MASTER BUILDERS
SOUTH AFRICA

ANNUAL REPORT 2026

TABLE OF CONTENTS

ABOUT US

Master Builders South Africa (MBSA) is the leading National Representative Body in the Building and Construction industry in South Africa.

It operates as Federation of registered employer Associations representing contractors and employers in the construction industry and is regulated in terms of Section 107 of the Labour Relations Act 66 of 1995. The Federation's eight Master Builders Associations, and one Affiliate Association represent more than 4000 contractors and employers in the industry.

STRATEGIC FOCUS AREA:

- Strengthening the position of MBSA as a leader in the South African construction industry
- Lobbying and Advocacy
- Promotion of Members Interest and Support
- Promotion of Equitable Trading Practices
- MBSA Sustainability

VISION

It operates as Federation of registered employer Associations representing contractors and employers in the construction industry and is regulated in terms of Section 107 of the Labour Relations Act 66 of 1995. The Federation's eight Master Builders Associations, and one Affiliate Association represent more than 4000 contractors and employers in the industry.

MISSION

Represent the interest of members through effective lobbying and advocacy at a national level. Promote the viewpoints and interests of the industry by engaging relevant stakeholders on national legislation, policies and prescripts that impact the construction industry. Promote ethical business practice, skills development, and inclusive economic growth in the construction industry. Promote high standards and quality construction, through support to our members.

OUR VALUES

ACCOUNTABILITY • DIVERSITY • INTEGRITY • RELIABILITY • RESPECT • TRANSPARENCY

OUR BOARD MEMBERS


Sam Ngcongo
President


Mark Fugard
Vice President


Musa Shangase
Immediate Past President


Roy Mnisi
Executive Director


Vikashnee Harbhajan


Petra Devereux


Craig Gainsford


Greg Steele


Gavin Morrow


Martin Westraad


Mohau Mphomela


Daniel Uys


Stanley Stevens


Wouter Viljoen


Gavin Smit


Johan Heyneke


Shaun Bentley


Steven Claassen


Duane Phillips

MASTER BUILDERS
SOUTH AFRICA

PRESIDENT'S REPORT

Sam Ngcongo
President, Master Builders South Africa

The past two years have been an important period for MBSA and the broader construction industry. The sector has operated in a challenging environment, while also facing significant opportunities arising from South Africa's infrastructure requirements and the need for increased investment across the built environment.

My presidency has focused on strengthening collaboration across the federation, supporting infrastructure delivery, advancing occupational health and safety, addressing criminal activity and disruptions on construction sites, and ensuring that MBSA provides meaningful value to its members .These priorities have guided the work of the board, management, staff, committees and our regional Master Builders Associations throughout my term of office.

STATE OF SA'S CONSTRUCTION INDUSTRY

The South African construction industry operates in a demanding environment. Economic pressures, rising construction costs, skills shortages, delays in project implementation, procurement challenges, regulatory requirements and disruptions to construction sites affect contractors across the country. At the same time, SA has substantial infrastructure requirements and significant potential for increased investment in the built environment. Infrastructure development is an important driver of economic activity and has a direct impact on communities, businesses and the wider economy .This situation creates a significant opportunity for the construction industry. The sector has the capacity, experience and technical expertise to contribute to infrastructure development, provided that projects are properly planned, funded, procured and implemented.

MBSA has advocated stronger collaboration between the public and private sectors and greater engagement with institutions responsible for infrastructure planning and delivery. As the organised voice of the construction industry, it is well positioned to contribute practical industry knowledge and experience to these discussions.

INFRASTRUCTURE INVESTMENT AND DELIVERY

The construction industry is directly connected to the success of infrastructure programmes across energy, water, transport, housing, health, education and other areas. Effective infrastructure delivery creates opportunities throughout the construction value chain while supporting broader economic activity. Greater attention is required to project preparation, efficient procurement, effective contract management and the timely implementation of infrastructure projects.

MBSA has engaged relevant stakeholders on these matters and advocated an environment in which infrastructure projects can move from planning to implementation more efficiently.

The private sector plays an important role in supporting infrastructure investment. Public-private partnerships and other investment models can provide opportunities to mobilise capital, expertise and capacity and accelerate delivery, where appropriate.

CONSTRUCTION SITE DISRUPTIONS AND CRIMINALITY

Unlawful disruption and criminal activity on construction sites are among the most serious challenges facing the industry. Extortion, intimidation, illegal site stoppages and other forms of criminal interference have a direct impact on contractors, workers, investors and communities. This impact contributes to delays, increased costs, uncertainty and undermines confidence in the built environment.

MBSA has consistently and boldly spoken against these practices and supported efforts to create a safer and more secure environment for legitimate construction activity.

Legitimate participation enables contractors to undertake their work without intimidation or unlawful interference, while communities can access opportunities for genuine economic participation and development.

Addressing construction site criminality requires continued co-operation between the construction industry, government, law enforcement and other stakeholders.

OCCUPATIONAL HEALTH AND SAFETY

The construction sector has experienced a number of serious incidents and building collapses in recent years, resulting in loss of life and injuries. These incidents highlight the importance of competence, compliance, quality and accountability throughout the construction value chain.

The incidents also reinforce the need for all participants in the built environment to understand and fulfil their responsibilities and for appropriate standards to be applied throughout the life-cycle of every project.

MBSA and its regional associations have supported members through occupational health and safety initiatives, audits, training, awareness programmes and the annual safety competition. The National Health and Safety Awards provide an important platform for recognising companies and individuals who demonstrate a strong commitment to safe construction practices.

Safety cannot be treated as a secondary consideration. It is an essential part of professional construction practice and requires attention from project planning to completion.

SKILLS DEVELOPMENT AND TRANSFORMATION

MBSA and its associations have supported skills development initiatives aimed at strengthening the skills base of the industry and creating opportunities for people entering and progressing within the industry.

The building sector requires skilled artisans, professionals, managers, contractors and other specialists who are able to meet the technical demands of modern construction and infrastructure projects.

Transformation continues to be an important area that requires focus. A sustainable construction industry will be characterised by meaningful participation of different groups across the value chain and opportunities for emerging contractors and other participants to develop the experience, capacity and resources required to operate successfully.

MBSA will continue to participate in initiatives aimed at strengthening skills development and transformation within the sector.

SUPPORTING OUR MEMBERS

At the heart of MBSA is its membership.

The federation's value is reflected in the support provided to contractors through its regional associations, committees, industry representation, technical guidance, occupational health and safety initiatives, contractual and legal resources, education and training programmes and engagement on matters affecting the operating environment.

PRESIDENT'S REPORT

The work of the Contractual and Legal Committee, Occupational Health and Safety Committee and Education, Training and Transformation Committee has contributed to strengthening the support available to members.

The co-operation between MBSA and the regional associations is also important in ensuring that national industry matters are informed by the experiences and needs of contractors operating across the country.

THE ROLE OF MBSA IN A CHANGING INDUSTRY

The construction industry is increasingly influenced by technology, investment trends, changing infrastructure models, environmental considerations, skills requirements and developments across Africa. SA's construction sector has an opportunity to participate beyond the country's borders. The expertise developed by South African contractors and construction professionals can contribute to infrastructure development across the continent, while creating opportunities for growth and investment within the sector.

> This broader perspective is reflected in the theme of the 2026 MBSA Annual Congress: "Building SA as the Gateway to Africa Through Investment and Smart Infrastructure".

The theme underscores the relationship between investment, infrastructure and economic development and encourages the industry to consider how SA can strengthen its position as a gateway to the rest of the continent.

The congress programme reflects this focus through discussions on infrastructure investment, smart infrastructure, economic development, public-private partnerships and SA's role within the broader African infrastructure landscape. The African Continental Dialogue provides an additional platform for considering opportunities and partnerships beyond our country's borders.

THE NEXT CHAPTER

The next phase of MBSA's work will require continued attention to infrastructure investment and delivery, occupational health and safety, skills development, transformation, ethical business practices, member support and addressing criminal activity on construction sites.

The strength of MBSA lies in its collective structure and the commitment of its members and associations. The federation has an important role to play in ensuring that the voice of the construction industry is heard and that the expertise within the sector contributes to discussions affecting infrastructure development and economic growth.

I extend my appreciation to the members of MBSA, the regional Master Builders Associations, affiliate members, the board, the vice-president, the immediate past president, executive director Roy Mnisi, the management and staff, and all our stakeholders for their support and contribution during my term of office.

Serving as president of MBSA has been a great privilege. I am proud of the work undertaken by the federation and confident in its ability, as well as that of its members, to contribute meaningfully to SA's infrastructure and economic development.

The next chapter of MBSA presents significant opportunities. The federation is well positioned to continue contributing to a stronger, safer, more skilled and more competitive South African construction industry.

SAM NGCONGO
President
Master Builders South Africa

EXECUTIVE DIRECTOR'S REPORT

Roy Mnisi
Executive Director, Master Builders South Africa

In 2025, I came across what I considered to be a very important document for anyone who is involved in the construction business. That document was the Construction Book Projects 2025 Edition 2 published by Infrastructure South Africa. I will call it the Construction Book. The Construction Book is important because it reflects all strategic public-sector infrastructure investments across areas such as Transport and Logistics (R402 billion potential spend), Energy Infrastructure (R219.2 billion potential spend), and Water and Sanitation (R156.3 billion potential spend), etc. These are all part of the 2025/26 national budget projection, in terms of which the public-sector infrastructure expenditure would be allocated more than R1 trillion over the Medium-Term Expenditure Framework (MTEF). The private sector. In March 2026, at the 6th Annual South Africa Investment Conference, R889.8 billion in investment commitments were announced across key sectors and all nine provinces.

Now, the big question is whether South Africa can build and maintain the required infrastructure using these available funds. To answer that question, we must look at the stats. StatsSA reports that, according to gross domestic product (GDP) estimates, construction's contribution to national economic activity peaked at 4,2% of value added (in current prices) in 2008. Since then, its contribution has slowly

decreased to 2,4% in 2024 and 2,3% in 2025. The size of the construction industry has also waned. In 2016, the industry was valued at R156,0 billion (in constant prices), gradually shrinking to R103,6 billion in 2024 and R99,1 billion in 2025. This alone paints a picture of a serious decline of the construction sector up to 2025. I would like to once again (as I have done it before) zoom into the good, the bad and the ugly affecting South African construction growth:

THE GOOD

The construction sector's resilience is equal to none given where it comes from. Without going that far, the sector enjoyed remarkable growth and was one of the serious contenders contributing to the national economic activity before 2010 and beyond. Though difficult, the construction sector has survived the devastation of COVID-19. The sector continues to fight for its space as one of the sectors of the economy creating more employment. According to StatsSA, the total employment in the construction industry has fluctuated over the years, but without a clear long-term trend as the industry has created 59 985 jobs in 2024 compared with 479 071 jobs in 2020, representing a rise of 3,0% per annum. The government's commitment to infrastructure investment and spending mainly through the Department of Public Works and Infrastructure and other departments is a positive sign of something good coming. The Department of Public Works and Infrastructure has committed to supporting South Africa's economic recovery and development agenda by

strategically developing infrastructure to stimulate economic growth, create jobs, and improve service delivery. The Department has also joined us in a fight against the construction mafia, and we have begun to see some decline in construction site attacks. The gazetting of the Draft Public Procurement Regulation was a step in the right direction, and with proper provisions and implementation, it would go a long way in easing public sector spending on infrastructure development.

EXECUTIVE DIRECTOR'S REPORT

THE BAD
These are things inhibiting the growth of the sector. They include but not limited to; failure by Municipalities to approve building plans, lack of requisite technical and financial skills in government, particularly in municipalities and some state-owned entities. Infrastructure-related tenders are cancelled due to poor project specifications, corruption and other related reasons, thereby negatively affecting the country's coordinated infrastructure development plans.

Project failures and inability to complete are some of the bad things affecting our sector's ability to grow. This happens a lot with public sector projects compared to private sector projects. Though improving as per our members' reports, the non-payment of contractors remains a serious challenge. Non-payment of sub-contractors by main contractors is a related disease requiring its own strong attention, and to this end, MBSA has prioritised it in 2025, focusing on contractual reforms with non-negotiable clauses in various suites of contracts. The escalation of the cost of

building materials and running costs such as fuel prices were all part of the bad sites experienced by our sector in the 2025/26 financial year.

