



# Smarter and More Connected: Leading South Africa's Practical BIM Transition

A regulator's perspective on national coordination, practical adoption and building a more connected construction ecosystem

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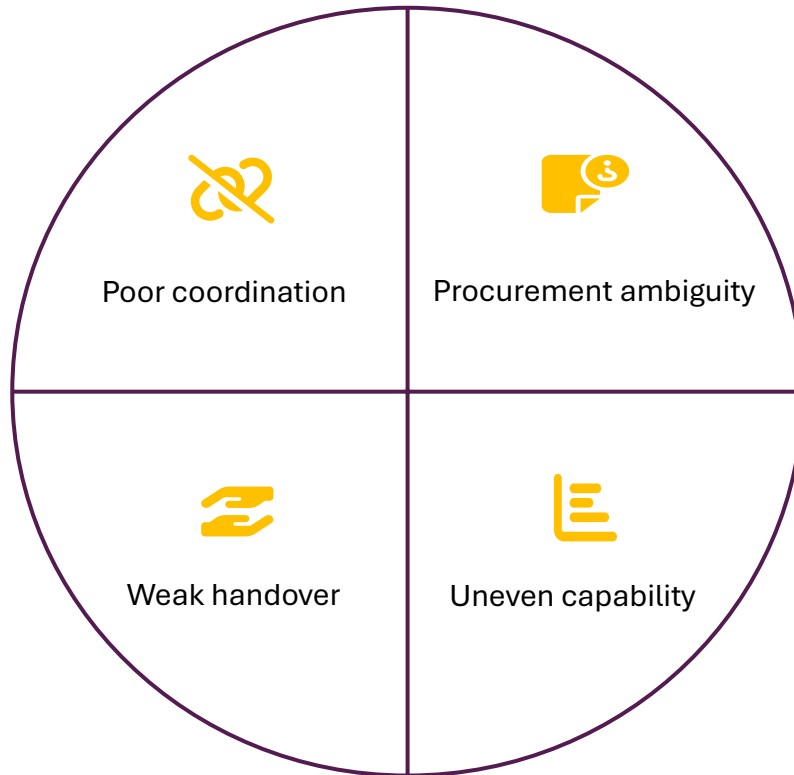
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## South Africa's Systemic Construction Challenges



## The industry challenge is bigger than software

South Africa's construction challenges are systemic — disconnected information, uneven digital capability, and unclear procurement expectations create avoidable rework and disputes.

Too many projects suffer from weak coordination among disciplines, clients and supply chains. The practical result is rework, delayed decisions, and poor-quality handover information.

South Africa has pockets of advanced BIM practice — but adoption remains uneven. The real gap is the national environment, not the absence of capability.

### National response

#### **cidb as national enabler**

Creating consistent conditions for better information management across the whole sector

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## Why this matters to cidb as a regulator

### Without cidb's Role

#### Risks & Gaps

- ✗ **Unclear Procurement**  
Information requirements remain hard to specify, price, evaluate and manage consistently across public clients
- ✗ **Market-driven Fragmentation**  
Digital adoption left to market forces — better-resourced firms advance while national consistency remains out of reach
- ✗ **Under-resourced Clients Left Behind**  
Smaller firms, municipalities and SMMEs risk exclusion as the gap between well-resourced and under-resourced widens

### With cidb's Role

#### National Enabling Conditions

- ✓ **Procurement Uniformity**  
Lawful, proportionate and auditable ways to specify and evaluate BIM information requirements across the public sector
- ✓ **Clear National Standards**  
Clearer guidance, consistent expectations and a stable basis for collaboration aligned to ISO19650 and local realities
- ✓ **Inclusive Digital Transition**  
Practical capability development ensuring transformation benefits the whole sector — not just the well-resourced
- ✓ **National Direction**  
cidb sets conditions

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# The National BIM Adoption Strategy

- Create a more predictable national environment in which BIM requirements, guidance, and expectations are clearer across the sector, rather than varying widely from one client or project to the next.
- Strengthen public procurement by giving clients lawful, proportionate and auditable ways to specify and evaluate BIM-related information requirements.
- Build a more credible skills pipeline through a national competency framework aligned to universities, TVETs, professional bodies and industry learning pathways.
- Use pilots, maturity measurement and evidence to refine the national approach over time so that adoption grows on the basis of local experience rather than assumption.

