

SACAP

NEWSLETTER

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Investigating Building
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Architecture Is Not a Discipline.
It Is System Infrastructure.

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The Cash Cow and
the money trail



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 JULY - SEPTEMBER NEWSLETTER

The SACAP Newsletter is published quarterly and distributed to SACAP Registered Persons, students and key stakeholders. Should you wish to contribute to the SACAP Newsletter please liaise with the Content Co-ordinator.

Content Co-ordinator



Manoko Makumula
Manoko.Makumula@sacapsa.com

Advertising

Subscriptions and distributions



Siphamandla Nyembe
Siphamandla.Nyembe@sacapsa.com

Stakeholder Relations, Marketing and Communications Manager



Brenda Phake
Brenda.Phake@sacapsa.com

Contributors

SACAP President, Charles Nduku | SACAP Registrar, Adv Toto Fiduli | Linke Ströhmenger | Dr Jennifer Mirembé Kay-Lee Cupido | Dirk Lourens | Angela Vougiouklis | Department of Employment and Labour

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Editor's Note

Welcome to the **July–September 2026** edition of the **SACAP Newsletter**.

What happens when the rules are clear, but the system still fails? It is a question that runs, in one form or another, through much of this edition.

When a building collapses, the immediate instinct is to ask who was responsible. Yet South Africa already has legislation, regulations, professional councils and different spheres of government with clearly defined roles. The argument raised in this edition is that the greater weakness may not lie in an absence of rules, but in capacity, enforcement and collaboration. That distinction matters. Because regulation on paper means very little if the systems expected to give effect to it are struggling.

We see another side of that problem in building-plan approvals. Delays are not simply an administrative irritation. For an architectural practice waiting months for approval before significant fees can be unlocked, they can become a cash-flow problem. For clients, contractors and consultants, they can stall projects, increase costs and erode confidence in the process. The opinion piece in this edition follows that money trail and asks a question worth pursuing: who is measuring the economic cost of delay to the professionals caught inside the system?

Then there is an even bigger question. What is an architectural professional actually going to be in the years ahead? One contributor argues that architecture is becoming less structurally visible as developer-led delivery models, global practices, overlapping professional scopes and artificial intelligence change where design decisions are made and who gets to make them. If design itself becomes increasingly accessible, the profession may have to articulate its value far beyond simply being the profession that “designs buildings”.

Technology brings another challenge. We readily describe buildings as “smart”, yet this edition asks whether many are merely automated:

filled with sensors and systems that react, but unable to integrate, learn or meaningfully connect with the wider operational life of the building. That is not simply an IT discussion. It raises questions about briefing, governance, responsibility and the skills architectural professionals will need to lead increasingly complex projects.

And while we look forward, we should perhaps be more careful about what we leave behind. Some of the profession's most valuable knowledge cannot be downloaded, automated or found in a textbook. It was earned on building sites, through failed details, difficult clients, complicated contractors, changing regulations and decades of judgement. When experienced professionals retire without transferring that knowledge, the profession does not simply lose people. It risks paying to learn the same lessons all over again.

This is why the conversation emerging from the SACAP Education Conference 2026 matters. The conference asked what kind of architectural professional South Africa needs for the future and, importantly, challenged the profession to move beyond dialogue towards action. That is the thread connecting this entire edition.

Brenda Phake

– Manager: Stakeholder Relations, Marketing and Communications

Feedback

To all readers, we want to hear from you!

The conversations in this edition raise important questions about the future of the architectural profession. Your feedback and perspectives help shape the SACAP Newsletter and ensure that its content remains relevant, insightful and engaging.

We welcome your feedback, articles and suggestions for future content. Please contact the Content Co-ordinator, **Ms Manoko Makumula, at Manoko.Makumula@sacapsa.com**.

Your contributions support the Newsletter as a platform for professional knowledge-sharing and discourse.



Mr Charles Nduku

MESSAGE FROM THE PRESIDENT

SACAP EDUCATION

CONFERENCE 2026: FROM

DIALOGUE TO ACTION

The SACAP Education Conference 2026, held under the theme **“Architecture in Changing Times”**, provided an important platform for reflection, dialogue and engagement on the future of architectural education and the profession in South Africa. The conference brought together government representatives, international and local speakers, academics, architectural professionals, government entities, candidates, students and other stakeholders to consider a fundamental question: **What kind of architectural professional does South Africa need for the future?**

The discussions made it clear that the architectural profession is changing. Our future architectural professionals must be equipped not only with technical competence, but also with an understanding of the social, environmental, technological and economic realities within which they practise. Issues such as spatial inequality, climate change, infrastructure delivery, sustainability, digital transformation, artificial intelligence and the changing expectations of society require us to think differently about education and professional practice.

However, this conference must not be seen as a talk show. The value of a conference is ultimately measured not by the number of presentations delivered or discussions held, but by what happens after the delegates return to their institutions, workplaces and communities. The conversations at the conference must therefore serve as a catalyst for action, collaboration and meaningful change.

As SACAP, we have a responsibility to ensure that the insights and challenges raised during the conference continue to inform our work. We must strengthen the relationship between education and practice, support the development of future architectural professionals, embrace technological advancement responsibly and contribute to building a profession that is relevant, ethical, competent, inclusive and responsive to society.

I would like to express my sincere appreciation to the Minister of Human Settlements, Hon Thembisile Simelane; Deputy Minister of Public Works and Infrastructure, Hon Sihle Zikalala; and Western Cape MEC for Infrastructure, Hon Tertius Simmers, for their participation and for sharing their perspectives on the role of the built environment in addressing South Africa’s infrastructure and development priorities.

I also extend my appreciation to our international speakers, whose perspectives brought valuable global insights into the changing nature of architectural education and practice. To all our local speakers,

presenters, panellists and contributors, thank you for sharing your knowledge, experience and perspectives and for contributing to meaningful conversations about the future of our profession.

To the delegates, architectural professionals, educators, candidates and students who attended the conference, participated in the discussions and engaged with the speakers, thank you. Your presence demonstrated the importance of continued dialogue across the architectural education and professional ecosystem.

I would also like to acknowledge the leadership, commitment and collective effort that made this conference possible. My sincere appreciation goes to the SACAP Council Members, the Education Committee and the Content Committee, whose oversight, guidance and commitment were instrumental in shaping the conference programme and ensuring that the content reflected the issues and opportunities facing architectural education and the profession. Their contribution to the planning and development of the conference helped to ensure that the discussions were relevant, thought-provoking and aligned with SACAP’s broader mandate.

I would also like to recognise the leadership of our Registrar, Adv. Toto Fiduli, and thank him for his guidance and commitment throughout the planning and delivery of the conference. I extend my appreciation to the entire SACAP team, who worked tirelessly under the Registrar’s leadership to bring the conference together. An event of this scale requires extensive planning, coordination, administration, communication and teamwork, much of which takes place behind the scenes. I therefore wish to thank every member of the team and everyone who contributed, whether their role was visible to delegates or not.

