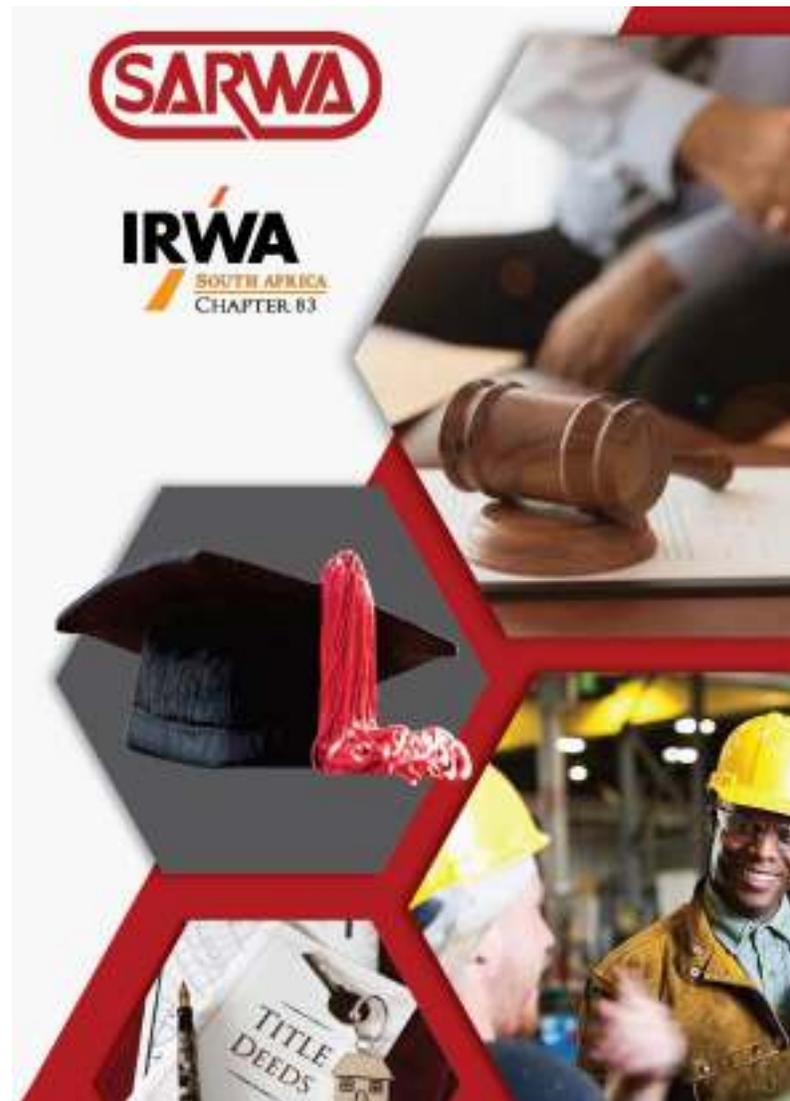




# Newsletter

## In this Issue

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- 22<sup>ND</sup> ANNUAL EDUCATIONAL CONFERENCE 2020
- EDUCATION
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Viresh Singh

## MESSAGE FROM THE SARWA PRESIDENT

Greeting to all members on yet another challenging year in the rights of way industry. Delays in acquiring servitudes and land to execution of projects is a growing concern.

2019 is no different to SARWA. The challenges and issues we are encountering affect the existence of SARWA going forward. Honestly SARWA is not gaining more in membership but the attendance to training has drastically reduced. The provision of training courses to our members is the sole existence of SARWA.

Without your support and payment SARWA will not survive. The present economy has definitely an impact on what SARWA is experiencing. This we hear and see throughout the built environment.

But there were positives which SARWA have this far achieved during 2019 being:

### Reviews

#### SARWA 21<sup>st</sup> Annual Education Conference in March 2019

SARWA had close onto 100 people in attendance. The 2 days was interactive with excellent presentations and networking amongst the attendees. Well done to the organizing committee. A special thanks to all those who have attended the SARWA 21<sup>st</sup> Annual Educational Conference, and looking forward to see you at the 22<sup>nd</sup> March 2020 Conference – Visit the [www.sarwa.co.za](http://www.sarwa.co.za) events for early registrations.