## Key message

Clearer standards  
Better procurement support  
Skills alignment  
Evidence from pilots

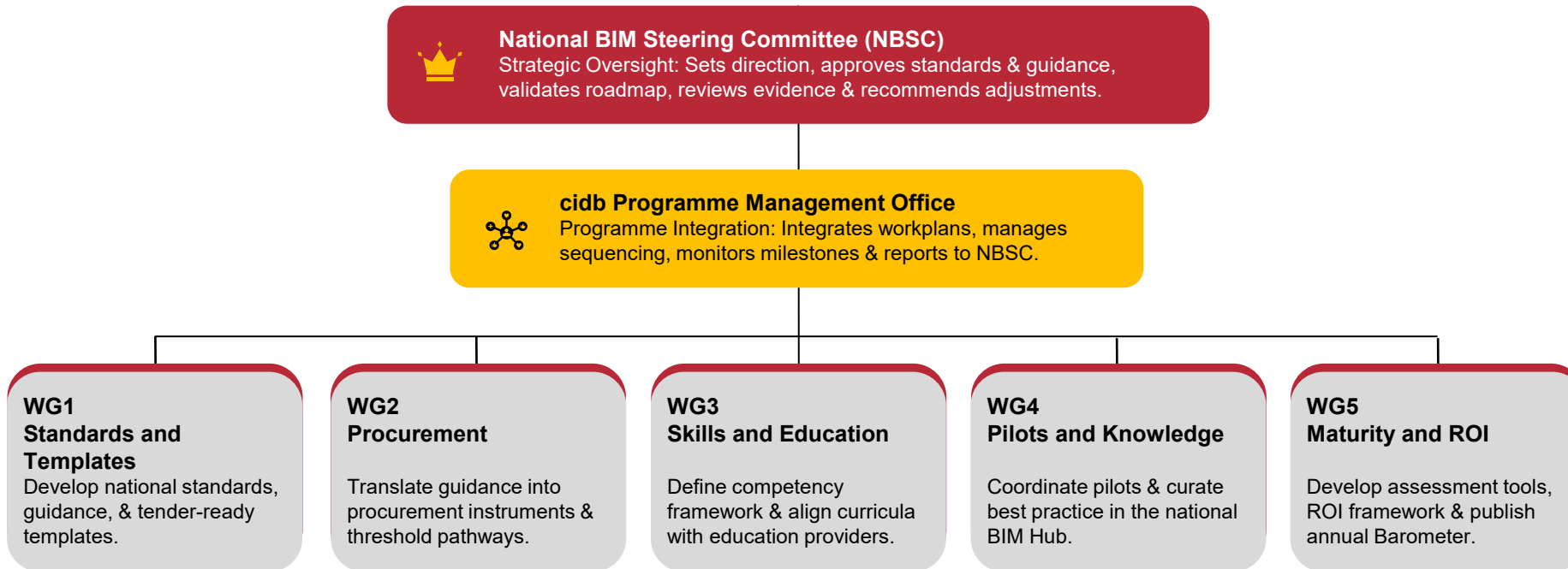
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# National BIM Steering Committee



## Role & Mandate:

- Being established as the national advisory and coordination forum — structured, practical, and aligned to South African delivery realities
- Role is strategic rather than operational: guide the enabling environment, review key outputs, support stakeholder coordination

