



INTRODUCTION TO ARCHITECTURAL COMPETITIONS:

1.1 ARCHITECTURAL COMPETITIONS

An architectural competition offers the Promoter a wider variety of solutions to meet the particular needs than any other method when choosing the design and the designer of the building. Many buildings of the highest quality and renown, in this country and throughout the world, are the result of an Architectural Competition.

An architectural competition offers the following advantages:

- it is probably the most effective way of selecting an architect from the best professional talent, and encouraging good architecture.
- The entries are judged by a panel of expert's representative of the interests of the promoters and the profession.
- Good publicity and public support for having openly sought the best solution for the project will be obtained.
- No other method of selection offers these unique advantages.

Competitions can be used for practically any type of project - anything from a humble house to a whole town. Each presents the sort of challenge that requires professional skill and expertise.

1.2. ORGANISATION AND APPROVAL PROCESS OF A COMPETITION:

1.2.1 Rules:

The Model Form of Competitions is available from the Office Administrator of the Namibia Council for Architects and Quantity Surveyors, P O Box 90947, Windhoek. Tel (061) 401813. Fax (061) 401 814, Email: ncags.secretary@africaonline.com.na.

1.2.2 Cost:

The cost to the Promoter of conducting a competition varies from 4% of the estimated construction cost when this is less than N\$ 250 000.00 to 0.1% when the construction cost is N\$ 50 000 000.00. The competitors bear the cost of the preparation of their entries only on approval by the Council as a registered Architectural Competition.

Note: Refer to point No. 25 of the Competitions Guidelines.

1.2.3 Programme:

Assessors give expert advice in preparing the brief and structuring an efficient programme. At least one of the assessors who is an architect should be involved in the brief and programme preparation.

1.2.4 Judging / Adjudication:

Assessors are approved by the Council in consultation with the Promoters for their experience in the building type to be judged. To attract as wide an entry of competitors as possible, they should have the assurance that they will be judged objectively by experienced peers. For this reason, the merit of having a majority of architect assessors, one of whom should be from an academic environment,

should be noted. The number of assessors should depend on the size and complexity of the project. The minimum number of assessors should be three.

1.2.5 Conduct of the Competition:

Assessors are responsible to the Promoter for the conduct of the competition and act as professional advisors. The NCAQS & NIA joint Standing Competition Sub-committee is available for guidance at any stage.

NOTE: in order to protect the Promoter's interests and to ensure that competitions are fair and seen to be fair, these must be conducted under the aegis of the Namibia Council for Architects and Quantity Surveyors. Accordingly, an architect registered in terms of the Architects' and Quantity Surveyors' Act No. 13 of 1979 cannot participate in any open architectural competition other than a competition approved by the Council.

Refer to Code of Professional Conduct, Clause 4 (m), (n), (o) and (p).

1.2.6 NCAQS Approval procedure:

The following procedure should be followed:

1.2.6_1 Promoters to approach the NCAQS Council regarding appointment of assessors for the competition.

1.2.6.2 Once approved and appointed, the assessors select the type of competition, prepare the brief and the rules of the competition (based on the Model Form of Competitions) and structure the programme in consultation with *the* Promoters.

1.2.6.3 The assessors submit the rules, brief and the programme to the Council for approval in terms of the Act.

1.3 TYPES OF ARCHITECTURAL COMPETITION:

1.3.1 Introduction:

The Namibia Council for Architects and Quantity Surveyors recommends several types of competition, each of which may be modified to meet the particular needs of the Promoter. The principal variations are as follows:

1.3.2 Open Competition:

Defined as an open public competition to all Architects Registered to practice in Namibia, in accordance to the Act 13 of 1979.

1.3.3 Selective Competition:

Through open pre-qualification, Expression of Interest. (Open CV invitation and there after selection for competition.)

1.3.4 Ideas Competition:

A Competition of Ideas is promoted as a design exercise in which concepts, possibilities and architectural opportunities are presented. It can be conducted speedily at relatively low cost to the Promoter, with no commitment by him to build.

An Ideas Competition is appropriate for the preliminary study of a complex project where a Promoter wishes to gain the benefit of comparing a range of architectural solutions before developing a detailed brief or, alternatively, where he is seeking to explore new approaches to a particular architectural topic.