AND THE UGLY
The illegal site invasions, intimidation, demanding work and payment of 30%, and demands for protection fees are some of the ugliest factors affecting infrastructure investment and growth in South Africa. These demands started in 2015/2016 and continued to adversely affect the construction sector. There are, however, declining reports owing to community awareness and community involvement in projects, improving law enforcement, etc. Corruption remains one of the biggest threats to infrastructure development and the growth of our sector. It is reported that bribery to bypass safety approvals or use sub-standard materials has directly contributed to tragic structural failures and fatal building collapses across the country.

Research on Perceptions of Corruption in the South African Construction Industry (https://www.tandfonline.com/doi/abs/10.1080/15578771.2023.2179138) has maintained that corruption continues to overshadow the fundamental contributions of the construction industry, preventing the delivery of infrastructure services. Bribery and tender rigging result in wrong contractors being appointed to take projects that they are not qualified and capacitated to execute, resulting in incomplete works, collapsing structures and loss of lives of the employees and people using such badly constructed structures. Though not all structural collapses may be associated with corruption, the recent spates of building collapses have been painting an ugly picture for the construction sector.

During the year, as per its strategic objectives, MBSA has played a key role in representing and protecting its members' interests. MBSA has achieved all its strategic objectives relating to industry matters except the development of the industry pact, which is set to be concluded in the current financial year.

In February 2026, MBSA embarked on a strategic session which resulted in renewed priorities based on its vision to be the leading voice of the South African construction industry, committed to achieving a sustainable industry. The Strategic Plan was approved by the board in May 2026, together with the corporate plan for implementation as from July 2026.

As indicated by the President of the country, Cyril Ramaphosa, in November 2025 at the Construction Summit, "Infrastructure is the backbone of development because, among many other reasons, it bolsters economic competitiveness and sustainability. Without infrastructure, economic growth slows down, inequality deepens, and the quality of life declines."

We must therefore work together to ensure a sustainable construction sector so we can realise its full potential and impact on our country's economy and future.

ROY MNISI
MBSA Executive Director

MASTER BUILDERS
SOUTH AFRICA

ECONOMIC REPORT

ECONOMIC REPORT

INTRODUCTION

In our 2025 Economic Report we mentioned that our economic prospects would be greatly influenced by international developments. The factors mentioned included the ongoing conflict in the Middle East. Just so, it has turned out to be. On 28 February 2026, the US and Israeli military undertook a kinetic strike against the Iranian government. This event had far-reaching consequences for the global economy, as well as for our domestic economy. The conflict caused oil prices to spike leading to an acceleration in general inflation. The South African building and construction industry could not avoid the supply-side shock of rising input costs. In this 2026 Economic Report we consider these developments in greater detail.

CYCLICAL MOVEMENTS IN THE GLOBAL ECONOMY

During the past two years, global economic growth has entered a period of greater instability. Two factors have contributed to this unwelcome development. First, the trade tariffs introduced by the US administration disrupted the smooth functioning of global commerce. Different counties were treated differently by the US. Several countries introduced retaliatory trade practices and new trading blocks were formed. Second, during early-2026 the conflict in the Gulf Region led to the closing of the Strait of Hormuz, a choke point in maritime trade of oil, gas and fertilizers.

It is widely known that roughly one-fifth of global oil supplies transit the Strait. Given that oil supplies were disrupted, crude oil prices spiked. In a recent study of the chemical industry, a private sector economist, Henk Langenhoven, found that roughly one-third of South Africa's imports of critically important chemicals originate from the Gulf Region (R600 billion of R1 880 billion). The consensus is that it will take many months for the oil and chemicals market to stabilise now that the Strait has been somewhat reopened to maritime trade traffic. This event forms part of a 60-day ceasefire between the US and Iran. At time of writing, the ceasefire remains fragile.

Thinking globally, how have the prices of commodities reacted to the conflict in the Middle East? According to The Economist Commodity-Price Index, the All-Items index increased by 17.2% during the year to May 2026. The All-Industrials index rose by 37.9%; the Metals index increased by 41.2%. The price of Brent crude oil surged from US$65 dollars per barrel to US$108 in April 2026. It has since stabilised at around US$70 per barrel. Yet, prices remain volatile.

The gold price had a spectacular run: in August 2025 it traded at about US$3 400, in January 2026 it hit US$5 400 and retreated to US$4 400 in mid-June 2026. Price volatility occurred on the back of geopolitical tensions, central bank buying and economic instability. This rise benefits South Africa in several ways: more employment in the mining industry, higher gold mine taxes and a strengthening in the rand exchange rate. However, since the fragile US-Iran ceasefire was negotiated, the price increases of commodities have moderated.

The accompanying table shows key economic indicators for selected countries that have strong trade relations with South Africa. Observe that analysts expect rapid growth rates in China (4.9%) and India (6.5%). The US economy in 2026 is expected to grow by just 2.2%. In the Eurozone, as well as in South Africa, economic growth is mediocre.

ECONOMIC REPORT

Estimates of economic indicators in key developed and emerging markets for 2026

	GDP annual % change	Inflation Rate %	Unemployment rate %	Budget balance as % of GDP
USA	2.2	3.7	4.3	-6.5
China	4.9	1.6	5.2	-5.8
Japan	0.5	2.3	2.6	-1.8
Britain	0.8	3.5	5.0	-5.1
Germany	0.6	2.7	3.8	-3.7
France	0.8	2.2	8.2	-5.3
India	6.5	4.8	6.9	-4.7
Brazil	1.8	4.5	5.8	-7.3
South Africa	**1.6**	**4.0**	**32.7**	**-4.4**

Source: The Economist, London, 5 June 2026; Nedbank Economic Unit, Apr 2026.

DOMESTIC ECONOMIC DEVELOPMENTS

The South African economy is anticipated to expand by a mere 1.6% during 2026. According to the South African Reserve Bank, gross domestic product figures reflect the fact that the macroeconomy is on a low-growth trajectory.

• 2018	1.6%	2022	2.1%
• 2019	0.3%	2023	0.8%
• 2020	-6.2%	2024	0.5%
• 2021	4.9%	2025	1.1%

There are several explanations for such limited domestic economic growth during the past five years. These factors include several structural ones such as energy and waterworks bottlenecks, logistics bottlenecks (ports, roads) and decaying infrastructure. Cyclical factors would include exchange rate volatility, the imposition of higher trade tariffs by the US administration and accelerating general inflation caused by the conflict in the Middle East. It should be mentioned that low economic growth continued despite lower interest rates prevailing during the period September 2024 to May 2026. Yet, inflation also moderated during this period.

Despite our structural and cyclical headwinds, our economic prospects are not all doom and gloom. Several positive features of our current reality can be summarised.

- A more stable political scene, manifested in the Government of National Unity
- A more business-friendly Cabinet
- An improved local and foreign debt-profile by international ratings agencies
- More stable energy supplies with fewer load shedding disruptions
- Greater infrastructural investment, especially in renewable energy sources
- A concerted public capital investment programme of R1 trillion during the current three-year medium-term expenditure framework.

In summary, albeit that current economic growth is low, it remains positive with room for improvement.

BUILDING AND CONSTRUCTION DEMAND LEVELS

In this section of our report, we focus on demand levels in the residential, non-residential and construction works sectors. According to the SA Reserve Bank, real investment in the residential sector dropped by -23.5% during 2020 due to the covid-related lockdown restrictions then in force. During 2021, as these limitations on building supply were gradually lifted, investment rose by 7.8%. The recovery during 2022 was more modest at 1.8% growth. Activity levels fell by -6.7% during 2023. The decline in 2024 was -8.9%. During 2025, real investment levels in the residential sector fell by a further -11.9% (refer graph).

Current investment levels are still -43% lower than during the pre-covid December 2019 level. These sharp declines in new housing demand levels occurred despite mortgage rate decreases during the period September 2024 to May 2026. Normally, lower mortgage rates would make new homes more affordable for new homeowners. Poor demand levels could be attributed to other factors such as high personal tax rates, high building costs and high personal debt levels. In addition, the average South African consumer is faced with sharp increases in electricity rates and historically high petrol and diesel prices. As shown in the table above, unemployment remains stubbornly high due to low economic growth.

Research shows that investment in the non-residential sector lags building activity levels in the residential sector. According to SA Reserve Bank figures, investment in non-residential buildings has declined for five years in a row. The sharpest drop was recorded during 2021: a massive -33.9%. Lack of demand in private developments, especially in new office and retail space, contributed to this sharp decline. During 2022, the decrease in new developments was -2.3%. The decline in 2023 was less at -0.4%. Staff who work from home require less office space. Consequently, higher office vacancy levels led to the development of a new trend: the repurposing of vacant office space. Additional demand arose due to new trends in consumers' online buying behaviour: more commercial warehouses were required. Yet, new investment in non-residential buildings dropped by -2.9% overall in 2024. During 2025, a further decline of -4% was recorded. Current investment levels are still -34% lower than during the pre-covid December 2019 level (refer graph).

In the construction works sector, activity levels have been dropping for several years since a peak was recorded in 2015. Demand levels dropped by -6.2% in 2024 and by a further -1.3% during 2025. Overall, since 2015, the decline in the level of civil construction investment has been -46%. Private-sector consultants and contractors complain that there are planning and late-payment delays on infrastructural projects. On the positive side, the relevant authorities are dealing more effectively with the so-called "construction mafia". Also, it should be borne in mind that real activity levels are still roughly three times higher than those prevailing in the 2001 period when demand fell to very low levels (refer graph).

The annual percentage changes in real investment levels are summarised in the accompanying table.

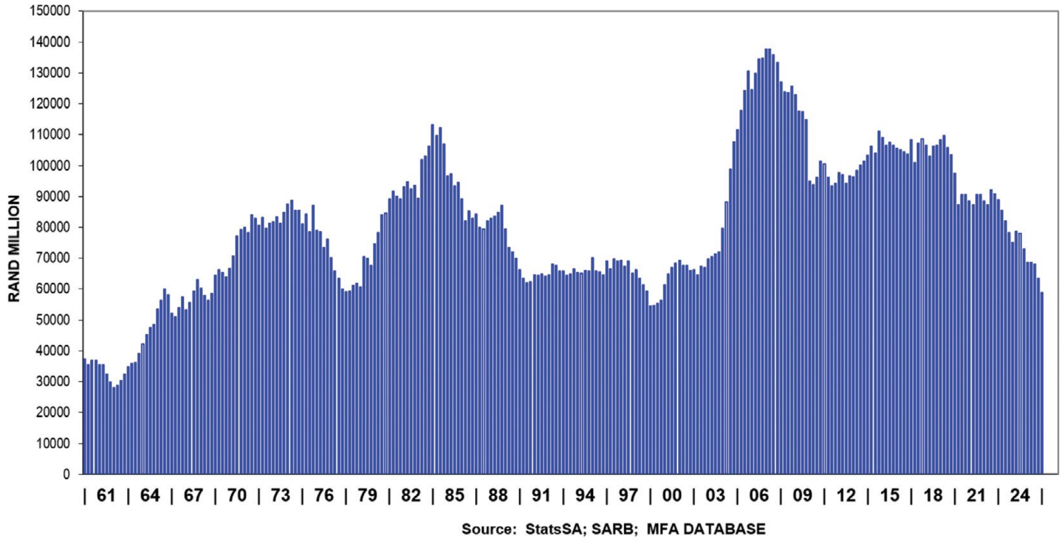
Real Investment in Buildings and Construction Works: Annual Percentage Changes

	2019	2020	2021	2022	2023	2024	2025
Residential	1.1	-23.5	7.8	1.8	-6.7	-8.9	-11.9
Non-residential	-9.8	7.1	-33.9	-2.3	-0.4	-2.9	-4.0
Total building	-3.0	-12.8	-10.2	0.5	-4.7	-6.9	-9.3
Construction works	-8.0	-17.0	1.3	-2.1	-1.9	-6.2	-1.3
Total building & construction works	-5.4	-14.8	-4.9	-0.8	-3.4	-6.6	-5.4