## THE SARWA MANDATE

SARWA facilitates the networking of the different practitioners and disciplines, involved in and associated with the acquisition of property rights.

It also promotes the development of its members through education and training. Underwrites the fair, ethical, transparent and professional conduct of its members.

## OUR VISION

To be known as the leading Lands & Rights educational and professional registration body in South Africa.

## OUR MISSION

- Utilize most recent national and international Lands & Rights material, updated for South African legislation, as learner material.
- Register learners on a national database on several Lands & Rights Professional levels after successfully completing the prescribed courses and practical experience.
- Continue to launch educational courses and seminars throughout South Africa as a means to support continuous development of professionals in the Lands & Rights field.
- Provide a platform for networking with industry associated professionals. Develop programs for the recognition of prior learning.



SARWA EXCO member's 2019 taking oath of office led by Bobby Richardson

## ANNUAL BOSBERAAD

At SARWA's May 2019 breakaway the key focus was on new courses / training, CoP Training seminar and plan for 2020 and the Bosberaad outcomes have included **the following**:

- Roles and responsibilities of EXCO members
- Finalization of International Rights of Way Association (IRWA) Memorandum of Understanding
- Cost savings on budget
- Budget planning for 2020
- Rewarding SARWA members on good executed projects
- Identifying relevant speakers and topics
- Purchasing of a conference stand
- Finalizing and approval of policies and templates
- EXCO Meetings structure and Agenda

## Creating and Action Plan with responsible Chairpersons

- Nominations and Elections Committee (Oupa Mashabela)
- Education Committee (Ernest Grunewald)
- Professional Development Committee (Mzuyanda Giwu)
- Communications and Marketing Committee (Lourens Nel)
- Finance Committee (Ig van Rooyen)
- Community of Practice Committee (Rio Kgatle)

Monthly reports are sent to the president on progress and discussion at EXCO meetings.

# 65<sup>th</sup> IRWA Annual Educational Conference Visit in Portland, USA

Viresh Singh and Jacques du Plessis attended IRWA 2019 in Portland Oregon. As president, I presented on day 2: "Innovative Technologies in delivering fast, efficient and productive Rights of Way solutions in the Survey Industry" and Jacques on latest development projects affecting the economy. The International Council meeting was long and exciting where IRWA EXCO and chairpersons from all the regions attend reflecting on progress to date and planning for the year ahead. The luncheon with international delegates from Australia, United Kingdom, Mexico, Saudi Arabia, Japan, Nigeria and South Africa. This brings together people from their respective countries show casing development and economic growth within their countries. The highlight was not the conference, but the meetings with IRWA leadership and networking with the Americans as well as members from other countries. How do they start a land and rights project, who is involved at what stage, challenges with government and individual landowners, compensation for the rights and registration thereof?

## AWARDS

At the June 2019, 65<sup>th</sup> IRWA Annual International Education Conference held in Portland, Oregon, USA, SARWA have been receiving the award for the Highest Numerical Gain in Membership.



SARWA INTERNATIONAL RELATIONS  
DIRECTOR – Jacques du Plessis –  
SASOL

At the International luncheon at Portland, June 2019, our SARWA director for international relations along with our President, Viresh Singh, gave feedback on achievements, challenges and 2020 forecasts for both SARWA and South Africa in relation to the Right of Way industry.

Jacques have recently resigned as National Director, but we thank him for his great contribution and excellence in how he have dealt with this important and great responsibility representing SARWA on foreign soils.

Left – Newly elected IRWA President,  
Aimee Mims

## 31 JULY 2019 WORKSHOP – BEFORE & AFTER VALUATIONS

Presented by Snr. Adv. Gerrit Grobler (Article by Ernest Grunewald)

The seminar was presented at the Gautrans Venue in Pretoria, sponsored by the Department of Transport. Great thanks to Ernest Grunewald and Nellie Buitendacht who arranged for this event. The seminar was well received and attended, with a vast audience representing the Valuation industry. SARWA thank the SA Institute of Valuers who assisted in advertising the event as well.

In summary and the points discussed by SC Grobler, it was highlighted Market Value forms the basis of servitude valuations.

