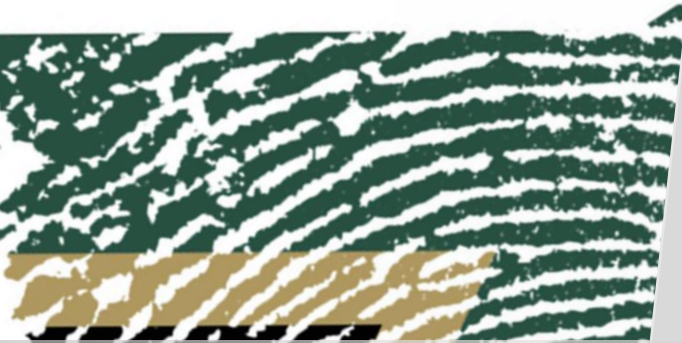




South African Right of Way Association
Region partner of IRWA



Newsletter



Newsletter

January 2026 Ed1



Letter from the SARWA President

Dear members,

The year 2025 has ended and a new one approaches, I would like to take this opportunity, on behalf of the SARWA executive committee, to express our heartfelt thanks for your unwavering support of SARWA throughout the year.

I hope your holiday season was filled with laughter, joy, and wonderful memories. Remember, SARWA is a community, a vibrant group of rights-of-way professionals working together. Let's return refreshed and full of creative ideas and dreams for the new year 2026.

Together, we can elevate SARWA to new heights!

Warm regards and thank you,

SARWA President – Andries Thebe





SARWA **28th** Annual Education Conference, 5 to 6 March 2026

The Annual Educational Conference during March at the **CSIR International Convention Centre in Pretoria**, is the highlight event of the year for the South African Right of Way Association.

The event remains exciting and as usual promises great informative and interesting presentations

by speakers who contribute voluntarily towards education within the Right of Way industry.

Part of the event highlights are the Annual General Meeting (**AGM**) and announcements of **new SARWA members**. And the announcement of the new incoming SARWA President.

TOPICS – 2026

The following interesting topics are listings for the SARWA Annual Educational Conference – 2026

- 1 Case study of payment of relocation of informal settlements

- 2 New Expropriation Act dealing with nil compensation

- 3 Farmers Union how infrastructure impacts them and how we can build a relationship with them

- 4 Socio-economic impact of our projects

- 5 Statutory applications of all infrastructure providers with process and time to approve

- 6 Ingonyama Trust on the process and timelines they want us to take

- 7 Case studies of a drawn-out successful negotiation

- 8 DPWI to come and present how they want us to apply for servitudes and how they will handle expropriations

- 9 Cadastral and SPLUMA

EDUCATION – 2025/6

Rights of Way Training Curriculum

Event	Location	Date	Closure	Cost
1 SARWA 28 th Annual Education Conference 2026	Gauteng (CSIR - Pretoria)	5 - 6 March 2026	20 February 2026	R5,000
2 Servitude Valuations & Land Rights Acquisition Workshop (Day 1 Practical, Day 2 Case study) (VIRTUAL)	Online	September 2026	Pending	Members R3,000 Non-Members R3,800 Students R2,000
3 Application of Spatial Information for Land Use – Map & Plan Reading	Pending	Pending	Pending	Members R4,200 Non-Members R5,000 Students R2,000
4 Community of Practice / Rights of Way Training Session	Pending	Pending	Pending	Pending
5 C100SA Principals of Land Acquisition	Online	September 2026	Pending	Members R3,000 Non-Members R3,800 Students R2,000
6 Ethics and the right of Way Profession – C103 – 1 day Course	Online	November 2026	Pending	Members R1,900 Non-Members R2,500

