has been and continues to be based solely on merit. BAI has a Level 4 BBEE rating and is committed to the empowerment of previously marginalized firms of architects and other professional consultants by the transference of skills as well as joint ventures on certain projects. Mentoring is also an important aspect of the company's empowerment policies. With a registered bursary scheme at Wits University and other sponsorship and funding activities, BAI has always strived to make a substantial contribution to empowerment and education.

The company originated in 1960, and at the time was known as Bentel Abramson and Partners. Initially a general



*Canal Walk shopping centre in Cape Town*

practice with a focus on retail projects, BAI has grown into a widely recognised, multi award-winning organization with a reputation for outstanding theme, retail, mixed use, infrastructure and other commercial designs.

BAI pioneered the design and introduction of internal mall shopping centres and the 'themed' retail centre concept. In the late 1960s, the company was approached by Pick 'n Pay to undertake store planning for the expanding group. Rapidly establishing itself as a premier retail architectural firm BAI undertook the design of the first fully enclosed shopping centre in South Africa, Randpark Centre, now known as Heathway Centre, in Blackheath Johannesburg, which opened in 1968.

Since then, BAI has used their considerable commercial design expertise to implement innovative architectural designs and store planning for Pick 'n Pay for over 39 years. The long collaboration and synergy between the Pick 'n Pay group and the BAI are evident in top shopping centres and the many Pick 'n Pay anchor stores around the country as well as Pick 'Pay's corporate campus in Cape Town.



As one of South Africa's leading 'theme' architects, BAI is responsible for some of the most colourful, dramatic and successful shopping centres and complexes in South Africa. The company also became involved with casino design culminating in the magnificent MonteCasino complex in Fourways. Providing a challenge to the practice, the Canal Walk and MonteCasino projects were completed concurrently.

The 1990s saw the advent of Sandton Square, renamed Nelson Mandela Square. BAI's expertise was utilised in the retail and adjoining structures around the Square. The Michelangelo Towers site was not originally included in the precinct plan and at the time was envisaged as an office block with a retail component linked to Sandton Square. The now well-known Michelangelo Towers mixed-use building has been a phenomenal success and has created a benchmark for high-end mixed-use design. The residential component of this innovative building continues to fetch some of the highest prices per square metre in South Africa.

The new millennium also brought the challenges of transformation and the company's expansion into the international arena, both of which have served to increase its capabilities and expertise. In 2003 Bentel Abramson and Partners was relaunched as Bentel Associates International. With a fresh corporate identity, the company opened its first overseas office in Dubai in the Middle East in the same year, followed by offices in Mumbai and Riyadh. These offices have subsequently been consolidated into one large office in m Mumbai.

More than any other form of architecture, commercial architecture is subject to the critical test of its success, where public approval is measured directly in shopping volumes, retail turnover and GLA generated income. The immediate and continuing success of the many retail and mixed-use complexes designed by BAI locally and abroad is testimony to its design skills and expertise.

BAI's growth in India has been phenomenal – from an initial five projects, the demand for the company's design expertise has grown to the extent that it now has about 40 projects in various stages of design or completion. In India, BAI are particularly adept at developing innovative designs, which are adapted to local conditions while paying attention to commercial viability, practicalities of design implementation and local aesthetic values.

On the African continent, the company's achievements in North Africa include the Lagos Palms in Nigeria, which has subsequently been extended, and the Accra Mall in Ghana. Current projects currently under construction include the mixed-use Levy Business Park in Lusaka.

BAI has developed a prestigious portfolio of major local and international clients that include Pareto, Tsogo Sun, Liberty, Retail Africa, Actis, Legacy Holdings, Emaar, HBW, Investec and ACSA.