**“A servitude could impact a property partially or entirely, therefore all facts that could cause an impact or any actual financial loss on the property must be discussed and motivated”.**



Snr. Adv. Gerrit Grobler

The type of property as well as its use will influence an impact or actual financial loss, each property and the location of the servitude thereon will be different. A Public Service Provider cannot force an owner to accept their own valuation report. Nor refuse to negotiate with landowners. If the valuations conducted by the Public Service Provider and the landowner's valuers are far apart, then the two valuers must get together under the facilitation of a mediator to come to an agreed valuation.

The Valuer for the Public Service Provider's must consider a landowner's supporting documentations, which could support valid merit for actual financial losses suffered subjected to the servitude. A Public Service Provider can explain how their expropriation process works so that the landowner understands how the negotiations must proceed. But a landowner must not give up when dealing with a big Public Service Provider regarding complaints experienced during negotiations. The landowner must continue sending emails until a response is received. It must be kept in mind that a landowner cannot be impacted and have resultant actual financial losses and then not be compensated therefore because this impact and actual financial loss is on the landowner on behalf of 57 million people in the country. However, the Public Service Providers must understand that landowners must be respected and their rights also adhered to.

SC Grobler indicated he will not draft new before and after valuations because the existing laws and Constitution clearly explains how this type of valuation must be done. This support draft will flow well into our new Course in development for Servitude Valuations which SARWA intend to have available next year around August 2020. Improvements e.g. a "lodge" adds value to the whole cadastral unit, therefore depending on the position of a new servitude, this servitude could then also impact the value of the whole cadastral property which has an improved value as a result of the "lodge". The impact and actual financial loss if any must be investigated for each property which means each property must be visited for this investigation. In the past the negotiators at some Public Service Providers were property Valuers, or at least understood valuations. But the problem now is that in many cases negotiators do not have that skill.

**“The nonsense of waiting for expropriation without compensation to take servitudes for free will never happen” . – Snr Adv. Gerrit Grobler**

## Rights of Way Training Curriculum for 2020

Event	Location	Date	Closure	Cost
Course 213 (Conflict Management)	Gauteng	3 March 2020	21 February 2020	R2,500 Members R1,700
Annual Rights of Way Educational Conference	Gauteng	4 and 5 March 2020	21 February 2020	R4,000
Spatial Information / Map Reading Course	Gauteng	26 and 27 May 2020	12 May 2020	R5,000 Members R4,200
Servitude Valuation Course	Gauteng	7 August 2020	31 Jul 2020	R2,500 Members R1,700
Community of Practice / Rights of Way Training Session	Gauteng	22 and 23 Oct 2020	8 October 2020	R5,000 Members R4,200

SARWA plans to host the above training events. Use this curriculum to plan your 2020 training/development plan and to assist your company to budget for these events.

**Please send an email to [info@sarwa.co.za](mailto:info@sarwa.co.za) to request a registration form for the event that you wish to attend.**

**Additional courses can be held throughout the year and in any Province if there is a demand. To initiate such an event the only criteria is that there must be at least 10 learners. Additional courses that can be offered in this way are:**

- Course 100SA – Principals of Land Acquisition
- Course 103 – Ethics in the Right of Way Profession

Registration closure dates are important please ensure you register timeously.

SARWA wishes you a continuous professional development by attending these informative events.

SARWA / Education

Ernest Grunewald (Vice-President and Chairman: Education Committee)



# SARWA at IAIA 2019 (International Association for Impact Assessments South Africa)

On 21 – 23 August 2019, SARWA exhibited at the IAIA conference held at Klein Kariba, Bela-Bela, in the Limpopo province. The conference was well attended by approximately 500 people. The SARWA stand attracted various interest to attendants who showed an interest to become SARWA members.

The conference was attended by delegates from different Government departments, Provincial and National, Mining House, SOEs, and private Consulting companies. And attracted a number of Students from the Universities. The Theme for the conference was "The role of Integrated Environmental Management in the economic revival of South Africa".

The International Association for Impact Assessment (IAIA) was organized in 1980 to bring together researchers, practitioners, and users of various types of impact assessment from all parts of the world.

One of the unique features of IAIA is the mix of professions represented, which provides members with outstanding opportunities for interchange: to advance the state of the art and science of impact assessment in applications ranging from local to global; to develop international and local capability to anticipate, plan and manage the consequences of development; and to enhance the quality of life for all.

