

SACAP

▶ NEWSLETTER

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South African Council
for the Architectural Profession

About SACAP



The South African Council for the Architectural Profession (SACAP) is legally charged to regulate the architectural profession in South Africa in terms of the Architectural Profession Act No. 44 of 2000 (the Act). The architectural profession includes professional *architects*, *senior architectural technologists*, *architectural technologists*, *architectural draughtspersons* and *candidates* in each of the categories of registration, all of whom are required to be registered with SACAP before they can practice architecture.

SACAP regulates the architectural profession by setting up standards for registration, education and training, professional skills, conduct, performance and ethics. SACAP also keeps a register of candidates and professionals who meet the standards; approve programmes at higher institutions of learning which persons must complete to register; and take action when professionals on our register do not meet the standards.

More information about SACAP is available on
www.sacapsa.com or call 011 479 5000.



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THE SACAP APRIL - JUNE NEWSLETTER

The SACAP Newsletter is published quarterly and distributed to the database of SACAP and other stakeholders. Should you wish to contribute to SACAP newsletter please liaise with the Content Co-ordinator.

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Editor's Note

Dear readers,

Welcome to the latest edition of the South African Council for the Architectural Profession quarterly Newsletter. We are thrilled to share with you the significant achievements and impactful public awareness campaigns conducted during this quarter.

First and foremost, we are proud to highlight the remarkable accomplishments of our council during the past three months. We successfully organised and hosted the Awards for candidates who performed well in their Professional Practice Examination. The event was a success.

In terms of public awareness campaigns, this quarter has been particularly fruitful. The SACAP has spearheaded an influential public awareness campaign, aimed at making architecture more inclusive and accessible to all communities. We have worked closely with local municipalities in conducting municipal workshops and public awareness campaigns. This campaign has received widespread recognition and appreciation from public members.

As we move forward, we remain committed to advancing the architectural profession in South Africa. We will continue to

collaborate with various stakeholders to raise awareness of architecture in all communities including rural areas and townships.

We hope you find this edition of our newsletter informative and inspiring. We invite you to explore the articles and features that showcase the accomplishments and initiatives of our council and the architectural community at large.

Thank you for your continued support, and we look forward to bringing you more updates and insights in the future.

– **Ntokozo Masango:** Stakeholder Relations manager

“We are considerate and relevant to our stakeholders”

Feedback

To all readers – we want to hear from you!

If you have feedback, articles you are interested in submitting, or suggestion regarding the content, let us know by sending to SACAP Stakeholder Relations Manager, **Ntokozo Masango** at **Ntokozo.Masango@sacapsa.com**.

“We are a regulator that is inclusive and transparent”

HAPPY Reading!



Advocate (Adv) Toto Fiduli

FROM THE REGISTRAR'S DESK

REGISTRAR'S

1ST QUARTER

(2023) OVERVIEW

I wish to report back to our stakeholders and account for how the organisation has performed in the 1st quarter to advance the statutory mandate of the SACAP as stipulated in the Architectural Profession Act 44 of 2000.

Registration

This quarter we embarked on the process of reviewing our registration processes to ensure that SACAP is efficient in handling applications. For an organisation to be efficient it must be effective in undertaking its administration functions. Based on the above, we set ourselves a target of processing all new registrations, re-registrations, reinstatements and Continuing Professionals Development extension applications within 5 working days. This past quarter we received 283 applications, 265 applications were processed within 5 working days and only 18 applications were processed outside the 5 working days.

Architecture students often complain that they often get to know about SACAP and the requirements to register towards graduation. This is clearly demonstrated by the attrition rate between the number of graduates produced annually by all accredited Educational Institutions and the number of registered candidates annually. Therefore, this quarter we undertook a roadshow at the Tshwane University of Technology on 29 May 2023 to promote registration.

South African National Standards 10400-National Building Regulations

SANS 10400 provides a framework for building regulations in South Africa, and it is essential that all construction work adheres to these standards. The objective is to ensure that buildings are safe, healthy, and sustainable, while also protecting the built environment. Due to the fact that registered persons are required to purchase standards from the SABS. SACAP decided to purchase the national standards for all registered persons in the first quarter. All national standards have been purchased and are available on the SACAP website.

Assessment of Recognition of Prior Learning & Special Consent

SACAP is mandated to consider the submission of evidence of prior learning in architecture in its registration process. This must

take into account previous learning and experience of a learner, how so ever obtained, against the learning outcomes required for a specified qualification and the acceptance for the purpose of qualification of that which meets those requirements. This quarter we have 4 complete Recognition Prior Learning applications and all these applications will be concluded within 60 days.

Identification of Work (IDoW)

The architecture profession IDoW has been in force for over a year now. During this period, we have noted grey areas that require review. Therefore, this quarter, we planned to engage with the Competition Commission South Africa and other primary stakeholders with regard to the review of the IDoW.

Although we had planned to consult the Competition Commission first, we decided to consult Registered Persons, recognised Voluntary Associations, Local Authorities, the Department of Public Works & Infrastructure and the Homeowners Association. These consultations took place from 6 until 9 June. We have also received written comments in this regard.

Professional Fees Guidelines

SACAP is enjoined to determine guideline professional fees and publish those fees in the Gazette. We planned to publish guidelines professional fees in the first quarter, however, the Fees Committee experience delays which impacted on the finalisation of guideline professional fees. Draft guideline professional fees were prepared and recognised Voluntary Associations were consulted. We received written comments from Pretoria Institute for Architecture. The Fees Committee has considered the comments and the final guidelines will be published this quarter.

Increased awareness and stakeholder engagement

We planned to have a webinar with students and candidates to discuss a variety of issues. We successfully held a student and candidates webinar on 30 June 2023. The webinar discussed post-Covid 19 gains for students, inclusion of African architecture in the curriculum, and the role of architecture in developing dignified living spaces in informal settlements or communities. Candidates engaged on the differences between architecture studies and

practical training, and how to design healthy homes. We will continue to create spaces for discourse for our students and candidates.

Career and Public awareness campaigns are important to promote architecture. Our Stakeholder Relations team has been busy on awareness campaigns in the 1st quarter. On 24 May we participated at the Tshwane West District Career Expo and on 25-26 May we participated at Kuruman Career Expo in the Northern Cape. Overall, 12 000 learners attended the career expos. Furthermore, on 12 May, 25 May and on 21 June, the stakeholder relations team undertook public awareness campaigns in Soweto, Soshanguve, and Gqeberha. The team distributed over 200 flyers during these public awareness campaigns. Furthermore, on 27 June, the legal team visited the Umkomaas Police Station in KwaZulu-Natal and workshopped 15 Police Officers about offences created by the Architectural Professionals.