Through the years, BAI has received many awards. These include awards the "Commercial Building of the Year" award from the KwaZulu Natal Master Builders Association for the Liberty Midlands Mall; the best SAPOA Retail Project of 2005 award for Clearwater Mall; a PMR Diamond Arrow Award in 2005; the best commercial development SAPOA award in 2007 for the Michelangelo Towers; two commendations in the Fulton awards in 2009 for Greenstone Mall and the



*Palazzo Hotel, MonteCasino, Johannesburg*

CTB at OR Tambo; and a current nomination as a finalist in the Asian International Council of Shopping Centres, (ICSC) awards which will take place towards the end of the year.

As responsible architects and a member of the Green Building Council BAI is committed to developing a sustainable building philosophy. In practice, this means consideration of appropriate materials, the sensitive use of design and technology to conserve energy, and visual design solutions that are flexible, sensitive and courteous to the environment within which a new building is sited. In particular, BAI seeks to incorporate viable initiatives that will enhance the overall aesthetics of a building while significantly reducing its carbon footprint. The company's sustainable design skills are again evident in the new Hurlingham Pick 'n Pay store and retail complex.

BAI celebrates its 50th anniversary and its growth with a move to new offices in the prestigious Illovo Edge development in Fricker Road, Johannesburg – a project designed by BAI. This development is another testimony to its ability to develop effective sustainable designs for challenging sites. To accommodate the company's continuous growth the company has bought one of the two recently completed Phase 1 office buildings for its headquarters.

The last 50 years have established BAI as a leader in commercial design and the tradition of excellence will continue into the future. The company's creative and committed architects and designers will ensure that the BAI continues to develop its capabilities and skills to service clients in a comprehensive and responsive manner and to create contemporary buildings that enhance the built environment and quality of life. BQM

## RESIDENTIAL CONSTRUCTION



## The Bantry Bay

Just outside Cape Town's city centre, the slopes of majestic Lion's Head plunge into the Atlantic sea, keeping space along this dramatic yet sheltered coastline at a premium. Bantry Bay is one of the most desirable suburbs along Cape Town's Atlantic Seaboard and The Bantry Bay will be built on the last prime plot for development in the area.

This established enclave has its own 'micro-climate', offering long, sunshine-filled, wind-free days due to the sheltering mountain and the fact that it is on the western slopes of Lion's Head, facing the sunset. The vistas are breathtaking: views stretch out to the sea in one direction and up to Lion's Head in the other. It's no wonder Bantry Bay boasts the most expensive real estate in South Africa.

The Bantry Bay will be one of the last prime developments along this extraordinary piece of coastline. Buy at today's prices, and only take transfer in mid-2011.

## RESIDENTIAL CONSTRUCTION

## The largest mosque in the southern hemisphere is being built in Midrand

The largest mosque in the southern hemisphere is being built in Midrand at an estimated cost of R210-million. It is due to be completed by January 2012. It will include the Sama High School, provide boarding facilities for students and have a bazaar, clinic, conference centre and community hall on site.

The project is being funded by Turkish businessman, Ali Katircioglu and will be handed over to the Foundation Education Trust when completed. The trust, a non-profit organisation, will administer the institution. The structure includes four minarets, each 55m high, has a 24 m dome and 24 smaller domes atop the boarding rooms and around the courtyard. The interior has apparently been decorated in the Ottoman style.

Katircioglu has refused to accept any contributions to the cost of erecting this mosque and has insisted that donors should put money into the Foundation Education Trust instead to take care of the running costs of the property and its facilities.

The school is expected to accommodate at least 800 students. It is being built in Le Roux Avenue – where it intersects with the K101 – and is set on ten hectares of ground. It has been modelled on the Selimiye Mosque originally erected in Turkey.

The mosque is the first model of Ottoman architecture in the southern hemisphere.

## COMMERCIAL PROPERTY NEWS

## SAPOA appoints new president

Samuel Ogbu, currently CEO of Liberty Group Properties, has been appointed as the new SAPOA (South African Property Owners Association) president.

Bringing with him over 10 years experience in general management in South Africa and other sub-Saharan African countries and over 20 years professional experience, he is set to lead the representative body with a keen focus and passion for the property sector.

