FOR IMMEDIATE RELEASE

A NEW DAWN IN LUXURY LIVING AT UMHLANGA

Following on its completion of the 'Pearl Tides' North and South, and 'Pearl Breezes' luxury apartment buildings on Umhlanga beachfront, Group Five Building is past the halfway mark with the fifth building in the collectively named 'The Pearls'.

The iconic seven-star development offers a secure, access-restricted, upmarket lifestyle with a predominance of holidaymaker occupancy.

The 'Pearl Dawn' apartment block, which is clad in reflective glass curtain walling, will contain 92 units, with the smallest ones starting with a floor space of 80 m^2. The building tapers upwards to a chisel-shaped apex containing the two ultra luxurious penthouses on the top three floors.

Group Five Building moved onto site in November 2007 and to date has poured 9 500 m^3 of concrete, with a further 3 500 m^3 still to be poured. "We have also fixed in 1 250 tons of reinforcing, with a further 343 tons still to be done," Gary Elliott, senior contracts manager at Group Five Building KZN, says.

On the previous three Pearls contracts undertaken by Group Five Building, a mixture of Potain cranes dominated the skyline. "Choosing Potains once again for the Dawn project was a given," Elliott says. "We are currently using a Potain MDT 218 topless tower crane and a Potain MD 208 tower."

According to Quentin van Breda, CEO of Alt-X-listed company SA French (sole distributors for Potain cranes in southern Africa), this is the first Potain MDT 218 topless tower crane to be erected in southern Africa.

Launched at BAUMA last year, the Potain MDT 218 contains a number of technological advances on its predecessors including the incorporation of frequency drives which translate into less power consumption, greater speed and smoother operation in hoisting and movement.

"Due to it being topless, the speed of site establishment and dismantling is an obvious advantage," van Breda adds.

The Potain MDT 218 has the latest generation of frequency converter-controlled mechanisms for precise, efficient, and smooth slewing, hoisting, and trolleying. It also offers all the advantages of the Potain MDT City range including a hoist winch on the jib, quick and easy erection and common jib sections.

"As with other Potain MDT cranes, the Potain MDT 218's design promotes simple erection, with a minimum of assembly needed in the air," van Breda says. The profiled jib features pin connections found elsewhere in the Potain MDT City line and its 1.2 metre width makes it easy to transport. The crane also features a distinctive counterjib design, which can fold for greater efficiency in transportation. The hoist unit is mounted on a platform at the rear of the turntable and offers easy access during erection and service. Simple plug-in attachments connect all electrical and safety connections.

"All mechanisms are easy to access, allowing faster erection and easier service. The crane features a range of LVF Optima hoist choices and the efficient RVF Optima+ slewing mechanism for better productivity," van Breda adds.

"The Potain MDT 218, with a reach of 40 metres and capable of lifting 5 tons, is dedicated to work on the core of the building where it is involved mainly in concrete work. The Potain MD 208, which describes an arc above the Potain MDT 218 with its wider reach of 60 metres and lifting capacity of 3 tons, has been placed near the periphery and is the jack-of-all-trades unit, lifting reflective glass curtain walling, drywalling, shutter boards, ceiling boards, beams and concrete," Elliott explains.

The 108 metre high Dawns complex differs from its sister buildings with regard to internal walling materials. "A decision was taken to use drywalling instead of bricks, mortar and plaster," Elliott says. "The advantages in using drywalling are numerous and

include an increase in thermal and acoustic performance as well as the reduction in the load bearing limits of the floors because of the weight advantage provided by the materials used.

"Another benefit for us is that the installation and testing of services is simplified. We erect one 'skin' of the wall then install all the services, test and sign them off. This is followed by the erection of the second skin.

"To date we have installed 200 tons of drywalling (all lifted by the cranes using slings) and we still need to install a further 400 tons. We are currently finishing the second skin on the fourth floor while the actual building work is on level nine of the total 20 floors specified. This ability to rapidly complete services while construction work is ongoing provides us with a major advantage in terms of time saved," Elliott explains.

General foreman Joaquim Borges, who has a wealth of on-site experience, says that the cranes have been a pleasure to work with. "We have encountered no problem areas with either of these cranes. In fact, all the Potains we have used on the other Pearls buildings have performed to spec with minimal maintenance requirements."

The Pearl Dawn building is scheduled for a phased handover commencing with the first five floors at the end of September 2009, with five additional floors handed over monthly until completion in January 2010.

CAPTION FOR PEARLS 01: Two Potain cranes tower over The Pearls during construction of the fifth building in the development.

CAPTION FOR PEARLS 02: Potain tower cranes lift reflective glass curtain walling, drywall, shutter boards, beams and concrete at the Pearls in Umhlanga.

ENDS … JANUARY 2009

FROM : CORALYNNE & ASSOCIATES
P O BOX 16336 ATLASVILLE 1465
TEL :+27 011 422 1949
FAX :+27 086 634 6991
EMAIL: coralyn@onwe.co.za

FOR : QUENTIN VAN BREDA
S A FRENCH LIMITED
P O BOX 2144 KEMPTON PARK 1620
TEL :+27 011 975 4921
FAX : +27 011 975 6312
www.safrench.co.za