Social media has become an important platform to communicate with stakeholders. The team disseminated social media updates to keep our stakeholders informed about the Code of Conduct, IDoW, Privy seal and unregistered persons.

Service Charter

In order to improve service to our stakeholders, all queries received by SACAP from all our social media platforms and emails are acknowledged within 1 working day. Thereafter, we strive to resolve all queries within 3 working days. If a query cannot be resolved within three working days, then we issue an interim reply, informing a stakeholder that the matter is continuing to receive attention. In the first quarter, the average turnaround time on all queries received from social media platforms and emails is 3 days. This is important for stakeholder satisfaction.

Public protection

SACAP is mandated to take any steps it considers necessary for the protection of the public in their dealings with registered persons for the maintenance of integrity and the enhancement of the status of the architectural profession. This is achieved by administering the Code of Conduct and ensuring that all registered persons comply with the Code of Conduct and failure to do so constitutes improper conduct.

We have embarked on a process of improving the quality of investigations of complaints of improper conduct. This is to ensure that sufficient information is gathered on all matters and ultimately obtain an 80% guilty verdict on matters referred to the Disciplinary Tribunal. This quarter, the legal team achieved a 100% guilty verdict. This demonstrates the quality of work performed by the legal team.

The Act makes it an offence for a person who is not registered to perform any kind of work identified for any category of registered persons. Therefore, as SACAP we have a responsibility to register complaints against unregistered persons with the SAPS. Consequently, all criminal cases received from Gauteng Province are registered with the SAPS within 30 working days from the date of the complaint receipt. The criminal cases received from outside the Gauteng Province are registered with the SAPS within 60 working days of receipt. I am pleased to report that all criminal cases received from Gauteng were registered with the SAPS within 30 days. All criminal matters received outside Gauteng are being registered.

Local Authorities

The Architectural Profession Act prohibit unregistered persons to practice architecture and submit architectural drawings to local authorities for approval. Therefore, working with local authorities is critical to prevent unregistered persons from submitting drawings for approval. Furthermore, we constantly received complaints from registered persons about delays in approvals and lack of communication at various local authorities.

On 25 April, the Stakeholder Relations team met with the Mossel Bay local authority to discuss reported delays on the building plan approval, the importance of using Privy seal to verify registration real-time, and the integration of SACAP register with the Mossel Bay online submission portal. We also agreed that a Memorandum of Understanding is necessary to strengthen our partnership. On 12 May, we had our quarterly meeting with the City of Mangaung. The meeting discussed clearing of backlog applications and enforcement of the IDoW. On 25 May we had our quarterly meeting with the City of Johannesburg, the meeting focused on online application system improvement, replies to queries from registered persons about applications that have been submitted, and the enforcement of IDoW.

Despite our engagements, some local authorities have refused to work on challenges raised by our registered persons with regard to delays and poor communication. We implore these local authorities to meaningfully improve the building plan approval processes.

Continuing Professional Development (CPD)

Compliance with the CPD rules published under Board Notice 390 of 2023 is critical to ensure that registered professionals renew their registration. Therefore, efficient processing of CPD points entries is important. This quarter, we received 2891 CPD entries, 2583 were processed and 308 were rejected. All the CPD entries were processed within 30 working days of receipt.

Professional Practice Examination

Before being granted registration as a professional, all registered candidates must write and pass the Professional Practice Examination. This quarter 244 registered candidates enrolled for the online examination, 194 passed and 50 failed the examination.

Accreditation of Educational Institution which has a department, school or faculty of architecture

Accreditation is a quality assurance process in which architecture programmes are evaluated to determine if they satisfied standards of education. This quarter we undertook accreditation visits to Cape Peninsula University of Technology, Nelson Mandela Bay University (NMU) South Campus, NMU North Campus, University of Johannesburg Department of Architecture, and University of Johannesburg Graduate School of Architecture. All the schools of architecture were granted unconditional accreditation.

Education fund

Through the SACAP Education Fund, this quarter, we granted 11 students SACAP bursaries to study architecture at various accredited educational institutions.



THE SACAP AWARD BURSARIES TO TOP ARCHITECTURAL STUDENTS AND RECOGNISES TOP ACHIEVERS ON PROFESSIONAL PRACTICE EXAMINATION (PPE)

The SACAP hosted an award ceremony on 22 June 2023 to recognise registered Candidates who performed exceptionally well on PPE and Architectural Students who were awarded bursaries to study architecture at various accredited educational institutions in South Africa.

In 2022, 516 registered candidates from various candidacy registration categories wrote PPE. Of the 516 registered candidates that wrote PPE, 334 registered candidates passed and 182 failed. **Mieke Van der Westhuizen, Thyla McGuinness; Carla Rademan, Jane Long and Carla Rademan, Alessandro Salerno, Wihan Hendrikz and Kyle Ederly are the top achievers for the 2022 PPE.**

Section 15 (5) of the Architectural Profession Act requires SACAP to establish and administer an Education Fund for the purpose of education, training, and continuing education, as well as training of registered persons and students. Every year, students are asked

to apply for scholarships to study architecture at various accredited educational institutes through SACAP's education fund. Ten students received bursaries in 2023: **Sazi Matebese (Wits University); Sebege Lefika (University of Johannesburg GSA); Lebo Mokolane (University of Pretoria); Amogelang Molai (Tshwane University of Technology); Mbanjo Tsitsi (University of Johannesburg); Phumzile Nyawo (Durban University of Technology); Emihle Bunu (University of Free State); Phiwe Mila (University of Cape Town); Madlala Mbalenhle (University of KwaZulu-Natal); Nomathemba Zitha (Nelson Mandela University) and Viyanka Shameem, (Cape Peninsula the University of Technology).**

Best wishes to all newly qualified architectural professionals in their professional careers. We also congratulate all students who received SACAP bursaries and wish them success in their architectural studies. We eagerly await the completion of your studies and registration with SACAP so that you can begin practicing architecture.



