

**STEEL IN ARCHITECTURE:  
FOUR PROJECT PROFILES**

**OIL CANNING:  
FAULT OR FEATURE?**

**MAKING  
EMPOWERMENT  
WORK IN THE  
STEEL INDUSTRY**

# MACHINERY FOR THE **HIGH QUALITY** PROCESSING OF METAL PROFILES



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The Excalibur is the most recent development in the family of travelling column CNC drills where the part remains stationary.



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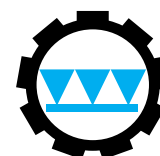
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COVER PHOTO: House 348 Eco, Page 12  
PHOTO SUBMITTED BY: Recreate Architects



**STEEL IN ARCHITECTURE**  
FOUR FEATURED PROJECTS  
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**OIL CANNING: FAULT OR FEATURE**  
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**MAKING EMPOWERMENT WORK**  
IN THE STEEL INDUSTRY  
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## FEATURES

### THE SOUTHERN AFRICAN INSTITUTE OF STEEL CONSTRUCTION

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**Instagram:** @saisc\_steel  
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## SAISC COMMENT

PAOLO TRINCHERIO,  
CEO

## FOCUSSING ON **VALUE ADD**



## ABOVE:

A REDBOOK IN THE WILD!  
A WELL USED COPY OF THE SAISC STEEL  
CONSTRUCTION HANDBOOK SPOTTED  
WHILE ON A SITE VISIT TO ONE OF  
OUR MEMBER COMPANIES

A lot has been happening at the SAISC. The team has been working very hard to implement new business models and plans, with a focus on value add for our members. February kicked off with training at member companies, Steel Awards project entries, research projects and a number of meetings with SOEs, the dti and SARS.

There are so many challenges facing all of us, and a great deal of frustration being felt at the slow pace of movement and decision making needed to see a reversal in our fortunes. The Steel Master Plan seems to be moving very slowly, with an announcement in the state of the nation address that it will take another six months. I must say, from my perspective, as an industry we need to be working on our own solutions and implementing what we can.

The SAISC recognizes that each sector needs special attention and we are looking at new ways of providing those services. This includes the

different stakeholder groups in upstream and downstream, as well as segments of the broader built environment; Engineers, Architects, Quantity Surveyors and Educators. The SAISC now has a direct Mill Membership Category, which is receiving great interest. Should you have any questions, please feel free to get in touch with me. The Merchant and Service Centres Committee met in the last week of February and the Fabricator and Contractors Committee will meet in March.

SAISC training courses are filling up fast and we are rolling out a number of new courses this year. Please keep an eye on our courses and events, some of which are listed in this page.

As a valued member of the steel construction community, we'd like to make sure you're kept up to date with SAISC news, events and available resources. As always, we value your feedback, so if you have any suggestions we'd love to hear them.

### TRAINING DATES:

**19 MARCH \***  
**BUSINESS DEVELOPMENT**

**21 MAY \***  
**SEISMIC DESIGN**

**4-8 MAY**  
**LIGHT STEEL FRAME BUILDING**  
**COURSE FOR CONTRACTORS**

**23 JULY \***  
**WAREHOUSE DESIGN**

**COURSES MARKED \* ARE HELD**  
**AT THE SAISC'S OFFICES IN**  
**HERIOTDALE**

For more information,  
contact Liezel Weber

# steel

## AWARDS 2020



## HAVE YOU NOMINATED A PROJECT FOR STEEL AWARDS 2020?

The annual SAISC Steel Awards is an opportunity to put your hard work on display.

**NO MATTER HOW BIG OR SMALL,  
ENTER THE PROJECTS YOU ARE PROUD OF!**

**Don't miss out on this fantastic opportunity to showcase your project team's hard work to key industry stakeholders!**

The nomination process is divided into two stages:

**STAGE 1 - Deadline 27 March 2020:** Submit the completed nomination form and at least 5 x good quality project images to [liezel@saisc.co.za](mailto:liezel@saisc.co.za). Should the project pass through to the next round, stage 2 will be implemented.