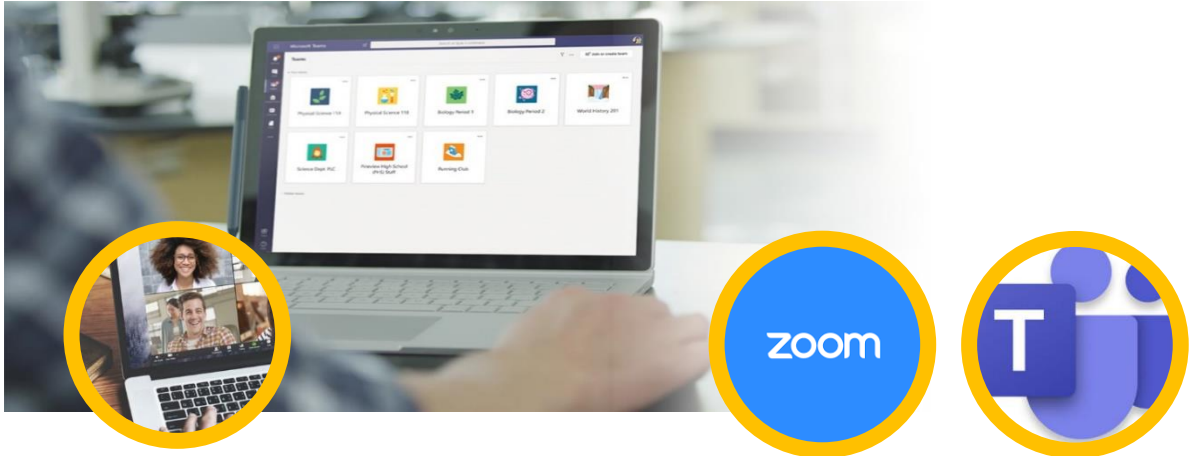
Please send an email to info@sarwa.co.za if interested to register for an online course for the event that you wish to attend. Additional ONLINE courses can be held through remainder of the year and in any Province if there is a demand. To initiate such an event the only criterion is that there must be a minimum of 10 attendants. Additional courses can be held in this way are:

Registration closure dates are important. Please ensure you register timeously. SARWA wishes you continuous professional development by attending these information events.



SARWA courses and workshops....

EDUCATION



1

Course

Land & Rights Education Program

2

Course 213

Conflict Management

3

Course 100SA

Principles of Land Acquisition

4

Course 103

Ethics and Rights of Way

5

Course SVLRA1

Servitude Valuations for Land Rights Acquisition

EXCO updates & meetings...

The Executive Committee is responsible for the day-to-day planning and management of SARWA, a non-profitable educational organization. The panel consists of members of SARWA, voluntarily availing their time and expertise to bring continuing educational material, speakers, and events to the members.

The executive committee members are professionals in private industries, state- and state- enterprise institutions.

Annual meetings and workshops help improve the importance of education, and identify new speakers of interest and training, pertaining to the National Rights of Way Industry.

The panel is broken up in individual tasked committees and a chairperson, each responsible for feedback on prior and continuing tasks. Which includes the main SARWA Annual Educational Conference.



SARWA Executive Committee 2024

MARKETING & COMMUNICATION

Lourens Nel (Chair)

Giff Matsabatsa

EDUCATION

Ernest Grunewald (Chair)

Rio Kgatle

Busisiwe Buthelezi

Ziyanda Mdoda

NOMINATIONS & ELECTIONS

Oupa Mashabela (Chair)

Mamokete Mafumo

FUNDS

Ig van Rooyen (Chair)

Lerato Mokgwatheng

PROFESSIONAL DEVELOPMENT

Lungile Motsisi (Chair)

Andries Thebe

ADMINISTRATION

Ernest Grunewald (Information)

Dada Nel (Facebook)

Gareth Bester (Website)



“The 72th Annual International Education Conference at Omaha, Nebraska, NE, from June 26 to 29, 2026, a memorable event”.

The 2026 Conference Host Committee is excited to welcome you to Omaha, NE, from June 26 to 29, 2026, for the 72nd Annual International Education Conference! Plans are in motion to bring you a dynamic and educational event with some exciting additions. Stay tuned for updated information as we make announcements on this conference website!



THE COMPOSITION OF THE EXCO BOARD

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



ACADEMIC INSTITUTIONS

“Interacting with appropriate faculties and institutions of higher learning offer educational support and membership to students in the academic sector. **The education portfolio** contentiously investigate the feasibility and develop student packages for the Association



REGULATIONS GOVERNING THE RIGHT OF WAY ACTIVITIES

“All existing and new regulations governing the spheres of the right of way profession are distributed for members to understand the industry’s regulatory framework”.