1.3.5 Preliminary Project Competition:

The Preliminary Project Competition is for a complex project and enables the selection of the architect, by competition, at an early stage in the design process so that development of the design and programme can proceed through dialogue between Promoter and architect. The Conditions call for a design concept or preliminary proposal developed from an outline brief, which gives the assessors and the Promoter the opportunity of appraising and selecting a number of the most promising schemes.

1.3.6 **Single Stage Project Competition:**

A competition for an actual building in which fairly detailed drawings, sufficient to fully explain the proposal, are required.

The Promoter agrees to appoint the author of the winning design as architect for the project.

1.3.7 **Two Stage Project Competition:**

A competition for a larger building project conducted in two stages. In the first stage, which is usually open to all architects, only design on a broad basis is required with simple line drawings sufficient to indicate the intention of the competitor. Several architects will then be selected to proceed to the second stage to develop their designs. This stage proceeds on a basis similar to the single stage competition. (See 1.3.4 above). Premiums in the second stage should take into account the number of architects selected.

1.3.8 **Architect / Developer Competition:**

An Architect / Developer / Turn-Key team is invited by the Promoter to present a design proposal together with a financial bid for a development site, or a commitment to carry out the project within defined terms. Competition procedures are similar to a single or two stage type.

This enables local authorities and other bodies wanting to dispose of land to select the developer and the design on the basis of architectural merit and ensures that the developer is committed both to the scheme and to the architect responsible for the design.

1.3.9 **Alternative Approach:**

The developers may also take an alternative approach to obtaining the desirable design for their development as follow:

- To choose not more than three architects to provide them with the design for their intended project.
- To inform each of the selected architects who the other involved architects are.
- To define the stage and scope of the professional services required and the relevant statutory professional fees, which each selected architect will receive.
- Once the design and relevant documents are received by the developer on the defined deadline, the developer should pay each selected architect the defined statutory professional fees relevant to the stage of professional services required and choose one of the designs and its architect as the project architect.
- Due to the legal constraints of the Copyright, the developer is not allowed to use or combine any part of other non-chosen designs together with the chosen one unless with the consent of all the designer architects involved.

This approach should not be considered as a competition and therefore not be bound by the rules and regulations for the competitions set by the Namibia Council for Architects and Quantity Surveyors and the adjudication / selection risk involved in the selection of the design by the developer, has to be carried by the participating architects.

NOTE: ANY OF THESE FIVE TYPES OF COMPETITION MAY BE OPEN OR LIMITED BY INVITATION TO SELECTED ARCHITECTURAL FIRMS.

1.4

A SELECTION OF PRIZE WINNING BUILDINGS CONSTRUCTED AS A RESULT OF ARCHITECTURAL COMPETITIONS:

1.4.1

NAMIBIA:

- National Archives – Windhoek
- Habitat Centre – Windhoek, Katutura
- Rossing Adult Education Centre, Windhoek
- Katutura Post Office, Windhoek

1.4.2

REPUBLIC OF SOUTH AFRICA:

- **Natal:**
- Durban City Hall
- Provincial Headquarters. Pietermaritzburg Centenary Building, University of Natal, Durban Pietermaritzburg Avic Centre
- Cathedral of the Holy Nativity, Pietermaritzburg Pinetown Library
- **Cape Town:**
- Constantia Church
- Houses of Parliament
- Anglican Church - Somerset West Mitchells Plain - Group Housing Scheme Civic Centre, Paarl
- Thai Monument, Paarl
- Students Centers. Stellenbosch University Board of Executors Building, Cape Town Barclay House, Claremont
- Housing Scheme, Blouberg
- Golden Acre (in part)
- Archives Building
- Supreme Court
- Provincial Buildings, Kimberley
- **Orange Free State:**
- Supreme Court, Bloemfontein National Museum, Bloemfontein Civic Centre, Welkom
- **Transvaal:**
- Johannesburg Library
- Sciences Complex, Witwatersrand University Civic Centre, Klerksdorp
- Oxford Synagogue Centre
- Civic Centre, Johannesburg