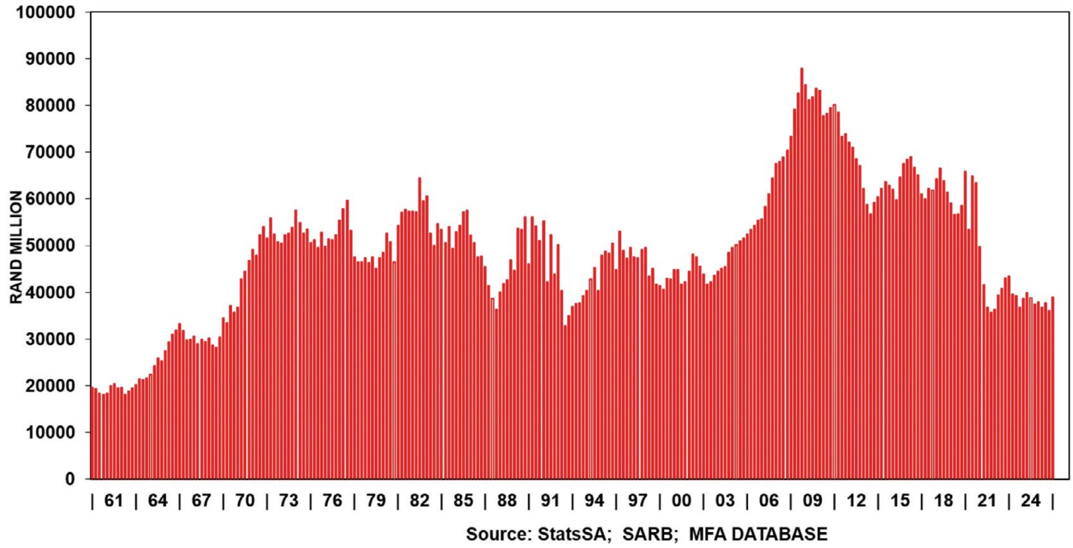
Source: SA Reserve Bank

The accompanying graphs provide a thumbnail view of how drastic the drop in building and construction demand has been during recent years.

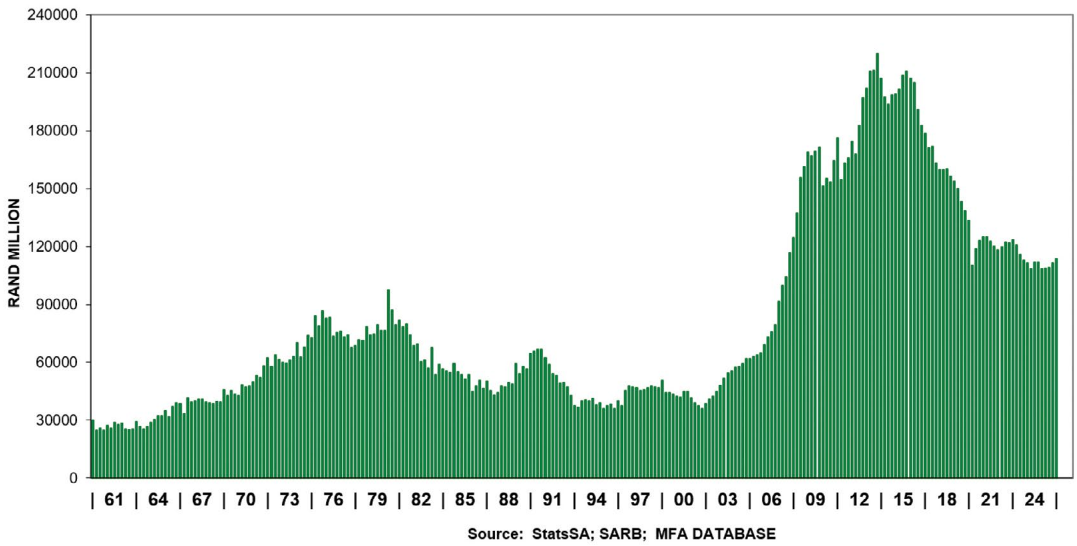
INVESTMENT IN RESIDENTIAL BLDGS AT CONSTANT 2015 PRICES 1960 to 2026 (SEASONALLY ADJUSTED QUARTERLY DATA)



INVESTMENT IN NON-RESIDENTIAL BLDGS AT CONSTANT 2015 PRICES 1960 to 2026 (SEASONALLY ADJUSTED QUARTERLY DATA)



INVESTMENT IN CONSTRUCTION WORKS AT CONSTANT 2015 PRICES 1960 to 2026 (SEASONALLY ADJUSTED QUARTERLY DATA)



INFRASTRUCTURAL INVESTMENT

The accompanying table provides a summary of the major infrastructure categories in the public sector during the medium-term expenditure framework period. The breakdown is given according to the type of construction and the funding agency. The amount to be spent over the next three years is a total of R1 066 400 000. This figure can be compared to the projection in the February 2025 Budget of R1 029 500 000. This comparison represents a nominal increase of 3.6%. When expected construction cost inflation over a three-year period is stripped out, the real change could be closer to -9%. Therefore, there will be continuous pressure on infrastructure companies in the years ahead.

Note, however, that these figures include more than just construction-related expenditure. These figures also include items such as rolling stock, aircraft, ships, transformers, generators, computers, machinery and other capital equipment. Observe in this table that energy, water/ sanitation and transport/logistics total R816.4bn and comprise 77% of the total of R1 066.4bn during the coming three fiscal years. Note also that 81.5% is allocated to State-owned companies (SOEs), as well as local and provincial government departments (R445.5bn + R205.7bn + R217.8bn.)

PUBLIC-SECTOR INFRASTRUCTURE EXPENDITURE AND ESTIMATE - SUMMARY

Rbillion	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	MTEF
	Outcomes			Revised estimate	Medium-term estimates			Total
Energy	38.7	46.1	50.6	59.2	69.0	74.4	70.3	213.6
Water and sanitation	35.4	27.5	48.6	62.7	61.2	60.8	63.2	185.2
Transport and logistics	86.4	75.1	109.6	130.7	135.8	147.4	134.4	417.6
Other economic services	18.9	48.1	21.4	24.6	21.9	21.9	21.7	65.4
Health	11.9	13.1	13.6	15.8	14.5	14.4	14.6	43.5
Education	21.1	14.5	19.8	19.1	18.7	20.2	19.5	58.5
Human settlements[1]	14.3	21.3	17.2	18.1	15.5	16.2	16.7	48.4
Other social services	3.3	0.5	3.5	4.6	3.7	3.1	3.1	9.8
Administration services[2]	9.0	10.7	7.4	10.5	8.8	9.3	6.3	24.4
Total	**238.8**	**256.9**	**291.7**	**345.2**	**349.0**	**367.6**	**349.7**	**1,066.4**
National departments	13.2	14.2	13.8	16.1	12.8	13.6	13.8	40.2
Provincial departments	60.1	73.2	71.5	78.9	74.1	71.6	72.2	217.8
Local government	64.7	56.8	72.0	71.0	68.9	67.4	69.5	205.7
Public entities[3]	26.8	26.4	25.9	40.2	41.9	46.9	43.1	131.9
Public-private partnerships	6.0	6.8	7.1	7.8	8.2	8.3	8.7	25.2
State-owned companies[3]	68.0	79.4	101.4	131.2	143.2	159.9	142.4	445.5
Total	**238.8**	**256.9**	**291.7**	**345.2**	**349.0**	**367.6**	**349.7**	**1,066.4**

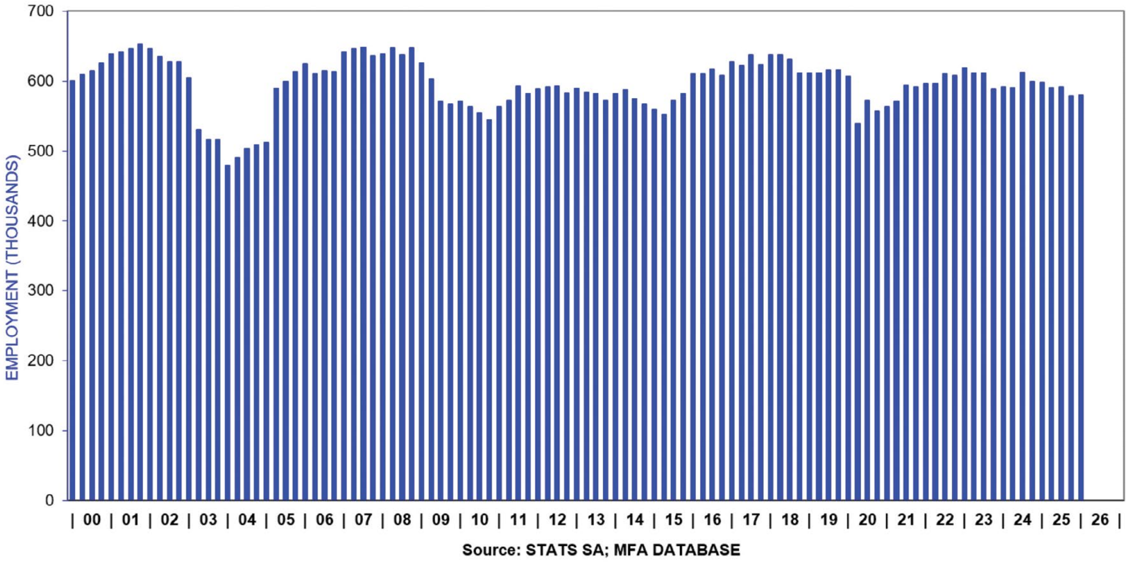
Source: National Treasury, Estimates of National Expenditure 2026, Report RP: 08/2026.

According to the SA Reserve Bank, in 2025, investment in the residential, non-residential and construction works sectors at current prices totalled an impressive R377 billion. This amount comprised 36% of total fixed capital formation in the country. Despite these impressive figures, the total industry faces many challenges: poor demand, lack of enough skilled labour and low profitability in a cyclical industry. However, it is evident that a more business-friendly Cabinet recognises the important role that infrastructural investment can play in the provision of social and economic capacity. Indeed, all agree that the South African building and construction industry is an engine for economic growth.

CONSTRUCTION EMPLOYMENT: FORMAL SECTOR

Statistics South Africa monitors employment in the formal construction sector by means of surveys amongst (VAT registered) formal business enterprises. Formal construction employment fell from 615 000 workers in 2019Q4 (i.e. the pre-covid level) to 539 000 workers in 2020Q2 or by -12.4%. Formal employment recovered to 580 000 workers in 2026Q1, or by 7.6%, a welcome development (refer graph).

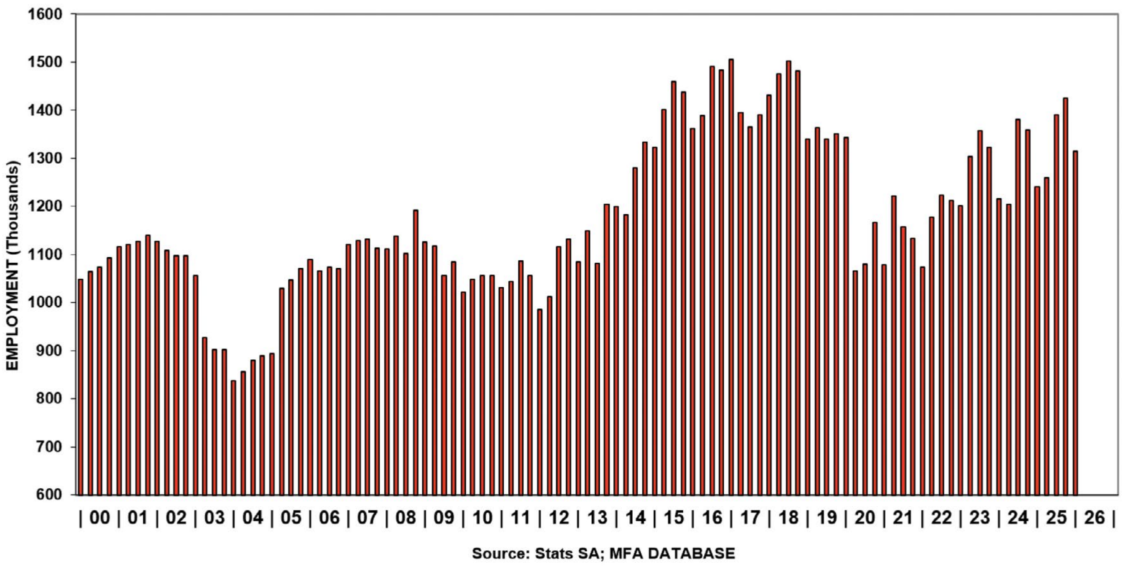
CONSTRCUTION EMPLOYMENT
NUMBERS OF WORKERS FORMAL SECTOR (Thousands)



TOTAL CONSTRUCTION EMPLOYMENT: FORMAL AND INFORMAL SECTORS

Statistics South Africa conducts a separate labour force survey amongst households on a quarterly basis. The pre-covid employment level in 2019Q4 was 1 350 000 construction workers. At the lowest lockdown point of the covid-19 pandemic, a total of 1 066 000 construction workers were employed. This represented a drop of 284 000 workers (-21% of the total workforce). Yet, as economic conditions normalised, numbers grew to 1 314 000 workers by 2026Q1. Thus, total construction employment has grown by 248 000 workers during the past six years, or by 23.3%, a positive development (refer graph).