**STAGE 2 - 24 April 2020:** Submission of project team details, project motivation, and additional supporting media.

To download the Nomination Information Pack, Project Nomination Form, Project Motivation form and Project Team Forms, visit: <http://bit.ly/SAISCSteel20Nomination>

**DEADLINE FOR PROJECT NOMINATIONS: 27 MARCH 2020**

For more information, please contact [Liesel Weber](#) on (011) 726 6111.

#SAISCSTEEL2020

**STEEL TRENDS**

AMANUEL GEBREMESKEL  
TECHNICAL DIRECTOR

# STRUCTURAL STEEL STAIRCASES

Structural steel has been used to create stairs for over a century. The past few years have seen renewed interest in fancy stairs that satisfy new aesthetic and functional requirements. Staircases are coming out of enclosed fire escapes and into central locations in a workplace.

In addition to being design marvels and focal points of a space, stairs connect people. Collaboration and connectivity are essential for businesses today and stairs can help to foster these traits. Moreover, with a push for active living, encouraging the use of an office staircase is gaining popularity.

Modern stairs increase natural light, a feature offices need to address in order to enhance healthy workspaces while saving on energy. Secondly bringing staircases to the front and making them more easily accessible provides increased incentive for employees to use them when walking between floors or to different meeting areas.

The staircases at the Standard Bank building in Rosebank and the Discovery building in Sandton are two illustrative cases of iconic stairs that are incredibly functional. In addition to wellness, open staircase designs also promote connection and collaboration within an office.

In other words the spaces on different floors no longer need to feel so separated. By putting different amenities on different floors, employees have more opportunities to connect with coworkers through casual collisions.

The clever use of structural steel members and plates can result in aesthetically pleasing stairs that increase productivity while enhancing the health of office workers. Architects and developers have taken note and we expect to see many new creations in the near future.



**LEFT AND BELOW:**  
DISCOVERY HEAD OFFICE  
SPIRAL STAIRCASES





# PROJECT **PROFILES**



## STEEL IN ARCHITECTURE





# HOUSE IN TAMBOERSKLOOF

## PROJECT TEAM

**Nominator** – Young Architecture | **Engineer** – ADA Consulting Engineers | **Main & Cladding Contractor** – Team Austin  
**Steelwork Contractor & Steel Erector** – Abelia Metal CC | **Architect** – Young Architecture

House in Tamboerskloof was built for a young couple. Having lived in Germany, where floor space is a premium, they were keen to build a very compact house, which indeed the site also required, being only 542sqm. The site is perched on the upper slopes of Tamboerskloof and was accessed through a very tricky pan-handle. The site itself had a severe gradient.

A steel framed structure was considered from the outset. The professional team wanted to use a system that perched or hovered above the sloping terrain, rather than be embedded into the ground (due to the severe slope on the site).

The structure is a simple exposed structural steel post & beam type. It utilizes a grid system to modularize infill window, wall & roof components. The post and beam structure is laterally braced by means of the two polished concrete floor slabs. The roof structure is also constructed using structural steel rafters, fixed to stub columns above a 254x 146mm universal ring beam, thus creating a clerestory all round. The steel framed system allowed us to experiment and play with various cantilevered elements, that add to the 'hovering' nature of the building.

Generally, the structure uses 254x146 beams to support the exposed concrete floor slabs, and 200x100 IPE columns to support the steel beams. The corner conditions of the envelope were detailed using 150 x150mm equal angles to create a clean negative joint, into which infill window frames and timber cladding can terminate.

**ABOVE:** NORTH FACADE

**BELOW:** SOUTH FACADE DETAIL





The upper portion of the 3 storey staircase also uses a 254×146 central stringer to support hidden steel plates that in turn support the cantilevered natural oak treads.

The building's external walls are infill panels of natural Siberian Larch timber cladding punctuated with aluminium double glazed window and door panels. Generally, both infill types were designed to be full height between floor levels (ie between "I" beams) for simplicity of construction. Special detailing was required in the form of steel flanges to create waterproofing details at the envelopes perimeter.

Prior to manufacturing, many design meetings with the steel fabricator, structural engineer, and architect were held, to resolve each structural steel component, how it connected to the adjacent component, and how it connected to non-steel components. Special care was taken to create openings in the universal steel beams (prior to HD galvanizing) to accommodate services in the floor slabs. The construction process was swift due to the simple structural steel frame, which was erected first, with the concrete floor slabs being cast only once the frame was at roof height.