THE SACAP PARTICIPATES AND EXHIBITS AT THE NORTHERN CAPE CAREER WEEK WITH OTHER BUILT ENVIRONMENT COUNCILS

The SACAP participated in the career week to raise awareness about architecture as a career of choice for learners. The Northern Cape Career Week was held on 24-25 May, at the Thabo Moorosi Multi-Purpose Centre in Kuruman.

The Northern Cape Career Expo was attended by a large number of learners from various high schools in Kuruman. The SACAP showcased the diverse range of career pathways in architecture. We also highlighted the vital role architectural professionals play in shaping the built environment. Learners were excited to learn about different accredited educational institutions to study architecture, entry requirements, and categories of registration once they have obtained architectural qualifications.



THE SACAP ATTENDED THE 9TH CANBERRA ACCORD GENERAL MEETING IN HONG KONG 15-16 JUNE 2023



Canberra Accord
on Architectural Education



The participation of SACAP at the 9th Canberra Accord General meeting in Hong Kong underscores SACAP's commitment to ensure the mobility of architecture graduates across the globe.

The event brought together all signatories of the Canberra Accord to advocate for substantial equivalence in architecture education among members through the Canberra Accord accrediting system. This facilitates the international mobility of architecture graduates across all signatories. Signatories includes NAAB, NBAA, IEET, JABEE, CACB, ANPEDAH, HKIA, and KAAB. The SACAP is represented by Council President Mr Charles Nduku, SACAP Registrar, Advocate Toto Fiduli, and SACAP Education Committee Chairperson Mr Kevin Bingham. The Secretary of the Canberra Accord is Ms Nandipha Ndabana.

THE SACAP CONDUCT PUBLIC AWARENESS ON THE STREET OF SOSHANGUVE, PRETORIA

On 25 May 2023, officials of SACAP conducted a public awareness campaign on the streets of Soshanguve. The campaign was aimed at educating the public about the importance of appointing only registered architectural professionals to design and prepare building plans for new homes, additions or renovations. This is crucial in ensuring compliance with building regulation, ensure safety, functionality, and aesthetic appeal of the homes or any building.

During the public awareness campaign, SACAP officials highlighted the significance of verifying the registration before appointing any person. Homeowners were encouraged to check the registration status on the SACAP official website or reach out to the SACAP directly for assistance. SACAP calls upon the Soshanguve community to join this important initiative by spreading the word about the necessity of appointing registered architectural professionals. By sharing this vital information with friends, family, and neighbours.

Furthermore, SACAP urged residents to report any individual who claims to be architectural professional while not registered with the SACAP. Reporting such cases will help maintain high standards within the architectural profession and protect the public.





THE SACAP ADDRESSES CHALLENGES IN BUILDING PLAN APPROVALS AT NELSON MANDELA MUNICIPALITY WORKSHOP



The SACAP hosted a successful workshop with the Nelson Mandela Bay Municipality on 21 June 2023. The purpose of the workshop was to engage the Municipality about delays in the approval of building plans and poor communication. As well as educate members of the public about the requirements for registration before a person can be appointed to perform architectural work.

We promoted registration requirements, Recognition of Prior Learning, Identification of Work, and Continuous Professional Development. Registered persons were also workshop about the Code of Conduct.

The Municipality noted all the complaints and indicated that they are working on improving operations. An online building plan submissions is being considered, to streamline approval process. Registered professionals are requested to submit building plan applications in line with the Identification of Work policy. This will alleviate the challenge faced by Plan Examiners who have to deal with building plan submissions that are not aligned with the Identification of Work policy. SACAP has developed certificate for registered professionals with building types they are competent to perform. This will make it easy for Plan Examiners to determine whether a registered professional has complied with the IDoW.



SACAP remains committed to working closely with the Nelson Mandela Municipality and other stakeholders to address these challenges and enhance the efficiency and effectiveness of the building plan approval process. We value the collaboration and cooperation demonstrated during this workshop and look forward to ongoing engagement to improve service delivery in the architectural profession.



THE SACAP ON THE DRIVE TO PROTECT THE PUBLIC

The SACAP emerges victorious as the Johannesburg Magistrates Court finds an unregistered person guilty of committing a criminal offence

Johannesburg, 23 May 2023 – The Architectural Profession Act 44 of 2000 stipulates that performing architectural work without registration with the South African Council for the Architectural Profession (SACAP) is a criminal offence. On 10 May 2023, the Johannesburg Magistrate Court handed down a ruling in the case of Vusimuzi Maduna, finding him guilty of contravening this provision.

The Architectural Profession Act 44 of 2000 was enacted to safeguard the integrity and professionalism within the architectural profession, ensuring that only competent and registered individuals undertake architectural work. It establishes a framework for the registration of architectural professionals and the regulation of architectural practices, with the aim of maintaining high standards in the built environment.

The court's ruling serves as a significant deterrent to those who engage in architectural work without being registered with the SACAP. It reaffirms the importance of upholding the ethical and legal responsibilities of the architectural profession, protecting the interests of the public at large. One of SACAP's core Mandates is to protect the public.

The Architectural Profession Act 44 of 2000 and its provisions play a crucial role in ensuring the safety, functionality, and aesthetics of the built environment. By upholding these standards and regulations, the architectural profession contributes to the creation

of sustainable, innovative, and well-designed spaces that enhance the quality of life for all individuals.

These unscrupulous unregistered individuals deceive and target unsuspecting members of the public to exploit their hard-earned money. Of particular concern, is that the building plans prepared by an unregistered person cannot be approved by the municipality. This deceitful practice not only jeopardises the safety and well-being of the public but also undermines the integrity of the architectural profession as a whole.

The court imposed a penalty of R20,000.00 or 18 months imprisonment upon the accused, with the entire prison sentence being wholly suspended for a period of 5 years. However, this suspension is conditional upon the accused not being convicted of any violation of Section 26(3)(c) read with Section 18(2) of Act 44 of 2000 during the specified suspension period.

Members of the public are urged to report any individuals suspected of performing architectural work without registration to the SACAP. Reports can be made by contacting the SACAP at 011 479 5000 or via email at legal@sacapsa.com. This collaboration between the public and the regulatory body is essential in maintaining the integrity of the architectural profession and protecting the public interest.