The successful delivery of this conference is a reflection of what can be achieved when Council, committees, management and staff work collectively towards a shared objective. We must move from dialogue to action, from collaboration to implementation, and from ideas to meaningful impact.

The future of architectural education and the profession will not be shaped by one conference alone. It will be shaped by what we collectively choose to do with the knowledge, questions and opportunities that have emerged from it. As SACAP, we remain committed to working with our stakeholders to help shape a profession that is capable of responding to the needs of South Africa and contributing meaningfully to the society we serve.



Advocate (Adv) Toto Fiduli

FROM THE REGISTRAR'S DESK

LEGALLY EMPOWERED AGENCIES INVESTIGATING BUILDING COLLAPSES IN SOUTH AFRICA

When a building collapses in South Africa, several Agencies are vested with legislative power to investigate non-compliance with building regulations. These agencies operate across both the national and local spheres of government. This article examines the Constitution and the legislative mandates of these Agencies, each of which holds designated powers under empowering legislation to conduct inquiries into building collapses.

When a building collapses in South Africa, several Agencies are vested with legislative power to investigate non-compliance with building regulations. These agencies operate across both the national and local spheres of government. This article examines the Constitution and the legislative mandates of these Agencies, each of which holds designated powers under empowering legislation to conduct inquiries into building collapses.

Local Government

Section 151 (2) of the Constitution, Act 103 of 1996, provides that the executive and legislative authority of a municipality is vested in its Municipal Council. Moreover, section 151 (4) of the Constitution provides that the national or provincial government may not compromise or impede a municipality's ability or right to exercise its powers or perform its functions. Moreover, section 152 (1) (d) of the Constitution provides that one of the objects of *Local Government is to promote a safe and healthy environment.*

The aforementioned constitutional provisions are reinforced through the functional competencies allocated to local government under *Schedule 4B of the Constitution*, which expressly includes *Building Regulations and Municipal Planning as delegated functions*. These matters fall strictly within the constitutionally delegated domain of municipalities with the support of the national government. Section 156(1)(a) of the Constitution affirms that a municipality has executive authority over, and the right to administer, the local government matters listed in Part B of Schedule 4.

The Constitutional Court in *City of Johannesburg v Chairman of the National Building Regulations Review Board* reinforced the position that South Africa's government consists of three distinct but interdependent spheres: national, provincial, and local. Each has autonomy to exercise its powers within its constitutional mandate and must respect the status and functions of the others.

Therefore, no sphere of government may intrude on another's functions unless expressly permitted by the Constitution. This scheme gives effect to the principle of separation of powers across the spheres of government.

Section 155(7) of the Constitution fortifies that the national and provincial spheres must capacitate municipalities to manage their own affairs and regulate how this must be done. This constitutional mandate does not mean that the national sphere may itself take over and exercise the executive authority of a municipality.

While our concern rightly focuses on building collapses and the tragic loss of life, we must remain mindful that constitutional and legislative agencies are delegated the responsibility to

investigate unlawful construction and collapsed buildings. Our role is to cooperate with these agencies and capacitate them to ensure their mandates are effectively achieved.

Municipalities: National Building Regulations & Standards Act

The National Building Regulations & Standards Act (NBR) explicitly delegates the administration and enforcement of building regulations to the municipality. This is in line with Schedule 4B of the Constitution. While the national government sets the legislative formulations for building regulations, the implementation constitutionally rests with municipalities, not national departments. This scheme is consistent with international best practice and aligns with approaches adopted in other developed countries.

Section 4 of the NBR Act prohibits the construction of buildings within a municipal area without prior approval by the relevant municipality of the building plans. Therefore, a person wishing to erect a building in a municipal area is obliged to first apply for approval of building plans from the relevant municipality before commencing construction. Section 7 of the NBR Act empowers municipalities to approve building plans if the requirements are met.

A person who erects a building without the prior written approval of the municipality contravenes section 4(1) of the NBR Act, and is guilty of an offence under section 4(4). Therefore, section 4 (4) of the NBR Act creates a criminal offense for erecting a building without municipal approval.

Section 6 of the NBR Act requires Building Control Officers (BCO) appointed by a municipality to carry out inspections to ensure that construction is carried out as per the approval and to report to the municipality regarding non-compliance with any condition on which approval was granted.

Section 15(1) of the NBR Act authorises the local authority to enter any building or land at any reasonable time with a view to inspection in connection with the approved building application. To determine whether the owner of the building or land complies with any provision of the NBR Act or any condition imposed by the municipality in terms of the NBR Act.

Section 15 (2) of the NBR provides that a person who hinders or obstructs any BCO or person authorized by the municipality in the exercise of powers in terms of the above is guilty of an offence.

The municipality has wide-ranging powers to address illegal buildings and collapsed structures. Including the power of entry to investigate, inspect, issue fines, and issue a cease-and-desist order.

This is reinforced by section 21 of the NBR Act, which authorises the municipality to apply to court for an order prohibiting a person from erecting or continuing to erect a building, or to authorise the demolition of an illegal building, if the court is satisfied that the construction contravenes or fails to comply with the NBR Act or any approval granted under it.

Building regulations and municipal planning fall within the executive authority of municipal councils. Municipalities are empowered to enter premises where illegal construction is suspected, conduct investigations, and, upon conclusion, approach the courts to obtain orders halting unlawful building and authorizing demolition of such structures. In essence, the Constitution and the NBR Act affirm municipal councils' powers in relation to building regulation implementation and enforcement.

It is important to reiterate that national government, such as the Department of Public Works & Infrastructure (DPWI), has a constitutional obligation, in terms of section 155(7) of the Constitution, to support and capacitate municipalities to fulfil their functions. It must not seek to assume or take over constitutionally delegated responsibilities of municipalities, as is being proposed in certain quarters.

Any proposal for the DPWI and the Council for the Built Environment (CBE) to assume enforcement of building standards is constitutionally unlawful. The implementation of the NBR, including investigating illegal building or building collapses, is a municipal function, and national entities may only provide support and capacity in terms of section 155(7) of the Constitution, not take over responsibilities delegated to local government.

Department of Employment and Labour

Occupational Health and Safety in the workplace is regulated in terms of the Occupational Health and Safety Act 85 of 1993 (OHS Act). The Department of Employment & Labour (DEL) is mandated to implement and enforce its provisions. The OHS Act empowers inspectors to review health and safety measures in the workplace, identify hazards, investigate incidents, and conduct inspections (Section 29). Inspectors are enjoined to issue cease orders where health and safety in the workplace are threatened (Section 30), and/or investigate workplace incidents that caused or could have caused injury, illness, or death (Section 31). The OHS Act also authorises the Chief Inspector to direct formal inquiries into workplace incidents (Section 32).