"The appointment will inject a fresh boost into the body with his respected professional knowledge, energetic personality and a deep commitment to actively encouraging others," notes Neil Gopal, SAPOA CEO. "We are confident that he will not only meet SAPOA's mandate, but also reflect it to our stakeholders in a positive and comprehensive manner."

Ogbu, a UK-qualified Chartered Accountant, completed



his training with Price Waterhouse in London and has an MBA from Wits Business School.

### Focal areas

"The key focus areas during my appointment, amongst others, will include research, legislation and advocacy, education, best practice and industry thought leadership," he said.

Prior to joining Liberty, he was head of large corporate business at Old Mutual South Africa. He was previously an executive director with Sage Life where his responsibilities included marketing, organisational development and Sage Unit Trusts. Ogbu is also a past executive director of Africa Media Group overseeing TV Africa's business in East, West and Southern Africa.

Following a successful career in accounting and management consulting in London, he moved to South Africa in 1998 with SAB Miller during which time he headed the company's business in Soweto, one of Africa's most dynamic and exciting consumer markets.



## COMMERCIAL CONSTRUCTION

## Eskom R100m new transformer test bay to reduce repair times, costs



A new R100-million test bay at Eskom's transformer repair subsidiary Rotek Industries, in Rosherville, Germiston, has been officially opened in a bid to reduce the time and cost associated with transformer maintenance and repair.

The workshop is the only one in Africa capable of refurbishing, repairing and testing, under one roof, the largest transformers operational within the Southern African electricity supply industry. It can test transformers from 10 MVA to 910 MVA and to Eskom's highest power system normal voltage levels of 765 kV.

Eskom chief commercial officer and Rotek Industries chairperson Dan Marokane says that the investment is supportive of the utility's larger multibillion-rand investment programme, as it sets in place the supporting infrastructure required to ensure the proper maintenance of the utility's long-life assets.

However, he adds that, while Eskom will remain the facility's main customer, it will also be opened up to regional utilities, as well as private businesses requiring transformer maintenance and even upgrading services.

Eskom currently has a fleet of 120 major transformers at its various power stations, more than 500 associated with its transmission business and thousands of smaller distribution transformers.

Rotek Industries CEO Les Carlo reports that, prior to the investment, repaired transformers were moved to a facility in Pretoria, where testing could take weeks to complete at a cost of between R1.5-million and R3.5-million a unit.

The transformers had also, hitherto, been subjected to the rigours and risks associated with transportation and loading, which has been "eliminated" with the development of an in-house facility.

The test bay incorporates the latest testing technologies, including a 10MVA regulator set, a 60MVA transformer, static converters for power frequency and high frequency tests; 191MVA capacitor banks, a 800kV Hi-pot for separate source testing, a 1,6MVA transformer for auxiliary support; and a Scada communication and control system.

Impulse generators, which simulate the influence of lightning storms on transformers, have also been installed, while the digital measuring instrumentation is able to deliver a measuring accuracy of less than 0,05%.

In commissioning, the facility completed a heat run and a type test on a 700MVA transformer for one of Eskom's power stations. BQM

## RESIDENTIAL CONSTRUCTION



## An artist's impression of Amalfi, the new 24-unit apartment building on the Mouille Point seafront

A well known site on the Mouille Point beachfront is to be re-developed, with the construction of a deluxe, new apartment complex, consisting of 24 units with top quality finishes and spectacular sea and mountain views.

Pam Golding Properties is marketing the new Amalfi apartments, which are priced from R4.45-million. The site is directly opposite the Green Point lighthouse, and is being developed by the Two Oceans Property Group.

PGP's development manager Bev Bloch says the building design combines metal and glass, with double-volume spaces and a modern aesthetic. Sea-facing flats will have views over Table Bay and the mountain-facing side of the building will overlook the Metropolitan Golf Course towards Cape Town stadium, and the Green Point urban park.