The primary objective of IAIA is to create a "home" for those people who wish to exchange information on, or learn more about, impact assessment. South Africa has received international acclaim for its Integrated Environmental Management procedure and for the high quality Environmental Impact Assessments undertaken in this country.

IAIA therefore involves people from many disciplines and professions, including corporate planners and managers, public interest advocates, government planners and administrators, private consultants and policy analysts, university and college teachers and their students. IAIA members now number more than 2,500 and represent more than 120 countries.

Regards

Mamokete L. Mafumo  
Senior Environmental Advisor  
Eskom Transmission Land Development





## 22nd Annual Educational Conference

**R 4000 for 2 days**

**4 & 5 March 2020**

**CET and CPD points  
will be awarded**

**To be held at the**

**[CSIR International Convention Centre, Pretoria](#)**

## Course 213 Conflict Management

**R 2500 for 1-day course**

**3 March 2020**

**CET and CPD points  
will be awarded**

**To be held at the**

**[CSIR International Convention Centre, Pretoria](#)**

**You can select one of the following by completing either:**

- **the 3 days registration form for the conflict management course and the educational conference at a cost of R6 500 for 3 days, or**
- **the 2 days registration form for the educational conference at a cost of R4 000**

**!! Registration closes on 21 February 2020 !!**

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### Course 213 Conflict Management presented on 3<sup>rd</sup> March 2019

This course presents specific methods for reaching collaborative solutions and minimising negative aspects of conflict while maximising benefits of resolving conflict. During this course, participants will learn how effective conflict management can open doors to healthier workplace relationships and more productive working relationships with both property owners as well as the general public.

This course is designed for right of way professionals and individuals who want to better manage their roles in interpersonal conflict and to develop better relationships.

#### Topics:

- What is conflict?
- The two consequences of conflict
- Seven common outcomes of "usual conflict"
- Nature and consequences of conflict
- How to identify "crazy-makers"
- Communication climate: key to conflict management
- Why conflict is natural
- Determine your own conflict style — self examination
- Coping with criticism
- Managing interpersonal conflict
- How processes and outcomes separate constructive from destructive controversies

## 22nd Annual Educational Conference taking place on 4<sup>th</sup> and 5<sup>th</sup> March 2019

### Day 1

Registration		08:30
Opening & Welcome	SARWA President	09:00
Motivational Speaker	Bishop Solly Lalamani	09:15
Social Management in Water Infrastructure Projects	TCTA - Dr Thato Shale	10:15
Tea/Coffee Break		11:15
SANRAL – Rights of Way projects	David Thubane	11:45
2014 NEMA EIA Regulations with its Amendments	DEFF - Muhammad Essop	12:45
Lunch		13:45
Valuations of land & rights	Uniqueco - Adelle Locker	14:45
Annual General Meeting		15:45
Networking		16:30

### Day 2

Registration		08:00
Survey and Engineering related to land & rights	Optron	08:30
Retrospective Environmental Authorisation in South Africa	NW University - John Tiisetso Rantlo	09:30
Tea/Coffee Break		10:30
Negotiation in the context of an expropriation and evicting unlawful tenants	Daan Mostert	11:00
Environmental Management Challenges of Underground Bulk Water Servitudes in an Increasingly Urbanising Environment	Rand Water - Gail Andrews	12:00
Heritage Impact Assessment Process	Munyadziwa Magoma	13:00
Lunch		14:00





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**Notice:**

- A. In the event that Papers or Presenters should change SARWA will ensure that they are replaced with a similar important educational paper and presenter.
- B. CPD and CET continuous development credits will be awarded to conference and course C213 attendees who are registered at the SACPVP and SAGC.
- C. The conference fee of R4000 for the two days includes coffee/tee, lunches, conference pack and one year's membership with SARWA. Accommodation and travel are not included and must therefore be arranged by the delegates.
- D. The Course 213 fee of R2500 for the one day includes coffee/tee, lunch, and course material. Accommodation and travel are not included and must therefore be arranged by the delegates.
- E. The annual membership fees for the International Rights of Way Association (IRWA) are not included in the conference fee. Delegates who wish to be or continue to be IRWA members can pay these fees in two ways:
  - 1. Add \$107.25 at the present exchange rates to the R4000 conference fee so that SARWA can do your payment to IRWA or,
  - 2. Delegates can visit [www.irwaonline.org](http://www.irwaonline.org) and then follow links to pay the \$107.25 directly to the IRWA