In the context of collapsed building incidents where workplace health and safety is compromised, Parliament has delegated responsibility to the DEL under the OHS Act. The DEL inspectors

are enjoined to conduct inspections to ensure compliance with health and safety standards in the workplace and, where necessary, to initiate formal inquiries into incidents that impact workplace health and safety.

The NBR Act empowers municipalities to ensure that buildings comply with functionality and structural safety requirements and grants them wide investigative powers to enter any site to carry out inspections and investigations into building compliance. On the other hand, the DEL inspectors focus on workplace safety, identify workplace hazards, investigate incidents, and conduct inquiries to protect employees at any workplace.

There is no legislative gap regarding building regulations in the built environment. The NBR Act clearly assigns implementation of building regulations to municipalities, while workplace health and safety is delegated to the DEL in terms of the OHS Act. What is lacking is not statutory clarity but effective collaborative enforcement, as municipalities lack the necessary capacity to enforce building regulations, underscoring the constitutional obligation of national government under section 155(7) to support and capacitate municipalities rather than assume their functions.

Built Environment Councils (South African Council for the Architectural Profession & Engineering Council of South Africa)

Built Environment Councils are the first-instance authority to investigate the specific built environment professionals involved in any building that has collapsed or illegal construction. The Built Environment Acts complement both the OHS Act and the NBR Act by delegating powers to professional councils to investigate registered built environment professionals involved in projects where there is non-compliance with the building regulations or where, as a result of built environment professional-related undertakings, public health and safety is prejudiced.

For example, in terms of section 28 of the Architectural Profession Act 44 of 2000, an investigation is triggered either on reasonable grounds to suspect improper conduct or upon receipt of a complaint, charge, or allegation against an architectural professional. This delegation of power to Built Environment Councils ensures that councils can act where, as a result of built environment professional-related undertakings, public health and safety is prejudiced. Together, these statutory powers provide strong public and built environment protection. Municipalities are responsible for regulating buildings and enforcing building regulations, OHS inspectors safeguard the health and safety of the workplace, and built environment councils hold professionals

accountable. This scheme is effective because each agency exercises a distinct function within the same domain, ensuring complementary oversight without duplication.

The National Home Builders Registration Council

The National Home Builders Registration Council (NHBRC), established under the Housing Consumers Protection Measures Act 95 of 1998, protects housing consumers by providing warranty protection against defects in new homes. This is mainly to improve the structural quality of new homes and to assist builders through training and inspections to maintain technical standards. The NHBRC also publishes the Home Building Manual, setting out binding technical requirements and compliance guidelines for registered builders.

The NHBRC Inspectors may enter construction sites, demand approved plans and specifications, seek information, and conduct tests or inquiries with expert support to ensure compliance with prescribed standards. Where non-compliance is found, the NHBRC may apply to court to compel compliance, halt construction, or obtain other remedies. In this way, although its statutory mandate is limited to new homes, the NHBRC provides complementary municipal enforcement under the NBR Act. The NHBRC complements the mandate of municipalities, specifically in relation to homes enrolled with the NHBRC. Greater collaborative efforts are required between the NHBRC and municipalities, particularly in light of prevailing capacity constraints within the municipalities.

This reinforces the central point of this article: there is no legislative gap in the built environment. Legislative responsibilities are clearly allocated to municipalities under the NBR, to the DEL under the OHS Act, and, where relevant, to the NHBRC and the Built Environment Councils. The real challenge lies in effective implementation, enforcement, and collaboration to achieve shared outcomes, not legislative gaps.

Council for the Built Environment

Under section 21 of the CBE Act, the CBE serves as an appeal body for registered professionals found guilty of improper conduct by their respective Built Environment Councils. This appellate function requires impartiality. However, when the CBE itself undertakes a primary investigation into a building collapse and concludes that, for example, structural engineering failures caused a building collapse, or that structural design flaws or professional negligence resulted in a building collapse, it creates an independence lacuna at appeal. An apprehension of bias is created if a registered professional engineer appeals to the CBE.

In such circumstances, the CBE cannot fairly and impartially adjudicate an appeal lodged by a structural engineer against a guilty finding by the Engineering Council of South Africa, because it has already taken a position in the investigation.

While the CBE Appeal Committee is often described as independent, it ultimately operates under the oversight of the CBE Council, which remains the accounting authority. This means that when a registered professional appeals in terms of section 21 of the CBE Act, the appeal is formally directed to the CBE administration and the Appeal Committee, but the Council cannot detach itself from accountability for the Committee's decisions. If the CBE Council has already participated in or overseen a primary investigation into a building collapse, its neutrality in later hearing an appeal of a registered professional is compromised.

Enforcement of Building Regulations in the United Kingdom

In the United Kingdom (UK), building regulations are delegated to the local authority and the Building Safety Regulator. The Building Act 1984 is national legislation, but enforcement is delegated to local authorities. The Building Act empowers local authorities to regulate and take action against illegal and non-compliant buildings in relation to low-risk buildings.

Furthermore, the Building Safety Act 2022 established the Building Safety Regulator with statutory powers to enforce compliance for high-risk buildings, including issuing compliance and stop notices, and prosecuting offences. While the local authorities remain responsible for everyday enforcement under the Building Act 1984, the Building Safety Regulator now provides national oversight and enforcement for higher-risk buildings under the Building Safety Act 2022.

The Building Act 1984 and the Building Safety Act 2022 allow for private sector professionals to register as approved inspectors to enforce building regulations on behalf of their clients. Private sector professionals are authorised to check building plans and inspect construction work for compliance with the Building Regulations, effectively providing an alternative to local authority building control. This mechanism alleviates capacity and financial pressure on municipalities because private building control officers or approved inspectors are appointed directly by the client or developer and paid by them.

The UK system is broadly similar to South Africa's, with municipalities focusing on low-risk buildings while a specialised Building Safety Regulator approves high-risk buildings. A further

distinction is the introduction of private building control officers, known as approved inspectors, who operate alongside local authorities under statutory regulation. This dual-tier approach, combining public oversight with regulated private involvement, marks a key difference between the two systems.

Conclusion

The constitutional and legislative scheme already provides comprehensive tools to prevent illegal building and building collapses through the NBR, OHS, NHBRC, and Built Environment Councils. Therefore, there is no gap in the law. The real challenge lies in effective implementation and enforcement, particularly at the local government level, where there are capacity constraints and weak compliance monitoring.

Any suggestion that the law must be reviewed to assign enforcement of the NBR to the DPWI or the CBE is unlawful and unconstitutional. DPWI itself is the state's primary implementing agent, responsible for delivering schools, clinics, police stations, courts and other public infrastructure projects that must comply with the NBR. It cannot simultaneously act as both a regulator and an implementing agent. Constitutionally, enforcement of building regulations is a municipal function. National entities may only provide support under section 155(7) of the Constitution, not assume direct enforcement powers.

