

JOZI MY JOZI

DELIVERING JUSTICE WITH DIGNITY

REVITALISING THE JOHANNESBURG HIGH COURT PRECINCT

HENRY FAGAN
Consulting Engineers & Project Managers

IMAGINE ENCOUNTERING THE JUSTICE SYSTEM FOR THE FIRST TIME.

Walking into the High Court, awed by its majestic architecture and the century of pomp, ceremony, and due process that has soaked into its walls. A place where the law has been tested and evolved in pursuit of the highest public good. Home to the dedicated judges, advocates, attorneys, and court employees who have for generations helped to uphold one of the most profoundly foundational ideals of society and indeed humanity: justice, without fear or favour.

The Johannesburg High Court is South Africa's busiest court, with tens of thousands of cases moving through its 42 courtrooms each year, both criminal and civil. Since it was completed in 1911, its building has become a fixture of the inner city, a tangible symbol of the rule of law. For more than a century, it has been the stage for cases that shaped the nation, from the notorious 1932 trial of poisoner Daisy de Melker to landmark democratic-era judgments on the death penalty, commuter safety, and the limits of executive power.

TODAY, THE COURT IS AS VIBRANT AND ACTIVE AS EVER – BUT THE BUILDING IS NOT.



We intend to not only restore the court to its former glory but also give it the world-class upgrade the people of Jozi deserve. Through strategic partnerships and meticulous oversight, we believe we can effectively and efficiently transform the court, not only with practical maintenance, repairs and systems upgrades but also creating a dignified yet welcoming space for all who visit. Having completed a thorough needs assessment, we have created a plan of action that breaks down this restoration and upgrade into its essential composite elements, each of which can be funded.

A functioning, dignified, accessible High Court is not a luxury the inner city aspires to. It is the minimum a constitutional democracy owes the people who walk through its doors.

YOU CAN BECOME OUR PARTNER IN BRINGING OUR VISION TO LIFE.

By investing financially or contributing in kind to this project, you help us strengthen our courts and the vital services they offer.

The time has come to take action – help us restore the Johannesburg High Court to its rightful grandeur.







MESSAGE FROM THE CHAIRPERSON

The revitalisation of the Johannesburg High Court is about far more than restoring a building and its surrounding precinct. It is fundamentally an investment in the constitutional right of every South African to access justice. While access to justice is often associated with fair trials and access to the courts, it also includes the right to lawful, reasonable and procedurally fair administrative action.

For these rights to be meaningful, citizens must be able to engage with institutions that are accessible, safe, functional and dignified.

The High Court is a place where constitutional rights are exercised and protected. It serves judges, legal practitioners, court officials, victims, witnesses and members of the public, making it a critical institution in upholding the rule of law. The environment in which justice is administered should reflect the importance of this role, and the revitalisation project seeks to ensure that it does.

Over the past three years, Jozi My Jozi has worked to restore confidence, functionality and dignity to Johannesburg's inner city through collaborative urban renewal initiatives. Central to our approach is the belief that lasting change can only be achieved through partnerships between government, business, civil society, academia and local communities. By fostering these partnerships, the organisation has demonstrated its ability to coordinate diverse stakeholders, develop practical strategies and manage complex projects aimed at improving the city.

The Johannesburg High Court project represents a significant opportunity to advance this vision. Following extensive work to understand the challenges and develop an intervention plan, the project is entering a phase focused on securing the resources needed for implementation. The vision extends beyond the court building itself and includes improvements to the wider precinct, supported by initiatives such as enhanced public transport connectivity and the development of a broader Justice Precinct.

Working alongside experienced partner Henry Fagan Consulting Engineers & Project Managers, the project team combines technical expertise with a sensitive understanding of the court's civic importance. Ultimately, the initiative is an investment in the rule of law, the dignity of citizens, the effectiveness of justice institutions and South Africa's constitutional promise.

Stakeholders are invited to support a project that will ensure every person entering the Johannesburg High Court experiences an environment that affirms the importance of their right to justice.

Invest in your city with us.

Professor Maurice Radebe
Chairman, Jozi My Jozi

OUR ROADMAP TO SUCCESS

This is a turnkey project. The technical work is done. The conditional assessment is complete. The concept designs have been prepared. Budgeting and priorities are set. The detailed design work begins the day funding is confirmed – **our delivery partners, Henry Fagan Consulting Engineers & Project Managers, GAPP, and Crane Group Consulting, are appointed and ready.** Funding is the final piece of the puzzle – once that is in place, the work begins.