Please send any questions for clarity to [info@sarwa.co.za](mailto:info@sarwa.co.za)



## Who Are We

The South African Rights of Way Association (SARWA) is a professional member organization comprised of public service infrastructure land & rights practitioners. Since its inception as a not-for-profit association in 1998, SARWA served professionals who acquire, manage and transfer the land & rights needed for infrastructure. SARWA is also affiliated as a Regional Partner of the International Right of Way Association (IRWA) where together there are nearly 10,000 members that hail from over 15 countries around the world. These members are united by their profession and their commitment to pursuing training and professional development through courses, chapter meetings, seminars and the annual education conference.

SARWA is a volunteer-driven organization comprised of multi-disciplined professionals employed by private industry and government departments such as:

- ✓ Land and Rights acquisition practitioners
- ✓ Valuers
- ✓ Asset managers
- ✓ Engineers
- ✓ Environmental specialists
- ✓ Lawyers
- ✓ Project managers surveyors
- ✓ Deed registration experts

We are considered the unsurpassed source of land and rights educational programs, providing education and networking opportunities to differentiate our members in the professional marketplace.

Our industry-specific education and advanced curriculum allows for professional continuous development training which covers Electricity Utilities, Public Departments, Oil & Gas Pipelines and Transportation. SARWA is in the process to be accredited by SAQA to create industry-wide recognition of our designations and certifications, and to elevate the role of right of way professionals by strengthening their industry relevance.

SARWA would like to make a difference in

- the quality standards and ethics throughout the industry and around the globe
- representing projects, landowner and taxpayer to ensure that landowners are treated fairly, equitably and uniformly while completing projects on time and within the budget constraints
- enhancing the quality of lives in the communities we work in, with better and more accessible transportation, energy and utility systems.

**For more information please visit [ww.sarwa.co.za](http://ww.sarwa.co.za) and REGISTER**

SARWA 22<sup>ND</sup> ANNUAL National Educational Conference 2020  
March 2020



Invitations will be sent out to new and potential members for affordable marketing packages, allowing our members to market their services and organisations.

SARWA have invested in a new stand, which will be used for marketing purposes, as the EXCO board intend to create more visibility at other exhibitions within the construction and structure as well as right of way industry.



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## MEMBERS COMPOSITION



## NEW 2020 SARWA COURSE - Valuation for compensation for servitude right acquisitions

Sustainable development requires that public facilities and infrastructure are provided by governments to ensure safety, security, health, welfare, economic growth, and safeguarding and restoration of the natural environment (FAO, 2008).

There is a lack of infrastructure capacity and quality in most of the developing and developed world (Ratcliffe, 2011). This is a challenge that also encumbers South Africa (Amsterdam & Thopil, 2017, Reddy, 2016).

There exists a great diversity and uncertainty in the South African practice of property valuation on how to approach valuations of real estate for the purpose of compensation for infrastructure servitudes.

Often the practically applied approaches are not suitable in terms of the relevant legislative framework. In considering legislation the Constitution and the law of general application, i.e. the Expropriation Act of 1975 forms the basis, but the specific acts applicable to each type of utility cannot be disregarded.

All factors considered the *Valuation for compensation for servitude right acquisitions* course is to be introduced in 2020. Due to the vastness of the topic, the course will be presented over several work sessions covering each chapter separately. The first introductory section will be presented at the SARWA March Conference.

A schedule of these work sessions will be posted on the SARWA website during the second quarter of 2020.

Feedback by:

Adele Locker, Pr.A.Val, – Chair Community of Practice (Valuations) and course support assistant Maritha Duvenage, Ca.Val, BCom (Financial Management), BCom Hons (Business Management)



Adele Locker



Maritha Duvenage



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### The Composition of the EXCO Board

- President
- Vice-President
- Treasurer
- Secretarial
- International Director
- CFO (Co-opt)
- Ranking Members
- Community of Practice Chair

### And Task Composition of the Board

- Nominations & Elections Committee
- Professional Development Committee
- Education & Training Committee
- Communications & Marketing Committee
- Finance Committee
- Community of Practice Committee





### THE COMPOSITION OF THE SARWA BOARD

- 1. President
- 2. Vice President
- 3. Treasurer
- 4. Co-Vice President
- 5. International Director
- 6. CPO (Design)
- 7. Ranking Members
- 8. Community of Practice Chair



### ACADEMIC INSTITUTIONS

Participating with appropriate faculty and institutions of higher learning offer educational support and membership to students in the war zone theater. This educative portfolio continues to improve the faculty and students' student packages sent to Association.