The construction method as described above is not commonly used in the domestic residential environment in Cape Town. Great care had to be taken during construction, as much of the structure was left exposed to create the final aesthetic.



**For more information on this project visit:**  
<https://www.saisc.co.za/project/house-in-tamboerskloof/>

**TOP RIGHT AND BOTTOM LEFT: WORK IN PROGRESS**  
**BOTTOM RIGHT: LIVING ROOM**





# MEGASHED

## PROJECT TEAM

**Nominator** – Global Roofing Solutions | **Architect** – MWA Architecture

**Structural Engineer** – Galatis and Associates | **Roofing Contractor** – Vivace Roofing CC

**Engineer** – Mitek Industries SA | **Quantity Surveyor** – Aveng Grinaker-LTA | **Project Manager** – Aveng Grinaker-LTA

**Roofing and Cladding Supplier** – Global Roofing Solutions | **Main Contractor** – Prodevcon Construction

The brief from the client for the megashed project was to design a multi-use garage-workshop-studio in a Scandinavian minimalist style, based on the concept sketches and imagery provided.

The client felt strongly that the structural materials used in the construction were to be celebrated and presented as feature elements, not concealed by plaster, paint, etc. Steel I-beams are left exposed throughout the structure and all the internal walls and ceilings are clad in raw Oriented Strand Boards (OSB), a material not often considered a finishing.

The structural framing consisted of I beams and lip channels mostly to keep the costs to a minimum as well as keeping the main framing as basic as possible. The I beams were used for the main portal frame to also allow the internal timber cladding to terminate into the top flange of the beam while

leaving the rest of the beam exposed as a feature. The I beam for the mezzanine also allowed for the structural timber beams to be supported within the flange of the beam.

The cladding seemed a standard application, specialized workmanship was required in aligning the rib lines from the roof cladding down onto the side cladding, further, the complexity ensued in the flashing details, whereby the eaves flashing had to conceal the edge of the roof cladding and the flow of the water. The barge and corner flashing were made up to suit the rib lines of the cladding. A specially designed gutter and cover flashing were required on the splayed end of the roof cladding ensuing a concealed edge and conforming with the eaves flashing, further all cladding troughs covered by flashing were sealed with serrated closers.

The design incorporated an asymmetrical roof overhang detail, which was to be clad in timber on the underside, to match the garage doors. As mentioned above the overhang required a concealed gutter and flashings which had to be custom-fabricated. Furthermore, all flashings on the front side of the structure were custom-fabricated in a slimmer profile than standard, to attain the level of aesthetics required by the client.



**For more information on this project visit:**  
<https://www.saisc.co.za/project/mega-shed/>



# UNI4 EDTECH CENTRE

## PROJECT TEAM

**Nominator** – Young + Satharia (Pty) Ltd | **Client / Developer** – Educor Property Holdings | **Architect** – Design Workshop  
**Structural Engineer** – Young + Satharia (Pty) Ltd | **Main Contractor** – Linear Construction (Pty) Ltd  
**Steelwork Contractor** – STS Steel Projects | **Cladding Manufacturer** – Danjay Fabrication  
**Cladding Supplier** – Andrew Mentis (Pty) Ltd Trading As Mentis Sales | **Cladding Contractor** – STS Steel Projects  
**Corrosion Protection Galvanising** – Pinetown Galvanising

The Architectural concept for the Uni4 Edtech Building required a continuous vertical regular screen element, suspended up to 3.5 metres from the external façade, about an irregular 3 storey building. Considering all options, galvanised expanded metal cladding was chosen, made up in the order of 2.1 metres by 1.2-metres panels fixed to a supporting peripheral framework.

Although typologically a courtyard layout, the void was filled with meeting rooms, effectively reducing it to a fragmented light-well. The plan arrangement, exterior form and decoratively expressed structure were typical of post-modern geometric and iconographic complexity popular at the time.

In the site's third iteration to accommodate a UNi4 Institute, the approach was to strip the building to its bare bones, first to enable the development of a generous, acoustically protected interior patio around which all programmed education and support activities are arranged. And second to shade the building at the same time as radically transforming the exterior in response to the 120km/hr freeway context.