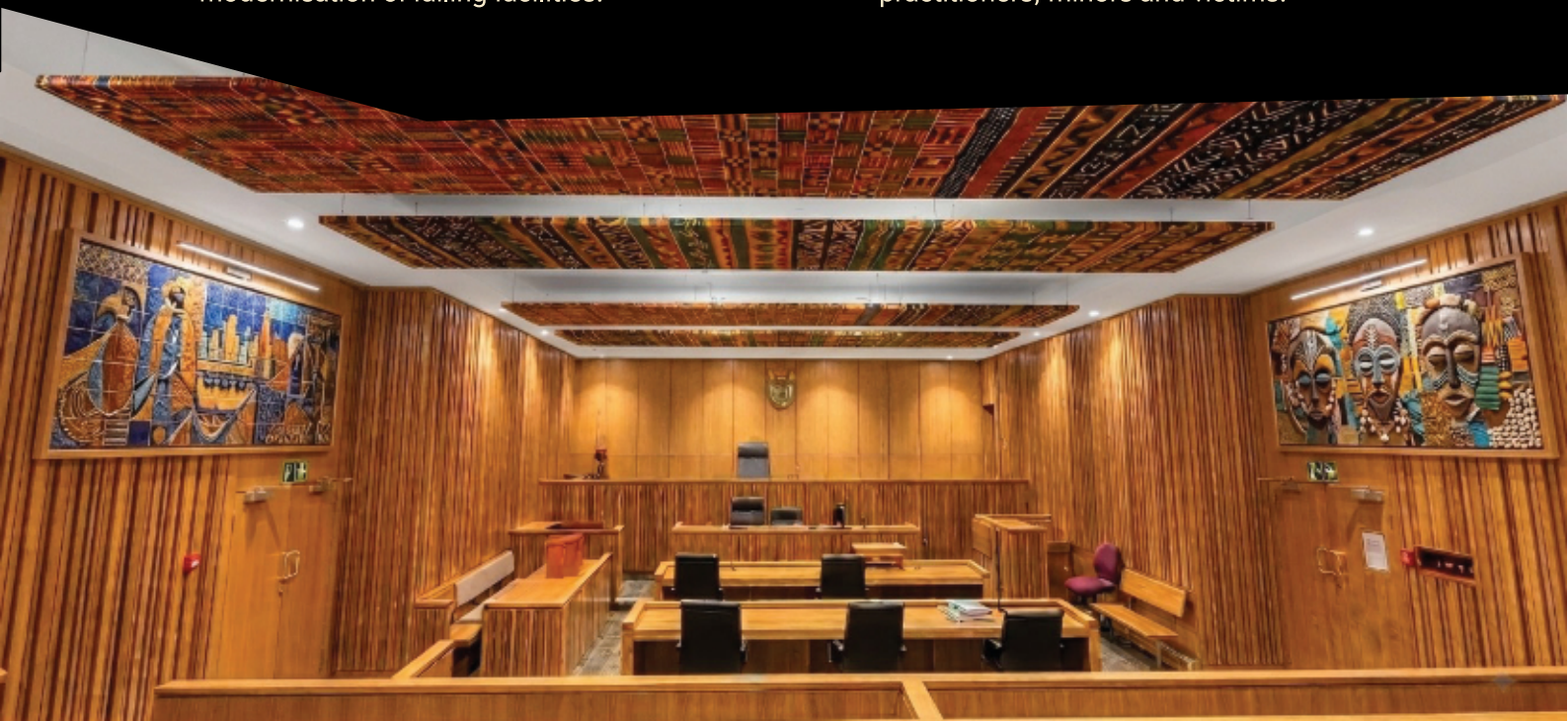
The project will be governed under the South African Council for the Project and Construction Management Professions (SACPCMP) professional framework. Each stage is gated by client approval, an independent quantity surveyor controlling cost throughout, and a twelve-month defects liability period - four times the industry standard ninety days.

Targeted Improvement Areas

A full needs analysis, condition assessment, and consultation with the people who spend the most time at the High Court – judges, registrars, legal practitioners and court staff – has confirmed that meaningful investment is needed across every major building system: HVAC, fire, electrical, safety and security, universal access, and ICT.

We have organised the required work into six main priorities, each independently scoped and costed.

1. Improved Access | Universal access, circulation and dignified entry – "the daily failure everyone feels".
2. Services Compliance | Courtrooms and chambers fit for operations, back-up power and life safety systems.
3. Ablutions | Full replacement and modernisation of failing facilities.
4. Look & Feel | Restoring dignity to public and courtroom environments – "dignity is not decoration".
5. Roof Repairs | Reduced maintenance burden, improved building operations.
6. Safety and Security | CCTV, access control, and separated circulation for accused practitioners, minors and victims.