The 24 apartments will include a mix of one-, two- and three-bedroom units, with entertainment areas and luxurious finishes. Most will have their own balconies, and each unit will have two parking bays. Features include double-volume windows and a ceiling height of up to 5m. The building will have a few shops on the ground and first floors, and the apartments will be spread over a further six floors, with a penthouse occupying the entire top floor.

PGP's area manager for the Atlantic Seaboard, Basil Moraitis, says the building will feature the latest modern technology including 24 hour security with a manned CCTV system. All units will be linked to a screen communications system which will keep them in contact with the concierge and allow strict monitoring of visitors.

Construction is set to begin in 2011, and occupation is scheduled for about 18 months later.

## BUSINESS &amp; FINANCE - AIRLINES

## GCC aviation investment to top \$200 billion

Investment in the Gulf's aviation sector in the next 10 years could rise to more than \$200 billion, according to international analysts. This includes just under \$120 billion due to be spent in the UAE alone on new aircraft, as well as another \$40 billion which Qatar Airways has budgeted for 200 new planes, including the latest "super-jumbo" jets being produced by Airbus in France and Boeing in the US. Saudia, the Saudi national carrier, has already ordered 12 wide-bodied Boeing 777-300s, eight Airbus A330-300s and 15 A321s as part of a multibillion-dollar programme to modernise and expand its fleet and to increase flights to its domestic and regional destinations, as well as its routes to Europe.

Another \$20 billion is targeted for airports and airport infrastructure in the UAE, where new global hubs are rapidly expanding in both Abu Dhabi and Dubai. Saudi Arabia has also announced a \$20 billion programme to upgrade existing airports by 2020. Additional sums are being allocated for airports and aircraft in Bahrain, Kuwait and Oman, as well as Qatar and the UAE. Still other investment is planned to develop the region's own corporate business jet, spare parts manufacturing industries, aircraft maintenance and catering facilities, technical and training institutes. Passengers and businesses in the GCC are expected to benefit greatly from a wider range of choice, while a wealth of new job opportunities will become available in the coming decade.

## INTERNATIONAL CONSTRUCTION - SOUTH AFRICA

## Rough times for the property sector?



The South African residential property market is still facing some tough times with the real value of building plans approved for new residential buildings falling by 5% year-on-year to R8.61-billion according to figures released by Statistics South Africa.

Senior property analyst at Absa Home Loans, Jacques du

Toit says the real value of new residential buildings constructed was down by 21,8% year-on-year to R7.15-billion for the first six months of this year and fell from the R9.14-billion recorded last year.

"The construction phase of new housing contracted significantly on a year-on-year basis between January and June this year and there is little likelihood of a rapid recovery because the volume of plans approved has not increased significantly," he says.

"Conditions in the residential and construction sector will probably remain tough with expectations of improved levels of activity being seen towards the end of next year," he says.

Meanwhile, Peter Gilmour, chairman of RE/MAX says that the South African property market offers buyers exceptional value as interest rates have fallen and property prices are continuing to rise, particularly over the longer term.

He concedes that banks are still applying tough lending conditions particularly as the demand for credit is high and the risks of lending money in the current market remain high, meaning that banks are picking only the best risks from the crop of buyers eager to own a home.

Gilmour suggests that consumers should consider investing in vacant land particularly if they are prepared to hold on to the investment for a period of up to 10 years.

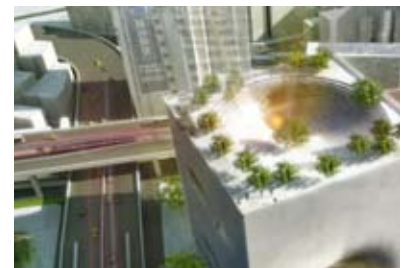
He says that commercial and industrial properties, especially warehouses and prime office space are also worth considering along with any properties involved in the hospitality sector as this sector is bound to keep growing.