## Scope Areas:

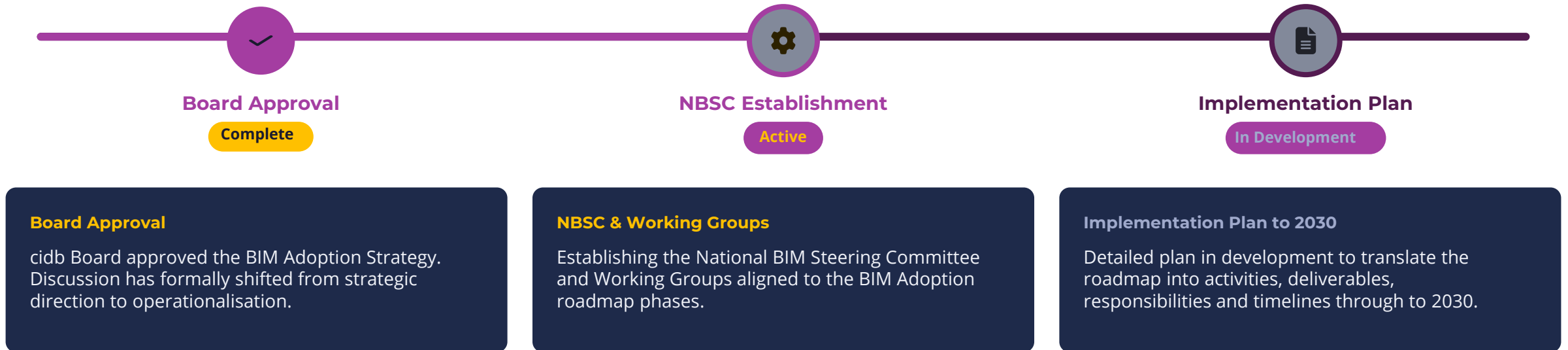
- Strategic guidance
- Stakeholder alignment
- Review of outputs
- Standards
- Procurement
- Skills
- Measurement frameworks

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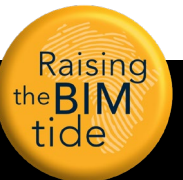


## What implementation is already moving

The cidb Board has approved the BIM Adoption Strategy — shifting from direction to operationalisation, with the NBSC, working groups, and implementation plan actively underway.



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# What the implementation plan prioritises first

First wave: governance activated, standards begun, awareness ongoing, and phased adoption launched — not mandates imposed.

1

## Governance

Finish Steering Committee setup, activate working groups, establish programme coordination for milestones and reporting

2

## Standards & Guidance

Begin national BIM policy work, localise the South African BIM annexure, develop first guidance set aligned to ISO 19650 and local procurement realities

3

## Awareness & Readiness

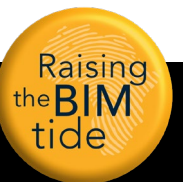
Stakeholder engagement, public sector briefings, targeted guidance notes, support for contractors and professional service providers

4

## Phased Adoption

First wave is not about mandates — it is about creating the minimum structure needed for practical, credible adoption across the sector

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## The cidb approach: practical, proportional and inclusive

South Africa's approach must be **enabling first** — standards, templates, guidance and pilots before broader obligations — ensuring transformation benefits the whole sector, not just the well-resourced.

### ✓ Principle 1



#### Enable before Oblige

Support the sector first through standards, templates, guidance, skills pathways and pilots — before broader obligations are introduced.

### ✓ Principle 2



#### Proportionality

Cannot adopt a one-size-fits-all BIM model — digital capability, institutional readiness and access to tools remain uneven across the sector.

### ✓ Principle 3



#### Inclusion

A mandate-first approach risks exclusion and unfairly advantages better-resourced firms — transformation must benefit the whole sector.

### ✓ Principle 4



#### Learn by Doing

Start structured, scale sensibly — make sure transformation is part of the digital journey, not collateral damage from premature mandates.

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## What success should look like by 2030

- A versioned national standards and guidance suite that gives the sector a common language, reusable templates and a more stable basis for collaboration.
- Procurement guidance that helps public clients specify and evaluate BIM requirements more consistently and more confidently.
- A national competency framework and stronger education alignment that make BIM-related capability easier to understand, build and recognise across the industry.
- A knowledge hub, maturity reporting and ROI evidence that allow South Africa to learn from its own implementation journey and improve the system over time.

### 2030 Enabling Outputs

Standards and guidance  
Procurement guidance  
Competency framework  
Knowledge hub and metrics

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## Call to action: from fragmented effort to shared implementation

- To public clients: begin strengthening your capability to ask for better information, evaluate it properly and use it more effectively across the asset lifecycle.
- To industry and practitioners: keep demonstrating what works but also help shape the national instruments so they are practical, scalable and fair.
- To academia, professional bodies and partners: align skills, recognition and collaboration around the realities of where the industry is going, not where it has been.
- To the whole ecosystem: South Africa does not need perfect conditions to move forward; it needs shared leadership, practical steps and a commitment to building together rather than in silos.

### Key message

Public clients  
Industry  
Academia  
Shared leadership

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# Thank You.

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