

# Managing the Impact of the CoVID-19 Pandemic on the Architectural Profession

Individual Responses to Survey Questions Regarding the Impact of  
the Pandemic on practices and registered persons

13 April 2020



South African Council  
for the Architectural Profession

*Specific challenges with regard to the impact of Covid-19 on architectural practices.*

1. Any prospective design jobs have been halted, due to economic uncertainty
2. Unable to go on sites and lead to clients not paying, and loss of jobs
3. Projects on site placed on hold, cash flow from such projects frozen.
4. Council submissions frozen, cash flow from these projects frozen.
5. Risk work clients have put a hold to projects.
6. Loose a month production, cannot consult clients and Municipal building control officer closed.
7. Architecture projects have come to a sudden halt however some interesting work has revealed itself. HKS, one of the largest global firms published an article last week on the conversion of schools to temporary hospitals for covid 19 sufferers. Page Sutherland Page whom i work for are also leading the charge in the reactivation of mothballed hospitals for extra bed capacity.
8. At this time, a shift in project typology is forcing us to adapt which ironically is very common in Architecture. How we adapt to not only this tough environment but a changing global market and perhaps a changed one after this crisis relents, will be key in ensuring the survival of our profession. I doubt that we will come out the same after this and perhaps we will rethink how we work, interact and design spaces.
9. The saddest part, more so it seems in the developing countries at the moment, is by far the loss of lives, and to a lesser extent, but still significant, loss of jobs and income. One wonders as this wave sweeps through the world, how third world countries will cope should the virus spiral out of control. This is where we will be needed to innovate, support and idealize on how to assist in tackling the virus.
10. I am self-employed, which means that due to the fact that I can't be retrenched or don't have an employer, I don't qualify to access any of the available funds
11. Due to the effect, the pandemic has on the South African economy, the developers and clients I work with can't afford to continue the projects for the time being and foreseeable future, which means that I am also not getting paid.
12. Due to the impact of covid-19 it has affected us lot. I am a registered candidate Draughtsperson in our company since this epidemic we miss client calls, our office closed, no salary received. This is very bad because rent needs to be paid and food is needed in the house. And you cannot make unnecessary move because you will be undermining the president decision. and when you look at the situation right now the number are increasing and the president may extend weeks due people who do not follow the rules. We are on second week but people are not taking this seriously.
13. We are suffering at this stage but that what best we can do because if we make business and move, we will also be contributing to the increase in numbers we are experiencing. Because we can attend 10 clients a day and those 10 people came from different families.

14. challenges are that most of my work need to be submitted to city council and offices are closed due to lockdown and other challenge no work and no clients coz everyone is on lockdown so no appointments no money it's very bad
15. Municipal processes at council. Though a few metros have gone online large metros such as EThekweni are still operating with a manual system. This forces us to sit in queues and try to get out work done there by 12.30 (it must be noted that some municipalities allow submissions up to 4pm such as Emfuleni in Gauteng).
16. Reduced Cash Flow. A lot of Architects are self-employed and work as a 1 man practice. I doubt they have UIF and will suffer in the short term as most of their clients may have financial difficulties. Allot of these guys live month to month from hand to mouth. I don't know how they will survive.
17. Software. AutoCAD and Revit for example work on Annual subscriptions. They are usually based on the rand dollar exchange rate. At R20/ dollar it's going to be very expensive. Corporate companies get special rates for buying in bulk.
18. Currently unemployed and unable to find new employment at the moment due to the Covid 19 outbreak and lockdown.
19. I have been trying to obtain work but due to the National Lockdown it is impossible to find any work in East London at this time
20. Having a challenge settling my fine with SACAP as I was paying 500 when client consult therefore even the professional annual fee it's going to be a bit of challenge for the next 4 months.
21. In all my years of my own practice I did not come across severe financial constraints as I am experiencing now. I have no clients at this stage as all are under lockdown. Although we can communicate by email n phone, my profession was always based on hands on, consulting with clients as in person. At this severe time most of the people are having negative thoughts of building. It is a circle of uncertainty.
22. Affect me being able to do my PPE EXAM in order to get my RPL PrArchT.
23. Debtors don't seem to care about paying bills
24. Many given projects seem to be put on hold
25. Some projects cancelled
26. Difficult to get hold of some people
27. Challenges with banks and other initiatives to try and procure financial assistance.
28. The lock-down has put us on stand still, there is no money coming in our Business. Most of our Clients haven't payed us hence we struggled to pay our Employees and Credits to the suppliers
29. This has affected us badly even at the Banks Debits are not going through as planned. We are afraid that most of our Clients are going to lose their Jobs since most Companies are closing
30. I personally have two small residential projects that I am supposed to conclude and get paid for soon. On the one project i needed information from municipality and i went there just few days before lock down and the municipal team had already closed.