CONSTRCUTION EMPLOYMENT IN THE FORMAL AND INFORMAL SECTORS (Thousands)



ECONOMIC REPORT

An analysis of these Statistics SA 2026Q1 survey data reveals several rather interesting findings.

- Employment formal and informal construction sector: 1 314 000
- Deduct employment in the formal construction sector: 580 000
- Equals employment in the informal construction sector: 734 000

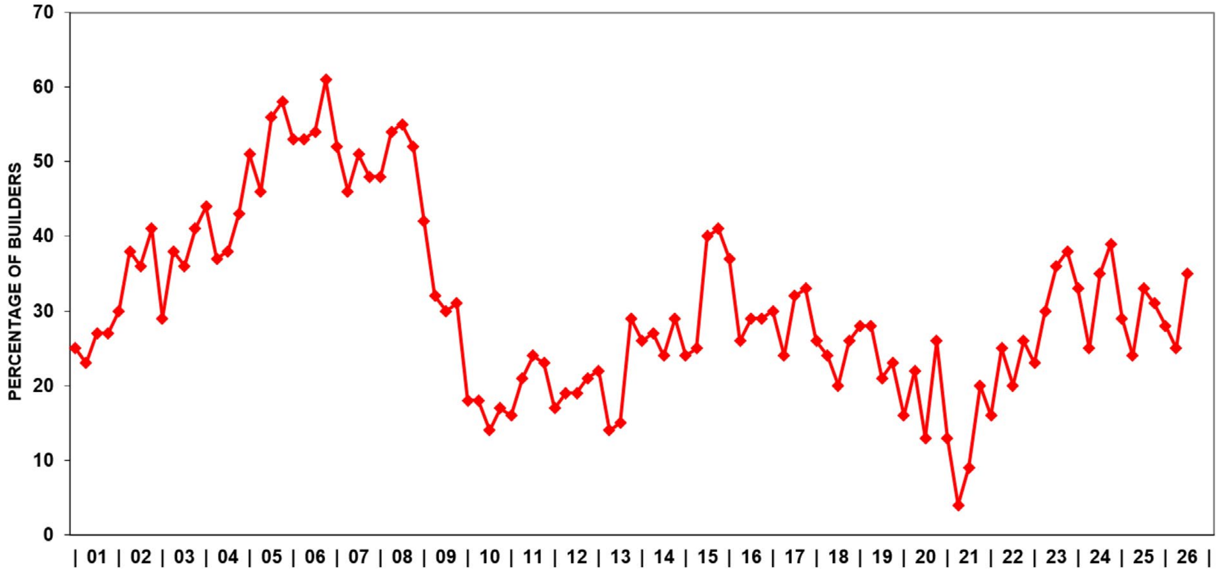
These figures suggest that for every job created in the formal construction sector, there is another job (probably of lower skills) created in the informal construction sector. This seems like a common-sense conclusion, because is it not true that every artisan needs a helping hand? These figures also show that the construction industry is playing an important role in curtailing chronic unemployment in the country.

PROFITABILITY OF BUILDING CONTRACTORS

It is widely known that the construction industry is subject to strong cyclical forces. One of the consequences of cyclical instability is that the profitability of contracting comes under pressure when new building work is scarce.

To try to measure movements in building profitability, the Bureau for Economic Research (BER) conducts a business survey every quarter. The respondents to the survey are asked whether their profitability has improved or deteriorated during the past year. The percentage of BER respondents reporting growth in their profitability then becomes a proxy for profitability itself. The reading in 2026Q2 was 25%. During 2026Q3, this figure improved from 25% to 35%. These findings comport with our earlier analysis of low building investment levels. However, observe that profitability has improved significantly since the covid pandemic lockdown period in 2020, a welcome development (refer graph).

PROFITABILITY OF BUILDING CONTRACTORS



Source: BER, MFA DATABASE

LIQUIDATIONS OF CONSTRUCTION FIRMS

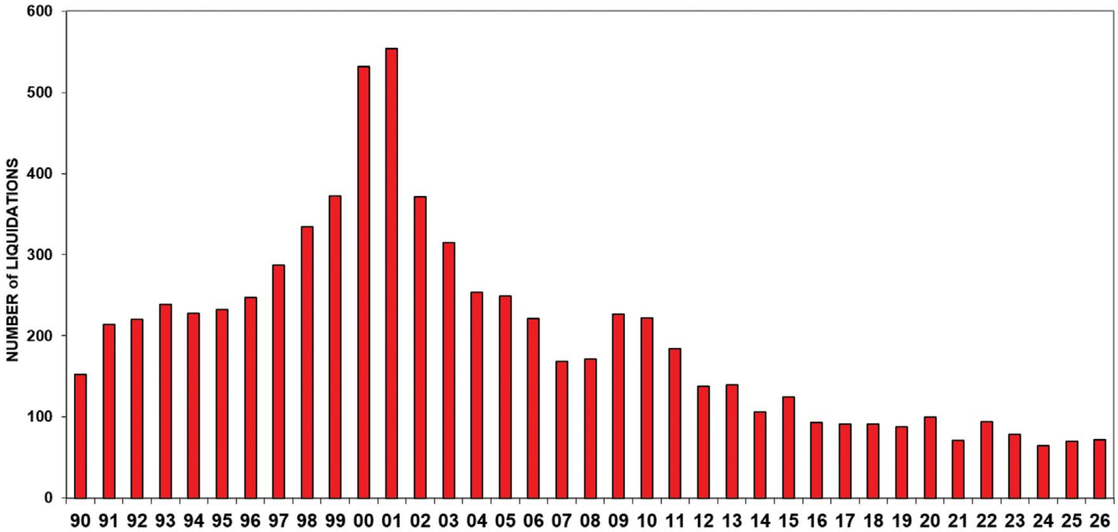
Cyclical instability in the building industry has a negative impact on the well-being of contractors. This happens because the industry itself is a high-risk industry with constant business pressures resulting from fluctuating work levels. These challenges include bottlenecks in the supplies of materials and labour, especially skilled labour. One of the many functions of construction management is to strive for an even workload to retain skilled staff. During an economic downturn, credit is usually hard to come by, and cash flows come under pressure. Faced with such challenges many construction firms go into liquidation.

ECONOMIC REPORT

According to data compiled by Statistics South Africa, during the period 2016 to 2026, altogether 913 construction firms went into liquidation. Based on data available up to May 2026, the estimate for the full year 2026 could reach 72 construction companies (refer graph). In the process, workers are retrenched, resulting in a drop in the skilled and unskilled labour force. Under such adverse conditions, training programmes are cut in an economic slowdown. The outcome is a perennial shortage of skilled and semi-skilled labour during a recovery phase in the business cycle.

A welcome trend can be observed in the graph. Far fewer construction companies have been liquidated in recent years than during the period 1990 to 2010. While this could signify that there are fewer firms involved in construction, it could also mean that the management of construction corporations has improved during the past sixteen years.

NUMBER OF LIQUIDATIONS OF CONSTRUCTION COMPANIES
1990 TO 2026



Source: Stats SA; MFA DATABASE

BUILDING COSTS

The Contract Price Adjustment Provisions (CPAP) are compiled by Statistics South Africa. They are based on a combination of producer price indices of construction materials and the consumer price index, representing labour. These indices reflect movements in the input costs of building contractors. They do not include the profit margins of building contractors. In May 2026, the year-on-year rise in Work Group 180, representing residential buildings, was 7.3%. During the equivalent period, input costs as calculated by Work Group 181, representing commercial and industrial buildings, increased by 7.5%. These percentage increases are in line with the rise in the overall production price index, currently 7.8% (May 2026). These above-inflation increases reflect the pervasive effects of the supply-side shock of higher fuel and transport costs affected by the conflict in the Middle East.

The Bureau for Economic Research (BER) compiles a building tender price index based on an analysis of accepted tenders. Thus, it represents builders' tender prices, as faced by clients. Movements in this unique index, called the BER Building Cost Index, reflects changing market conditions. Research has shown that movements in tender prices are sensitive to movements in the business cycle (i.e. building demand fluctuations). During good times, tender prices rise more rapidly than during bad times, implying that builders can widen their profit margins. However, during bad times, builders are obliged to trim their profit margins to remain competitive.

ECONOMIC REPORT

According to the BER, during 2025, building tender prices dropped on average by -1.8%. This finding reflects the low demand for building work against the background of keen competition in tendering. Preliminary year-on-year figures for the first half of 2026 yielded an average rise in tender prices of 4.2%. This rise reflects the fact that increases in tender prices did not keep pace with those increases in building input costs identified above. A coherent picture emerges; poor building demand, sharp input cost increases, keen competition in tendering and poor profitability of contracting firms.

Builders' input costs and their tender prices: Average annual percentage changes

	2020	2021	2022	2023	2024	2025	2026
CPAP Work Group 180 (Housing)	3.0	11.0	9.3	5.2	4.0	2.4	4.8
CPAP Work Group 181 (Commercial & Industrial Buildings)	3.1	11.9	10.5	4.9	3.9	2.4	5.3
BER Building Tender Prices	2.2	3.2	8.4	9.5	8.9	-1.8	2.5

Source: Statistics South Africa and Bureau for Economic Research, Stellenbosch University. The data for 2026 are estimates, based on figures available up to the second quarter of 2026.

SUMMARY AND CONCLUSIONS

Economic prospects are cloudy for a variety of reasons. First and foremost, the outcome of the conflict in the Middle East is uncertain. At this point, a fragile ceasefire has been negotiated between the USA and Iran. Maritime traffic through the Strait of Hormuz is picking up but analysts believe that it could take months before oil, gas and fertilizer shipments return to normal. Secondly, US trade tariffs have disrupted supply chains of many products. Third, general inflation is accelerating because of rapid increases in fuel and transport costs. Fourth, higher inflation could lead to higher global and local interest rates. In South Africa general economic growth is poor. The building industry faces several challenges; poor building demand, coupled with keen tendering competition and low profitability. Yet, history shows that the industry is resilient. It has experienced many business cycles in the past. Builders are by their very nature positive people, and they have weathered many storms successfully.

DR JOHAN SNYMAN
Medium-Term Forecasting Associates
Stellenbosch, 10 July 2026

MASTER BUILDERS
SOUTH AFRICA

CONTRACTUAL AND LEGAL COMMITTEE REPORT

CONTRACTUAL

CONTRACTUAL & LEGAL COMMITTEE REPORT

1. **INTRODUCTION**

The Contractual & Legal Committee continued to play a critical role in addressing contractual, legislative, procurement and industry-related matters affecting the construction sector.

During the reporting period, the Committee focused on strengthening standard form agreements, improving contractual certainty, addressing industry risks, engaging with external stakeholders and ensuring that the interests of MBSA members were represented in key regulatory and contractual developments.