THE FUTURE OF OUR CITIES: UNBLOCKING THE DEBATE

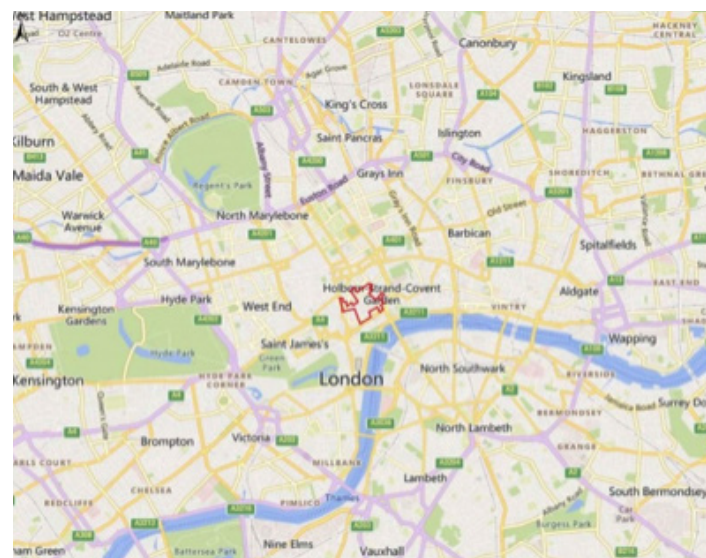
By Dr Luyanda Mphahwa

“The City has always been a place for people to meet and greet each other, a place to exchange information about the city and society, a place where important events were staged; coronations, processions, feasts and festivals, town meetings, and executions to mention just a few. The City was also a marketplace where goods and services were offered and exchanged. Finally the City was a thoroughfare providing access to and connecting various uses of the City. People walked about and goods were hauled from one place to another.”

- Jan Gehl + Lars Gemzoe (New City Spaces)

The discussion on the future of cities has been occupying urban planners and urbanists in the global north for quite a while. Cities have also been evolving over time, with urban design playing a bigger role to create liveable, accessible, more inclusive, and most importantly accessible and more affordable mixed-use environments. This development has seen inner city precincts being re-imagined, allowing new more integrated liveable environments being created. Examples like Covent Gardens in the UK, the Meat Packing District in New York, Shoreditch in the UK, and many others examples. Cities like Copenhagen, the venue of the 2023 UIA Congress (Congress of International Architects) have transformed the inner-city overtime, removing or reducing vehicular traffic and introducing a bicycle-friendly, walkable inner city with active street edges, buildings, and establishments opening onto wide pavements and public spaces.

Urban life in these environments has been transformed and people rediscovering the dynamic life of the city. A case study on the Covent Gardens in London, UK shows the revitalisation of Market Hall precinct and the adaptation of heritage buildings for new uses contributed to create a new precinct identity anchored by public spaces and a walkable environment in a mixed-use urban environment.



Covent Gardens Precinct Diagrams, London UK

COVENT GARDENS, LONDON, UK

HISTORY/HISTORICAL USE

- 1630 – transformed from a garden into a neighbourhood piazza.
- 1650s – traders began trading in the piazza.
- 1666 – Great Fire of London drove poorer residents and traders to the West End.
- 1828 – the Market Building was built to formalise trade in the market.
- 1974 – the market, which had transgressed the market building and congested the streets, was moved to Nine Elms.
- 1980 – the market building reopened with small shops, galleries, workshops, restaurants, and offices at first floor level.
- Public space, with street theatre, pubs, cafes, shops, and museums.

IMPLEMENTED MECHANISMS FOR URBAN TRANSFORMATION

- Restoration of the old market hall.
- Rebranding of the area.
- Defining entry points/gateways.
- Bringing back the garden.
- Activating the public realm + increasing permeability.
- Creating new destinations within old urban blocks.
- Creating new landmarks with contemporary architecture.
- Restoring and/or adapting heritage buildings for new programmes.



Covent Gardens, London, UK, Urban Transformation, Render

The Covid pandemic has introduced a new debate, the “post-Covid” future of cities. With the reality of “hybrid lifestyles”, work from home concepts, and the home office the debate is shifting, with the city finding a new definition towards the life, work and play concepts. It is becoming apparent, that the monocultural office buildings in the inner city will need to be reconsidered. Post Covid, it has to be recognised, that life in the inner cities is changing, with the economic pressures contributing to the change in living, working, and spending patterns. Some businesses have not been able to recover from the impact of Covid and others had to reinvent themselves. In the global North, where city life is the main *urban playground* characterised by integrated commercial, retail, residential, and social environments, some inner cities are faced with challenges of economic viability

due to the post-Covid disruptions and consequential economic imbalances. Various stakeholders in various cities are grappling with the new realities and seeking solutions that will define the revival and survival of the inner cities impacted by the post-Covid realities.

Discussions in some cities in Europe, Germany in particular, the retail opportunities in the pedestrian streets have been negatively impacted and cities are discussing post-Covid, how to revitalise these erstwhile thriving urban environments? In the *Dialogue 4 Urban Change Conference (an exchange and P2P Learning Network of cities between Germany and South Africa)* I attended in Stellenbosch earlier in the year, colleagues from the City of Bottrop, Germany reflected in the Living Lab, on how the city is grappling with “revitalising dying inner city pedestrian zones”. One of the initiatives being considered is to “change from the concepts of large retail stores” which did not survive post-Covid and bring smaller retail outlets but also “to bring affordable residential opportunities” in areas that were previously unaffordable for this land-use. Urban life is changing out of necessity.

Where does this live us in the global South? How do we assess the status of our cities in South Africa, what debate is happening regarding the condition of our cities? Most importantly, how can our cities reflect the values and aspirations of the new democratic order towards inclusivity and spatial justice?

On the 8th and 9th June 2023 I attended the 10th Conference of the Western Cape Property Development Forum (WCPDF) at the ICC in Cape Town. This is an annual conference which in 2023 saw officials and administrators of the City of Cape Town, including the Mayors, developers and property owners, corporates, professionals, academics and activists sharing a platform to discuss challenges and opportunities facing the City of Cape Town and the broader Western Cape.

The theme of this year's conference was *"Western Cape Investment: People, Purpose, Prosperity"*.

At the WCPDF Conference, on the theme: *"The balance between economic development, job creation, activism and social engagement"* Prof Nick Binedell, Professor & Consultant, University of Pretoria's Gordon Institute of Business Science (GIBS) in his opening address as guest speaker and facilitator of the panel, he commented on how important and unique it was, that 'such a diverse and multi-stakeholder engagement was possible in Cape Town', noting that similar platforms are "not possible" in other parts of the country and yet these are critically needed. I shall come back to reflect on the panel by Prof Binedell and the WCPDF Conference.