31. I needed to meet with the client to finalise and discuss amendments but the country was already on lockdown, I needed the Engineer to sign-off one of the drawings and it was also just before lockdown so I couldn't get the signatures and certificates.
32. I also happen to be part of the professional team that is involved on a RDP project in Mpumalanga. Myself and team went through stage 1 process/ approval for a period of about 6 months and project was approved and signed off mid-March. We were supposed to start with the designs and construction soon and now everything has been put on hold including payments. So in short one doesn't have a cash flow due to the pandemic.
33. Indeed, there are serious economic challenges. In mid-2019 I began to feel the pinch of Recession when my clients were defaulting in their payments and others cancelling on the eleventh hour and I ending up not keeping up with my debit orders.
34. Council backlogs, especially in Gauteng, has been a problem for years and the problem will now be exacerbated by the Covid-19 lockdown. This in turn slows down development, prolongs payment of fees and in general negatively impacts the growth and development of this country. This is an all-round problem that all architects are facing.
35. 2 Weeks ago, (as for the last 3-4 years) I was overwhelmed with enough work, to keep myself and 3 people in employment. Today, 2 weeks later, almost all of my clients are "hiding" and do not respond to any communication regarding paying invoices. My income has been cut off with a sharp knife. I could never have foreseen such a drastic change in such a short time.
36. If the Lockdown is extended, I will be forced to lay off 3 wonderful staff members who has been working with eagerness and great zeal. I am dreading the idea. My personal guess is that hunger and violence is going to cause FAR more deaths in our land than any virus could. Then all our (everyone in SA's) hard work to keep the South African boat floating will be under water.
37. We are all experiencing cashflow problems
38. When the COVID\_19 Lockdown started, I had already exhausted my savings and living from hand to mouth. I have had an experience where clients pulled back and cancelling because they find themselves in a situation where they have to prioritize between continuing with the deal or buy food for their families. I must say it hits where it hurts the most as everyone has the same priorities. We find ourselves scrambling for basic necessities
39. The Debt Relief Finance Scheme by the Small Business Development Department is a good gesture by the Government to mitigate the current economic situation in small business. However, it is not relevant to our situation as entities who work alone and have not registered anywhere except with SACAP.
40. I am practicing from home and due to the COVID-19 pandemic lockdown I can't go clients for work, it is a total financial lockdown for me. I cannot cover my commitments.
41. Construction site being closed has a detrimental effect on the lower to mid income bracket. The Construction Industry is responsible for an enormous part of the employment sector and requires support from SACAP and CBE to ensure that the already under pressure industry does not fail completely during this lockdown and the unforeseen period following lockdown
42. Have had to close my practice completely during this lock down and as a result, there is no income at all. All projects have stopped completely. I am a small practice with no

employees and am struggling to access any response from the links and emails sent out for micro enterprises applying help to access debt relief.