Supporting frames, comprising braced tubular and hot rolled sections were fixed at convenient structural locations about the perimeter, to the columns and floors slabs, at up

to 9.0-metre centres. Sheeting rails comprising "T" sections fabricated from hot rolled H and I sections, span between the frames, with the mesh angle edged panels connected to the rails. All sections were hot dipped galvanised and connections site bolted.

All steel elements being viewed from within the building were carefully detailed to achieve an aesthetic industrial appearance of featured steelwork sections. It is considered that the design and detailing efforts, in conjunction with the input from the fabricator and erector, under the Architect's directive, achieved a unique and noteworthy building steel cladding system.

**For more information on this project visit:**

<https://www.saisc.co.za/project/uni4-edtech-centre/>





# HOUSE 348 ECO

## PROJECT TEAM

**Nominator** – Recreate Architects | **Client / Developer** – Structures 2000

**Architect** – Recreate Architect | **Structural Engineer** – Johan van der Wald | **Main Contractor** – Ebcon Builders

**Steelwork Contractor and Erector** – Structures 2000 | **Cladding Manufacturer** – Allied Steelrode

| **Cladding Supplier** – Structures 2000 | **Cladding Contractor** – Mordt Engineering

The purpose of the project was to create a single family home within a nature estate with the aim to celebrate steel. The brief to the Architect was to design a double story, single family home to the accommodation requirements of the Estate but to incorporate steel in its many forms as part of the house. The house to be refined and luxurious but have structural steel and steel as a final finishing material. From inception, the intention of the client was to use steel in the structure as well as a choice finishing product for cladding and privacy screens.

The structural framing was limited to the angled columns and curved roof trusses of the main roof. 245 x 146 I-beam sections forming the angled columns and curved roof rafters were fabricated off site and craned into place. The choice of cladding was 1,2m x 2,4m x 3mm thick corten flat sheets.

The design opted for hidden fixing and welding of the corten sheets unto the subframe which caused some difficulty. The hidden welding was successfully and innovatively executed. After the exact roof curve was determined the fabrication of the curved trusses did not provide any challenges. The use of steel actually made the process very easy and streamlined.

What makes steel special and innovative in this project is the use of steel as aesthetic and sculptural elements.

From the angled columns supporting the curved main roof to the corten clad box with no visible fixing. This approach created a feel of sophistication.

**For more information on this project visit:**

<https://www.saisc.co.za/project/house-348-eco/>







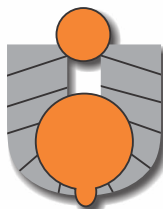
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## SAMCRA FEATURE

DENNIS WHITE  
DIRECTOR, SAMCRA

# OIL CANNING : FAULT OR FEATURE?

Oil canning (aka elastic buckling or stress wrinkling) is an aesthetic problem common, to a lesser or greater degree, on all metal cladding. It is generally defined as: Perceived waviness or out-of-flat in the pan of a profiled sheet which is inherently part of light gauge cold formed metal products. Normally it is more prevalent on profiles with wide pans rolled from thin gauge high tensile material. Basically it is an imbalance of residual stresses within the metal of which there are numerous causes. Visually the degree of oil canning can vary with the colour (more evident on darker colours) and gloss of the surface at different times of day plus angle of inclination and/or viewing angle.

### Most Common Causes Of Oil Canning

#### 1. Steel Making

Inadequate control during the cold rolled production of metal coils causing:

**Full centres** - the middle section is stretched relative to the sides of the strip, thereby creating buckled areas.

**Wavy edges** - one or both sides are stretched relative to the central portion.

**Camber** - deviation of a side edge from a straight line. This longitudinal curve will induce additional stress during roll forming.

NOTE: production tolerances vary between internationally accepted standards and not all mills produce product to internationally recognized standards. In order to minimize the risk of oil canning the most stringent tolerances are required.

#### 2. Coil Processing and Roll Forming

**Slitting** - narrower coils are occasionally slit from a parent coil. This process can release and redistribute residual forces which can increase the risk of oil canning during roll forming of the profiled cladding. A blunt or misaligned slitting knife can exacerbate the problem.