EDUCATIONAL COURSES OFFERED BY SARWA & IRWA

“SARWA offer courses which ensure all members to understand the purpose of the association, its constitution and principles. These courses are developed by the Education Committee which talk to the unique South African industry, structured, scheduled and marketed properly. With emphasized benefits and accreditation points if any applicable”.



IRWA AND/OR INTERNATIONAL VISITS

“Mandates and feedback from international visits on behalf of SARWA are communicated with members to emphasize on the value it adds to the Association. Communication empower the SARWA representative(s) with mandates given by members. The International Director use any of the SARWA platforms to showcase milestones and achievements reached through the association/partnership with IRWA and any other regional Right of Way Associations”.

news SA



25-year deal signed for new Port of Durban LPG terminal –

12th December 2025, By: Terence Creamer - Creamer Media Editor

A 25-year terminal operator agreement to develop and operate a new R1.4-billion liquefied petroleum gas (LPG) terminal at the Port of Durban’s Island View precinct has been concluded. The deal was signed on December 12 between the Transnet National Ports Authority and a JV comprising WASAA Gases, a black and woman-owned entity, and the State-owned Central Energy Fund. The JV will build a 50 000 m³ LPG terminal, also known as the LOT 100 Terminal, which will have an hourly capacity to dispatch up to 800 m³ of heated LPG mix. The terminal will be equipped to store and handle all standard LPG products including 100% butane, 100% propane, and LPG blends. WASAA reported in a statement that the Development Bank of Southern Africa (DBSA) had committed to fund the project and had also secured the rights to become the lead arranger for the deal.



WASAA founder and MD Nokwanele Qonde

“With the DBSA in our corner, we are confident that the project will attract the requisite investment,” WASAA founder and MD Nokwanele Qonde added. She said the terminal would also further enhance the company’s position in the petrochemicals market, following its procurement of bp Southern Africa’s liquid bulk fuels import terminal in East London in 2022.

The LOT 100 Terminal is planned to come into commercial operation in the last quarter of 2027 and will help diversify South Africa’s ports of entry for LPG imports beyond the current facilities in Richards Bay, Saldanha Bay, and Port Elizabeth. - End



Infrastructure SA names 12 projects it will aim to unblock this financial year –

19th March 2024, By: Irma Venter - Creamer Media Senior Deputy Editor

“Infrastructure projects for preparation” for the 2024/25 financial year at the Sustainable Infrastructure Development Symposium South Africa 2024 event in Cape Town, held this week.

These priority projects all face one or more obstacles in becoming a bankable project that would be able to secure funding from the fiscus, and/or the private sector and development finance institutions, such as bulk service provision or securing environmental approval. ISA will now focus on unblocking these projects to ensure they can proceed.

The projects are:

- The R2.1-billion liquid natural gas import terminal in KwaZulu-Natal.
- The R38-billion Durban Container Terminal (DCT Pier 1) project in KwaZulu-Natal.
- The R2.2-billion Berth A100 liquid bulk project in the Eastern Cape.
- The R7.5-billion Ukuvuselela rail project between Gauteng and the Eastern Cape, aimed at assisting car and component manufacturers and exporters.
- A R16-billion project to refurbish health facilities.

- An R8.5-billion schools project in Limpopo and KwaZulu-Natal.

- The R30-billion Eskom Mossel Bay gas project.

- The R35.8-billion Eskom Tubatse pumped hydro storage project.

- The R35.8-billion Rooiwal Phase 2 wastewater project in Tshwane.

- The R5.5-billion Amathole water bulk supply augmentation project in the Eastern Cape.

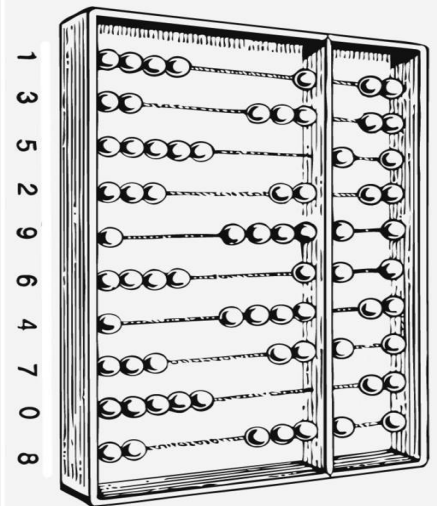
- The R8.4-billion Nkhomazi Special Economic Zone (SEZ) in Mpumalanga.