43. Many clients have cancelled projects and clients that were about to submit plans to council are now rethinking whether they should submit anymore due to their own financial insecurities. As a result, I have not been paid for some projects
44. Council is closed and plans cannot be submitted anyway.... And they closed their doors prior to lockdown with no notice given at all. They have made no alternate plans for work to still be able to continue for example...like submitting applications online.
45. Our company falls in a small to medium company category with heavy burdens of overheads, the lockdown has put a huge strain on our finances as the industry is for sometime been limping, architectural gazetted fees were last updated in 2015, i don't want to lay off my employees but we are asking that SACAP come to our rescue by assigning a patron in your office to help with the disaster claim of funds to our companies since we are taken from pillar to post.
46. All the projects that need to be costed are all in the pipeline and every body is waiting for the lockdown to be lifted in order to finalise the projects.
47. As a one man operation, the Lockdown has a devastating effect on my small business.
48. With most of my clients being commercial, franchise outlets, they all systematically shut down before the end of the month, resulting in me not being able to complete work for invoicing for March! Let alone April and going forward! So I have no income for March, April and ....
49. this is devastating for a small business, and I'm not sure what the future holds, with respect to being paid for jobs if they dont go ahead soon for completion.. and if there will be much future investment for such outlets in the near future as we all recover in a changed world?
50. At this stage, I can't pay any of my accounts, let alone your SACAP one!
51. I'm a sole provider for my family and unfortunately, due to being a one man band, I have no way of applying for government or other support to see me through the stagnant months to come. My only option is to go into debt with the Bank which means never-ending financial sacrifices.
52. The construction industry has been in a state of collapse for a number of years now. The corona virus epidemic may finally put the last nail in the coffin.
53. Most of my projects that I am working on, have stopped, both on site, and in the office.
54. We are not in a position to submit Invoices or claims for projects that have been put on hold, until further notice.
55. In our industry the biggest challenge we are facing is the council application/ scrutiny process for submitting plans.
56. The lead times are the biggest added stress on our business cash flow wise
57. I am not even mentioning the consent use application process (this is also ridiculous). One of my projects applications has been in process for consent use over 8 months now and still no advertising has been published for public participation. It has been with the council town planners (Parow Municipality) for over 5months now and has not progressed at all.

58. **Professional Trade Effect:** Big part of our offering (financially) is a turn-key offering, which also includes the build, project management and principal agent services.
59. **Building Trade Effect:** Owners doing renovations for selling on the property (flip) it is a massive financial holding cost for them to wait for these periods and processes to take place on awaiting approval. This subsequently halts the project after council approval, due to the lack of cash, which was available before the project commenced for the building work. Most of the projects never commences even though the plans has been approved due to the extensive approval lead times.
60. **Economy Effect:** Distressed property sellers trying to get their plans up to date, so that they can on sell. Most banks don't approve home loans if the current structure (as-build) is not up to date. Most approvals at a minimum takes more than three months. That is enough time for the owner to default on their payments. Therefore most properties can't get sold in time and goes into auction where home owners receives a fraction of their property value and leaves them in bigger debt than before with still repayment obligations (balance). We have lost these individuals for numerous of years to the building industry and till they can contribute again to the economy.
61. As you can see this is but a drop in the ocean relevant to the size of other projects we are working on as well as submissions by others. If the council can't even handle/ cope with such a small project, it only indicates as well as I am experiencing the following four things to me. Lack of staff, lack of urgency, lack of competence, lack in inefficiency of the online submission porthole and processes
62. Clients are not paying for work completed asking for payment plans.
63. The relief offered are all for big companies not sole props. Not sure how they will be able to assist self-employed professionals.
64. Enca reported last night that 87% of small businesses are not aware that they are able to claim for Grant's/Debt relief – I am aware! However, I do not fall into any category. News is not directing nor advertising the correct businesses or sites to apply for same. I cannot submit on sites as among other questions, they ask for:
- Sars clearance certificates
  - UIF registration details
  - CSD details
65. My biggest frustration with the whole of the architectural profession is the submission process and the lag experienced.
66. Whilst I am sure boroughs and municipalities work hard and continue to streamline their processes, what is urgently needed is an on-line platform whereby plans are lodged electronically, they are then circulated through various channels and responses and/or changes are directly noted to the respective writer and/or submitting agent
67. The lock down has a very bad effect on RVM Architectural Designs. It came before our month end and we got to it without salaries. We couldn't pay our monthly rentals for this month. We have managed to pay for the vehicle installment and insurance for this month and there is no way we will be able to pay for this month ending April. Not to mention salaries and SACAP Renewals. This is very bad for a small company operating at the black township as the landlord may not be accommodating.
68. The last two years it has become exceedingly difficult directly as a result of the ANC's proposed policy of expropriation without compensation
69. This Corona virus has just pulled the rug out. Besides the odd projects that we are completing the horizon does look rather dim, I must say that this CPD point system in

