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Sol Plaatje University's View of "The Young & The Restless"

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Starting with a blank page

- ❖ Established in 2013, with its first academic intake in 2014
- ❖ Located in Kimberley, in the Northern Cape
- ❖ Developed as a **city university**, integrated with its urban setting
- ❖ Planning considered buildings, circulation, parking, engineering services, aesthetics and shared spaces
- ❖ The mandate extends beyond teaching to **research, student life and community engagement**

SPU's infrastructure philosophy connects campus planning with its host city ; thus, spaces must work together, not in isolation.

- 150 Students accommodated in 2014 start-up programme
- Residence provision was planned for 80% of students

North Campus

Central Campus

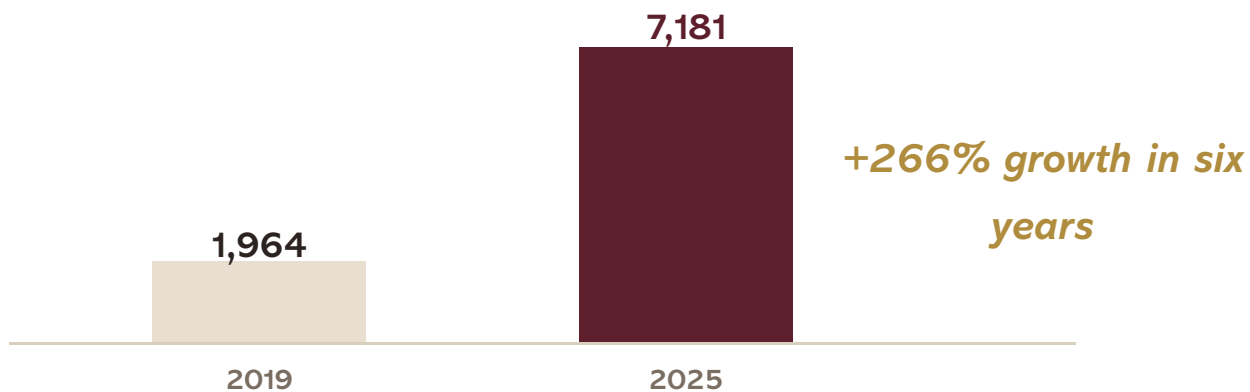
South Campus

Approved 2013 Master Plan: Three precincts woven through Kimberley

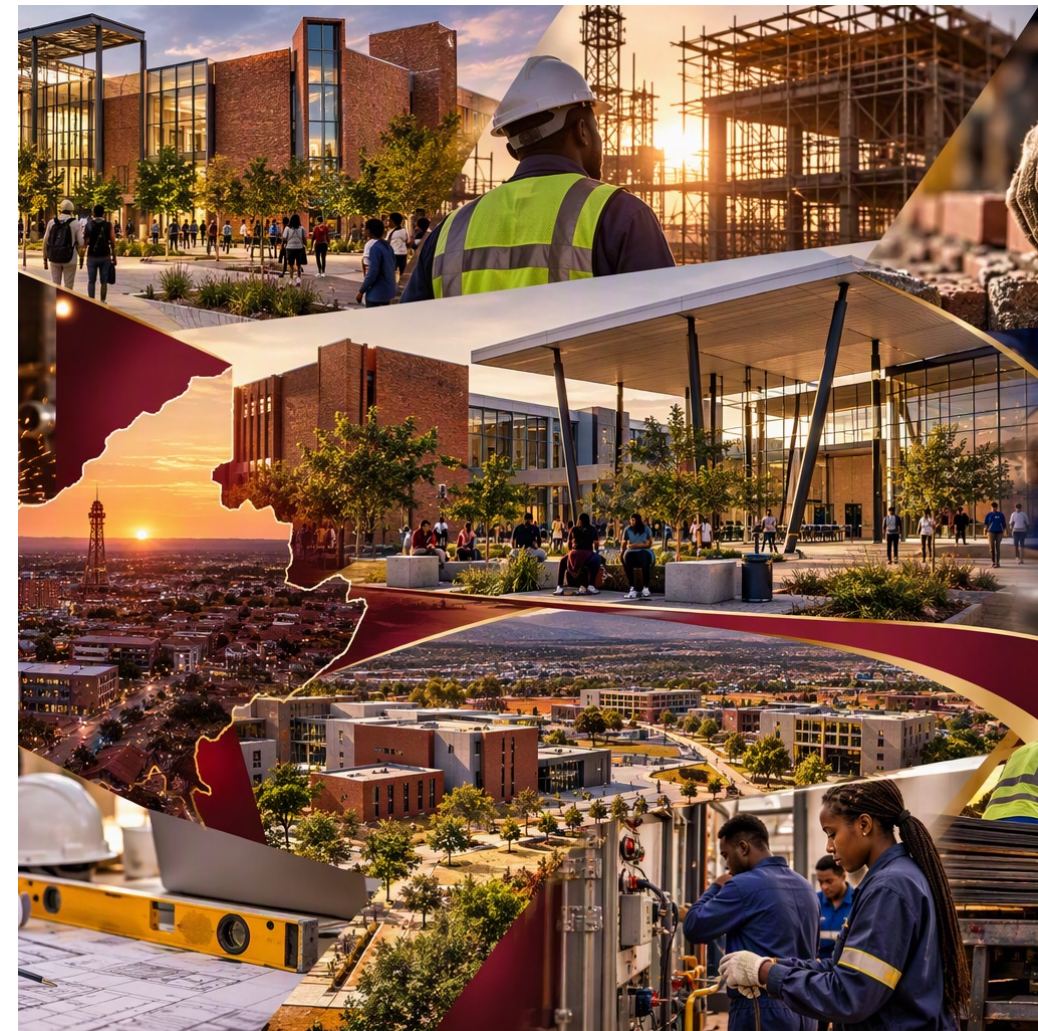
Building while growing: a decade of expansion