The Committee's workstreams included the review and development of MBSA and JBCC agreements, management of emerging contractual risks, procurement reform, subcontractor protection, dispute resolution mechanisms, building regulation amendments and engagement with industry bodies.

2. **COMMITTEE COMPOSITION**

The Contractual and Legal Committee, membership comprises of representatives from MBSA member Associations, convenes quarterly to draft, review, and maintain MBSA's standard forms of construction contracts. During the reporting period of 2026/26, the Committee was chaired by Mr G. Steele, Executive Director of MBA East Cape.

Membership of the Committee was as follows 2025/26:		
Name	**Designation**	**Association**
Steele G	Chairperson	MBA East Cape
Olivier G	Member	MBA East Cape
Harbhajan V	Member	MBA KwaZulu-Natal
Dawood B	Member	MBA KwaZulu-Natal
Oosthuizen C	Member	MBA Greater Boland
Kobeqo B	Member	MBA Free State
Moloi T	Member	MBA Free State
Boertje B	Member	MBA North
Van der Walt L	Member	MBA North
Bodill A	Member	MBA Western Cape
Mitchell J	Member	MBA Western Cape
Bain C	Member	MBA Western Cape
Stevens S	Member	MBA Boland
Heyneke J	Member	AAAMSA
Mnisi R	Member	Master Builders South Africa

CONTRACTUAL & LEGAL COMMITTEE REPORT

3. KEY FOCUS AREAS FOR THE PERIOD

During the reporting period, the Contractual & Legal Committee focused on the following key strategic areas:

3.1. Development and Improvement of Standard Form Agreements

During the year, the Committee has reviewed the MBSA House Building and Small Contracts Agreement, including outstanding security provisions. The review process also covered the development of an excepted risks clause to address unforeseen events such as fuel price increases, market volatility and circumstances beyond a contractor's control. The review process has also necessitated engagement with the JBCC regarding proposed contractual improvements and possible incorporation of industry-related risk provisions into future agreements.

3.2. Addressing Escalation of Construction Costs and Market Risks

The Committee dealt with the challenges of escalation of construction costs including the cost of fuel which saw a sharp increase during the year due to the US-Iran war. The Committee recommended the following actions:

a) Monitoring the impact of increasing construction costs, fuel price volatility and market uncertainty on contractors.
b) Engagement with the CPAP Committee regarding index weightings and ensuring that industry concerns are considered.
c) Exploring mechanisms to improve contractors' ability to recover legitimate costs arising from significant external economic events.

MBSA has organised and hosted a webinar in April 2026 under the topic "Fuel Price Shock: Contractual Recovery, Risk Allocations, and Survival Strategies for Contractors".

3.3. Strengthening Contractual Certainty and Risk Allocation

In order to strengthen contractual certainty and risk allocation to parties to the contracts, the Committee made the following recommendations:

a) Review of contractual provisions to ensure fair allocation of risks between contracting parties.
b) Consideration of "non-negotiable clauses" as a best-practice initiative to protect essential contractual principles.
c) Monitoring the impact of proposed procurement regulations on standard form construction agreements.

3.4. JBCC Engagement and Industry Representation

During the year, the Committee guided and oversaw MBSA's representation and participation on various committees of the JBCC with the following goals:

a) Maintaining active participation in JBCC Drafting and Review Committees.
b) Addressing technical issues within JBCC agreements, ie numbering error identified in the Minor Works Agreement Edition 5.2.
c) Ensuring appropriate MBSA representation and contractor participation in JBCC processes.

3.5. Protection and Fair Treatment of Subcontractors

Protection and fair treatment of contractors have been a serious concern for the industry. The concern was also raised at the 2026 MBSA AGM and the Committee has been delegated to deal with the challenge and make recommendations. The following are key recommendations made by the Committee:

a) Advancing the Fair Treatment of Subcontractors initiative following concerns raised by members.
b) Reviewing payment protection mechanisms within domestic subcontracting arrangements.
c) Preparation of a discussion document to frame discussions and possible interventions.
d) Consultation with the National Good Practice Committee (GPC).
e) Exploring alignment between the MBSA Domestic Subcontract Agreement and JBCC provisions to strengthen subcontractor protections.

3.6. Procurement Reform and Public Sector Contracting

On public sector reforms and contracting, the Committee has performed the following:

a) Monitoring developments relating to the Public Procurement Act Regulations and their impact on construction contracts.

b) Overseeing the provision of MBSA's input on procurement reforms and ensuring that standard form contracts remain practical and appropriate for construction projects. MBSA's comments to the Draft Procurement Regulations were completed and sent to the Treasury in July 2026.

c) Strengthening MBSA representation in external procurement forums.

3.7. Addressing Site Disruptions and Construction Industry Challenges

The Committee also dealt with the challenges of construction site disruptions. Some of the recommendations it had made are to investigate contractual mechanisms to address illegal site invasions, intimidation and unlawful project disruptions, engaging with industry stakeholders regarding the professionalisation of Social Facilitators and supporting the development of contractual provisions that provide greater protection against disruptive events.

3.8. Building Regulations and Regulatory Reform

The Committee also oversaw the Coordination of MBSA's industry response to proposed amendments to the National Building Regulations. Another related approach was addressing challenges relating to municipal plan approvals, inconsistent interpretations and delays affecting project delivery with SALGA.

3.9. Dispute Resolution and Access to Justice

The Committee also dealt with matters relating to supporting improved access to affordable dispute resolution mechanisms through initiatives such as Low Value Dispute Adjudication, including exploring opportunities to provide contractors, particularly smaller businesses, with practical and cost-effective dispute resolution options.

4. LIAISON AND ENGAGEMENT WITH STAKEHOLDERS

The Federation continued to engage with the JBCC, with its members also participating at the National Good Practice Committee, CPAP Committee, CIDB-related forums, regional MBA Associations and other industry stakeholders on issues relating to contractual risk, payment, escalation, procurement and standard-form agreements.

These engagements provided a platform for addressing member concerns at industry level, while input from regional Associations strengthened the Fair Treatment of Subcontractors initiative and reinforced the importance of collaboration across MBSA's membership structures.

5. CONCLUSION

The Contractual & Legal Committee maintained a strong focus on protecting the interests of MBSA members through proactive engagement on contractual reform, legislative developments, procurement matters and industry challenges.

The Committee's work during the reporting period contributed towards improving contractual certainty, strengthening subcontractor protection, addressing construction sector risks and ensuring that MBSA continues to provide meaningful leadership within the South African construction industry.

The Committee extends its sincere appreciation to all Committee members, Association Directors, and the MBSA Board for their continued support, commitment and valuable contributions throughout the reporting period. Their collective efforts have been instrumental in advancing the Committee's work and addressing key contractual and industry matters.

GREG STEELE
Chairperson

MASTER BUILDERS SOUTH AFRICA

EDUCATION, TRAINING & TRANSFORMATION COMMITTEE REPORT

EDUCATION

EDUCATION, TRAINING & TRANSFORMATION COMMITTEE REPORT

1. INTRODUCTION

The Education, Training and Transformation Committee (the Committee) is a standing committee of Master Builders South Africa (MBSA), mandated to advise the MBSA Board on education, training and transformation matters within the built environment sector and to recommend MBSA's appropriate roles and activities in these areas. The Committee comprises representatives from MBSA Member Associations and meets to deliberate on national education, training and transformation matters affecting the construction industry.

2. EXECUTIVE SUMMARY

During the 2025/2026 reporting period, the Committee continued to focus on skills development, education and transformation matters affecting the construction industry. Key areas of focus included the Business Plan for the Acceleration of Skills Development in the Building Industry, the consolidation of regional skills plans, the appointment of dedicated skills development capacity, transformation and Employment Equity, and engagement with key stakeholders on qualifications, funding and industry skills requirements.

3. COMMITTEE COMPOSITION

During the reporting period, the Committee was chaired by Mrs Petra Devereux, Executive Director of MBA Western Cape. Committee Membership during 2025/2026 was as follows:

Membership of the Committee was as follows 2025/26:		
Name	**Designation**	**Association**
Devereux P	Chairperson	MBA Western Cape
Mnisi R	Member	MBSA
Uys D	Member	MBA Boland
Clarke A	Member	MBA East Cape
Sharpe K	Member	MBA East Cape
Snyders J	Member	MBA Greater Boland
Khumalo M	Member	MBA KwaZulu-Natal
Naidoo A	Member	MBA KwaZulu-Natal
Letsekga N	Member	MBA North
Zantsi B	Member	MBA Western Cape
Maloka A	Secretariat	MBSA

EDUCATION, TRAINING AND TRANSFORMATION COMMITTEE REPORT

4. KEY FOCUS AREAS

During the reporting period, the Committee focused on the following key strategic areas:

4.1 Business Plan for the Acceleration of Skills Development

The Committee continued to monitor the Business Plan for the Acceleration of Skills Development in the Building Industry. Implementation remained constrained by the absence of dedicated skills development capacity. The Committee identified the appointment of a Skills Development Manager as a key priority to strengthen the coordination and implementation of MBSA's skills development initiatives. The Committee also considered the implications of the proposed quota system for the employment of foreign nationals and emphasised the importance of reliable regional skills shortage information and increased investment in skills development and apprenticeship programmes.

The MBSA Board approved a budget for the appointment of a Skills Development Manager during the 2026/2027 financial year. MBSA also explored potential funding models involving Member Associations, CETA and other industry partners to support the implementation of skills development initiatives.

4.2 Regional Skills Plans and Skills Shortages

The Committee considered the consolidation of regional skills plans into a national framework to support a coordinated approach to skills development across the Federation. Challenges remained in obtaining reliable skills shortage information from member companies, largely due to limited responses and capacity constraints. The Committee recognised the need for improved coordination between MBSA, Member Associations and CETA to support the development and implementation of a national skills development plan.

4.3 Skills Development Capacity

The appointment of a part-time Skills Development Manager remained a key priority during the reporting period. The position is intended to strengthen the coordination of skills development programmes, stakeholder engagement, qualifications-related matters and reporting across the Federation.

5. TRANSFORMATION AND EMPLOYMENT EQUITY

Transformation remained a standing priority of the Committee. MBSA reviewed its Transformation Questionnaire to ensure that the information collected remains relevant, practical and useful for monitoring transformation initiatives across the Federation.

The Committee also considered industry compliance with Employment Equity sector targets and recognised the importance of maintaining awareness among members regarding their compliance obligations. Member Associations were encouraged to communicate relevant Employment Equity requirements and developments through appropriate platforms and to share information and best practices.

Mentorship initiatives also remained an important component of the transformation agenda. Member Associations reported progress with their respective programmes, including increased participation in emerging contractor mentorship initiatives in the East Cape and the continued implementation of the Emerging Contractor Programme in KwaZulu-Natal.

6. STAKEHOLDER ENGAGEMENT AND ADVOCACY

6.1 Construction Education and Training Authority (CETA)

MBSA engaged with CETA on skills development, qualifications and funding matters. Key areas included the Roofer Qualification, Construction Supervisor Qualification and challenges relating to CETA grant processes and administration. Some administrative matters were addressed during the reporting period, while concerns regarding consistency, communication and access to funding remained subject to ongoing engagement.

6.2 South African Council for the Project and Construction Management Professions (SACPCMP)
MBSA maintained engagement with SACPCMP on matters relating to mentorship programmes and the potential recognition of such programmes for Continuing Professional Development (CPD) purposes.

6.3 Department of Employment and Labour
The Committee considered the proposed quota system for the employment of foreign nationals and its potential implications for the construction industry.

The Committee emphasised the importance of reliable regional skills shortage information to support industry input and highlighted the need for increased investment in skills development and apprenticeship programmes to address longer-term workforce requirements.

7. CONCLUSION

During the 2025/2026 reporting period, the Committee maintained its focus on advancing skills development, transformation and Employment Equity within the construction industry. While progress was made in strengthening stakeholder engagement and advancing key initiatives, challenges remain in relation to dedicated skills development capacity, the availability of reliable industry skills data, CETA processes and addressing skills shortages. The Committee will continue to support MBSA's efforts to strengthen skills development coordination, promote transformation and Employment Equity, and engage relevant stakeholders on matters affecting the future skills requirements of the construction industry.