The debate on the future of South African cities has been documented in various publications and journals since 1994 and before, it has also been covered in various media platforms. However, there seems to be very little public discourse on the matter. To me, this is a matter of concern!

In the Daily Maverick (6. March 2023), Johnny Friedman points out: *"South Africa's future development and prosperity depend on the creation of districts and neighbourhoods that are inclusive, mixed-use, vibrant, and that speak to young culture and entrepreneurial spirit."*

"With the advent of democracy, the inner cities and central districts of South Africa were viewed as unsafe and dangerous. Many corporates and families relocated to the perceived safety of the suburbs and further afield. And in these suburbs, gated residential estates, suburban office parks and shopping centres became the norm – essentially large concrete boxes wrapped in even larger parking lots. Despite a few notable exceptional pockets, the vast opportunities that exist in the private and public areas that make up the fabric of our cities and neighbourhoods are frequently overlooked."

On the other hand, in the State of the Nation address of 2020, 13. Feb 2020 President Cyril Ramaphosa presented a vision for new cities with bullet trains and other smart city ideas have been proposed by the President in the Lanseria area and other parts of the country. In the State of the Nation address the President announced that *"a new mega smart city project is taking shape in Lanseria, Gauteng"*, the project being *"a joint project between the Investment and Infrastructure Office in the Presidency and the Gauteng and North West provincial governments"*. It was further reported, that this *"Lanseria Airport City Mega Project"* is designed to be a *high-density mixed-use residential area.* (Business Tech/News/Technology, 14. Feb 2020)

At the Habitat Conference held in Kenya early in June 2023, the SABC reported that the Minister of Human Settlements Ms Kubayi was saying that *"South Africa needs new cities because the old ones are overpopulated and unable to serve the needs of the population"*. According to the SABC report, the minister said *"the country could not continue to rely on the current cities, which are overpopulated due to a lack of expansion"*. (SABC, UN Habitat Assembly address, Kenya, June 2023).

In a response aired on NewsRoom Afrika, the Executive Director of the African Centre for Cities, Prof Edgar Pieterse reflected as follows:

"The challenge we have is not to build new cities, but to use the existing resources and to do much better with the cities we have. As a result of the legacy of Apartheid, we have a very poor spatial form in most of our cities and makes them unproductive and makes spatial inequalities continues". He goes further to point out that "the real work that needs to be done, is to densify existing cities, create greater integration between the economy where people live and most importantly across class groupings".

Prof Pieterse points out that *"this is the work Government has set out in its Breaking New Ground policy in 2004, and the tragedy of this search for the silver bullet solution in new cities lies in the fact that Government has not been able to implement its own policies. The new cities are not the answer because they need additional expenditure to address current needs of society but they are also speculative bubbles which detract investment where the real challenges are and where the people are."* (Interview Newsroom Afrika, 18th June 2023).

There does seem to be some public interest in the matter of 'new cities' and the need to find solutions for our cities. In another published article, the Ster North, 1 June – 7 June reported that *"the Vaal River Mega City project was to be funded by the US based Citigroup to the tune of R1.4Bn in Bedworth Parth. This project at the Vaal River City Interchange between Veereiniging and Vanderbijlpark will include a mega-city with a mixed-use metropolitan development, an international airport, along with logistics, manufacturing and agricultural hubs. This development has been in planning since 2015. The published article further reports that President Ramaphosa first made reference to this mega-city development in his visit to the Vaal as part of his presidential Imbizo."*

With reference to this proposed Mega City, Prof Viruli (Associate Prof at UCT) and Director UCT Urban Real Estate Research Unit, URERU commented to the effect that *"there is no need for mega cities in South Africa. The continent is riddled with mega/smart cities that have failed, often only those providing infrastructure have benefitted"* he went further to say *"let us look at the cities that we have in South Africa – repurposing buildings in our CBD's is an approach that is socially and environmentally sustainable."*

It appears to me that a critical debate is unfolding and needs to be had regarding the future of our Cities. What informs the need for these megacities and how will these relate to existing cities and what communities are envisaged for them? The most important question is the envisaged urban quality being consider for these mega-cities?

The big question is: Where is the public discourse on the 'need for new mega-cities' or what is the discussion regarding the state of our cities? Where do we as professionals, academics, architects, urban planners and urban design practitioners stand on the issues? What perspectives do we offer? How do we characterise the post-apartheid city?

My real interest in reflecting on the state of our cities, is to stimulate public debate, especially, the perspectives we as professionals in the built environment should offer towards more inclusive and sustainable cities.

Coming back to the WCPDF Conference, Prof Nick Binedell in the panel *Constructive stakeholder engagement to facilitate*

development, investment & job creation, reflected on the importance of the involvement of multiple stakeholders in the making of cities.

Having lived in Seattle USA, he shared the experience of the deterioration of Seattle after disinvestment by corporates like Boeing early 2000, when the “Boeing Co. stunned its hometown by announcing it is moving its headquarters out of Seattle, where the aircraft manufacturing giant was founded 85 years ago. This meant that “less than half the 1,000 employees working at its Seattle corporate center will be moved to the new headquarters. The others will be transferred to other departments or may be laid off, only the company’s huge jet manufacturing plants will remain in the Seattle area, as will much of its research and development work” said the statement.

The city was facing uncertainty until the ‘new Tech Corporates, Google, Amazon, Uber etc started establishing themselves in the City. Prof Binedell went on to articulate how the City administrators, the Tech Industry Executives, professionals and activists came together to discuss plans of action for the revitalisation of the city. This has resulted in the urban regeneration which has contributed to Seattle being one of the most ‘liveable cities’ in the USA.

With these examples, I strongly believe, and advocate for similar approaches to be adopted in South Africa, to address the state of our cities and the perspectives for the revival and survival of these cities. If there are new cities required, there should be clarity as to how and where these are required, including how these relate to the existing cities. I do not believe that new mega-cities can be island in a sea of dysfunctional cities.