To improve efficiency and effective on building regulations, we can adopt the United Kingdom's scheme, which separates enforcement of building regulations between local authorities and the Building Safety Regulator. Local authorities are delegated to enforce compliance for *low-risk buildings*, while other structures within the local government can be set up to focus on *high-risk buildings*. This dual-tier approach allows the national government to make the building regulation law, but leaves implementation and enforcement within the local government sphere.

The UK model of *private building control officers (approved inspectors)* offers an approach that South Africa could adopt to alleviate the capacity and skills pressures faced by municipal building control officers. Under such a system, *private building control officers* would be contracted by clients and developers to check and assess building plans and to inspect construction work for compliance with the NBR. Their role would reinforce municipal duties by providing additional technical capacity and improve efficiency in the handling of planning applications. If South Africa were to adopt this UK approach, the system would need clear qualification and registration requirements for private building control officers (approved inspectors).

THE CHAIR YOU ALWAYS CHOOSE

In every meeting room, there is a chair that becomes yours—long before you realise you've chosen it.

By Linke Ströhmenger

– South African Institute of Architectural Technologists (SAIAT) President

In every meeting room, there is a chair that becomes yours—long before you realise you've chosen it.

It might be by the window.

Or tucked quietly into the corner.

Perhaps it gives you a clear view of the door, or allows you to lean comfortably against a wall. Maybe it's simply the seat you always seem to drift towards, without ever consciously deciding.

The funny thing is, if someone is already sitting there, it feels wrong. You hesitate.

You look around the room as though someone has moved the furniture while you weren't looking.

Then you settle for your second-choice chair, but it never quite feels the same.

I've often wondered why.

Why do we instinctively choose certain spaces over others? Why do some people claim the seat at the head of the table, while others naturally gravitate towards the edge? Why do some seek sunlight, while others seek shelter?

It turns out we are all quietly reading a room.

Not with our eyes.

With our instincts.

Long before the meeting begins, before the first word is spoken or the first presentation appears on the screen, we've already made dozens of subconscious decisions about comfort, visibility, safety, privacy and connection.

We think we're choosing a chair.

But perhaps the chair is revealing something about us.

ARCHITECTURE IS NOT A DISCIPLINE. IT IS SYSTEM INFRASTRUCTURE.

By Dr Jennifer Miremba

Architecture has always fascinated me because so much of its influence is invisible.

We tend to notice buildings when they are spectacular, unusual or disappointing. Yet the greatest architectural successes are often the ones we hardly notice at all. They simply make us feel comfortable.

They invite us in.

They calm us.

They encourage conversation.

Or they offer a quiet place to simply be.

A well-designed space doesn't tell us where to stand or where to sit. It gently suggests. It nudges. It understands human behaviour so intuitively that we believe the decisions were entirely our own.

And perhaps that's the highest compliment architecture can receive.

Not, "What an incredible building."

But rather, "I just love being here."

As architectural professionals, we spend countless hours discussing orientation, circulation, scale, proportion and materiality. We analyse light, movement and function. We debate millimetres on drawings and hours on site.

Yet every one of those decisions quietly shapes an experience someone else will never consciously notice.

A child choosing a sunny windowsill to read.

A couple lingering a little longer on a shaded veranda.

A colleague instinctively selecting the same chair in the boardroom every Tuesday morning.

Design is happening in all of those moments.

Not loudly.

Quietly.

Gracefully.

Almost invisibly.

Perhaps that's why architecture is less about creating buildings than it is about creating feelings.

The feeling of arriving home.

The feeling of belonging.

The feeling of wanting to stay just a little longer.

So, the next time you walk into a room, don't rush to your favourite chair.

Pause for a moment.

Look around.

Notice where everyone else chooses to sit.

Because before the meeting begins, before anyone speaks, the room has already started a conversation.

And somehow, it knows exactly where each of us belongs.

The architectural profession has a blind spot.

It believes its primary output is design.

It is not.

Architecture holds systems together.

The problem is — the system is changing faster than the profession's understanding of itself.

A Discipline Being Quietly Rewritten

Architecture still describes itself through:

- Design
- Authorship
- Professional identity

But across the built environment, those foundations are being reconfigured.

Not through a single disruption.

Through multiple system shifts happening at once.

When Systems Optimise for Delivery

In large-scale delivery environments, systems are increasingly structured around **developer-led or turnkey models**.

Efficiency improves.

Risk appears contained.

But something fundamental shifts.

Architecture is no longer positioned between system actors.

It is absorbed into them.

Decision-making contracts inward.

Design becomes embedded.

Agency becomes conditional.

Architecture is still present.

But no longer structurally visible.

When Systems Optimise for Scale

At the same time, global project structures are expanding.

International firms enter with scale, capital, and coordination power.

Local professionals remain essential — but their role changes.

They are engaged to deliver.

Not to define.

Authorship relocates.



Execution stays behind.
Architecture fragments into layers.
And once fragmented, it becomes interchangeable.

When Systems Remove the Boundary of Authorship

A third shift is emerging — quieter, but more destabilising.
Artificial intelligence is beginning to erode the profession's most assumed boundary: That design belongs to architects.
Increasingly, design capability is:

- Accessible
- Generative
- Decoupled from formal qualification

Clients experiment.
Developers visualise independently.
Non-professionals produce spatial outputs.
The question is no longer:
“Can architects design?”

But:

“What remains exclusively architectural?”
Because when design is no longer scarce, its value as a differentiator collapses.

When the Profession Competes Against Itself

At the same time, internal dynamics within the profession are shifting.
Different categories of architectural professionals increasingly **compete across overlapping scopes of work:**

- On price
- On deliverables
- On access to projects

What was once a structured progression becomes a compressed field of competition.
The result is not only economic pressure.
It is **positional erosion**.
Because when a profession competes downward internally, it accelerates its own commodification.

Four Shifts. One Direction.

These dynamics appear separate.
They are not.
They are all system responses to the same pressures:

- Speed
- Scale
- Cost
- Accessibility

And collectively, they produce a single outcome:

Architecture is moving from:

A system-defining role
to

A distributed service function.

What Does Not Disappear

And yet — one function remains unavoidable.

Systems still need coherence.
Someone must still:

- Align conflicting decisions
- Translate across disciplines
- Maintain continuity under pressure

Complex systems do not stabilise themselves.

That work still happens.

Often through architecture.

But now:

- Without clear authority
- Without recognised ownership
- Without corresponding power

The Real Risk

The risk is not that architecture disappears.
It is that it becomes **everywhere and nowhere at the same time:**

- Embedded in delivery
 - Distributed across actors
 - Replicated through technology
 - Undermined by internal competition
- Present in every project.
Central to none.