ABOVE AND OPPOSITE PAGE: NMMU B.ED FOUNDATION PHASE BUILDING  
THE CLIENT LOVED THIS ONE

**Roll forming** - additional stresses are created during this process the intensity of which is influenced by the sequence of forming ribs and number and spacing of the stands of rolls together with the accurate alignment and setting of the rolls. Cheaper mills invariably have fewer stands resulting in aggressive bending plus less refined adjustment, thereby increasing the risk of oil canning. The use of poor quality and secondary coils will be an additional risk. It is vital that the setting and alignment of mobile rolling mills are checked prior to commencing rolling operations. Most reputable roll formers (manufacturers) form their profiles with small sub-ribs in the pans and valleys to assist in alleviating oil canning.

### 3. Alignment of Purlins and Girts

Some cladding profiles require tighter alignment tolerances than those for the erection of the supporting structures or the accumulation thereof.

**Out-of-plane** - any steps between rows of purlins or girts in a plane that will result in “hogging” can induce oil canning, particularly if the purlins are closely spaced, as on timber and light weight steel structures.

**Rotation** - any rotation of the surface to which cladding is attached relative to the plane of the

cladding may also contribute to oil canning.

### 4. Thermal Movement

Differential movement between the cladding and support structure can cause temporary oil canning particularly with pierce-fix dark coloured cladding over insulation.

### 5. Installation

**Convex spring-curved roofs** - are particularly susceptible to oil canning and edge ripple, the tighter the radius the greater the oil canning.

**Excessively long lengths of pierced-fix profiles** - can produce bowing between successive purlins or girts if no provision is made to accommodate thermal movement resulting in oil canning.

**Misaligned anchor clips and halters** - that inhibit the free movement of concealed-fix profiles can produce similar effects.

**Compression of insulation blankets** - thicker than 50mm at the point where the insulation crosses a purlin can produce oil canning

**Improper handling** - carrying panels in a flat orientation with large gaps between carriers and/or twisting excessively can induce oil canning. Profiler's instructions should be followed.

### How Can Oil Canning Be Minimized

Whilst most reputable profilers endeavour to minimize the phenomenon it is not possible to eliminate it in thin gauge high tensile materials, the greater the ratio of pan width to thickness of material the greater the prevalence of oil canning. There are however, certain processes and steps that can reduce its impact such as stretcher-leveling the coil before profiling, large capital investment make this an expensive option and is not currently available from local mills. Another option is to use thicker softer material or use matt or textured surface coatings and avoid dark colours.

There have been many attempts, all unsuccessful, to develop a standard for the measurement and establishment of acceptable levels of oil canning. We strongly recommend that at the tender stage ensure there is a meeting-of-the-minds as to the client's or specifier's expectations and what can reasonably be achieved.

Love it or not oil canning is here to stay for the foreseeable future, however, there are a few who do actually love it.



## MEMBER NEWS

LENNY GOVENDER  
CFO, MACSTEEL

## MAKING EMPOWERMENT WORK IN THE STEEL INDUSTRY

**CREATING AND GROWING SUSTAINABLE BUSINESSES IS THE  
ONLY WAY TO CREATE THE JOBS OUR COUNTRY NEEDS SO DESPERATELY.**

Small, entrepreneurial businesses are recognised as the engines of economic growth and job creation worldwide. Our own National Development Plan aims to see such businesses provide 90% of the country's jobs by 2030—but we are making scant progress towards achieving that goal.

All of this comes into sharp focus in the steel industry. Because its product is essential to all industries, an underperforming steel industry impacts the whole economy. One direct job in the steel industry creates 13 jobs across its supply chain. And because steel is used in so many other industries, it also indirectly supports job creation beyond the steel industry itself.

As a major player in the steel industry, Macsteel has long recognised the need to help new entrants from disadvantaged communities enter the industry successfully. The immediate need is to create jobs, of course, but it's no secret that the industry, like the rest of the South African economy, is also facing severe challenges, chief among them stagnant demand and cutthroat competition from local suppliers. We need new ideas, new people in our industry to keep it competitive; we also need to nurture new customers to buy our product. In any industry, a company is only as strong as the ecosystem in which it operates.

In response, Macsteel initiated an empowerment programme to help a new generation of customers develop and grow their businesses. Called Usizo, or Help, it aims to provide solutions to common barriers that hold

smaller companies back, among them access to credit. This programme is the brainchild of Kim Allan, head of CSR, who started the programme in 2015.