its present form has become a money making racket only accessible for the firms within the CBD, For us to attend these courses it takes virtually a full day of our time to get from Stellenbosch to Cape Town, Travelling the 30 odd km van Stellenbosch to Cape Town has become a mission. At times it can take 3 hours or more to get there only to pay a ridiculous sum of money to collect a few points, What about the architect mother in the platteland. In the past the suppliers had an advertising budget. Now we have become such at an enormous expense to us. The organisation that is supposed to support us has become our liability. We have been advocating electronic means of sharing information.

70. Due to this Corona virus i was not able to write my exam and now i am expected to pay for Candidate fees? how is this fair, i would have written and hopefully passed my exam and by now i would have hopefully been a professional Senior Architectural Technologist and not a candidate
71. Although our small practice in Hermanus, Overstrand is progressing our projects well from home, we are concerned that the Overstrand Municipality have closed their Town Planning and Building Services Departments until post lockdown – Unsure whether this is the case nationally? This means that we are unable to make submissions and our already submitted Building Services and Town Planning applications are stalled. Currently Town Planning approvals take between 6-8 months. This delay is further exacerbated where projects falling under the National Heritage Act require separate applications (approx. a further 2-3 months approval period).
72. As the residential market will have a sluggish take off post lockdown, it is our view that these delayed submissions and approvals, will unnecessarily negatively impact practices experiencing extended trying times post lockdown. We propose that a request be lodged for these civil servants to return to their offices to progress the administration services allowing our little economy to speedily proceed with business as usual when we are out of lockdown. Tenders can be issued and awarded within 3 weeks, paused projects will be able to progress. This market movement will motivate clients who have taken fright to proceed with their projects. This will benefit many trades and businesses in our area, having already suffered unprecedented losses in jobs, to proceed with business sooner rather than later
73. My only concern is that we don't know how long the virus or the collapsing economy will prevent many architectural professionals from surviving, particularly those that run their own practices. We in our practice aim to pay our registration fees this year, but please could SACAP consider a similar arrangement in the following year? We fear that it will be next and subsequent years that the true impact will be felt. We've barely managed to keep afloat over the last three years, and we can't possibly see how it will get any better now that South Africa has attained junk status and the lockdown has put a hold to over half of our projects.
74. It is important to note that the industry has taken on much strain prior to the advent of Covid-19 (such as slow GDP growth, general recessive economic environment, slackness in reservation of works, etc) This led our practice to outsource architectural work to qualified professionals on a project-by-project basis, instead of employing permanent staff.
75. All our contract workers have been adversely affected as they were primarily dependent on deriving 70-80% of their income from Contract Work.
76. The point being made is that there are many practices out there (we are aware of others within our network) who pretty much ran their practices in a similar way, and have Contract Workers within their database, all of whom do not have the umbrella of "permanent employment" to cover their living expenses during the Covid-19 Lockdown. In essence, (and I am certain there are many practices who can prove they

have "Contract Workers" dependent on them), provision should be made (specifically to our industry) to cater for any Architectural Practice that can prove that they have Constant Contract Workers (via bank record) for a period of minimum 6 months, who should also qualify for financial relief during the "Lockdown" period.

77. Impact of Covid-19 has been devastating and may possibly lead to closure of the company within the next few months, if the situation does not improve soon.

- We can currently cannot invoice our clients, since **we cannot:**
- Submit plans to local municipalities for Plan approval.
- Have Tender clarification meetings on site with Contractors.
- Inspect work progress on current sites, etc
- Work with staff remotely from their homes and battling to "jell", as a cohesive production unit.