The Question the Profession Must Confront

If design is no longer exclusive,
if delivery compresses agency,
if authorship shifts outward,
and if the profession fragments inward—
Then the question is no longer about relevance.

It is about **position**.

Where does architectural power now sit?

And more importantly:

Is the profession willing to redefine itself in response to that reality?

Closing Line

Architecture is still holding systems together.
But increasingly, from a position it does not control.

The greatest threat to the profession is not disruption.

It is misrecognising how fundamentally its role has already changed.

PROMOTING THE USE OF PRESERVATIVE TREATED TIMBER

Commercially grown timber (sawn & round) in South Africa is primarily of Eucalyptus and Pinus species of non-durable varieties (sapwood & heartwood), and susceptible to biological attack by fungal decay and wood destroying insects. To ensure a long service life it's necessary to treat the timber with wood preservatives.

Timber is placed in a pressure vessel and put through vacuum and pressure cycles that allows absorption of the chemicals into the treatable sapwood of the timber and that the penetration and retention of the chosen hazard class is achieved.



TREATED TIMBER SHALL BEAR MARKINGS CONTAINING THE FOLLOWING MINIMUM INFORMATION

- ◇ Treatment plant identification (ABCTT)
- ◇ Certification mark (SABS/SATAS/ACT)
- ◇ SANS Standard Number (e.g 457 / 1288)
- ◇ Exposure / Hazard class (e.g H4)
- ◇ Year of treatment (10 depicting 2010)

POLES (Metal marker)



SAWN TIMBER (Ink stamp)



CHOOSE THE CORRECT PRESERVATIVE TREATED TIMBER FOR YOUR END APPLICATION (H classes)

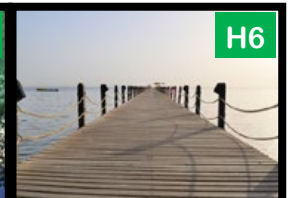
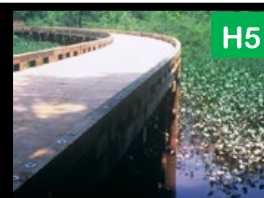
H2 – Low Hazard: Inside above ground

H3 – Moderate Hazard: Outside above ground

H4 – High Hazard: In ground contact

H5 – High Hazard: In contact with heavy wet soil or in fresh water

H6 – High Hazard: Prolonged immersion in marine waters



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THE CASH COW AND THE MONEY TRAIL

Opinion Piece by Kay-Lee Cupido

Cash Cow – A business or product that generates consistent cash flows over its life span.



Yes — you're reading about cows in an architectural newsletter, and it's entirely relevant. Because in our profession, one particular "cow" has stopped producing, and the consequences are felt across the built environment.

For decades, the architectural profession relied on a dependable cash-flow generator: the municipal building plan approval process. It was efficient, predictable, and timeous. A 30-day turnaround meant exactly that. Architectural professionals queued at municipal counters to collect their brown envelopes containing approved plans, often accompanied by the familiar send-off: "Happy Building!"

That process — once the profession's most reliable cash cow — has become increasingly difficult to "milk." And the impact has been detrimental.

How Did We Get Here?

The approval process that once unlocked consistent income for Registered Professionals (RPs) across Stages 4–6 has become a bottleneck. It delays cash flow not only for architectural professions, but also for contractors, engineers, tradespeople, and the broader built environment sector. What was once a functioning system that kept practices financially stable has become a source of stagnation.

Before unpacking how this happened, let's follow the money through a typical small project.

A Simple Example: 50m² Residential Addition in Cape Town

Consider a modest 50m² addition or alteration to a single-residential property, with a conservative construction cost of **R800 000**. According to the SACAP fee calculator, the architectural professional's fee across all six work stages amounts to **R134 091.39**.

Crucially, the bulk of this fee is only unlocked after municipal approval — which now arrives many months later, often at a financial loss to the RP.

A standard Land Use Management (LUMS) application paired with a Building Development Management (BDM) submission can take 8–9 months, if everything goes smoothly and no Heritage or other specialist applications are triggered.

Meanwhile, the City's Income Arrives Immediately.

For this same 50m² project with a single departure, the City receives:

- **± R1 120** for the departure application (including notice-of-delivery fee)
- **R2 490** scrutiny fee for extensions between 50m² and 75m²

Both payments are typically made within two weeks by the client — long before any approved building plan is issued. +- R3 610 into the City coffers almost instantly.

Across the City, let's work on an average of **100 similar applications** in one district being submitted monthly. That's **R361 000 per month** entering municipal coffers without a single approval issued yet. Then multiply this number with **9 months** of revenue to the City (a 100 plans /per month submitted) totalling to **R 3 249 000**, with no approved plans to tie to this revenue stream. The same **9 months** that the RP will spend waiting for approval to unlock the bulk of their architectural fees for one project.

As mentioned previously, this example is based on a small, average-scale 50sqm renovation. The kind that improves the daily lives of families, supports neighbourhood growth, and sustains the livelihoods of small architectural firms and self-employed RPs and also a substantial share of the architectural market.

But the real impact is far greater. Looking at the above **R 3 249 000** in isolation might not seem like a much, but look at it and then apply the same money trail for **5** large scale projects; commercial or similar; and then sit back and look at the revenue, timeline and approval. Imagine the cumulative revenue generated from multiple:

- Larger residential additions
- Multi-unit developments
- Commercial refurbishments
- Retail fit-outs
- Industrial upgrades

These project types carry significantly higher fees, meaning the City's revenue from unapproved plans could easily reach **millions monthly** — while homeowners, professionals, and contractors remain stuck in administrative limbo and cash strapped.

While the City benefits financially upfront, the delays create:

- Project stagnation for families trying to improve their homes
- Financial strain on architectural practices especially smaller and self-employed individuals
- Bottlenecks in construction timelines
- Increased risk of non-compliant work and unauthorized building works due to frustration
- Erosion of trust in municipal processes

The above matters, as small-scale residential projects can be seen as the heartbeat of the built environment at community level.

It is the support for local contractors that help stimulate neighbourhood economies and job creation. It also assists the local architectural

practise to sustain itself. Yet these are the projects most affected by approval delays — despite being the most common and most accessible to the public.