## INTERNATIONAL CONSTRUCTION - TAIWAN

## TED Cube Building in Taiwan/ BIG Architects

By: Andrew Michler | August - 9 - 2010

TED is a public building in Taiwan that uses a form and highly mixed program to encourage a large cross section of users. Designed by BIG Architects, the 57 meter cubed



building has an open section, or 'street' to allow full public access through the building. The access rises and dilates near the top of the building and opens onto a rooftop garden. The roof is to be a public park and informal performance area.

Radiating from the street will be hotel, retail, office, restaurants, etc, with no particular formal arrangement. The building is an expression of a city block packed into a more vertical system. The ribs, evocative of the underside of a mushroom form stairs through the structure and is repeated on the walls and ceiling thus creating a visually continuous façade. The access through the building allows for ventilation, shade, and increased fenestration for the occupants. The building site is not yet disclosed.



## INTERNATIONAL CONSTRUCTION - HAITI

## Rebuilding Sustainable Communities in Haiti

The U.S. Green Building Council (USGBC) and the American Institute of Architects (AIA) have announced their support for an Architecture for Humanity Sustainable Design Fellow, who will help play a critical role in rebuilding the infrastructure in Haiti that was demolished in the devastating earthquake. The qualified design professional selected will make a two-year commitment to work directly with community members on the ground in Architecture for Humanity's Rebuilding Center based in Port-au-Prince, Haiti.

- "As the dust begins to settle, Haiti is faced with critical need for new and structurally sound homes, schools, hospitals and infrastructure," said Rick Fedrizzi, President, CEO & Founding Chair, USGBC. "The Sustainable Design Fellowship will equip a seasoned green building design professional with the tools he or she will need to help Architecture for Humanity in its rebuilding of sustainable communities in Haiti."
- The widespread devastation from the earthquake in Haiti was exacerbated by the lack of building codes, which is something we hope to address with the appropriate parties," said AIA Executive Vice President & CEO Christine McEntee. "Having a dedicated licensed architect who is well versed in design for disaster-prone areas will be a tremendous benefit for the country as it begins the rebuilding process."
- "This is a wonderful opportunity to tap our collective resources and provide an on-site resource for community groups and NGOs seeking assistance in Haiti," said Kate Stohr, Managing Director of Architecture for Humanity. "We are grateful to the U.S. Green Building Council and the American Institute of Architects for creating this opportunity for their members to give back."

As a key member of Architecture for Humanity's Haiti rebuilding team, the USGBC-AIA sponsored Sustainable Design Fellow will provide tools and training for safe and sustainable construction to mitigate similar building failures in the future both to the informal trades and by increasing local professional capacity through training and assistance.

### About U.S. Green Building Council

The Washington, D.C.-based U.S. Green Building Council is committed to a prosperous and sustainable future for our nation through cost-efficient and energy-saving green buildings.

With a community comprising 80 local affiliates, more than 18,000 member companies and organizations, and more than 155,000 LEED Professional Credential holders, USGBC is the driving force of an industry that is projected to contribute \$554 billion to the U.S. gross domestic product from 2009-2013. USGBC leads an unlikely diverse constituency of builders and environmentalists, corporations and nonprofit organizations, elected officials and concerned citizens, and teachers and students.

Buildings in the United States are responsible for 39%

of CO2 emissions, 40% of energy consumption, 13% water consumption and 15% of GDP per year, making green building a source of significant economic and environmental opportunity. Greater building efficiency can meet 85% of future U.S. demand for energy, and a national commitment to green building has the potential to generate 2.5 million American jobs. Visit [www.usgbc.org](http://www.usgbc.org)

### About American Institute of Architects

For over 150 years, members of the American Institute of Architects have worked with each other and their communities to create more valuable, healthy, secure, and sustainable buildings and cityscapes. By using sustainable design practices, materials, and techniques, AIA architects are uniquely poised to provide the leadership and guidance needed to provide solutions to address climate change. AIA architects walk the walk on sustainable design. Visit [www.aia.org](http://www.aia.org)