- The multibillion Rand Namakwa SEZ in the Northern Cape.

- ISA says gross fixed capital formation reached 14.53% of gross domestic product in 2022, inching up to 15% in the third quarter of last year.

- The private sector contributed 10.3% against a target of 20%.

End



news SA

2026: A year of focus

TopAuto

“South Africa’s new international airport one step closer to completion”.



WBHO has been selected as the contracting partner for the technical development and construction of the Cape Winelands Airport.

This represents another step in the airport’s construction and the multibillion-dollar expansion programme, which aims to open the airport’s doors to travellers in 2028.

Since its announcement, the Cape Winelands Airport has rapidly risen to become one of the most anticipated projects in the region and is expected to become the Western Cape’s next-generation aviation, hospitality, and industrial hub.

The project is situated on a 150-hectare site, 12 kilometres northeast of Durbanville, on an airfield constructed by the South African Air Force in 1943.

The airfield, previously serving as a general aviation facility, is now slated for conversion into an international commercial airport by its owner, RSA Aero.

New development - On 9 December 2025, the project announced that WBHO has been selected as the contracting partner to bring these plans to life.

WBHO, which was established in 1970, is one of the largest construction companies in Southern Africa and one of the biggest listed construction giants on the JSE. The company has been responsible for numerous notable projects, including well-known buildings in South Africa, such as Discovery’s Sandton headquarters, the PwC tower in Midrand, the Mall of Africa, Greenpoint Stadium in Cape Town, and King Shaka International Airport.

“With the contractor now formally on board, the project advances into a crucial new phase – detailed technical development and planning,” said Cape Winelands Airport managing director Deon Cloete.

“These appointments will enable the team to begin developing the specific designs and engineering frameworks required to move the project toward construction readiness.” Cloete also commented that the process will allow for clearer insights into overall time and costs.

The Cape Winelands Airport expansion is estimated to cost approximately R8 billion and is one of South Africa’s largest aviation investments.

The construction includes a new boutique terminal, extended and realigned runway infrastructure, upgraded airside systems, enhanced cargo and logistics operations, and a modernised general aviation precinct. The airport is expected to support approximately 35,000 direct and indirect jobs and sustain just over 100,000 direct and indirect jobs during its initial 20 years of operation.

Recourse - News / 10 December 2025 / Staff Writer

news SA

DAILY INVESTOR

“Say goodbye to South Africa’s most important port as you know it” – Bloomberg, 10 December 2025



South African port and logistics firm Transnet signed a concession agreement with a company headed by Filipino billionaire Enrique Razon to expand the main terminal at the continent’s top container hub in Durban.

The signing of South Africa’s first port-privatization deal comes two years after Transnet awarded International Container Terminal Services Inc. the right to buy almost half of Container Terminal Pier 2 and manage the facility for 25 years.

Razon’s firm will spend about R11 billion on its plans.

“This ground-breaking partnership is a step forward in Transnet’s ambition to be among the world’s best ports,” Transnet Chief Executive Officer Michelle Phillips said at a ceremony in Durban on Wednesday.

The agreement marks the biggest attempt yet to bring in private expertise to revive state-owned ports, which rank among the least efficient globally, according to the World Bank.

Pier 2 handles about 70% of Durban port’s total throughput and more than 40% of South Africa’s container volumes, she said.

End

African BUSINESS

Thebe Ikalafeng
Tue 25th November 2025

“A new centre of gravity: South Africa’s G20 presidency and the rise of Africa’s global voice”

Despite the absence of the United States, the Summit was shaped by South Africa’s leadership and Africa’s growing confidence, underscoring the continent’s readiness to assert its independent voice in global governance.



Johannesburg marked not who was absent, but how confidently Africa influenced the global agenda and a summit rooted in ubuntu, not geopolitics. Africa was not pushing back. Africa was stepping forward.