One of the things we learned early on is that it was important to identify companies with the potential to grow, in a sense, who deserve help.

To assist us to evaluate potential candidate companies we developed an audit sheet that covers a range of criteria that we believe demonstrate a company that is serious about growth and thus worth assisting. These criteria include whether the company has a bank account, undertakes audits, pays tax, has HR systems in place, follows health and safety procedures, offers training, has appropriate facilities and has basic marketing in place.

Companies that meet 75% or more of these criteria qualify to become Usizo partners. In addition, we provide mentoring to high-potential companies to assist them with becoming more proficient at the business side of the company.

Our involvement goes deeper than that. When we identify a company with potential, we use our muscle to help it burst through to the next level. Overall, our Usizo programme has helped create 180 new jobs and sustained 585 existing ones. In the process, credit of more than R100 million has been extended to SMEs in the steel sector.

An example will illustrate what all this means on the ground. Since 2018, Usizo has been working with Beake Engineering, an engineering services

company based in the North-West, servicing the mining industry. They were the first Usizo client to score 100% on our audit, and we are working closely with them to assist them to develop their business.

We are currently partnering with Beake to help it qualify to tender for a substantial project. One challenge is capacity, and Macsteel is providing assurances that it will provide support through, for example, cutting steel to size to reduce the strain on Beake's workshops. In addition, we have provided guarantees that our payment terms for the steel needed will be aligned with the project's payment cycle, thus reducing the financial risk.

Abrey Moagi, MD of Beake Engineering, says he recognises the impact Usizo is making on his business. If it is assisted to win a big tender, it will definitely take the business to a whole new level and allow it to compete for much bigger jobs in the future. In job terms, it would mean increasing its permanent staff complement to 85, a 70% increase. These permanent jobs would in turn support the creation of other jobs in companies that supply Beake. That's a recipe for a genuine and continuing relationship, that will benefit not only our companies but contribute to a stronger, more resilient and more inclusive economy.





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## SASFA FEATURE

JOHN BARNARD  
DIRECTOR, SASFA

# GETTING IN THE FRAME: WHY BECOME A MEMBER OF SASFA?



The Southern African Light Steel Frame Association (SASFA) has become a beacon of inspiration, source of support and an empowering network for its members. Professionals in the industry - from building and construction contractors and sub-contractors to designers, power tool manufacturers, architects and engineers - find value in SASFA membership, in what is undeniably a challenging time of economic constraint and change for the construction, steel and building sectors locally.

Whether novice contractors or seasoned suppliers, SASFA is encouraging new members and companies across various sectors to join the association, to facilitate and assist the growth and development of the local and export markets for light steel frame building (LSFB).

The active demand for LSFB in South Africa is one of the most exciting developments in recent times. While this method of building has been used in the United States, Europe and Australia for decades, it was only relatively recently introduced to our shores. The speed of construction,

accuracy, excellent thermal properties, logistical cost advantages and design flexibility are all factors which have made LSFB the building method of choice for a growing number of construction projects.

SASFA was established in 2006 by interested parties as an industry representative association, with all activities and actions aimed at increasing LSFB's share of building and construction sector projects. Today, the Association embodies the collective wisdom of its members and serves as a valuable reservoir of knowledge for professionals and practitioners in the industry. SASFA's management of codes and standards, its strategically neutral and advocacy role as an industry voice across many construction-related industries and authorities, and its training programmes are unsurpassed.

Joining SASFA - a member association of the South African Institute of Steel Construction (SAISC) - is the most affordable and practical way to tap into the growing LSFB market; and in which to stay abreast of new trends and technologies.

The Association forms a strong vehicle for advocacy, education, and professional networking. Listing on SASFA's website boosts members' exposure online and generates referrals. Furthermore, members have the opportunity to network with clients and professionals through access to all SASFA events.

The Institute's and SASFA's library and databases of companies and people associated with the industry are readily available to members, as is its up-to-date technical advice and specification changes relating to LSFB. SASFA also offers members training courses on demand, to further develop the skills available to the LSFB industry. In addition, membership serves as a form of certification which is deemed useful by finance providers, building authorities and the National Home Builders Registration Council (NHBRC).