### About Architecture for Humanity

Architecture for Humanity is a nonprofit design services firm founded in 1999. Through a network of building professionals, Architecture for Humanity brings design, construction and development services to communities in need. We are building a more sustainable future using the power of design. To learn more about Architecture for Humanity, please visit <http://architectureforhumanity.org>. To learn more about Architecture for Humanity's rebuilding efforts in Haiti, please visit [http://openarchitecturenetwork.org/projects/haiti\\_reconstruction](http://openarchitecturenetwork.org/projects/haiti_reconstruction). To learn more about Architecture for Humanity's Design Fellowship Program please visit <http://architectureforhumanity.org/getinvolved/designfellowship>

## BUSINESS & FINANCE - AIRLINES

### Africa ready for take-off!

As we launch into the new decade, Africa stands in good stead. Economically, our growth is now five times that of the Eurozone, and there have been gains across the continent in health and education, writes Mo Ibrahim, founder of Celtel and the Mo Ibrahim Foundation.

2010 was a milestone year for Africa. The World Cup was hosted on African soil for the first time. Seventeen African countries marked their 50th year of independence. We marked 10 years of pursuing the Millennium Development Goals (MDGs). These events presented a great opportunity to take stock of the continent, where we are and where we are going to.

Most African countries gained independence at the peak of the Cold War – with devastating consequences. The leaders of our nascent nations were courted by superpowers who sought only to further their own interests.

And so, while we were still in transition, suffering from colonial norms of autocratic leadership, with citizenship values yet to be entrenched, a "big man" culture was promoted and corruption flourished. The inevitable cost of this interference was a failure to deliver services to citizens, or to develop institutions, as well as the tragic loss of millions of African lives.

## INTERNATIONAL CONSTRUCTION - SOUTH AFRICA

## Protea Hotels continues to expand its impact in Africa

The past year has marked a golden time for South Africa, with record numbers of tourists descending upon her shores to enjoy warm hospitality, wondrous locations and World Cup fever. Protea Hotels has remained at the forefront of the country's hospitality offering throughout, having opened numerous new establishments in key areas, and played host to 27 of 32 World Cup national teams.

The hotel group has added a number of key properties to its stable over the past year, and performed renovations on many of its existing flagship hotels. Danny Bryer, Sales, Marketing and Revenue Director of the Protea Hospitality Group, believes that these developments play a critical role in maintaining its position as the leading hospitality group on the continent, in spite of a recession that has seen other hotel groups struggle. "The market has certainly been impacted by the recession and has received a fair amount of criticism in the press. However, I believe there is room for more development, specifically in the secondary cities where government and corporate travellers require accommodation; for instance Mafikeng, East London, Pietermaritzburg and Nelspruit. The hospitality market is definitely far from dead, and it is Protea's goal to make key strategic investments in order to accommodate the needs of both local and international travellers."

Protea's most notable new development over the past year has been the eye-catching Protea Hotel Fire & Ice! Melrose Arch, which opened to critical acclaim in early 2010. This contemporary hotel will spice up any visit to Johannesburg and is aimed at the traveller who enjoys "being amidst the energetic urban vibe of the cool city life". The hotel is incredibly popular with the "forever young" set and offers affordability and value for money mixed with a sense of unique style, unlike anything seen before in the Johannesburg market. The striking architecture, interior design and vibrancy of Protea Hotel Fire & Ice! Melrose Arch are complemented by equally stylish service. All 197 rooms boast the superior comfort and facilities demanded by the modern guest. From cocktails to cappuccinos and the very best in cuisine - this hotel delivers. Conference facilities for up to 150 people equipped to the highest technological specifications ensure that this is also the perfect destination for business.

