

GAZETTE NOTICE NO. 1625 OF 2025

[2532469]

Zambia Institute of Architects**The Architects (Site Identification) Regulations, 2025**

WHEREAS the Zambia Institute of Architects (ZIA) is the professional body established under the Zambia Institute of Architects Act No. 36 of 1995, Chapter 442 of the Laws of Zambia, tasked with regulating the architectural profession and upholding standards in the built environment;

AND WHEREAS it is imperative for public safety, consumer protection, and professional accountability that all stakeholders in a construction project are readily identifiable at the project site;

AND WHEREAS there is a need to curb illicit construction activities and protect the interests of clients, consultants, and the public by ensuring transparency;

NOW, THEREFORE, in exercise of the powers conferred upon the Zambia Institute of Architects by Section 4 of the Architects Act, CAP 442, the following Regulations are hereby made:

1. Title

These Regulations may be cited as the Architects Site Identification and Stakeholder Disclosure Regulations, 2025.

2. Interpretation

In these Regulations, unless the context otherwise requires—

“Act” means the Zambia Institute of Architects Act, CAP 442;

“Construction Site” means any piece of land or premises upon which building, alterations, interior design, engineering, or landscape construction work is being undertaken;

“Lead Consultant” means the Registered Architect appointed as the principal consultant for the project, responsible for the coordination of all design disciplines;

“Developer” means the person or entity for whom the project is being executed and who holds legal title to the land or a development agreement for it;

“Stakeholder” includes, but is not limited to, the Developer, the Registered Architect, the Registered Engineer, the Quantity Surveyor, the Project Manager, Local Regulatory Authorities and any other formally appointed consultant, as well as financial institutions with a secured interest in the project;

“ZIA” means the Zambia Institute of Architects constituted under Cap 442 of the laws of Zambia.

3. Application

These Regulations shall apply to all Construction Sites within the Republic of Zambia where development requires the approval of a local authority and the involvement of a Registered Architect.

4. Authority

The Zambia Institute of Architects (ZIA), in exercise of its powers under CAP 442, Section 4 hereby issues the following mandatory regulations.

5. Mandatory Site Billboards

With effect from 1st January 2026, no construction works shall commence on any site requiring architectural services unless a permanent site billboard is erected and maintained in a prominent location. Therefore:

- (a) No construction work, excluding preliminary site clearance and soil investigation, shall commence on any Construction Site to which these Regulations apply unless a Site Billboard has been erected in accordance with the provisions herein.

- (b) The Developer and the Lead Consultant shall be jointly and severally responsible for ensuring compliance with this regulation.

- (c) The approved specifications for the Bill Board with a serialised number will be obtained from the Zambia Institute of Architects Secretariat upon application with proof of submission for planning permission and payment of a relevant application fee approved by the Council of the Zambia Institute of Architects

6. Required Information

The billboard shall clearly display the following:¹

- (a) Project Name and ZIA Registration Number.
 (b) Developer/Legal Owner: Full name and contact details.
 (c) Local Authority Approval Number for Planning Permission
 (d) Lead Consultant (Registered Architect): Full name, registration number, and contact details.
 (e) All Appointed Consultants (Engineers, Quantity Surveyors, etc.): Full names; addresses and registration numbers.
 (f) Appointed Contractor: Registered name, address and contact details
 (g) Submission of all relevant approval documents for the project (e.g permits, licences etc)

7. Standard and Maintenance of Billboards

- (a) The Site Billboard shall be of a permanent and durable material,²
 (b) It shall be erected in a conspicuous location adjacent to the main public access point to the site and shall be maintained in a legible and good condition until the expiry of the Defective Liability Period.

8. Enforcement and Penalties

The Zambia Institute of Architects, through its appointed inspectors, is hereby empowered to inspect any Construction Site to ensure compliance with these Regulations.

ZIA is mandated to enforce these Regulations. Any site found non-compliant shall be subject to:

- (a) An immediate fine of 10,000 penalty unit's payable to the ZIA
 (b) A further fine of 1,250 penalty units for each day the violation continues
 (c) ZIA shall have the authority to recommend to the relevant local authority that a stop-work order be issued for any site found to be in persistent non-compliance.

For inquiries and clarifications contact the Zambia Institute of Architects Secretariat on the following address:

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Issued on behalf of the Council