PETRA DEVEREUX
Chairperson

EXECUTIVE COMMITTEE REPORT

EXECUTIVE COMMITTEE REPORT

1. **INTRODUCTION**

The Executive Committee (Committee) is the apex committee between the Board's meetings, meeting to consider matters for recommendation to the Board, approve certain decisions before Board meetings, and ensure that all Board resolutions are implemented in a timely manner. The Committee exercises such powers and performs such functions as may be delegated to it by the Board and reports to the Board. The Committee is also responsible for the oversight role on all MBSA finance and performance management.

2. **COMMITTEE COMPOSITION**

The Executive Committee consist of the Office-bearers and all Master Builders Association's Executive Directors as per the resolution of the Board at its strategic session in February 2026. The Chairperson for the period under review was MBSA President Mr. Sam Ngcongo.

Membership of the Committee was as follows 2025/26:		
Name	**Designation**	**Association**
Ngcongo S	Chairperson	MBSA President
Fugard M	Member	MBSA Dep President
Shangase M	Member	MBSA Imm Past President
Mnisi R	Memberr	MBSA Executive Director
Devereux P	Member	MBA Western Cape
Harbhajan V	Member	MBA KwaZulu-Natal
Mphomela M	Member	MBA North
Steele G	Member	MBA East Cape
Heyneke J	Member	AAAMSA
Uys D	Member	MBA Boland
Phillips D	Member	MBA Greater Boland

3. **KEY FOCUS AREAS FOR THE PERIOD**

3.1. **Review of MBSA Quarterly Financial Reporting**

During the year, the Committee reviewed management's quarterly financial reporting to ensure efficient and effective financial management and that there are no unauthorised, wasteful, and fruitless expenditures. The Committee reports that the Federation did not incur any unauthorised, wasteful, and fruitless expenditure during the year under review, as it fully appears in the audited Annual Financial Statements for the 2025/26 financial year.

The Board approved the 2025/26 audited Annual Financial Statements on 13 August 2026 for presentation to the Annual General Meeting (AGM) on 04 September 2026. The Auditors concluded that the Financial Statements present fairly, in all material respects, the financial position of Master Builders South Africa as of 30 June 2026, and its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standard for Small and Medium-sized Entities.

The Committee reviewed the MBSA 2026/27 budget and recommended approval by the Board. The Board approved the 2026/27 financial year budget on 21 May 2026.

3.2. Performance Management

The Committee has reviewed quarterly performance reports of the Federation, which are the basis of the Executive Director's performance. The Committee has overseen the implementation of the strategy and ensured that key strategic objectives are achieved. The Committee was satisfied that the Federation has met its performance objectives for the year 2025/26, with a few areas of challenge relating to a lack of education and training specialists and the finalisation of the Industry Integrity Pact, which remained a work in progress at the end of the year. The board has approved a budget for the Skills Development Manager, and the office will be capacitated in the new financial year.

3.3. MBSA Strategy 2026/27 to 2029/30

In February 2026, MBSA board had embarked on a strategic session as part of reshaping the future of MBSA and ensuring that it remains a leading federation in the construction sector. The board has also approved the 2026/27 to 2029/30 strategic objectives together with the annual corporate plan.

3.4. Consideration of reports on Industry matters

The Committee also considered reports on various industry matters such as legislative reforms, regulations and related matters. These included legal reforms relating to infrastructure procurement regulations, such as the Public Procurement Regulations. The Committee also considered reports on challenges faced by the construction industry such as illegal construction site stoppages and invasions, nonpayment of contractors, etc. The Committee noted that though the industry is still battling the illegal construction site disruptions and invasions, there are some improvements and a reduction of reports of such criminal activities due to improved community awareness, law enforcement and work done by industry bodies to condemn the acts. The Committee has adequately provided advice and made recommendations to the board in relation to solutions to those challenges.

4. COMMITTEE SERVING AS A NOMINATION COMMITTEE

During the period under review, the Committee has served as a nomination committee, overseeing the Board election process as well as nomination of Board members to external boards and committees within the industry. During the year, the Committee dealt with the election of MBSA Office Bearers and nominations to key industry bodies and organisations.

5. CONCLUSION

The Committee wishes to thank all members for their commitment throughout the year as well as the Executive Director and his team for their support.

SAM NGCONGO
Chairman

OCCUPATIONAL HEALTH AND SAFETY COMMITTEE REPORT

OCCUPATIONAL HEALTH & SAFETY COMMITTEE REPORT

1. **INTRODUCTION**

The primary objective of the MBSA Health and Safety Committee is to support members of the Federation in continuously improving occupational health and safety performance across the construction industry.

A key area of the Committee's mandate is the development, implementation and continuous improvement of national occupational health and safety systems aimed at identifying, assessing, reducing, eliminating and controlling hazards on construction sites. Through these initiatives, MBSA seeks to promote a proactive safety culture and strengthen the industry's capacity to prevent workplace incidents and injuries.

Master Builders Associations (MBAs) play a critical role in delivering occupational health and safety advice, guidance and services to members and the broader construction industry across South Africa. Through training, audits, advisory services, information sharing, stakeholder engagement and other interventions, the Associations provide practical support to contractors in meeting their health and safety responsibilities.

MBSA and Master Builders Associations remain committed to the principle of Zero Harm to people and the environment. This commitment is underpinned by a continuous improvement approach that seeks to identify deficiencies, address areas of non-compliance and create opportunities for improved health and safety performance across the membership.

The MBSA National Safety Competition remains one of the key mechanisms through which this commitment is advanced. The annual competition provides an opportunity to assess and recognise health and safety excellence across participating projects, while also identifying recurring risks and areas requiring improvement. The competition is conducted using the latest MBSA Occupational Health and Safety Star Grading Audit System, which provides a structured and consistent framework for evaluating health and safety performance.

Through these initiatives, MBSA continues to strengthen its role as an industry leader in occupational health and safety, supporting members in achieving higher standards of compliance, improving workplace conditions and contributing to a safer and more sustainable construction industry.

2. **OHS COMMITTEE COMPOSITION**

The OHS Committee, comprised of representatives from MBSA and Association members, convenes quarterly to deliberate on relevant issues related to the implementation of projects and programmes promoting health and safety on construction sites. During the 2025/26 period, the Committee was chaired by Vikashnee Harbhajan, Executive Director of Master Builders KwaZulu-Natal.

OCCUPATIONAL HEALTH AND SAFETY COMMITTEE REPORT

Membership of the Committee was as follows 2025/26:		
Name	**Designation**	**Association**
Harbhajan V	Chairperson	MBA KwaZulu Natal
Enslin N	Member	MBA KwaZulu-Natal
Pillay J	Member	MBA KwaZulu-Natal
Moonsamy S	Member	MBA Boland
Africa N	Member	MBA Boland
Swart L	Member	MBA East Cape
Olivier G	Member	MBA East Cape
Claassen S	Member	MBA Free State
vd Westhuizen J	Member	MBA Free State
Stuit J	Member	MBA Greater Boland
Roets G	Member	MBA North
Ramabulana M	Member	MBA North
Bester D	Member	MBA Western Cape
Dramat S	Member	MBA Western Cape
Mnisi PR	Member	MBSA
Mabuza Z	Secretariat	MBSA

3. KEY FOCUS AREAS FOR THE PERIOD

3.1 National Safety Competition

The 2026 Master Builders South Africa (MBSA) National Safety Competition received 39 entries from across the country. During the audit programme, two participants voluntarily withdrew, resulting in 37 construction sites, including active construction projects, plant yards and manufacturing facilities, being audited between 17 June and 24 July 2026.

Collectively, the audited projects represented an estimated construction value of R10.2 billion, reflecting the scale and significance of the participating projects.

The audit programme covered a diverse range of project types across multiple provinces, including commercial, industrial, residential, infrastructure maintenance, manufacturing, public healthcare, allied trades and plant yard operations. Throughout the six-week programme, the audit team worked under a variety weather condition, including sunshine, cold temperatures and strong winds. While these conditions occasionally presented logistical challenges during site inspections, they did not compromise the integrity or completion of the audit programme. All scheduled audits were successfully completed in accordance with the prescribed methodology.

In total, the audit team travelled 10,387 kilometres by road and air to complete the national audit programme.

The overall standard of occupational health and safety management remained exceptionally high, with participating sites achieving an average compliance score of 98%, demonstrating the industry's continued commitment to creating safe and healthy working environments.

3.2 Legislative and Regulatory Developments

The Committee continued to monitor developments in occupational health and safety legislation and regulations affecting the construction sector. Although no specific legislative matters were considered during the reporting period, Associations were encouraged to ensure that members remained informed of regulatory developments and emerging compliance requirements.

Attention was drawn to the Physical Agents Regulations and Noise Exposure Regulations, which are scheduled to come fully into effect on 6 September 2026 following the applicable grace period. Members were encouraged to ensure that appropriate measures are implemented to achieve compliance ahead of the effective date.

3.3 Engagement through OHS Forums

3.3.1 Advisory Committee on Occupational Health and Safety (ACOHS)

MBSA continued to participate in industry forums and structures that provide an opportunity for organised business to engage on occupational health and safety regulatory matters. Members were encouraged to maintain communication with their respective Associations and ensure that contractors receive timely information on legislative and regulatory changes.

3.3.2 Technical Committees

Progress was made in the re-establishment of the Technical Committees responsible for reviewing occupational health and safety regulations. The committees collectively oversee 23 regulations and require appropriately qualified occupational hygienists and technical specialists to support the regulatory review process.

MBSA submitted nominations for representation on the Technical Committees and continued to engage with organised business to identify suitably qualified technical representatives for the remaining committees. This engagement is intended to ensure that the construction industry's practical experience and technical expertise are appropriately reflected in the review of OHS Regulations.

4. FEM PARTNERSHIP AND INDUSTRY ENGAGEMENT

The Committee continued to engage with the Federated Employers Mutual Assurance Company (FEM) on matters affecting contractors, particularly challenges experienced by smaller businesses in obtaining Compensation Fund registration numbers and letters of good standing following the introduction of new registration requirements.

The strategic partnership between MBSA and FEM was strengthened during the reporting period, particularly through FEM's support of the 2026 National Safety Competition and Awards Programme. FEM sponsored the National Safety Competition Awards Ceremony and provided co-branded jackets and shirts for the national judging panel during the audit process. MBSA also continued its participation in FEM OHS Committee meetings.

The Committee welcomed the strengthened partnership and acknowledged FEM's continued support for MBSA's occupational health and safety initiatives.

5. SACPCMP ENGAGEMENT

MBSA continued its engagement with the South African Council for the Project and Construction Management Professions (SACPCMP), with a further constructive two engagements in 2026. Discussions addressed matters previously raised by MBSA, including governance, administration, communication, examination processes, professional registration, deregistration and re-registration and accountability. MBSA reiterated concerns regarding administrative processes, examination practices and communication with registered professionals, while acknowledging improvements in certain areas.

MBSA also presented its CPD-verified webinar programme and highlighted its contribution to professional development within the construction sector. Discussions further considered the proposed professionalisation of social facilitators, including concerns regarding SACPCMP's capacity and resources to assume additional registration responsibilities.

MBSA would continue to engage constructively with SACPCMP and monitor progress on matters raised in the interests of strengthening professional standards and supporting effective professional development within the industry.

6. BUILDING COLLAPSES AND REGULATORY OVERSIGHT

Building collapses remained an area of concern, particularly where questions arise regarding compliance with approved building plans, municipal inspections, competent construction practices and the responsibilities of statutory bodies.

The Committee considered reports of collapses and noted preliminary concerns regarding the involvement of persons whose competence had not been established and the possibility that approved building plans had not been submitted to the relevant municipality. The Committee emphasised the importance of effective municipal oversight, plan approval, inspections and enforcement to prevent unauthorised or unsafe construction.

The Committee reaffirmed the importance of stronger collaboration between contractors, municipalities, regulators and other statutory bodies. It was noted that building failures should be considered within the broader regulatory and construction ecosystem, rather than attributing responsibility solely to contractors where other statutory processes and oversight mechanisms are relevant.