- ❖ Enrolment up from **1,964 (2019)** to **7,181 (2025)**
- ❖ **≈ R3 billion** infrastructure programme · **40 new buildings** since establishment
- ❖ The **2020/21–2024/25 Infrastructure Development Plan** has reached its close
- ❖ Flagship deliveries include the **Great Hall & Council Chambers, Agriculture & Environmental Sciences Building, Massouw Residence (204 beds), Postgraduate Laboratories**

STUDENT ENROLMENT GROWTH



SPU Annual Report 2025 (enrolment): (≈R3bn · 40 buildings)



Infrastructure is not the building



“We do not just maintain buildings. We protect the environments in which the academic mission happens.”

IT IS WHAT THE BUILDING ENABLES

- | | | |
|----|-----------------|---|
| 01 | LEARN | Flexible, technology-enabled teaching |
| 02 | DISCOVER | Research laboratories & specialist facilities |
| 03 | LIVE | Safe, supportive student accommodation |
| 04 | BELONG | Public spaces, halls & campus life |
| 05 | OPERATE | Utilities, ICT, security & maintenance |

More than buildings: Infrastructure as an enabler



Shared space and stepped seating — the campus community layer



Campus community

Great Hall, shared spaces, gardens and student activities



Operational infrastructure

Utilities, building services, security, ICT, maintenance, property



Teaching and learning

Academic buildings, lecture venues and digital learning studios



Research and innovation

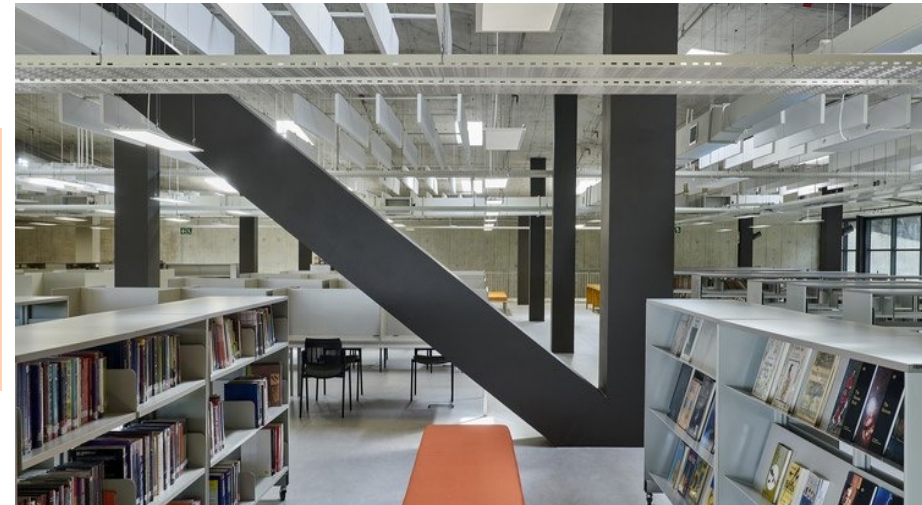
Postgraduate laboratories and specialist academic facilities