Arguably, one of the most compelling reasons to join SASFA's expanding network is to gain access to the 'bigger picture' now and beyond. SASFA members belong to a professional representative organisation, where membership also signifies credibility.

**CONNECT WITH SASFA:** Contact: John Barnard Email: [john@sasfa.co.za](mailto:john@sasfa.co.za) Web: [www.sasfa.co.za](http://www.sasfa.co.za)



To this point, all our members are instrumental in leading the way on thinking and strategy, and shaping the future of LSFB. For this reason, SASFA has a solid reputation, both locally and internationally.

The Association has achieved many significant milestones since inception. For example, it has drafted the SASFA Building Code for LSFB in South Africa, and taken the Code through the South African Bureau of Standards (SABS) certification process, to form the national code SANS517 for Light steel frame building.

SASFA also obtained acceptance of LSFB from the South African banks for bonding of LSF houses; and acceptance from the NHBRC for enrolment. The Association has arranged awareness-raising seminars in the major centres of South Africa, involving several overseas speakers and obtained representation on the relevant SABS committees.

In addition, SASFA develops and presents popular training courses for building contractors, design consultants, building inspectors and all others who have an interest in LSFB; and has drafted an accreditation scheme for LSF systems, manufacturers and builders. Three of the systems in use in South Africa have been accredited. The Association has also established a category for LSFB in the SAISC's annual Steel Awards.

The following categories of membership are available to members of industry wishing to join SASFA:

- Major material suppliers to the light steel frame building industry
- Other material suppliers to the light steel frame building industry
- Manufacturers of light steel frame building systems, and light steel trusses
- Designers (architects, engineers, quantity surveyors)
- Merchants and service centres
- Erectors and builders
- Student Associate members (building authorities, educational institutions, other associations)

SASFA works with a large and diverse set of partners across a wide range of industry sectors, to create access, drive innovation and stimulate demand – all the while providing a collective voice for our members..

## JEWEL CITY & TOWERS MAIN SET TO REVIVE JOBURG INNER CITY LIVING 2020

The transformation of the city of Johannesburg will continue with a resurgence of life and community in its inner-city in 2020 driven by two major Divercity Urban Property Fund developments.

Residents have already started moving into the vibrant new live-work-play neighbourhood that has been created in inner Joburg as a result of two development projects, Jewel City precinct and Towers Main. Together these initiatives, which represent a substantial investment, are changing the face of Johannesburg's CBD.

"The market response from retailers and residents alike has been positive beyond our expectations, which reaffirms that Towers Main and Jewel City are ideally suited for what people want from inner-city living. There is no doubt that they are going to be the best place to work and live in Joburg central," says, Derrick Pautz, Atterbury Development Manager.

Divercity is a new property investment fund driven to renew and re-energise South Africa's urban centres by sculpting unique inner-city precincts. Its principal shareholders and stakeholders are Atterbury Property, Ithemba Property and Talis Property Fund. Its cornerstone investors are RMH Property and Nedbank Property Partners. Divercity creates multifunctional, inclusive and diverse neighbourhoods with integrated commercial buildings and affordable residential accommodation.

Towers Main and Jewel City are two of its keystone projects within the Joburg inner city designed to rejuvenate their entire surrounding area as part of a wider neighbourhood development initiative. Towers Main is designed to connect with Jewel City which, in turn, connects to the vibey Maboneng. Running all the way through the three precincts will be a pedestrian-friendly walkway that is the length of some 10 city blocks, complete with street furniture, lighting and art.

One of the city's 10 tallest buildings, surging up 140-metres, the iconic 30-storey Towers Main building in Johannesburg's ABSA Precinct is being renewed by Divercity. The significant investment is creating a unique mixed-use address that, from 2020, will help to meet the high demand for residential accommodation in the city with 520 affordably priced residential rental apartments.

ABSA, a key partner in this project, has leased back nine floors with 10,000sqm of office space in the redeveloped building. Absa commenced its move into Towers Main in December 2019, with the interior fit-out of its premises officially starting in January 2020 and its long lease commencing in April 2020.