7. REVIEW OF THE MBSA AUDIT SYSTEM

The Committee continued its review of the MBSA OHS Audit System to ensure that it remains relevant, robust and aligned with industry requirements. A dedicated Subcommittee was established to review the Plant and Storage Yards, Manufacturing and Allied Trades Audit System. The review would consider the applicability and effectiveness of the current audit criteria and identify opportunities to strengthen the system.

8. KEY PRIORITIES FOR THE NEXT REPORTING PERIOD

The Committee's priorities going forward included strengthening the MBSA OHS Audit System and ensuring consistent interpretation and application of audit criteria, completing the review of the Plant and Storage Yards, Manufacturing and Allied Trades Audit System, enhancing the National Safety Competition methodology, categories and judging processes, promoting continuous improvement in recurring areas of non-compliance identified through national audits, monitoring the implementation of new and amended OHS regulations and communicating their implications to MBSA members, strengthening MBSA's representation and participation in regulatory and technical committees, continuing strategic engagement with FEM, SACPCMP, Department of Employment and Labour and other relevant stakeholders, advocating for effective regulatory oversight, municipal enforcement and greater collaboration in addressing building collapses and unsafe construction and promoting professional development and competency within the construction industry's OHS and built-environment disciplines.

9. CONCLUSION

The reporting period demonstrated MBSA's continued commitment to advancing occupational health and safety through industry leadership, stakeholder engagement, regulatory participation and practical interventions. The Committee will continue to use its collective expertise and industry partnerships to promote safer construction practices, strengthen compliance and contribute to the development of a more accountable and sustainable construction sector.

Safety is the foundation of every structure!

VIKASHNEE HARBHAJAN
Chairperson

MASTER BUILDERS
SOUTH AFRICA

2025/26 ANNUAL PERFORMANCE REPORT

BASED ON THE THREE-YEAR STRATEGIC PLAN

2025/26 ANNUAL PERFORMANCE REPORT

Notes: MBSA had approved a three-year strategic plan (2023/24 to 2025/26). The 2025/26 marked the last year of the implementation of the plan.

The three-year plan had the following Strategic Focus Areas:

- Strategic Focus Area 1: Strengthening the position of MBSA as a leader in the South African construction industry.
- Strategic Focus Area 2: Lobbying and Advocacy.
- Strategic Focus Area 3: Promotion of Members' Interest and Support.
- Strategic Focus Area 4: Promotion of Ethical Business Practices.
- Strategic Focus Area 5: MBSA Sustainability

STRATEGIC FOCUS AREA 1:
STRENGTHENING THE POSITION OF MBSA AS A LEADER IN THE SOUTH AFRICAN CONSTRUCTION INDUSTRY.

Strategic objective: Strengthening MBSA as a leading federation in the construction sector.							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 30		
			2025/26	Date	Performance	Means of verification	Comment
Stakeholders' Engagement	Constant engagement with Government on all identified key industry matters	Constant engagement with Government on all identified key industry matters	4 quarterly engage-ments	Quarterly	Quarterly en-gagements took place. They include: Engaged National Trea-sury and COGTA regarding late approvals of plans by Munici-palities. Also engaged Treasury on the release of the Draft Procure-ment Regula-tions Engaged CIDB on Social Facil-itation in Infra-structure Delivery (02Jun26) Engaged Depart-ment of Forestry, Fisheries and the Environment (DFFE) : Brain-storming Session – Green Procure-ment Strategy	Quarterly reports to EXCO and Board on engage-ment with Govern-ment	

2025/26 ANNUAL PERFORMANCE REPORT

Strategic objective: Strengthening MBSA as a leading federation in the construction sector.							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 30		
			2025/26	Date	Performance	Means of verification	Comment
Positioning of the Federation as Industry leader.	Position MBSA as authority on construction matters.	Facilitation of formulation of organisational position on relevant industry dialogue.	Timeous collating of information from Associations to formulate a national position on all relevant industry matters.	Within 3 days and/or as the circumstances require.	MBSA collated information immediately to formulate the Federation's position on all relevant industry matters.	Schedule of requests for inputs from members and consolidated position.	
Effective internal and external communication within the relevant timeframes.	Ensure that there is a clear internal communication framework and process between MBSA and its Associations	Development and implementation of a clear internal communication framework and process between MBSA and its Associations	Development and implementation of a clear internal communication framework and process between MBSA and its Associations	Dec 2025 (Com framework)	Framework developed for implementation in the new FY	Internal communication framework in place	
	Ensure that there is a clear external communication framework and process with MBSA stakeholders	Development and implementation of a clear external communication framework and process with MBSA stakeholders	Development and implementation of a clear external communication framework and process with MBSA stakeholders	Dec 2025 (Com framework)	Framework developed for implementation in the new FY	External communication framework in place	
	Ensure that MBSA message or positions are clearly articulated to reach maximum impact	MBSA to ensure that it has clear position on all key matters for communication at all levels	Clear communication of MBSA position on relevant platforms and media (12 including TV, Radio and, online or print media)	As and when required	Achieved 23 Media coverage including TV, Radio and, online or print media)	Schedule of MBSA responses, presentations and media reports	
Strategic inputs on all industry related legislation and policies	MBSA to strategically inputs on all industry related legislation and policies	MBSA to consolidate and deliver comment on all relevant industry related legislative and policy reforms	MBSA to consolidate and deliver comment on all relevant industry related legislative and policy reforms	Quarterly	MBSA commented on all relevant industry-related legislative and policy reforms	Schedule of all comments delivered by MBSA	

2025/26 ANNUAL PERFORMANCE REPORT

Strategic objective: Strengthening MBSA as a leading federation in the construction sector.							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 30		
			2025/26	Date	Performance	Means of verification	Comment
Solutions to common industry challenges	Use the Annual Congress to engage stakeholders on solutions to challenges faced by the industry	Identification of areas of attention and development of a Congress theme to guide the development of proposed solutions to the sector	Hosting of successful Congress guided by identified areas of attention as approved by the board.	Sep 2025	MBSA hosted a successful congress in September 2025	Congress documents and confirmation of success by Congress delegates and members	

STRATEGIC FOCUS AREA 2: LOBBYING AND ADVOCACY

Strategic objective: Promote the viewpoints and interests of the industry by engaging relevant stakeholders on national legislation, policies and prescripts that impact the construction industry.							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 20		
			2025/26	Date	Performance	Means of verification	Comment
Robust lobbying and advocacy	Review and implementation of the industry dialogue response Plan to respond to key industry matters	Review and implement industry dialogue response Plan to respond to key industry matters	Full implementation of the industry dialogue response Plan.		MBSA hosted a successful congress in September 2025	Congress documents and confirmation of success by Congress delegates and members	
	MBSA Participation in all identified key industry platforms discussing construction-related matters (non-governmental)	MBSA to participate in all identified key industry platforms discussing construction-related matters both in government and non-governmental	Participation in all identified key industry platforms discussing construction-related matters. (At least 5 identified: CASA, NGPC, CPAP, JBCC and BUSA etc	Quarterly	Participated – more than 5 platforms incl : CASA, NGPC, CPAP, JBCC, IBACF, CSCC and BUSA etc	Schedule /List of platforms where MBSA participated and indication of roles played and achievements	
Participation at relevant Platforms	Participate in key Government structures requiring industry representatives i.e., NHBRC, CIDB, CETA, SACPCMP.	Ensure that MBSA is represented in all key government structures requiring industry representatives NHBRC, CIDB, CETA, SACPCMP and others	Lobby and ensure that MBSA is consistently represented in all key government structures requiring industry representatives (At least 4: NHBRC, CIDB, CETA, SACPCMP and ISA etc.	Quarterly	MBSA was represented in more than 4 key gov entities	Schedule /List of government structures where MBSA participated and indication of roles played and achievements	

Strategic objective: Promote the viewpoints and interests of the industry by engaging relevant stakeholders on national legislation, policies and prescripts that impact the construction industry.							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 20		
			2025/26	Date	Performance	Means of verification	Comment
Influence Legislative input	Influencing legislative processes in the best interest of members	Facilitate collation of inputs from members and submit comments to relevant Departments and Parliament	Presentation of MBSA inputs and comments to new proposed legislation affecting construction industry	As and when new bills are proposed	MBSA consistently facilitated collation of inputs and submitted comments on various pieces of legislation and regulations	Copies of MBSA comments	

STRATEGIC FOCUS AREA 3: PROMOTION OF MEMBERS' INTEREST AND SUPPORT

Strategic objective: Promote high standards and quality construction, through support to our members.							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 25		
			2025/26	Date	Performance	Means of verification	Comment
Emerging contractor support	Ensure that there are emerging contractors' development programme at all Associations	Facilitate and monitor implementation of emerging contractor development at all Associations	Creation of MBSA Skills Dev Capacity (in-house or outsourced capacity	Dec 2025	Capacity not created due to budget limitations. Funds were approved as part of the 2026/27 budget	MBSA has skills development capacity (either in-house or outsourced)	Capacity to be acquired in the new year
			Consolidate process of implementation of emerging contractor development programmes at all Associations through the ET&T Committee.	Jun 2026	Not achieved due to capacity constraints. Funds were approved as part of the 2026/27 budget	Proof of facilitation through the ET&T Committee	To focus on consolidation in the new year
Education, Training and Development	Implementation of MBSA annual national skills development plan	Facilitates implementation of the National skills development plan	Facilitates the implementation of MBSA National skills development plan under the ET&T Committee	Jun 2026	Not achieved due to lack of capacity. Funds were approved as part of the 2026/27 budget	Proof of facilitation through the ET&T Committee	Skills Dev Management capacity to be created in 2026/27 FY.

2025/26 ANNUAL PERFORMANCE REPORT

Strategic objective: Promote high standards and quality construction, through support to our members.							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 25		
			2025/26	Date	Performance	Means of verification	Comment
Occupational Health and Safety	Encourage all Associations to have OHS programmes in their respective area of jurisdiction.	Liaise with all Associations to ensure that they have OHS programmes in the areas of jurisdiction	Assist all Associations to have OHS programmes in their regions Ensure that there are annual regional and national OHS competitions to promote safe construction sites in the country	Sep 2025	All Associations have OHS programmes in their regions All Associations ran their annual OHS Competitions. National Competition started in Jun 2026	All Associations with no OHS Programmes assisted to have one MBSA and Associations held their annual safety competitions	
Contractual and Legal	Review and promotion of use of MBSA Building agreements	Ensure that MBSA Contracts are reviewed and promoted	Review of MBSA selected Building Agreements completed. (2 in the year)	Jun 2026	Two reviewed: SDA and HBA (HBA - review still to be approved by the board)	Two revised agreements in place	
			Quarterly Promotion of the use of MBSA Building Agreements on website and social media platforms (X and Facebook, monthly)	Quarterly	Done, but on a limited scale. It was not yet carried out on social media	MBSA agreements promoted on MBSA and social media (X and Facebook, quarterly)	Delayed in social media coverage

STRATEGIC FOCUS AREA 4: PROMOTION OF ETHICAL BUSINESS PRACTICES

Strategic objective: Promote ethical business practice, skills development, and inclusive economic growth in the construction industry.							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 15		
			2025/26	Date	Performance	Means of verification	Comment
Promote ethical business practices	Provision of guidance on prevention of industry anti-competitive behaviour (collusion)	Updating guidance on prevention of industry anti-competitive behaviour (collusion)	Updated guidance on prevention of industry anti-competitive behaviour (Website and email circulation)	Jun 2026	Updated version on the website	Updated guideline. (Website and email circulation)	
	Collate in-formation on unfair tender processes and raise the issue with relevant authority	Collate information from members on unfair tender processes and raise the issue with relevant authority	Raise unfair procure-ment processes identi-fied with relevant authority for correction	As and when it happens	No unfair procurement processes identified in the year.	Two revised agree-ments in place	
Promote Anti-Corruption in the construction sector	Speak out against known corrupt activities in the construction sector	Speak out against known corrupt activities in the construction sector	Raise and highlight known corrupt activities in the sector	As and when it happens	There were no reports of corrupt activities	Raised and highlighted known corrupt activities in the sector	
Development of Industry Integrity Pact	MBSA to develop an industry integrity Pact for adoption by its members	Develop-ment of Industry Integrity Pact for adoption by MBSA members	Adoption of Industry Integrity Pact by MBSA members	Dec 2025 (draft) Jun 2026 (Final version)	Industry Integrity Pact finalised.	Industry Integrity Pact adopted by members	The Pact was not yet approved by the board at year-end.