The major interventions include the following:

- A major HVAC overhaul (air conditioning and heating)
- Compliant electrical infrastructure and UPS upgrade
- Upgraded access control and designation of new routes
- New CCTV and monitoring
- Refurbishment of public and private judge lifts
- Code-compliant, accessible ramps
- Full ICT and electronics upgrade (including provisions for remote hearings)

Beyond the building itself, the Johannesburg Development Agency is assessing the wider precinct along Pritchard, Von Wielligh and Von Brandis Streets, with a longer-term vision of a connected Justice Precinct - improved public realm, better pedestrian safety, and dedicated transport connectivity for the judges, practitioners, witnesses and members of the public who use this part of the city every day.





















PARTNERSHIPS FOR SUCCESS

1. Public Sector: The Foundation

The Johannesburg High Court revitalisation project rests on a tripartite agreement between the Department of Justice and Constitutional Development, the Department of Public Works and Infrastructure, and Jozi My Jozi. Public Works Minister Macpherson called this project "the story of citizens and government coming together for a higher purpose: to deliver the judgment that Johannesburg deserves – that is, its success." For the judiciary, this is about more than fixing a building: a properly functioning court is central to upholding the constitutional right of access to justice.

Under this agreement, Jozi My Jozi takes the lead as part of the Steering Committee, taking point on both planning and implementation. This includes funding the restoration together with sponsoring partners, with the intention of easing the burden on the public purse as much as possible. This is in line with Jozi My Jozi's public-private partnership-led approach to achieving impact; this model has already been proven in several previous restoration projects, such as Nelson Mandela Bridge (in partnership with Absa) and the Queen Elizabeth Bridge (in partnership with First National Bank).

Jozi My Jozi is the connective tissue, connecting the right people, organisations, departments and businesses at the right time to create real impact.

2. Private Sector: The Rocket Fuel

With the relevant government departments on board, it is up to civil society and the business community to turn concepts into concrete.

On the execution front, Jozi My Jozi has appointed Henry Fagan Consulting Engineers & Project Managers as lead technical delivery partner, working alongside architecture and design practice GAPP and Crane Group Consulting. Henry Fagan brings more than four decades of experience across complex civic and heritage projects, including the Parliament precinct, Cape Town Stadium, the refurbishment of the Castle of Good Hope, and work at Charlotte Maxeke Johannesburg Academic Hospital.

The project will be driven primarily from private sector funding, so it places no strain on the public purse. The moment financial or in-kind support is confirmed, work can begin – so success is now in the private sector's hands. This is bigger than the average corporate social responsibility project: the court's operations touch every resident of the city, whether they have visited it or not. The impact will far outpace the investment, even at the level of funding required to complete such a full-scale revitalisation.

GOVERNANCE, TRANSPARENCY & ACCOUNTABILITY.

A project of this scale and public importance has rightly already attracted independent scrutiny, and Jozi My Jozi welcomes it. Legal and governance commentators covering the launch have raised exactly the right questions: who decides what gets prioritised, how contractors and suppliers are selected, how privately funded work is accounted for, and who carries responsibility if work is defective, money is misapplied, or a contractor fails to deliver.

The tripartite agreement between the Department of Justice and Constitutional Development, Department of Public Works and Infrastructure and Jozi My Jozi governs decision-making authority and accountability for the restoration. The project has been structured to ensure that the principles of transparency and accountability are baked into every step of implementation, avoiding the trap of empty lip service.

Some of our safeguards include:

- Delivery is governed under the SACPCMP professional framework
- Every stage of the project gated by formal client approval before proceeding
- An independent, registered quantity surveyor practice contracted to prepare and control every cost estimate
- There is a transparent audit trail attached to each line item
- A 15% contingency is built into the R360 million total
- Completed work carries a twelve-month defects liability period, meaning the appointed professional team remains on the hook for a full year after handover.

As the building is a heritage asset, the project follows a rigorous staged process. The conditional assessment, concept design, and budgeting and prioritisation phases are all complete. Stage 3, detailed design, begins the day funding is confirmed, with nothing else waiting on any other approval.

Jozi My Jozi asks the private sector to entrust us with these funds as the named point of project accountability. The buck stops with us. With an appointed and credentialed technical delivery team behind us, a phased release of funds tied to defined scopes of work, and independent audits throughout, we are confident in our ability to deliver real transformation and justify the confidence placed in us.