South Africa’s G20 presidency positioned the country as a credible, principled and capable global leader. It strengthens brand South Africa as a moral anchor of multilateralism, a gateway to Africa’s economic ascent, and a trusted convener at a time of geopolitical fragmentation.

For South Africa, this moment is an opportunity to amplify its leadership in peace and Africa’s development agenda; to align domestic reforms with global commitments; and to project a confident narrative that the world’s centre of gravity is shifting – and that South Africa is helping to shape that shift. - End



Eskom - Welcomes ministerial approval for the next stage of separation, enabling more efficient service delivery, greater competition, and enhanced policy and investor certainty to drive reindustrialisation and economic growth.

Resource: December 9, 2025 – ESKOM Media statement

Tuesday, 09 December 2025, Eskom Holdings welcomed the approval by the Minister of Electricity and Energy, Dr Kgosientsho Ramokgopa, of its revised unbundling strategy. The approval enables the next stage of Eskom's separation and supports the development of the future structure of South Africa's electricity supply industry as defined by the Electricity Regulation Amendment Act (ERAA).

The Minister approved the Eskom Board-endorsed structure for a separate Eskom, which will comprise a new holding company with the following subsidiaries:

- National Electricity Distribution Company of South Africa (NEDCSA).
- GenerationCo (GxCo).
- Eskom Green – a new subsidiary to house Eskom's renewable energy business.
- National Transmission Company South Africa (NTCSA) – legally separated in July 2024, formerly Eskom Transmission.

Additionally, a new and independent Transmission System Operator (TSO) will be established outside of Eskom. Under the revised unbundling strategy, transmission assets remain owned by the National Transmission Company South Africa (NTCSA), which operates as a subsidiary of Eskom Holdings and will continue to expand and maintain the national grid.

1 "Today's announcement by the Minister represents a significant step forward in establishing a competitive electricity market in South Africa, supported by the rule of law while maintaining strong public oversight of the power system and its assets. This marks the next stage of the groundwork to enable more affordable and competitive pricing by driving competition, efficiency, and diversity of supply, ultimately stabilising South Africa's electricity system," said Eskom Group Chief Executive, Dan Marokane.

2 "We recognise the urgency of reform to benefit consumers, and among all the options for Eskom's next stage of unbundling, we have chosen the framework that enables the fastest and most orderly transition. This approach strengthens the level playing field for market participation and provides greater certainty for investors bringing much-needed capacity into the system," added Marokane

"Growing the electricity marketplace requires expanding supply, with demand projected to increase by 1.5% in the short term and 2% in the long term. Given the variability of renewable energy, South Africa will need to grow generation capacity from 66GW in 2024 to 107GW by 2034. When the system grows, it creates space for all players, public and private, to contribute to South Africa's energy future," Marokane concluded.

The approved strategy aligns with the ERAA, which establishes the framework for restructuring the electricity supply industry and creating an independent TSO within five years. Under the ERAA, NTCSA continues to perform transmission-related functions during the transition.

Importantly, NTCSA achieved a major milestone in July 2024, becoming a legally separated entity and operating as a subsidiary of Eskom Holdings. This step laid the foundation for the next phase of unbundling and the establishment of the independent TSO. Eskom's approach enables a smooth and orderly transition to the future market structure by retaining NTCSA as the transmission asset owner within Eskom Holdings, while a separate and independent TSO SOC Ltd is established. The TSO will oversee system and market operations, central purchasing, and non-discriminatory access for all market participants, supporting the development of a competitive wholesale electricity market as required by the ERAA. This structure also provides strategic certainty for lenders and bondholders, supporting financial stability while the reforms are implemented and the electricity system continues to operate reliably. This approval demonstrates government's ongoing implementation of the ERAA policy to deliver phased restructuring of the electricity sector, providing a level playing field for competition, investor certainty to enable new investment and generation, and contributing to electricity pricing becoming more affordable and predictable over time.