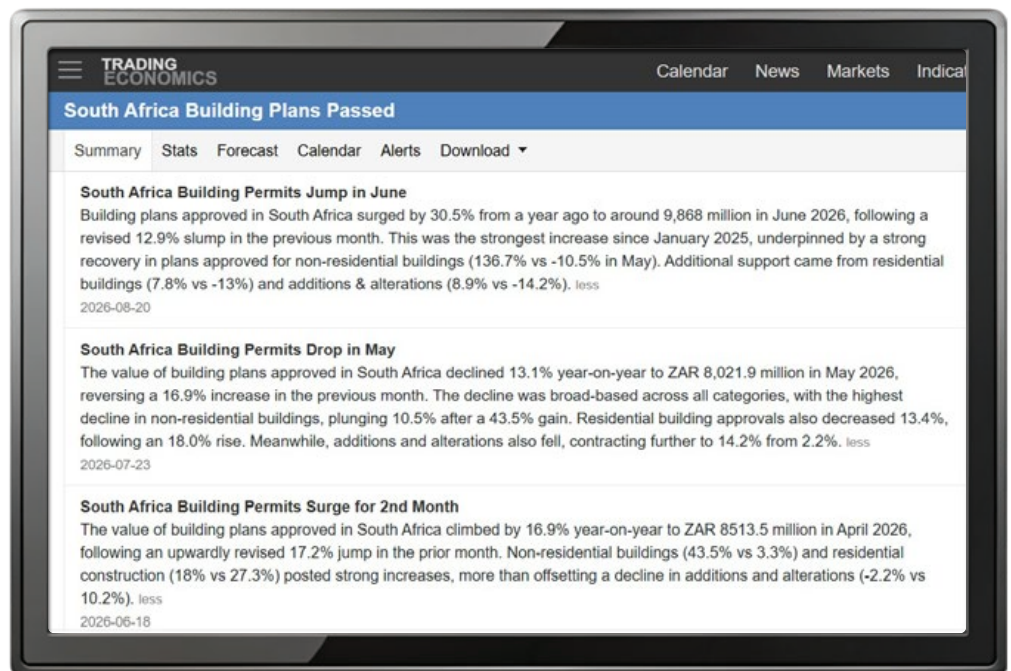
The financial trail of a building plan application is far more complex than the public realises and far more burdensome than the City acknowledges. While municipalities receive guaranteed, upfront revenue, both the client and the RP absorb unpredictable, unquantifiable costs throughout the approval journey.

The hidden costs

No building plan application is ever “*Just the Fee*”. Once the initial application fee is paid, the process begins to generate additional, unexpected costs — none of which the RP can accurately forecast or assign a fixed monetary value to. The best an RP can do is warn the client that “unexpected costs may arise,” even though these costs are triggered entirely by municipal requirements.

These include:

- **R100** fee for a copy of a previously approved plan. Ironically, this is a document the municipality already has in its possession. The question is unavoidable: If the City already holds the approved plan, why must the client pay for the City to retrieve its own record?
- Possible Land Surveyor appointments for topographical surveys or a height certificate to the same small 50sqm application.



I feel this his gap is critical. Municipalities track their revenue. Economists track national investment trends. But no one tracks the financial impact on the RP, the very professional who keeps the built environment compliant and safe.

When I began writing this Opinion Piece, I intended to include feedback from the various stakeholders I meet with — architectural professionals, municipal departments, and SACAP. But as the financial trail unfolded, it became clear that their insights and the money trail each deserves its own dedicated platform.

Therefore, a second addition to this article will feature in next quarter's newsletter. This addition will explore the frustrations

- Unauthorized Works Applications required even when the “unauthorized work” is historical or caused by previous owners.
- Second Carriageway Crossing Construction Fee — **R10 000** per CWC. Again, let's work on 10 applications per month. **R100 000** that goes straight into municipal revenue before any approval is granted.

The above is only to name a few. Every one of these costs goes straight into the municipal coffers, while the RP is still waiting for the bulk of their architectural fees to be unlocked once building plan approval is reached.

Within this **8-9 months** the RP, on just this one application, has made numerous phone calls, incurred printing cost, sent emails etc. all to aid in expediting approval. This is the imbalance: Municipal revenue is guaranteed. RP revenue is conditional and delayed without interest.

Whilst looking at the numbers and where the money goes and when, I came across these two interesting stats. This made we wonder what it is based on. These statistics highlight the broader economic impact, but they do not track:

- How long RPs wait to receive payment
- How much revenue RPs lose due to delays
- How many projects stall because clients cannot absorb additional municipal costs
- How approval timelines affect small practices vs. larger firms

RPs feel during the building plan process, their stifled income as a result of delays perspectives as well as how they are shuffling things around to make ends meet.

It will also look at the concerns municipalities has with regards to their challenges and their future planned interventions to help the system along to aid in building stronger relationships with RPs.

Ultimately a stronger working relationship between RPs and municipalities could transform this Cash Cow into a sustainable cashflow over time for every roleplayer in our profession.

THE STANDARDISATION PARADOX: WHY WE'RE HANDING OVER AUTOMATED BUILDINGS, NOT SMART BUILDINGS

*Part 1 of a 5-part series on governance
and Construction 5.0*

By Dirk Lourens, PrArch (SACAP), CEng (IET)



Handover day is usually the good part. The building is complete, the client is happy, and somewhere in the specification it probably says, “smart building” or “building management system” (BMS) in bold, maybe even with a premium attached. What actually gets switched on, more often than not, is a set of sensors and controllers that can read conditions and react to them, but nothing that can reason about them, forecast them, or talk to the rest of the organisation’s data. We call it smart. Realistically, at best, it is automated. That gap between automated and smart is not semantic quibbles – it is the visible symptom of something the architectural profession has largely failed to notice about its own practice i.e., a standardisation paradox.

We are compliant everywhere except where it now matters most

Architectural Professionals operate inside one of the most mature compliance ecosystems in any profession. National Building Regulations, SACAP’s own Code of Conduct, SANS 10400 and XA’s structural, fire and energy efficiency codes, accessibility standards – we never design or build without reference to these, and we do not get away with ignoring them. Rightly, it is second nature.

Now ask the same question about the digital and sensor layer of a building – the RFID tags, the IoT devices, the data feeding the BMS and, increasingly, a digital twin. Despite the ISO19650 1018:2020, there is no equivalent culture of compliance. There is barely an equivalent vocabulary. Most projects treat the physical delivery of a building (design, documentation, construction – the world BIM originally served) and the digital systems that will run inside it (IT, IoT, OT) as two separate projects that happen to share a site. They are even procured separately, specified separately, project managed separately, and critically, governed independently.

In this cyber-physical void: the space between “the building is built” and “the building’s digital systems are integrated, secure, and aligned with what the client’s operation’s team needs,” is where responsibility quietly disappears.

Why this is an architect’s problem, not just an IT problem

It would be convenient if this were someone else’s scope, as is often proclaimed by various project parties, including architects. It isn’t, for three reasons.

First, architects set the brief. If the sensory and digital requirements aren’t defined at the early project stages, when the Information Production Plan and delivery standards are being written, they don’t get defined properly at all. By the time a contractor or specialist subcontractor is bolting sensors onto a build, the opportunity for coherent governance has largely passed.

Second, the risk doesn’t stay contained. As IT and operational technology (OT) systems continue increasingly converging inside buildings, the attack surface for a connected asset grows with it. That is no longer a niche concern, but a recognised structural trend in critical infrastructure security more broadly. Buildings are not exempt because they’re made of brick, steel and glass rather than data pipelines or electrical grids.