Student accommodation

Residences and accredited off-campus accommodation

Facilities management
connects each physical asset
to the institutional service it
enables.



Student Resource Centre — teaching, learning and research

Building more than buildings



20% → 34.7%

Contract
Participation Goal

30% → 38%

Local Participation
Goal

30

SMMEs in
incubation

10

Electrical artisan
learners

**WE MEASURE WHAT GREW
AROUND THE BUILDING**

The challenges of being a young university

INSTITUTIONAL PRESSURE	FACILITIES MANAGEMENT IMPLICATION
Rapid enrolment growth	Higher utilisation; demand for accommodation, academic space and services
New buildings entering operation	Growing planned-maintenance, servicing and asset-data requirements
Funding uncertainty	Capital priorities, operating budgets and lifecycle obligations must align
Expanding academic activity	Changing demand for specialist spaces, equipment and reliable utilities
Multiple projects and stakeholders	Clear accountability, project controls and clean operational handover
Safety and service continuity	Risk-based prioritisation of critical systems and statutory compliance

5.78 years

Average age of SPU facilities at the end of 2025

83%

Achievement against 2025

infrastructure performance targets

Aim: Not only how to fund the next building; but how to sustain the buildings already delivered.



Rethinking how we design, operate and maintain

REPORTED PROGRESS AS OF 2025:

- ✓ Energy Performance Certificates concluded for **11 buildings**
- ✓ **Intelligent utility metering** installed to improve consumption monitoring
- ✓ Facilities, property and venue-utilisation management strengthened
- ✓ **Harry Oppenheimer House** refurbishment: Phase 1 complete
- ✓ Venue & facilities rentals: **R2.298m** against a R1.5m target

PROPOSED NEXT STAGE OF MATURITY:

- ❑ Move from reactive work to **risk-based preventive maintenance**
- ❑ Complete **asset registers** and building handover records
- ❑ Link maintenance planning to **condition, criticality and lifecycle cost**
- ❑ Use **utility data** to find consumption patterns and inefficiencies
- ❑ Report performance in terms of **service outcomes**, not activity

Solar PV: Progress to the 1 MW municipal demand-reduction target



620 kW operational · **62%** of target

≈ 1,075 MWh p.a. across three buildings

If we could start again...

- 01** Design for the whole lifecycle
- 02** Bring FM to the table earlier – PLANNING STAGE
- 03** Design for maintainability and sustainability
- 04** Treat handover information as an asset
- 05** Measure buildings after occupation

“Think about the end at the beginning.”



Building Towards 2030: From infrastructure development to infrastructure maturity

-  **Resilient infrastructure**
Asset-risk visibility, critical-service continuity, renewal planning
-  **Sustainable operations**
Build on EPCs and metering: consumption analysis, efficiency, targets
-  **Data-informed asset management**
Dependable asset records, digital workflows, lifecycle forecasting
-  **Long-term financial stewardship**
Align infrastructure decisions with affordability and lifecycle cost
-  **A student-centred campus**
Accessibility, safety, learning and accommodation keep pace



Student Resource Centre atrium — infrastructure in daily service

The price of growth...