Building a modern, transparent, and reliable power system

Eskom is transitioning from a single, vertically integrated company to a group structure. Today's decision reflects international benchmarks and market best practice, adapted to South Africa's unique context, including the need to:

- Maintain baseload power while introducing renewable energy
- Protect vulnerable customers
- Maintain universal access
- Support a just energy transition

Key elements for the next stage of Eskom's unbundling include:

The TSO will become a State-Owned Company, fully independent of NTCSA and Eskom Holdings, providing transparent access to the transmission network and managing electricity trading through the Market Operator, and System Operations. NTCSA will continue to own and expand the high-voltage transmission grid. Rolling out the Transmission Development Plan (TDP) of some 14 000kms of high voltage lines and MVAs of transformer capacity. NEDCSA will strengthen distribution networks and be unbundled once key solvency metrics are met, largely dependent on a solution to municipal debt. GxCo will operate as a dedicated generation company within the new holding structure. A separate TraderCo will operate alongside other licensed traders in a more open electricity market. Eskom Green will be Eskom Holdings wholly owned renewable energy subsidiary, serving current and future customers, accelerating Eskom's participation in the renewables sector. The subsidiary will develop multiple clean energy projects, initially supported by a pipeline aimed at adding at least 2GW of capacity by 2026. Eskom Green will operate independently while remaining accountable to Eskom Holdings, allowing greater governance agility, competitive market positioning, and enhanced access to public-private partnerships. This initiative is part of Eskom's broader commitment to reduce carbon emissions and other air pollutants.

Next Steps

With the Minister's approval of the refined strategy, Eskom will proceed with implementation in a carefully sequenced manner, with overall transformation aimed for completion by 2030. This phased approach allows Eskom and government to manage financial, legal, and operational risks while building the skills, systems, and institutions required for a more open and competitive electricity market.

Eskom will manage these changes responsibly, in partnership with government, regulators, organised labour, municipalities, and all relevant stakeholders. A structured engagement process is underway to keep stakeholders informed, safeguard power system stability, and support employees throughout the unbundling journey.

End

smalls



Eskom's key projects for 2026 focus on modernization, renewables, and grid stability, including a major Smart Meter Rollout (targeting 577k+ by March 2026), launching the Eskom Green subsidiary for 2GW clean energy, continuing Just Energy Transition (JET) repowering (like Komati), and extensive Infrastructure Investment (R320bn over 5 yrs) to upgrade the network and integrate new clean energy sources, all while managing complex system adequacy challenges.



“Uniqueco Property Valuers is focused on a new generation Right of Way Valuation Professionals”.

The initiative is headed by Lourens Nel – former SARWA president and presently an executive member of the board as Marketing and Communication Chair. Nel is a Professional Valuer with almost 30 years' experience and a specialist in Mass Appraisal and Right of Way.



A new secondary office was stationed by Nel in Simonstown, Cape Town, WC. The group head office remains in Pretoria, GP, however the directive and partners were of opinion that with the groups growing national footprint, it is important to have a southern and northern office. The company's initiative to expand its national footprint through franchising tend to succeed, with a few promising accessors identified for future servitude valuations nationally.

Nel performed during 2025 on strip-and-case-specific assessments projects pertaining to the Masa Solemo Manogeng Sekhukhune 400 kV, Foskop-Spencer 400 kV, and Hlaziya-Grassland 3x400 kV lines.



RAND WATER - For 2026, Rand Water projects focus on infrastructure expansion (like the Station 5A/B treatment capacity), significant maintenance and upgrades, and community WASH (Water, Sanitation, Hygiene) initiatives via its Foundation, all while managing the upcoming water tariff increases for 2026-27 and addressing major water loss issues in municipal systems to ensure supply for growing Gauteng demands. Key efforts include completing major purification plant upgrades and rolling out low-cost sanitation solutions in underserved areas.



A new word for water - During a briefing to the Portfolio Committee on Water and Sanitation on Tuesday 1 July 2025, Water and Sanitation Minister Pemmy Majodina said that the Department of Water and Sanitation (DWS) was establishing the agency NWRIA, to address the current fragmentation in water resource management among the Trans-Caledon Tunnel Authority (TCTA), the DWS and the DWS's Water Trading Entity.



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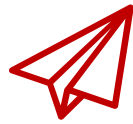
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