### REGULATIONS GOVERNING THE RIGHT OF WAR ACTIVITIES

Withholding and new regulations pertaining to the scope of the right of war profession and distributed to members to understand the industry regulatory framework.

### EDUCATIONAL COURSES OFFERED BY SARWA & IRWA

SARWA offer courses which ensure all members to understand the purpose of the Association, its operations and principles. These courses are developed by the Education Committee which talk to the unique South African industry, structured, scheduled and marketed properly. With the platform to offer and coordinate points if any applicable.

### IRWA AND/OR INTERNATIONAL VISITS

IRWA and/or feedback from international location behalf of SARWA are communicated with members to implement on the value it adds to the Association. Communication empower the SARWA representative(s) with mandate given by members. The international Director use any of the SARWA platform to showcase its success and achievements resulted through the association's partnership with IRWA and any other regional (Right of War Association).

## Annual SARWA Golf Day 2019 (Reading Country Club)

The SARWA golf day was held on 6 November 2019 with 8 players (2 x 4 balls), and the format was Individual Player Stableford (IPS), tee-off at 7:42am off 1<sup>st</sup> tee box. It was a great day with top golfers enjoying SARWA and playing some really good golf.

Until 2020 we meet again. We hope to have a larger attendance for the 2020 golf day, and ask our SARWA member golf enthusiast for any suggestions to be send to [info@sarwa.co.za](mailto:info@sarwa.co.za)



""The Players""



""And the IPS Winner: Viresh Singh""



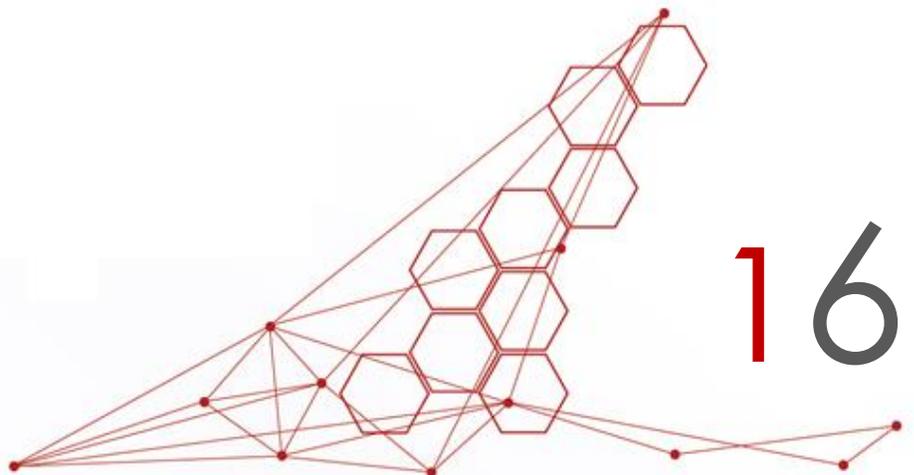
(By Viresh Singh)

# SARWA Community of Practice 2019



Although 2017 and 2018 SARWA Community of Practice Workshops were well attended with above 60 delegates, 2019 perhaps of economic conditions there were not enough delegates to hold the workshop, but it is not considered a setback, but rather a learning curve.

For 2020 earlier arrangements will be made to offer a great workshop. It is also in the agenda to test the ground by offering one-day seminars and workshops in other provinces, aimed at Cape Town, Durban and Port Elizabeth perhaps. SARWA realized travelling and accommodation costs for our far located members, makes it difficult to attend. The COP chairs will work on suggestions and new ideas, how we could bring SARWA to our member's in a more affordable manner.



## SPONSORS DURING 2019

The state of the art green building project Sandton Head Office



SARWA thank Piet-Nel de Vos and Jacques du Plessis and SASOL for availing their training facility to the SARWA EXCO Board beginning of the year. The crystalline new building on Katherine Street in Sandton, Johannesburg, for SASOL was designed not only to embody the values of the organization, but also to unify its corporate structure. Mr. Stanley Bracey FROM Sasol Satellite Operations Specialist Compliance and Threat Prevention, will be a speaker at the 2020 SARWA Annual Educational Conference presenting topic, "Utilities Threat Prevention through responsible Land Use".