EVERY NEW ASSET CREATES A NEW OBLIGATION



5.78 YEARS

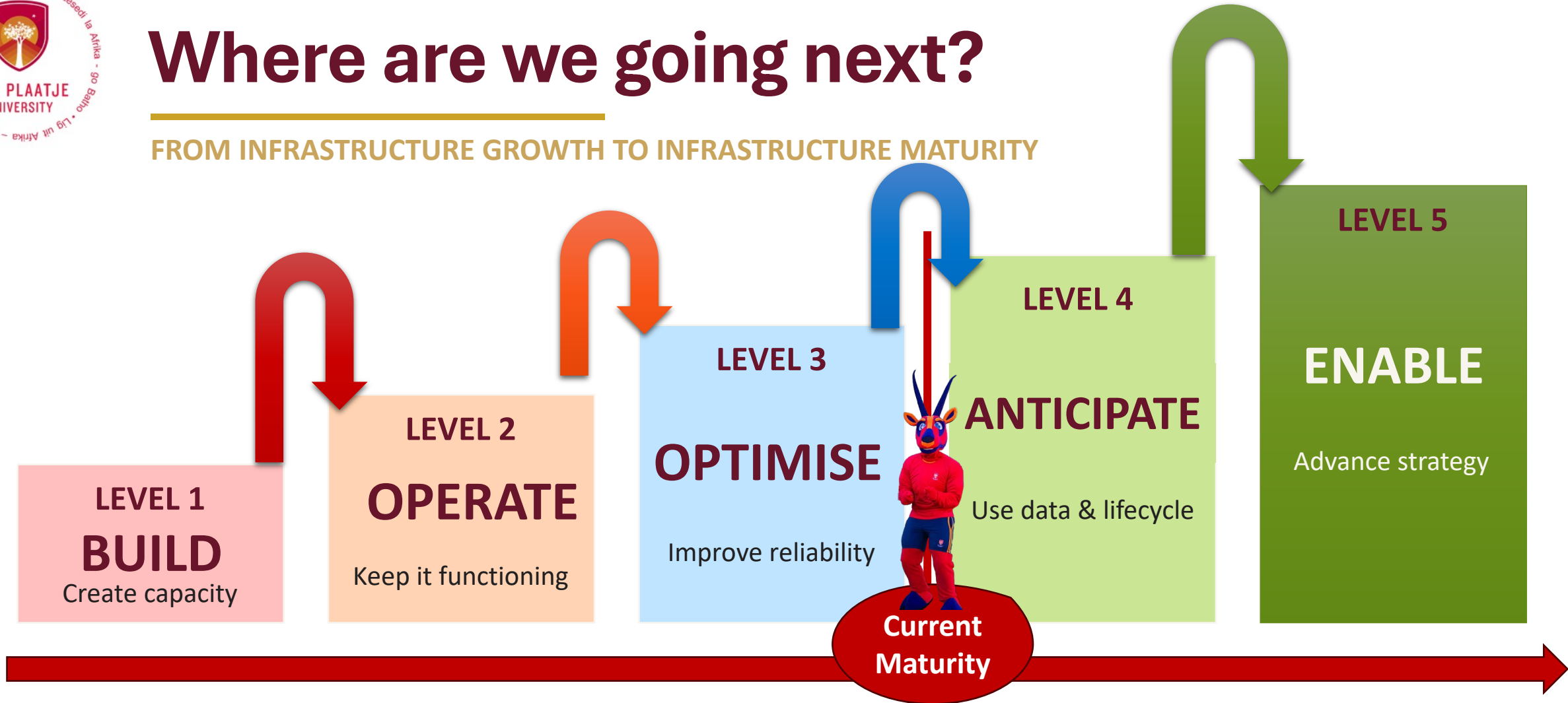
Average facility age
at end of 2025

The cost of infrastructure does not end at practical completion.

Youth is an advantage only if we embed mature asset management before today's new portfolio becomes tomorrow's ageing estate.

Where are we going next?

FROM INFRASTRUCTURE GROWTH TO INFRASTRUCTURE MATURITY



RESILIENT • SUSTAINABLE • DATA-INFORMED • FINANCIALLY RESPONSIBLE • STUDENT-CENTRED
BUILD BOLDLY. MANAGE RESPONSIBLY. THINK BEYOND TODAY.



“We are not just building a campus. We are building institutional legacy.”

01

Build boldly

Align infrastructure with evolving academic and student needs

02

Manage responsibly

Protect the value, safety and functionality of existing assets

03

Plan beyond today

Make lifecycle, resilience and sustainability part of every decision





Thank you



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