Protea Hotels also expanded its reach within the capital city, with its new Protea Hotel Hatfield, which opened its doors in Pretoria in June 2010. "This property is another great example of the new generation Protea Hotels," commented Bryer. "120 contemporary designed rooms, free wi-fi and access to retail stores and restaurants with the benefit of undercover parking are just some of the features that make this an ideal destination for business and leisure travellers alike." The hotel provides an ideal venue for conferences, training or strategic sessions and can accommodate up to 60 delegates. The hotel is also conveniently situated for attending seminars and the like at the University of Pretoria, the CSIR Conference Centre and the High Performance Centre.



The hotel group also undertook large-scale renovations to some of its most popular establishments, including the Protea Hotel President on Cape Town's Platinum Mile, and the Protea Hotel Marine along the beach front in Port Elizabeth. The legendary Hilton Hotel in the KwaZulu-Natal Midlands also recently joined the group and is now known as the Protea Hotel Hilton. Bryer believes that these developments are key to Protea's success. "It is vital to build brand strength and awareness by offering superior guest experiences. We always ensure that the guests' needs are addressed, and our facilities are constantly improving and adapting to these needs. The one thing you cannot lose focus of is the guest – in terms of outstanding service, value and exceeding expectations. That's precisely what has kept Protea Hotels thriving despite the challenging economic circumstances."

## INTERNATIONAL CONSTRUCTION - ABU DHABI

## Major construction projects under way in Abu Dhabi

Major construction projects underway in Abu Dhabi will result in nearly 6 700 additional hotel rooms coming onto the market by 2012, creating a glut that is expected to lead to a price war among hotels claims Jones Lang Lasalle's latest quarterly report on the city.

In 2009 some 3 200 hotel rooms were added to the property market resulting in occupancy rates declining to just 56% in the first seven months of this year compared with 78% last year and the picture is likely to get even worse, the report warns.

It says that established hotels in the city or close to the business locations were showing solid occupancy rates while the newly-opened hotels in developing areas such as Yas Island were experiencing lower occupancies.

A Formula One motor racing circuit has been built on Yas Island to attract foreign tourists to the region.

The average daily rate being charged for a room in a luxury hotel has dropped by 34% this year to 750 dirham's (\$204) down from 1 140 dirhams (\$310) in the same period last year.

Abu Dhabi – which controls the bulk of the oil wealth of the United Arab Emirates – is trying to develop itself as a primary tourist destination prompting its extensive investment in hotels, theme parks and even international museums.





# Execucor Marketing



Development



SEO



Online Marketing



Graphic Design

## Online Marketing Strategies & Professional web services

**Creating websites that build businesses!**  
is your website an investment or a liability?

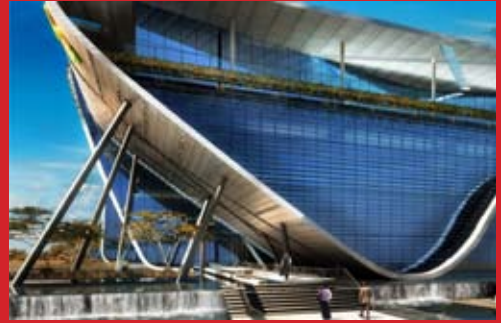
We have the tools and know how to put your business ahead of your competition. Portray yourself as an industry leader with state of the art technology at your disposal.

**Call: 011 462 7933**

Execucor Marketing will give you the perfect solution for your website and online marketing strategy.

**Taking care of online!**

[www.websitecreate.co.za](http://www.websitecreate.co.za)



---

Head Office – South Africa

27 Market Street,  
Jukskei Park,  
Johannesburg North 2188  
Box 4941, Randburg 2125  
Tel: 011 462 4483  
Fax: 086 608 6520

---

United States

45749 Lakeview CT,  
APT 12304  
Novi, Michigan 48377 USA  
Tel: +1248 880 9577

---

Zambia

00260 966 273 146

---