STRATEGIC FOCUS AREA 5: MBSA SUSTAINABILITY

Strategic objective: Building a financially sustainable federation							
Key Performance Area	Performance Indicator	Action required	Performance target		Weight (W) 10		
			2025/26	Date	Performance	Means of verification	Comment
MBSA Business Development Strategy	Implementation of the revenue enhancement strategy/ plan	Implement revenue enhancement strategy/ plan	Implementation of the Plan with alternative income of R1 700 000 not based on Association subscription and FEM	Jun 2026	R1 700 000 Achieved in September 2025 through Congress Partnerships	Audited Annual financial statements	
	Ensure financial sustainability of the federation and keep it as a going concern	Manage MBSA finances to achieve a going concern status at year-end.	Manage MBSA finances to achieve a going concern status at year-end.	Jun 2026	Achieved a going concern status at year-end of 2025/26.	Two revised agreements in place	
Effective financial management	Sustainable management of MBSA funds/ finances	Manage MBSA funds/ finances in a sustainable manner	Unqualified audit outcome at year end	Jun 2026	Unqualified audit outcome achieved	Audited Annual financial statements	

SA BUILDERS REPORT

SA BUILDERS REPORT

Over the course of 2025 and the first quarter of 2026, SA Builder – like the rest of the country – has faced severe challenges, driven by both economic and socio-political turmoil which has severely impacted the entire construction industry. Investment in the country has been sluggish, thanks to a hostile US government, ongoing wars in the Middle East and Europe, South Africa's continual battle to thwart the corruption in its government and the alarming state of its infrastructure. Johannesburg, like many other cities, has fallen into a state of disrepair which is constraining trade, education, healthcare, transport and many other sectors.

We have also seen the ugly face of xenophobia showing itself in violent and reprehensible ways. The March for March initiative, which has – predictably – been accompanied by looting, assaults and completely unwarranted assaults on innocent, peaceful and defenceless people, many of whom have lived in our country for decades, has not only violated the humanitarian principles enshrined in our Constitution, but has defiled the deepest levels of African ubuntu. In addition, it has backfired sharply, since many of the low-level jobs which the protesters have accused immigrants of "stealing" have not been filled because South Africans are reluctant to do manual or poorly-paid labour. The same own-goal has been witnessed in the UK since its Brexit initiative and in the USA, where President Donald Trump's incursions against immigrants and his endorsement of ICE terror have likewise left gaping holes in his country's workforce.
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Equally concerning has been the continued evidence of construction sites failing to observe prescribed safety regulations, resulting in tragic loss of human life and devastating financial loss.

So much for the negatives. Yet there have been very heartening positives as well. SA Builder has proudly profiled a number of both established and new construction companies, as well as organisations in allied industries such as engineering and architecture, whose resilience and confidence in the future are powerful and inspiring. These companies have chosen to invest in a future which they know is inevitable, since construction is the backbone of any country's growth and prosperity. Moreover, the repairs of the country's dilapidated roads, sewerage, power plants, hospitals, industrial sites, commercial and retail zones, harbours, airports and schools will remain priorities – and will require the concerted efforts of just such construction companies.

Within our own ranks, SA Builder has seen a number of internal changes. We have moved premises, streamlined our employee numbers and forged strong, positive relationships with a number of organisations. Above all, we have strengthened our bond with Master Builders SA, and we extend our heartfelt thanks to it for its continued support and co-operation. We are proud to be its partner and a mouthpiece of the industry.

We believe that South Africa is on the cusp of a dynamic growth spurt and that this will require an equally dynamic and active construction sector which is ready to meet the demands of a burgeoning population. We are sure that it will, indeed, be ready to fulfil those demands and that, despite the uncertainties of the present, a bright future lies ahead.

The following month-by-month summary of SA Builder from October 2025 to September 2026
will show, at a glance, the diversity of the issues covered by the magazine:

OCTOBER 2025

- The urgent role of municipal stormwater management
- Mine prepares youth NEET for careers in building
- Correct sprinkler systems are important
- What you need to know before renovating

NOVEMBER 2025

- Engineering dignity
- Cape Town's township developers step forward
- Upgrading rural water infrastructure – lessons learnt
- Concor nurtures biodiversity at Karreebosch Wind Farm Project

DECEMBER 2025

- Durban-Gauteng Logistics Corridor to receive boost from private investors
- Zimbali Lakes sets historic sales record
- Call to prevent infrastructure collapse
- Rising investment transforms KZN

FEBRUARY 2026

- Silver anniversary for MNA
- Quality aggregates underpin strong, durable construction
- Modernising a high school through façade design
- Aurex Construction looks ahead with confidence

MARCH 2026

- The hole truth: can we repair SA's roads?
- Rethinking African power, control and infrastructural resilience
- Chryso leads African market with crystalline waterproofing solution
- AfriSam's role in building SA's urbanisation

APRIL 2026

- Corobrik: laying foundations of the future
- Growthpoint redevelops Walmer Park Shopping Centre
- Powering Africa's smart cities
- Protecting hydrotested drinking water systems

MAY 2026

- GVK-Siya Zama: forging the future
- Will government's R155bn property plan be a game-changer?
- The importance of regular fire system maintenance
- Garden Walk opens in Hartenbos

JUNE 2026

- 52 blacklisted contractors, one crisis
- Resisting rising vandalism: safety for critical infrastructure
- What we need to know about the Green Drop Report
- Asbestos abatement ensures safe demolition

JULY 2026

- Beside the point (cloud): empowering architectural precision

  Designing HVAC for African healthcare: why hybrid systems matter
- Engineering the Polihali Transfer Tunnel
- Regulation = protection and predictability

AUGUST 2026

- Women shaping the built environment
- What hired equipment and machinery does the BCCEI cover?
- Cape Town's new premium aviation hub
- Re-imagining obsolete buildings as high-value assets

SEPTEMBER 2026:

- The M&D Group invests in its future growth
- Understanding proper housing planning
- JSE-listed Aveng announces its new CEO designate, Fraser Wyllie
- Greater safety from an innovative product

PAST PRESIDENTS

W R Poynton Durban 1904/06
F Turner Pretoria 1906/07
J Z Drake Cape Peninsula 1907/08
T W Reynolds Port Elizabeth 1908/09
M C A Meischke Witwatersrand 1909/10
A E Parfitt Bloemfontein 1910/11
J Prentice Pretoria 1911/12
T Clark Witwatersrand 1912/13
A F Turner Durban 1913/14
J J Kirkness Pretoria 1914/17
J Thompson Witwatersrand 1917/18
W Nottingham Pretoria 1918/19
H W Harris Port Elizabeth 1919/20
A R Midgley Durban 1920/21
D F Corlett Witwatersrand 1921/22
A B Reid Cape Peninsula 1922/23
P J Hittinger Witwatersrand 1923/24
A Andresen Pretoria 1924/25
C Carr Durban 1925/26
R G McClelland Port Elizabeth 1926/27
D M Evans Witwatersrand 1927/28
F Bakker Cape Peninsula 1928/29
W M Pattison Pretoria 1929/30
H O Tunmer Durban 1930/31
A Barrow Witwatersrand 1931/32
J R Hedden Cape Peninsula 1932/33
J B D Clark Witwatersrand 1933/34
B P Jones Bloemfontein 1934/35
J Garnett Pietermaritzburg 1935/36
H O Young Cape Peninsula 1936/37
W Knuckey Witwatersrand 1937/38
F Vercoe Durban 1938/39
C C Pike East London 1939/40
J Downie Pretoria 1940/41
A J Brokensha Durban 1941/42
J N Bird Cape Peninsula 1942/43
R Rutherford Witwatersrand 1943/44
R Barras Pietermaritzburg 1944/45
J Glendinning Port Elizabeth 1945/46
J C Bitcon Witwatersrand 1946/47
J J Smith Durban 1947/48
F B Blomkamp Cape Peninsula 1948/49
J P Lamb Pretoria 1949/50
G J R Bulman Pietermaritzburg 1950/51
J J Annand East London 1951/52
F H Mitchell Witwatersrand 1952/53
F H Radford Durban 1953/54
C Bakker Cape Peninsula 1954/55
R T Morrison Bloemfontein 1955/56
J A Barrow Witwatersrand 1956/57
H Aitken Durban 1957/58
J W L Ruddy Port Elizabeth 1958/59
F E Kennard Pretoria 1959/60
T Pattullo Cape Peninsula 1960/61
W F Hamilton Durban 1961/62
H H Lobban Witwatersrand 1962/63
H McCarthy Cape Peninsula 1963/64
H T Stirling Witwatersrand 1964/65
J A Reardon Durban 1965/66
R A Briggs Cape Peninsula 1966/67
P J van Twisk Pretoria 1967/68
M Lipshitz Durban 1968/69
D R Herd Witwatersrand 1969/70
H N Dodd East London 1970/71
J Zylstra Pretoria 1971/72
F Williams Witwatersrand 1972/73
C H R Kincaid Durban 1973/74
G K Breed OFS Goldfields 1974/75
B L Moyle Witwatersrand 1975/76
L Fish Durban 1976/77
D F D Allan Cape Peninsula 1977/78
D H Mitchell Witwatersrand 1978/79
R L Stevenson Durban 1979/80
J A Barrow Witwatersrand 1980/81
L S Glaser Cape Peninsula 1981/82
P O Morris Witwatersrand 1982/83

G H Rowles Kimberley 1983/84
A J M Stewart Durban 1984/85
B J S Zylstra Pretoria 1985/86
A P Jacobsen Witwatersrand 1986/87
D N Fraser Cape Peninsula 1987/88
B G Thompson Port Elizabeth 1988/89
R G Hurry Witwatersrand 1989/90
E V Hulme Witwatersrand 1990/91
V N Smailes Kimberley 1991/92
R M Giuricich Transvaal South 1992/93
G P Volck Transvaal South 1993/94
B R Buys Bloemfontein 1994/95
R A Edwards Gauteng 1995/96
S E Jones Cape Peninsula 1996/97
W S Deacon East Cape 1997/98
P J Ridl KwaZulu-Natal 1998/99
J A Dempers Boland 1999/00
N L Klopper Gauteng 2000/01
M B van Breda Cape Peninsula 2001/02
N F Maas Gauteng 2002/03
B A Botha East Cape 2003/04
S D Moffatt KwaZulu-Natal 2004/06
G R Roberts Western Cape 2006/07
E G Forbes (Mrs) Gauteng 2007/09
M J Talbot East Cape 2009/11
D B Hattingh Western Cape 2011/13
C J L Cozens KwaZulu-Natal 2013/14
N V Cloete North 2014/16
B B Simelane Western Cape 2016/18
J W Matthews Western Cape 2018/20
V Naidoo KwaZulu Natal 2020/22
M P Shangase 2022/24

Life members

J A Barrow
H A Benadie
D H Mitchell
E G M Forbes (Mrs)


PANEL DISCUSSION
PANELLISTS
XHANTI PAYI
ROY MNISI
DEREK WHI
TINASHE
CE MASHIMBYE
ONOMIST
EXECUTIVE DI
MASTER BU
SOUTH AF
MARK
VICE PRES
SOUTH AFR
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2025 ANNUAL CONGRESS
LEGAL ROUNDTABLE:
UNPACKING VARIOUS LEGISLATIVE COMPLIANCE AND REFORMS TO ASSIST THE COUNTRY TO EXPEDITE ITS INFRASTRUCTURE INVESTMENT AND DEVELOPMENT PLANS
KGODISHO PHASHE
DIRECTOR
CLIFFE DEKKER HOFMEYR
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NATIONAL HEALTH & SAFETY AWARDS
SAFETY IS THE FOUNDATION OF EVERY STRUCTURE
CERTIFICATE
NATIONAL HEALTH
AN SOUTH
RD (CAPE)
WWTW

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