78. Pay for AUTOCAD packages, since we cannot invoice for fees we are struggling to pay for the annul AUTOCAD packages costs, which have now seem to be "skyrocketing" out of control. Only the company, Micrographic in PE can provide AUTOCAD PACKAGES to us. There seem to be a total lack off completion in this market and thus we are held "ransom" to just pay up, or they disconnect out current AUTOCAD packages. If we do not pay them on a specific date, we are "hit" with interest payments!

79. The availability of funds to finance the new projects is unclear, and the general slump in the economy will almost certainly have a big impact on the affordability of the end customers. Projects that were viable before this crisis, may very well end up being shelved until the economy can recover.

80. In the meantime all the contract draughtspersons that I make use of in my practice are without work, without any clarity on what the future holds.

81. The next big problem is the backlog in the plan's approval process (which generally takes a very long time). This will put a lot of strain on the building industry as a whole, because all new plans that will be submitted once there is clarity on the funding aspect of new projects, will only be implemented (built) on site approximately three months after submission! Unless the approval process by municipalities can be fast-tracked, or early-build permission be granted for new projects, this will set back the employment of contractors, sub-contractors and general workers by at least another three months!

82. My income from the practice averages about R7000.00 per month. I was due to complete the current project mid-March, I were unable to have my final consultation with the customer in the middle of March. Due to our risk profile we were placed into isolation by our General Practitioner 2 weeks before the lockdown and will not be released until the Covid threat it's over, I cannot venture a guess on when that will be.

83. Due to this being a one man show I have not registered it for more than personal tax, resulting in being unable to claim any relief. Therefore, I can categorically say that the effect on me is very severe, I already had to resort to my children to pay my medical aid. Fortunately, I have no commitments with regards to my accommodation and vehicle.

84. The architectural profession in South Africa is being and will yet be impacted by more factors than simply the COVID-19 virus. Below are just three such alternate factors.

- Overall economic factors
- Unfair competition practices
- Technological advances



85. It is a short-term problem. At a minimum it will be another 9 days of direct economic impact. Depending on the populations response it could potentially be 3 months. Thereafter the virus doesn't simply vanish, which means further months of social distancing and preventive measures, even though the lock-down may be lifted. The short-term solution is to offer services electronically. However, these will create longer term problems that South Africa is not ready to face. Various problems are as follows:-
86. Developers and investors are nervous about investing anywhere in the world currently. South Africa, with its economic down-turn has become less attractive. Financial Institutions could be encouraged to make lending more attractive to investors. If nobody invests or general society has no income, then there will be zero to little development - the professions greatest need.
87. Design services can be undertaken electronically. Client / Architect meetings no longer have to be face-to-face. Although there is a lot to be said for direct human interaction, which is a worthwhile philosophical debate.
88. Submission of building plans require that municipal offices are open and operational. These could be encouraged to become digitally enhanced. There would be short term economic benefit in the technology sector. However, the likelihood is high that there would be job losses in the long term.
89. Technical documentation and collaboration with other professionals can also be undertaken electronically with very little consequence.
90. Construction requires human interaction on site. Many people are paid fortnightly on a "no work no pay" basis. Those who have employment will also nonetheless be impacted financially, as projects / clients will default on contracts and delays caused by the Covid-19 pandemic. This may potentially cost the client causing them to either default OR shelve the project(s). Furthermore, contractors will be out of pocket in terms of employed staff until contract disputes are resolved. Most likely more people will become unemployed because of this.
91. As per point (a) above, stimulus packages from various public and private entities could potentially negate this short term period.
92. I'm not sure that the legal fraternity would benefit from this scenario because if neither the client nor the contractor have finances, then who would pay the lawyers / arbitrators to resolve contract disputes? Perhaps a "gratis" arbitration council could be established to review Covid-19 related disputes - offering a suitable moratorium solution to those affected.
93. Construction could potentially continue, without a human presence (or greatly reduced human presence) by employing new construction technologies. Again there would be an initial short term economic benefit but the eventual long term ramifications would be more unemployment. One of South Africa's greatest assets is the labour force and we are not ready for the consequences of the 4th industrial revolution. The 4th industrial revolution being a serious
94. My main impact is the fact that the building sites are closed. I have a site that was closed for lock down and if this can't open as of 16 April, the knock-on affected for completion will be greatly impacted. My other jobs in progress are all waiting to go to site and until they go to site I cannot start to claim the stage 5 part of the work flow.
95. Suppliers cannot be paid due to limited income.
96. PI cover grace extension cover due to non-payment of premium.
97. Sub-contractor staff working with me demanding immediate payment and withholding completed work due.