Third, liability follows the brief, and briefs are ours. When a smart building client later discovers they’ve received a collection of disconnected sensors and an automated building instead of an integrated system, the paper trail leads back to how the project was scoped and by whom. Fragmentation isn’t just an inefficiency. It’s a major liability exposure.

Automated is not the same promise as smart

Here’s the distinction worth sitting on, and one we’ll unpack in Part 3: an automated system reads a condition and reacts to it i.e., a thermostat, a timer, a basic BMS rule. A smart system is one whose data actually means something beyond the building it sits in: it forecasts, it integrates with the client’s wider data environment, and it feeds to or from digital twin that stays useful long after handover, ideally for the full building lifecycle. Most of what gets delivered under the smart building banner today is the former, disguised as the latter.

That’s not a technology failure. Cheap, capable IoT and RFID hardware has been available for years. It’s, however, a governance failure – the absence of a shared, referenceable standard that tells project teams what “done properly” actually looks like for the sensory layer, the way SANS 10400 tells us what “done properly” looks like for a staircase.

Where this series is going

I’ll explain it over the next three instalments:

- **Part 2** explains the missing foundation on why most models cannot carry digital twins; whereby the models are built for coordination and not to last the lifecycle.
- **Part 3** unpacks the practical difference between automated and smart infrastructure, and where the real value sits for clients.
- **Part 4** looks at what happens when sensor deployment on sites stays ad hoc, and the security and interoperability cost of doing this without a framework.
- **Part 5** sets out a simplified, practical, phased approach architects can use to close the gap, aligned with ISO 19650 and its forthcoming revision.

Before I go, consider this food for thought – the next time you sign off a project as delivering a *smart building*, it’s worth asking whether that’s truly what you are handing over, or whether it is a well-organised automation.

BEFORE THE KNOWLEDGE LEAVES THE ROOM: RETHINKING RETIREMENT IN THE ARCHITECTURAL PROFESSION

By Angela Vougiouklis



I have been thinking about the contradiction of retirement for several years now.

My mother is a doctor and is almost 70 years old. She is arguably at the peak of her knowledge. She has reached a point where she can almost diagnose her patients before they step through the door. She understands the symptoms they are experiencing and has seen how different seasons, weather conditions and cycles affect people's health. Through years of experience, she has developed the ability to make judgement calls that are remarkably close to accurate.

I see the same thing in my father, who has been designing pharmacies for most of his career. He is now 75 and can walk into a pharmacy or look at a floor plan and immediately understand what needs to change for the space to flow properly and for the pharmacy to function successfully.

The changes he sees in his mind are drawn from years and years of working in these environments. He understands what pharmacists need, sometimes to the point where he has conversations with them using terminology and jargon that I do not even understand.

Both of my parents actively take students into their practices. They bring in people who know very little and teach them things they could never learn through a normal academic programme. They pass down practical knowledge, professional judgement and what I can only describe as working-life skills.

Yet, according to the normal working world, both of them should already have retired.

This is the contradiction that troubles me: at 65, a professional may finally be at the point where they deeply understand what works, what fails, why it fails and how to fix it. Yet this is also the point at which we expect them to step aside.

Retirement from full-time practice should not mean retirement from contributing to the profession.

Knowledge That Cannot Be Found in a Textbook

There is a difference between academic knowledge and knowledge gained through experience.

In architecture, we eventually have to understand how buildings actually come together. We must learn to recognise problems before they occur. We must manage contractors, consultants, clients and authorities. We must learn which details fail, why certain projects become difficult and how costly mistakes can inform better decisions in the future.

Experience develops our professional judgement and capacity. It helps us recognise when something may look correct on paper but will not work on site.

This is knowledge that cannot simply be found in a textbook. It is currently held in the minds of thousands of professionals over the age of 65.

The question is: what are we doing with it?

What Has Been Sweated For

Professional wisdom comes at a personal cost.

It is earned through years of responsibility, site experience, mistakes and corrections. It is earned through difficult conversations and the uncomfortable process of learning how to navigate conflict. I personally cannot stand those difficult, conflict-filled conversations, but learning to handle them is part of becoming a capable professional.

This knowledge is also earned through financial and professional risk. Many of us experience those risks from our forties, or perhaps even earlier, but we do not always know how to navigate them because we do not yet have the years behind us.

Some of the professionals who are still practising today were working before SACAP existed. They remember how the profession operated, why certain systems were developed and how regulations have changed. They remember construction methods from before our current technology existed. They know which projects succeeded, which did not, and why.

This knowledge has been sweated for. It has not been acquired as easily as opening a book or completing a programme.

Yet we are allowing it to disappear.

How do we structure our practices, universities and professional institutions so that we can capture this knowledge? And not merely capture it for documentation's sake, but use it, refine it, improve it and pass it on?

The Cost of Losing Institutional Memory

What happens when experienced professionals leave without transferring what they know?

Practices begin to lose their institutional memory. Technical knowledge slowly leaks out of the profession, and the same failures begin to occur across generations.

We see this on construction sites. Experienced construction managers, quantity surveyors and other senior professionals respond differently when they recognise that the knowledge of previous generations has not been transferred to the younger professional team. They can see mistakes happening before those mistakes are understood by everyone else.

Every new graduate is then required to relearn lessons that the profession has already paid to learn.

We keep paying for the same education through repeated mistakes, but we are not refining or building on what we already know. Clients, buildings and communities eventually carry the cost of the poor decisions made on site.

There may be 40 or 50 years between one failure and the same failure occurring again, but if the knowledge is not transferred, the cycle continues.

Why Must Every Generation Start Again?

Why do we accept a system in which every generation starts from the beginning?

Architecture will always require new learning. Technology changes, society changes and the way we practise must change with it. But progress should mean building upon accumulated knowledge—not continually returning to the starting line.

Each generation should begin where the previous generation ended.

The experience of senior professionals should become a springboard for the next generation. It should allow younger professionals to advance further, rather than spending another 40 years rediscovering lessons that were already learned.

It does not always have to be trial and error.

A Different Role Beyond Retirement

I am not suggesting that people should simply continue working full-time forever. I am suggesting that there should be a different, intentional role for senior professionals.

Could they become mentors, technical reviewers, practice advisers, studio critics or part-time lecturers? Could we create a new role for site-based knowledge advisers? Could they contribute to professional-registration programmes or become contributors to recorded case studies?

We cannot afford to become glorified designers who must bring in a large team of specialists simply to make it through a project without mud on our faces. There must be more to our professional capacity.

An Architect I once spoke to described the occupation certificate as the “golden ticket” at the end of a project. How many Architects are truly taking responsibility for getting a project all the way to that golden ticket, for the client and for themselves?