One of the contentious issues in the drive for inclusive cities in South Africa is the role of civil society. For the last decade or so, in Cape Town and other parts of the country this space has been occupied by organisations like the Social Justice Coalition and Ndifuna Ukwazi. These civil society bodies have been calling for the utilisation of public land in the inner cities and the provision of affordable housing especially in the inner cities, noting that housing opportunities in the cities should not only be provided for the higher income groups only. In the drive for affordable housing, civil society bodies have advocating for inclusionary housing which other cities in the global North have been able to provide, and this contributing to more integrated and inclusive cities.

The big issue for affordable housing is the availability of land in the inner city and Ndifuna Ukwazi and other civil society bodies have been calling for the utilisation of public land for this purpose instead of this land being sold off to private developers. This has led to contentious litigation in some cases, which has contributed to the “costly delays on projects” and a perceived “anti-developer sentiment”! This has been an unfortunate development in a space which has been difficult for the professionals in the built environment to navigate due to the perceived “conflict of interest”.

Professionals in the built environment are an integral part of urban development, private and public, but also integral part of civil society and the drive for just cities is the space that built environment professionals should be promoting and sustaining. Spatial justice has become a term which built environment professionals need to be engaging in and should be grappling with.

In the report *City Leases, City of Cape Town Failures to Redistribute Land (March 2019)*, the report focuses the particular problem of “leased land owned by the City of Cape Town which should be prioritised for redistribution but instead is used in an inefficient, exclusive and unsustainable manner. How is this possible? Who is managing our land and what is blocking its release? How can we change this and what is possible if we do?”

The report goes further to note, “unlocking public land remains arduous and complex. In the absence of a coherent legislative framework for land administration, developing housing on our best public land is hindered by multiple barriers. Collusion, budget cuts, and a lack of imagination often sees our best land disposed of to the private sector. Even where there is political will, the financial instruments to develop mixed-income public housing are not well developed, and narrow interpretations of legislation are used to block the disposal of land below market rate. Capacity in the City is limited or non-existent and planned projects take many years to move from feasibility to bricks in the ground.”

Ndifuna Ukwazi argues in the report, that “in Cape Town, so little affordable housing has been built in well-located areas like the inner city and surrounds since the end of apartheid. It is time to review how the City of Cape Town manages our public land and stop the renewal of bad leases.”

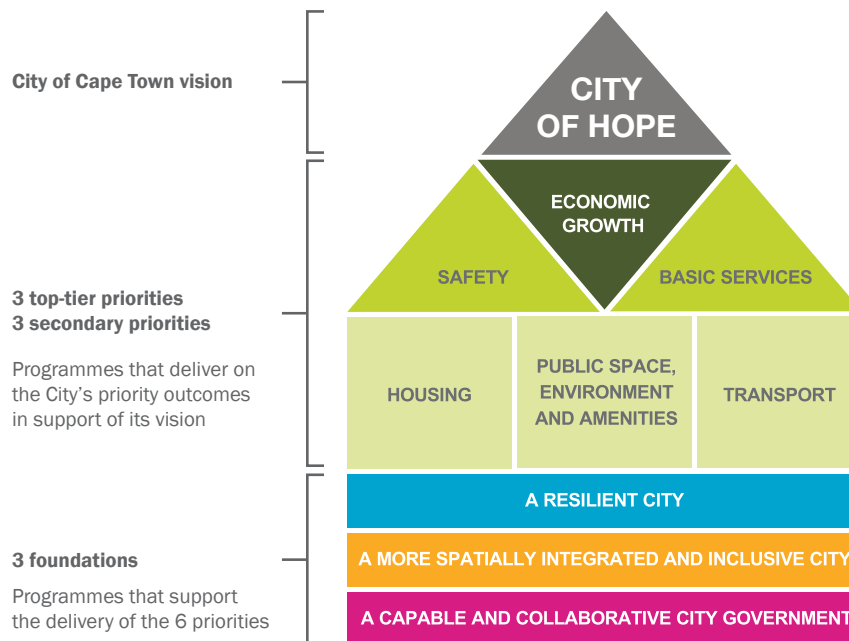
In my opinion, civil society bodies are an integral and important player in the shaping of our cities and as Prof Binedell pointed out, cities should be developed on a multi-stakeholder basis, and this includes Civil society bodies and the public in general. One of the successes of civil society bodies in the Western Cape at least, has been to achieve a threshold minimum for the provision of affordable housing in private developments, especially where public land is being utilised, or where development rights are being applied for at 20% of residential opportunities. One of the key requirements for this is ensuring that such housing is “provided for into perpetuity”, thereby ensuring that affordable housing is not just a token but entrenched in the housing strategy of our cities.

As a result of the drive for inclusive cities, the Western Cape and the City of Cape Town in the last few years have been engaging civil society bodies and developing concepts and legislation supporting “inclusionary housing”.

In my opinion, these are important developments which need to be accelerated to ensure that our cities to be inclusive, accessible and more integrated to accommodate all sectors of society not only for the higher income groups. It is a known fact that the legislated social housing provision is not adequate to meet the needs of middle-income earners, and the social housing entities have not been able to meet the needs due various factors, economic constraints, unavailability of affordable land, lack of access to finance and inadequate mechanisms to manage rental social housing on a large scale. Some organisations have achieved some successes in this space, but it is known, that there are many difficulties encountered to make social housing and affordable housing viable, some form of cross-subsidisation becomes necessary in current climate.

Prof Edgar Pieterse in his response to the question of “new cities”, pointed out that Government has good policies which are meant to assist with the management of urban development and the creation of integrated cities, however these are not being implemented.

To mention a few, the IDP’s of most cities, the Cape Town IDP in particular calls for “The City of Hope” driven by the following parameters:



The IDP strategic plan, comprising priorities and foundations that all support the vision of creating a City of Hope

On the other hand, the IUDF (Integrated Urban development Framework) championed by the COGTA (Department of Cooperative Governance and Traditional Affairs) has nine levers which include Spatial Planning, Transport and Mobility, Human Settlements etc, all these promote equitable and inclusive cities, which in my opinion includes the existing cities as well. As Prof Pieterse pointed out, it appears that these policies are not being implemented at local level. I do not see the IUDF being considered in most of the housing projects of the Department Human Settlements currently.