98. Potential clients initially lined up for briefing have decided to can possible projects.
99. Some of the immediate impact and should there be an extension it's probably going to be a blood bath effect.
100. Our practice has had 4 client project cancellations this past month because of the COVID19 outbreak and lockdown period. The proof can be emailed to you on request. We are losing about 4 months' salary from these cancellations and not sure how the economy will look in 4 months' time as other worst hit countries takes between 4-6 months to recover from COVID19. This doesn't mean that we will have work in 4-6 months' time, merely that we can start over again and source clients who would have money to renovate or build new houses as we are in the residential market.
101. We are a small practice [2 directors only] and cannot pay the professional fees due in the next two months. We don't have enough money for full salaries at this stage.
102. We live month to month and do not have any savings as we are still building up our practice and clientele. We are basically a startup and won't be able to work for other big firms during this time as everyone is closed and won't appoint anyone at this time.
103. Unfortunately, we won't be able to make the payment to SACAP and would need to look at restructuring payment or any other way of settling fees for the 2020/2021 period..
104. As a Registered Professional working as an independent sole practitioner the economic circumstances have been challenging prior to theCovid-19 National Lockdown. With the current state of lockdown and all Industry and services being suspended, I now find myself in A very precarious financial situation. In addition to the suspension of works I personally have a medical history of a compromised respiratory condition. This places me at high risk to this virus. Being unable to afford private medical aid, my chronic medication needs to be paid for in my private capacity. As the majority (including myself) need to provide for our personal day to day living needs without any foreseeable income I request that fees and CPD requirements be suspended until such time as we are able to resume with 'normal' economic activities.
105. We have confirmation that the municipalities are open for plan submissions as they are also working from home. Given this reason, the client still don't want to proceed?
106. Building projects that were underway prior to the lockdown, have come to a standstill. Site visits have therefore been pended. These delays are greatly affecting the clients from a cost and living point of view especially in the case of building alterations;
107. Some plans that have been drawn up cannot be submitted again resulting in huge delays and costs to clients. Non submission also delays the balance of fees the client needs to pay.
108. From what I have seen in terms of relief offerings for businesses they require that one can prove a loss of earning. Due to the nature of the building industry this loss of earning and proof may only be available much further down the line and if there is relief for the architectural profession this should be taken into account.
109. We need to be able to pay our bills and keep our staff paid (even a portion of their salary will help) so that we can buy food and pay our bills. Therefore we need to keep as much cash on hand as possible so that when this forced shut down is over we can get back to work and start earning an income.
110. The proposed UIF claims and government schemes to give people a little money are completely inundated with applications and by the time these applications are

processed - and actually paid out - it will be too late and as there are no payment holidays people will lose everything.