There are senior professionals who know how to do this. They know how to practise architecture, manage the difficult parts of a project and close it out successfully.

How do we create space for them to pass that knowledge down?

Creating Space for Professionals Over 65

Perhaps we need a national register of experienced mentors. Perhaps we need paid mentorship opportunities supported by professional bodies or sponsors.

Could senior professionals register under a structured mentorship programme, with younger professionals or practices paying a monthly fee to draw from their experience?

Could we record interviews and technical case studies in which experienced professionals unpack real projects, failures, lessons and solutions? Could we create structured knowledge-transfer sessions and stronger links between senior professionals and candidate Architects?

These professionals could support universities, smaller practices, emerging professionals and CPD programmes. Through my own involvement in professional coursework, I have seen people over 65 bring an extraordinary amount of practical, work-based knowledge into the room. The information they share can immediately shift how we work, solve a problem or turn a difficult project in our favour.

You cannot easily put a price on what they bring. Yet we must still recognise that it has a value.

Knowledge Transfer Must Be Paid For

Passing down professional knowledge is professional work.

It should not only be recognised and structured; it should be appropriately remunerated. A simple “thank you” is not enough, and this cannot all be done for mahala.

Surely, the more experience and knowledge someone has, the more value they can bring. That value should be supported financially.

I write this as an Architect in my forties, advocating for professionals who are 25 years or more ahead of me. But I will also be in that

position one day. I would like to believe that the knowledge I have gained by then will still have a place and a value.

Perhaps I would be willing to share it for free, but I do not believe I should have to. I believe professionals should be properly remunerated for the value they bring, regardless of their age.

There is room for us to begin having this conversation.

An Intergenerational Profession

This is not about holding younger professionals back. It is not about pushing fresh ideas aside or resisting change.

It is about bringing generations together.

Younger professionals contribute new technology, fresh thinking and changing social perspectives. Senior professionals contribute judgement, memory and lessons gained through experience.

The profession becomes stronger when these forms of knowledge meet. Their combination could allow us to move forward in a way that is both more successful and more relevant to the time in which we are living.

Do Not Let the Knowledge Retire

My call to, I suppose, myself as well as the broader architectural profession is that we recognise senior professionals as an ongoing professional resource.

We need formal pathways for post-retirement contribution. We need to encourage practices to establish succession and knowledge-transfer plans. We need to connect senior professionals with candidates and younger practices. Most importantly, we need to record and transfer valuable professional knowledge before it is lost to the next generation.

A professional may retire from daily practice, but their knowledge should not retire with them.

If architecture is about progress, each generation must begin where the previous generation ended, not where that generation began.

We cannot continue allowing a lifetime of professional knowledge to walk out of the door at 65, only to ask the next generation to spend another 40 years learning it all over again.

Perhaps these are thoughts that many of us have already had. But perhaps they can also begin something new: a profession in which people may retire, but knowledge never does.



REPORTING OF INCIDENTS AFFECTING MEMBERS OF THE PUBLIC

Workplace activities can sometimes have consequences beyond employees and directly affect members of the public. In recognition of this risk, the Occupational Health and Safety Act, 1993 (Act 85 of 1993), places a legal duty on employers, self-employed persons, and users of plant or machinery to ensure that their activities do not expose members of the public to health and safety hazards. Where an incident involving a member of the public occurs, specific reporting obligations must be complied with to ensure that the Department of Employment and Labour is informed of the circumstances surrounding the incident.

There are instances where a workplace incident may involve a member of the public, and such incidents must be reported to the relevant authorities. Section 9 of the Occupational Health and Safety Act, 1993 (Act 85 of 1993), sets out the duties of employers and self-employed persons regarding the protection of persons who may be affected by their activities.

Section 9 provides that:

- (1) Every employer shall conduct his undertaking in such a manner as to ensure, as far as is reasonably practicable, that persons other than those in his employment who may be directly affected by his activities are not thereby exposed to hazards to their health or safety.
- (2) Every self-employed person shall conduct his undertaking in such a manner as to ensure, as far as is reasonably practicable, that he and other persons who may be directly affected by his activities are not thereby exposed to hazards to their health or safety.

These obligations also extend to a user of plant or machinery, which refers to a person who uses plant or machinery for their own benefit or who exercises control over the use of that plant or machinery.

When an incident occurs that affects a member of the public, the user, employer, or self-employed person has a legal obligation to report the details of the incident to the Department of Employment and Labour. In terms of Regulation 8(3) of the General Administrative Regulations, specific information must be submitted, including:

- The name of the injured person;
- The address of the injured person;
- The name of the user, employer, or self-employed person;
- The address of the user, employer, or self-employed person;
- The telephone number of the user, employer, or self-employed person;
- The name of a contact person;
- Details of the incident, including:
 - » What happened;
 - » Where it happened;
 - » When it happened (date and time);
 - » How it happened; and
 - » Why it happened; and
- The names of any witnesses.

Providing complete and accurate information is essential to ensure that the Department can properly investigate the incident and determine whether there has been compliance with the requirements of occupational health and safety legislation. The Occupational Health and Safety Act places a clear responsibility on employers, self-employed persons, and users of plant or machinery to protect not only employees but also members of the public who may be affected by their activities.

When incidents involving members of the public occur, timely and accurate reporting is a legal requirement and an important part of effective health and safety management. By understanding and complying with these reporting obligations, duty holders can contribute to safer workplaces and communities while demonstrating compliance with applicable legislation.

SACAP EDUCATION CONFERENCE 2026: ARCHITECTURE IN CHANGING TIMES

Bringing together leaders, academics, professionals, students and built environment stakeholders to explore the future of architectural education and practice.

The South African Council for the Architectural Profession (SACAP) successfully hosted the SACAP Education Conference 2026 from 10–11 September 2026 at the University of Cape Town under the theme “Architecture in Changing Times.”

The two-day hybrid conference brought together architectural professionals, academics, students, regulators, government representatives and built environment stakeholders for meaningful conversations on the forces shaping architectural education and professional practice.

Through keynote addresses, panel discussions, academic paper presentations and engagements with local and international experts, the Conference provided a platform for knowledge exchange, collaboration and reflection on how the profession can respond to an increasingly dynamic built environment.

The Conference in Pictures: Leadership and Keynotes





The Conference in Pictures: Conversations that matter



The Conference in Pictures: Celebrating Excellence



The Conference in Pictures: Connecting the profession





OUR CONTACT DETAILS

Telephone: + 27 11 479 5000

Fax: + 27 11 479 5100

Office Hours: 08h00 - 16h30 (Monday - Friday)

PHYSICAL ADDRESS

51 Wessel Road, Right Wing, Rivonia, Sandton, 2128

GPS co-ordinates : Latitude : 26.04567 and Longitude : 28.06055

POSTAL ADDRESS

P O Box 1500, Rivonia, 2128

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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 THANK YOU