BECOME A PARTNER IN JUSTICE

“IF YOU WANT TO GO FAST GO ALONE, IF YOU WANT TO GO FAR GO TOGETHER.”

The restoration and upgrade of this 32 333m2 heritage building to a functioning, dignified, compliant standard requires visionary investment.

Building an equivalent new court from scratch in Sandton or Rosebank would cost approximately R2 billion. The nearby Deeds Office on Marshall Street, a comparable new build, cost roughly R1 billion and took five years to deliver. The ongoing revitalisation of Durban's High Court is running at approximately R1.4 billion.

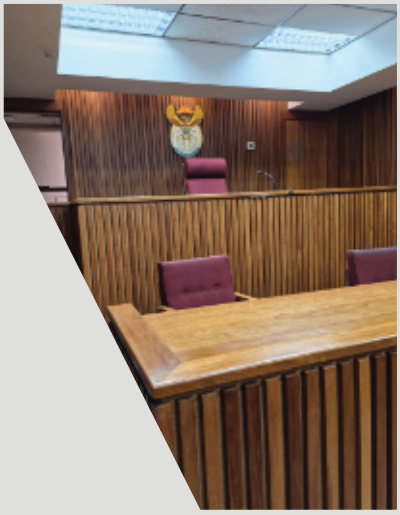
We believe that with a focused, targeted approach, working with our trusted service providers, we can achieve an incredible transformation for a fraction of the cost.

At R360 million, restoring an existing, irreplaceable heritage asset is not just the right thing to do. It is, by a wide margin, the most cost-effective thing to do. This figure includes capital works plus first-year operating costs independently costed by a registered quantity surveyor, with a 15% contingency built in and a transparent audit trail on every rand.

There are two ways to contribute: financial funding and in-kind donations/service support. All contributions are eligible to receive a Section 18A tax certificate, issued by Jozi My Jozi.









Funding Breakdown

A single lump sum to cover the entire project is not our expectation. Every contribution is valuable, and a step towards realising our full project vision. We have created a tiered breakdown of how each suggested investment maps to a defined, fundable package of work.

For example:

- **R101.5 MILLION** eliminates every live safety and continuity risk in the building today, including the fire pump.
- **R72.2 MILLION** restores dignity and functionality across public and courtroom spaces.
- **R160.2 MILLION** brings the building into full statutory compliance and fixes the operational failures flagged in our assessment.
- **R36.5 MILLION** for long-term asset protection and improved visitor experience.

Alternatively, funders could choose one of the six priority areas to be the focus for their funding contribution.

PLEASE GET IN TOUCH FOR A FULL PROJECTED BUDGET BREAKDOWN OR TO SCHEDULE A MEETING WITH OUR PROJECT TEAM.

In-Kind Contributions & Participation

A project of this scale and scope is comprised of many moving parts, a thousand smaller tasks that require skilled artisans and technicians. Contributing time and expertise is a fantastic way to support this project, as an alternative to a straight financial investment. The scope of this project will require multiple teams with a wide variety of skills working in parallel on different priority areas, coordinated by Jozi My Jozi as the project lead.

Should your business specialise in the technical equipment or skilled service provision required to complete the tasks that comprise the building upgrade and restoration, we invite you to contribute boots on the ground.

Some examples of in-kind contributions include:

- Artisan skills and time (plumbers, electricians, roof repair specialists, painters, etc.)
- Equipment suppliers – ICT, bathroom fixtures, furniture/furnishings, etc.
- Local, thematically appropriate artwork for courtrooms (donation)

Please get in touch should you wish to discuss our full projected project breakdown. All contributors will need to undergo a thorough evaluation before proposals can be considered.



SUMMARIUM

Rebuilt after war, renamed through South Africa's constitutional evolution, closed by water shortages, flagged as a fire risk, and still, every day, the place where the city's disputes are resolved and its rights are upheld – the Johannesburg High Court remains a powerful symbol of justice being done. Steeped in a century of history and legal precedent-setting, its courtrooms, interview rooms, judges' chambers, and public areas should reflect this stature.

We have the opportunity to ensure that every person who sets foot in the court experiences a world-class, dignified environment that invites respect and reverence for the rule of law. As Professor Radebe said at the official project launch, "There are many worthy causes competing for the attention and resources of government and business. But some investments are about more than the immediate return. Some investments are about the kind of society we want to build. This is one of those investments."

TO PLEDGE SUPPORT OR DISCUSS YOUR ORGANISATION'S CONTRIBUTION, CONTACT:

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