In the article by Ashraf Adam and Roland Postma in the Daily Maverick (16. March 2023, Urban planning – our cities are at a crossroads) quoting the former National Statistician Mr Pali Lehohla, it is stated: “Confronted by the monumental task of building a nation divided and devastated by apartheid, South Africa has indulged in a series of plans – Reconstruction and Development (RDP), Growth, Employment and Redistribution (Gear), the Integrated Sustainable Rural Development Programme (ISRDP), the Urban Renewal Programme (URP), the Accelerated and Shared Growth Initiative for South Africa (AsgiSA), the New Growth Path, the National Development Plan (NDP), the Nine Point Plan, the Fourteen Point Plan, the New Dawn, the Growth Renewal and Sustainability Plan, the Economic Recovery and Reconstruction Plan, the District Development Model and attendant master plans, and Just Energy Transition. Fourteen plans in three decades is a new toy for the nation every two years.” Cabinet also adopted the integrated Urban Development Framework in 2016 and the National Spatial Development Framework was gazetted in February 2023.”

The big question in my opinion, is how policies can be translated into actionable programmes. This is a matter which should be at the centre of the discourse on the future of our cities and the debate on

new mega cities”! It does not seem to make sense, to call for new cities when the mechanisms which the public sector has control of, for managing existing cities seem to be ineffective, inadequate or simply failing. The way new mega cities are likely to develop, is for them to be even more exclusive than the current ones. This is a matter of concern given the lack of public debate on these issues and given the exclusive nature of our cities inherited from the apartheid era.

In the course of 2021 and 2022 I was part of an initiative exploring the urban regeneration and revitalisation of a precinct in the inner City of Johannesburg.



JHB CBD, Google Maps

One of the approaches for this initiative was developing an urban strategy at precinct scale as a way of managing the transformation of a precinct which was losing its corporate image as most parts of the JHB inner city have experienced over the last decades, starting in the 90s, with the emergence of Sandton, the revitalisation of

Rosebank and later, the development of Melrose Arch which to many of us was seen as a breakthrough in creating an different sense of urban quality. All these developments were driven by the private sector working with the City of Johannesburg. More recent initiatives include the precinct of Maboneng and Jewel City which was linked to the revitalisation of the ABSA Bank precinct in the inner city.



Jewel City, JHB, Pic Luyanda Mpahlwa

The urban strategy we developed for the inner city precinct in Jhb in 2021 was a result of the establishment of an advisory panel of various experts in the built environment, property experts, historians, social activists and the corporate sector, calling for a multi-stakeholder platform which would include other corporate stakeholders, the City, Gauteng Province, civil society, the taxi industry etc to participate and drive the revitalisation initiative. This initiative did not succeed due to the economic and investment climate at the time, and more concerning, the difficulty to get the multi-stakeholder platform off the ground.

In addition to this, the economic viability of the envisaged revitalisation did not seem to work, and the investment climate did not seem to support it. I am mentioning this as a painful lesson of seeing how an urban strategy and an opportunity to revitalise an inner city precinct was doomed to fail, due to the reasons of lack of coherence and interest in the revival of the fortunes of an inner city precinct and the lack of a longer term vision beyond the current economic and investment climate facing the commercial hub of Africa, Johannesburg,

In conclusion, it is important to mention, that there are no simple answers, the above contributions are part of a broader discourse which I believe is necessary in the context of the state of our cities,

their future and the debate around proposed new mega cities. From my perspective, I do not see how “new mega cities” can survive in the context of the growing dysfunctionality and the disrepair which is contributing to the collapse and over population referred to by Minister Kubayi. I strongly believe that there is urgency for intervention, guided by the urgent need to develop a shared vision for the future of our cities as outlined in most of our Government policies and the urban development strategies need to be translated into actionable strategies and initiatives. As most cities have done in other parts so the world, we do need to find urgent and sustainable solutions driven by a multi-stakeholder approach and public engagement is key to unlock the current challenges.

The South African Cities Network is another important player which has been playing a key role in advocating for better cities. Somehow, it does seem that there are many voices playing a role in shaping our cities but there also seems to be a lack of coherence and the shared values do not seem to converge or translate into a coherent vision for our cities. All these voices need to be galvanised to hopefully achieve a shared vision for our cities. Cities cannot be shaped by top-down decisions and declarations at a political level only, they should be shaped by concerted efforts, to meet the needs of society on a multistakeholder basis, the public and private sector working with civil society and the public in general. The debate regarding the future of our cities should centre around ways to achieve this.

In the Daily Maverick (6. March 2023), Johnny Friedman further points out: *“I also believe that the concept of a central business district has become obsolete.*

“Instead, we should focus on creating multidimensional spaces where people, particularly young people, want to live, work and socialise in order to attract business. These are places that speak to our human, social and cultural needs. Places that are designed to make our cities more connected, sustainable and green foster successful, happy and safe places and people. If we do this, businesses from all over the country and the world will come to these cities, changing South Africa’s outlook, perception and story.”

Johnny Friedman further points out, that *“I am convinced that reinventing our cities and neighbourhoods is the only way to turbocharge our economy, create jobs and provide hope to millions of young people. But it is critical to understand that commerce and economic growth are by-products of creating great private and public spaces. It rarely works the other way around.”*

Given the current challenges facing our cities, I am fully convinced that this public debate should be inclusive of all the stakeholders and in my opinion, professionals in the built environment are and should be a critical voice and an active component of this broader discourse regarding a shared and vision for the long-term sustainability of our cities.

Dr Luyanda Mpahlwa, is a practising professional Architect (PrArch SACAP), an Urban Design professional (UDISA) and Adjunct Prof at the UCT African Centre for Cities(ACC). He is writing in his personal capacity. Research Assistants: Lea Chisolm and Camilla Allan.

THE NEW MEMBERSHIP MANAGEMENT SYSTEM **MY MEMBERSHIP CRM**

▶ ▶ ▶ *My Membership CRM will be rolled out on 10 July 2023*

Dear Registered Person,

We hope this message finds you well. We are excited to inform you about our new membership management system, **My Membership CRM**, which will be rolled out on 10 July 2023. This system is designed to enhance your experience and provide you with better services.

My Membership CRM is a user-friendly platform that offers several features to streamline your membership management. The system will allow you to easily access and update your personal and professional details, renew your membership, and pay your dues securely online. In addition, you will be able to view and register for upcoming events and conferences, view your transaction history, and receive notifications about important updates and announcements.

We understand that transitioning to a new system can be overwhelming, but rest assured that we are committed to making the process as seamless as possible. Our team is working tirelessly to ensure that the rollout is smooth and that any issues are promptly resolved.