111. I cannot visit the site or contractors neither the client or the consultants nor sales representatives in order to discuss technical issues.
112. Existing sites where we were conducting inspections have been closed or suspended due to the lock-down. This has meant the earnings we were used to getting on a monthly basis have stopped suddenly.
113. Clients have stopped or paused work on their drawings as they take a "wait and see approach" before committing to spending more money on the project. This has also directly affected our income
114. Social distancing has made it difficult to market our services to the public. IE. meet with potential clients, discuss their requirements and make a sale. Everybody at the moment is too scared to be close to anybody else. This makes finding new contracts very difficult. In the case of additions and alterations we can't work remotely as we need to physically see the project and measure it up etc.
115. Economic downturn along with the downgrade of our our country to sub-investment grade means people that perhaps were in a position to build may no longer be willing to start a project now. People have also made losses both in their stocks, their retirement annuities and may be suffering from salary cuts or have even lost their jobs. These factors will reduce the pool of potential clients willing to use our services.
116. The pandemic will create panic in the market and architects will most likely reduce their fees in an attempt to get new projects. This makes an already difficult situation worse.
117. Our profession in my personal view was already in crisis before the pandemic. We had architectural professionals undercutting their fees dramatically to stay afloat to the detriment to the profession as a whole. I understand that we can't impose fixed fee tariffs due to competition laws, however I do believe that there should be minimum fee guidelines that professionals must adhere to to protect the profession. If we look at other professionals such as doctors' lawyers etc. they all stick to their rates knowing full well their competitors are doing the same. Our clients should be choosing an architect based on skill, professional service offering etc and not on the bottom line. The only ones scoring in an undercut fee climate are the clients. Why should they benefit with bargains when the professionals are the ones bearing the brunt.
118. My main income is from contractual work that I do for other architectural firms who need help with their workload. This puts me in a unique position as I do not have other clients at this time with outstanding invoices. The architectural firms that I worked for on a contractual basis are up to date with their payment obligations towards me. Thus as of writing this, I have **no** income during this lockdown.
119. My practice has lost two significant projects in the week before lock down was announced, due to clients being uncertain of how it will affect their budget, and whether they will be able to proceed with the intended project after the lock down.
120. I have completed the work that I could do from home, but unfortunately I need to be able to meet on site with clients to be able to discuss the proposed designs and plans before further progress can be made on projects; therefore it was impossible to receive any income for the work done.

121. The Country has been in recession for the last 6 months at least and this pandemic gave the *coup de grace* to the built environment. My main challenge as employee at the moment is the reduction of the salary, starting from April already. On top of this, the uncertainty about the future of the firm I work for and the architectural profession itself are a huge concern for me.
122. In my personal capacity, working also as a Professional Architect myself, my biggest concern is the astonishing slowing down of the industry, from developers to private clients. Quite a lot of jobs I was involved in have been cancelled in the last 6 months which caused my income to drop drastically.
123. I am hiring a office in a complex for my practice and signed a 1 year lease of which I have to pay every month- I ask for discount of which they agreed that I can pay half of the rental but all other charges I still need to pay in full.
124. All though council staff is operating from home I still can't get copies of plans and title deeds from Deed Office.
125. Site visits is needed due to lack of information on plans from clients or plans issued by council before the lockdown.
126. The lockdown had obvious impact on my planned new projects, and their scoping meetings and site measures set to commence at the revised date for 28/3/2020 this being after my self-isolation period The new projects which prior to lockdown were confirmed projects that would have carried over the remaining year 2020 , have however been detrimentally impacted by the lockdown in response to COVID 19 :
- Project 1: extensive renovations to existing home o client decision: delay initial briefing and site measure sessions till after the national lockdown.
  - Financial effect of the lockdown on client's available funds is to be revised at end of lockdown which may affect decision on project going forward and/or extent of development. **Impact: optimistic project will continue, delay in ability to contractually secure and commence with project which will also have direct impact on immediate income stream.**
  - Project 2: renovations to existing home – including SAHRA applications o client decision: to place project on hold and possibly not proceed.
  - Financial effect of the lockdown on client's available funds is to be reviewed at end of lockdown which may affect decision on project going forward.
127. The AT-Client relationship is a very personal one - One is not able to have face to face interactions with one's client, often critical in the design development of a project where samples and examples and hands-on sketching may be required to enhance ones presentation and clients understanding of a design concept . Even though some of this work is partially managed remotely the absence of direct contact does impact
128. One is not able to meet suppliers and explore material options and experiencing /obtaining samples needed. tactile solutions influence visual aesthetic choices
129. Joburg Council has been closed for the past month. No approvals or feedback has been forthcoming since then and there is no timeframe for all of this to change.