The high-rise landmark, formerly only used for offices, has had its upper storeys converted into 20 floors of dedicated residential accommodation and recreation, which are being launched in phases. The first tenants started moving into the transformed building in December 2019 on the first levels to be complete, floors 10 to 14. The next apartments will be released in March 2020, followed by the final release of its units in June 2020.



Pautz notes, “The Towers Main redevelopment has been welcomed and received keen interest, including from Absa employees, so much so that it is already ahead of letting forecasts. The product caters directly to the needs of its market.”

Adjacent to Towers Main, the iconic Jewel City redevelopment is revitalising six city blocks at the heart of the former precious gems and metals trade that have been closed to the public for decades. Remodelling existing buildings and constructing 40,000sqm of new buildings, Divercity will reopen this space to the public as a thriving, modern inner-city neighbourhood. The Jewel City mixed-use precinct includes 1,200 new residential apartments in its first phase and up to 1,000 in its second phase.

The first residents have starting moving into the new apartments built on its roof and those on level six of the revamped block one building this month. Level five will become available in January 2020, with a new floor of apartments being released every month after that, until the building is completed in July 2020.

The structure of the new residential building, block six, has already topped-out and its apartments are being fitted out. It will be ready for its first residents from April 2020 and completed by July 2020.

The precinct will be rich in amenities. The development’s first 14,000sqm of commercial space includes Curro, which will begin teaching at its new high school in Jewel City from 15 January 2020. The roof of Curro’s building, Block 2, includes Fives Futbol’s five-a-side football fields, which will be used by the school’s students during school hours and operate commercially during non-school hours.

ABOVE:  
JEWEL CITY SET TO REVIVE INNER CITY JOHANNESBURG

BELOW:  
EXTERNAL VIEW OF RESIDENTIAL APARTMENTS





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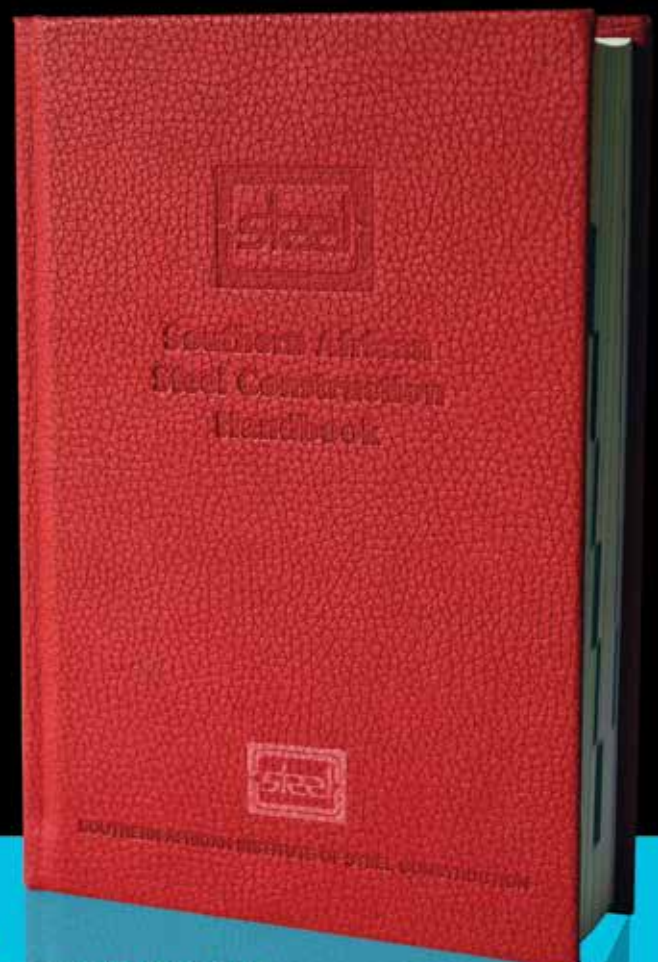
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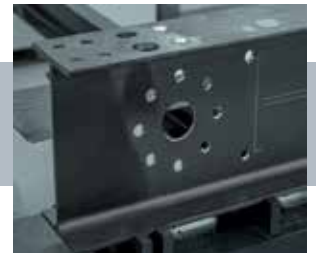


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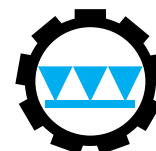


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