We will be sending you further communication with instructions on how to access and use the new system in the coming weeks. Please make sure to keep an eye on your inbox for these updates.

We appreciate your continued support and look forward to providing you with a better membership experience.

**Best regards,
SACAP**



THE SACAP TOOK TO THE STREETS OF GQEBERHA ON 21 JUNE 2023 ON A PUBLIC AWARENESS CAMPAIGN

On 21 June 2023, officials of SACAP conducted a public awareness campaign on the streets of Gqeberha. The campaign was aimed at educating the public about the importance of appointing only registered architectural professionals to design and prepare building plans for new homes, additions, or renovations. This is crucial in ensuring compliance with building regulations, and ensuring the safety, functionality, and aesthetic appeal of the homes or any building.

During the public awareness campaign, SACAP officials highlighted the significance of verifying the registration before appointing any

person. Homeowners were encouraged to check the registration status on the SACAP official website or reach out to the SACAP directly for assistance. SACAP calls upon the Gqeberha community to join this important initiative by spreading the word about the necessity of appointing registered architectural professionals. By sharing this vital information with friends, family, and neighbours.

Furthermore, SACAP urged residents to report any individual who claims to be an architectural professional while not registered with the SACAP. Reporting such cases will help maintain high standards within the architectural profession and protect the public.





RESILIENCE IN ARCHITECTURE

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resilience

Noun

the capacity to withstand or to recover quickly from difficulties; toughness.

Resilience is a crucial skill to possess in the architecture industry if you aspire to succeed. As a young individual, it is vital to understand the level of challenge and demand associated with architecture.

During my three years of studying Architectural Technology, I have observed numerous students dropping out of the course due to their insufficient understanding of its challenges and demands. Moreover, our present generation tends to avoid challenging situations without realizing that it is through difficult circumstances that personal growth occurs. However, I also had the opportunity to witness some individuals who, despite their difficulties, they managed to turn their failures into remarkable achievements in their academic careers, and that is the power of resilience.

Throughout my academic career, I have encountered numerous ups and downs and faced challenging situations. However, my resilience has enabled me to overcome these obstacles and complete my studies in record time. I have come to realize that pressure is a privilege as it serves as a powerful motivator, driving one to work harder and strive for better circumstances.

In any endeavour, giving up should never be considered an option, as it guarantees that your goals will never be achieved. On the other hand, embracing resilience significantly enhances your chances of success. It is important to acknowledge that mistakes and failures are inevitable, but it is crucial to persist and choose the path of success regardless.

"If life teaches us anything, it's maybe that it's necessary to suffer some defeats. Look at a diamond: it's a result of extreme pressure. Less pressure it's a crystal, less than that, it's coal, and less than that, it is fossilized leaves or just plain dirt." - Maya Angelou

Tanking points, which refers to deliberately playing with less than maximum effort after falling behind early in the opening set, is a term commonly used in professional tennis. The rationale behind tanking points is the belief that success seems improbable, even though one possesses immense talent and capability. Nevertheless, it is essential to recognize that talent alone does not guarantee success; a positive outlook plays a crucial role as well. When you find yourself in a seemingly losing position, it is important not to tank points; instead, keep fighting and embrace it as part of the overall process.

"A character of a superior person cannot be seen until great difficulties come upon you." - Unknown

As a young student or candidate, you have the freedom to be extraordinary, innovative, and capable of bringing about positive change in the field of architecture. The key lies in having faith in yourself and your abilities. It is important to acknowledge that failure and mistakes are inevitable in any journey. Even the greatest individuals in history have faced setbacks and made errors along the way. Therefore, it can be seen as a necessary price to pay to achieve greatness.

Embrace resilience and choose to rise above challenges. Wake up each day with the determination to persevere and overcome obstacles. Remember that success often comes to those who are willing to take risks, learn from their failures, and keep pushing forward. Believe in yourself and your potential to make a significant impact in the field of architecture.



employment & labour
Department:
Employment and Labour
REPUBLIC OF SOUTH AFRICA

MANAGEMENT AND SUPERVISION ON A CONSTRUCTION SITE

A principal contractor must appoint one full-time competent person as the construction manager with the duty of managing all the construction work on a single site. It is important to know that a principal contractor is defined as an employer appointed by the client to perform construction work and a construction manager is defined as a competent person responsible for the management of the physical construction processes.

Depending on the size of the project the principal contractor must also appoint assistant construction managers on the site. The appointed construction manager must demonstrate competency in relation to work being performed and the ability to manage construction work which may include making all statutory appointments in terms of health and safety.

Key responsibilities include ensuring occupational health and safety compliance on a single site and ensuring that all persons entering the site to do construction work has the necessary resources and competencies. Other legislative duties of the construction manager include appointing construction supervisors who may be external employers, commonly known as sub-contractors entering the site

to perform specific construction activities and these construction supervisors may also have assistants appointed.

A contractor must, after consultation with the client and having considered the size of the project, the degree of danger likely to be encountered or the accumulation of hazards or risks on the site, appoint a full-time or part-time construction health and safety officer in writing to assist in the control of all health and safety related aspects on the site. The construction health and safety officer appointed on must be registered with a statutory body approved by the Chief Inspector which is currently the South African Council for the Project and Construction Management Professions [SACPCMP].

Other persons entering the site to ensure health and safety compliance may include the client's agents and designers. The client's agent must ensure that periodic health and safety audits and document verification are conducted at intervals mutually agreed upon between the principal contractor and any contractor, but at least once every 30 days and designers must carry out the necessary inspections at appropriate stages to verify that the construction of the relevant structure is carried out in accordance with his design, when mandated by the client.

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EMAIL COMMUNICATION

Please note that any enquiries relating to Professional Registration, including Annual Fees, Registration, CPD etc may be directed to the following email addresses:

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General enquiries - Registration, Upgrades, Professional Practice Exams (PPE), Continuing Professional Development (CPD), frequently asked questions (FAQ)

Email: info@sacapsa.com

FINANCE UNIT

Account - Annual Fees and other fees accounts including CPD renewal fees, re-registration fees

Email: accounts@sacapsa.com

IDOW - COMMITTEE

Identification of Work (IDoW) - Matrix and Exemptions

Email: idow@sacapsa.com

LEGAL

Filing a complaint and lodging an affidavit

Email: legal@sacapsa.com

SACAP NEWSLETTER
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