GAUTRANS



Thank you to Nellie Buitendacht and the Department of Roads and Transport for availing their annual support for making use of the training facility and accommodating the SARWA EXCO Board Meetings.

RAND WATER



We thank RAND WATER and Viresh Singh for availing their facilities on several occasions for EXCO Board meetings. These facilities along with finicalities sponsored by other group organizations within the Right of Way Industry is a great cost saving benefit to our members. None of this goes unnoticed and is greatly appreciated.

Annual Calendars by TRANSNET



Annually TRANSNET sponsors SARWA with branded calendars, which are much appreciated by SARWA members and the EXCO Board Members. We also from the EXCO Board Members want to thank Ernest and Suz Grunewald for gaining this sponsorship by TRANSNET.

Membership Support



ESKOM by far support SARWA with the most members listed. SARWA EXCO Board thank ESKOM for this contentious support. The entire of South Africa acknowledge ESKOM have great challenges to overcome, but as professionals and citizens, everyone are aware of the commitment ESKOM make towards change. ESKOM, along with other organizations participating, have always been supportive towards the educational part of their staff and members to SARWA, aiming at resolving the great demand for sustainable electricity in South Africa.

## SPONSORS DURING 2019 Continue...

### Uniquenco Property Valuers



Thank you to Dada Erasmus-Nel, Pr.Val (Mass Appraisal), from Uniquenco Property Valuers, keeping the SARWA Facebook page live and updated as well as following other industries within the Right of Way Profession. Thank you for the support with this issue of the SARWA 2<sup>nd</sup> Edition 2019 Newsletter. Uniquenco Property Valuers have four professionals voluntary participating in various SARWA tasks. Uniquenco have sponsored Facebook marketing and social boosting costs. As well as the design of a new profile brochure design for SARWA.



## Administrational news 2019



Thank you for Suz Grunewald, SARWA administrative support.

EXCO Board meetings set for 2020:

Meeting 1	Secunda (SASOL)	24/01/2020
Meeting 2 (Bosberaad)	Place pending	23-24/04/2020
Meeting 3	Pretoria (Gautrans)	10/07/2020
Meeting 4	Johannesburg (Rand Water)	18/09/2020
Meeting 5	Pretoria (Gautrans)	13/11/2020

WELL DONE BOKKE 2019!!!

“Commitment. Believing. Dream. One nation. A Nation who will contentiously make history. And had made history, no matter what”.



South African President Ramaphosa praises Springbok Rugby World Cup triumph



Siya Kolisi and South African President Rises the Webb Ellis Cup the Rugby World Cup 2019 Final match between England and South Africa at International Stadium Yokohama on November 02, 2019 in Tokyo, Japan. (Photo by Juan Gasparini/Gallo Images)

## Advertising packages available for 2020

Send enquiry to [info@sarwa.co.za](mailto:info@sarwa.co.za) for more information



### Platinum Advertising

- ✓ 22<sup>nd</sup> SARWA Conference Exhibition Stand
- ✓ 22<sup>nd</sup> SARWA Conference Program Logo Display
- ✓ SARWA Annual Newsletter (2 Editions)
- ✓ COP Workshop Exhibition Stand
- ✓ COP Workshop Program Logo Display
- ✓ SARWA Website Advert Page
- ✓ Exhibition at SARWA Annual Golf Day



### Gold Advertising

- ✓ 22<sup>nd</sup> SARWA Conference Exhibition Stand **(Either)**
- ✓ 22<sup>nd</sup> SARWA Conference Program Logo Display
- ✓ SARWA Annual Newsletter (2 Editions)
- ✓ SARWA Website Advert Page
- ✓ Exhibition at SARWA Annual Golf Day **(Or)**



### Diamond Advertising

- ✓ 22<sup>nd</sup> SARWA Conference Program Logo Display
- ✓ SARWA Annual Newsletter (2 Editions)
- ✓ SARWA Website Advert Page

# 2020

— HAPPY NEW YEAR —



[info@sarwa.co.za](mailto:info@sarwa.co.za)



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