130. Due to the uncertainty, clients are hesitant to commit to any new projects.
131. Basically, the whole industry is in turmoil and is being exacerbated by the weak economy.
132. The issue of discounted fees continues to be a thorn in the industry and threatens to bring the whole architectural profession into disrepute. It is very difficult for entities that are providing a professional service to compete with entities that are providing a below average service at a huge discount. The domino effect of this problem creates huge ramifications for companies that are struggling just to survive.
133. in my opinion the unfinished dwelling will deteriorate due to climate and adverse weather exposure in the winter months to make it costly for the client to remedy when the lockdown is lifted
134. over and above the lockdown implications the above client is losing rental income envisaged as a return on his pension funds invested in the project and will compromise his ability to survive without earnings
135. personally, my family has been upgrading our home for hygienic and energy efficiency factors to enable an extended lockdown period as our ages make us vulnerable to the pandemic and now disrupted and very suddenly curtailed so that not only are we threatened by the outbreak but our own personal health and domestic safety is being threatened due to the loss of opportunity to remedy the latter situation in a practical DIY undertaking and materials are not available which should be available on line asap for delivery as in the case of essential services
136. it is a loss of income of half a year. If you exclude lockdown it is a total of 5 months. This is a general loss of trade annually. Full salaries are payable as well as rent, general disbursements and etc.....
137. I believe the effect of the lockdown will be more severe. We can add at least another 3 months to the mentioned 6 months (9 months).
138. The challenges that I'm facing during this pandemic is that I'm struggling to access my email due to the internet problems, and some work that needs internet I can't make it.
139. Owners of property don't want to invest anymore due to the lockdown period and uncertainty of our economic future
140. The company that I work for was under severe financial strain even before the pandemic outbreak, and a project that we were expecting to get going was delayed by a government official who ignored several requests to process a change of project scope which would have allowed the project to move forward as well as allow the payment of our professional fees. We now fear that with the cost of the lockdown on government coffers, public projects not currently in the construction phase may be put on hold (as was the case after the first ratings agency downgrade), and since we were relying on this project to come through for our financial position (because of the lack of private sector development), our company may have no option but to close down, resulting in several job losses.

141. I have had sight of Board Notice 11 of 2020 for the Health Professionals Council of SA. The comparison is startling in that various categories are charged varying fees and the highest of all categories is only R2170. Given the extreme strain that the pandemic is placing on our profession, I feel that it would only be fair to have a similar varied fee approach, especially when considering the reservation of work for certain categories, as well as the fact that many of us are employed and therefore cannot practise in our personal capacity but are still expected to pay the amounts that directors with large amounts of income pay.
142. I am definitely heading to be unemployed especially now that the Covid 19 has taken its toll.
143. As Council and PHRAG are both closed we are unable to submit, builders cannot work on site and all my clients have suspended / cancelled their projects as they are uncertain about their income as well as the SA economy. For my business, this pandemic and lockdown have been disastrous.
144. Our client has already notified us that they may suspend the project for 5 months. This will lead to job losses; the contractor will have to make adjustments too. The pricing is likely to sky rocket which puts the project in even more risk of continuing.
145. Projects cannot progress. So some projects stop before they start, or are halted at Stage 3 or 4.
146. Staff and workers not at work.
147. Clients not understanding the disruptive build-up to the start of the lockdown and the actual length of the period.
148. There is so much uncertainty that many clients are putting projects on hold or cancelling. There was not great work certainty before the shutdown.
149. Simply, not being able to meet. Skype meeting are just not always efficient.
150. Non-payment of fees due to projects being delayed or cancelled.
151. Clients hesitancy to commit to executing projects, many enquiries and plenty of exploratory discussions and requests for proposals resulting in a relatively low proportion of projects secured."
152. The effects on the economy will adversely affect the future projects in the world.
153. Client owes money in fees, is not paying. I believe the crisis provides a "cover' for this kind of behaviour.
154. Clients were forced to close their businesses during the lockdown, it hasn't affected our pipeline but it's placing a huge strain on their cashflow and thus their ability to pay.
155. are extremely nervous that their invoices will not be paid going forward.