



- Candidates are required to answer **ALL** the questions.
- Questions must be answered in **SEQUENCE**. Ensure that your answers are clearly **NUMBERED**.
- This is a **CLOSED BOOK** paper. No notes, supplementary documents or online referencing is permitted.
- Ensure that you answer **in your OWN words** where appropriate.
- Note that your answers may be submitted to a **PLAGIARISM detection service** if deemed necessary.
- Total marks for paper one – **150 marks**
- Pass mark – a minimum of **50%** in each of the two papers
- Time allocation – **3 hours**

**QUESTION 1**

25 marks

1.1	Provide the full name and year of promulgation of the Act in South Africa that sets out how all other legislation must be judged and amended if necessary.	(3)
1.2	Which court of law in South Africa is the highest authority on constitutional matters?	(2)
1.3	Which court of law in South Africa is divided into nine provincial divisions?	(2)
1.4	Which form of South African law has been determined by long-established, reasonable and clear traditions?	(2)
1.5	Which sphere of government is responsible for compiling and administering by-laws for the various regions within South Africa?	(2)
1.6	Provide the full name of the council where a person must be registered in order to act as a professional Construction Health and Safety Officer on a construction project.	(3)
1.7	Provide the full name and year of promulgation of the Act that was created in order for all South Africans to enjoy equal opportunity to participate fairly in the national economy.	(3)
1.8	In your own words, describe TWO (2) purposes of the Spatial Planning and Land Use Management (SPLUMA) Act of 2013 (4 marks each).	(8)

**QUESTION 2**

15 marks

2.1	The Architectural Profession Act of 2000 specifies what is required from a person in order to progress to from a candidate to a professional registration category. In your own words, describe TWO (2) of these requirements (3 marks each).	(6)
2.2	In your own words, describe TWO (2) purposes of South African Council for the Architectural Profession's Recognition of Prior Learning (RLP) process (3 marks each).	(6)
2.3	Provide the name of the juristic person in South Africa that published a broad outline of the Identification of Work (IDoW) for every category of registered person within the architectural profession in 2019.	(3)

**QUESTION 3**

12 marks

The constituents of a project team on a construction project are made up of numerous role players, which will vary depending on the scope of the project. In your own words, describe the function of each of the following role players on a typical building project:

3.1	The Client	(4)
3.2	The Architectural Professional	(4)
3.3	The Project Manager	(4)

**QUESTION 4**

45 marks

You have been approached by Mr. Joshua Mahlangu to discuss the provision of your professional architectural services on a residential project in Pretoria. In your first meeting, you captured the client's brief and took note of the budget for the project: R 8 500 000.00 (excluding VAT and professional fees). The client agreed that the standard (full) scope of your professional architectural service would be appropriate for the project. The fees for your services will be project cost-based and will be in line with the latest SACAP Guideline Professional Fees (Board Notice 91 of 2020). Based on the type of project, the category of complexity has been identified as "medium".

4.1	Using the SACAP Guideline Professional Fees of 2020, calculate the project cost-based fee for this project. An extract from the SACAP Guideline is provided. Present your calculation by providing the NAME, relevant PERCENTAGE and FEE for each work stage, showing the VAT that will be applicable to each, followed by the total fee for your service (including VAT).	(20)
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**TABLE 2: Medium Complexity**

MEDIUM COMPLEXITY					
Cost Bracket	Value of works		Primary Fee	Plus, secondary fee	
	From	To		Add %	On balance over
	A	B	C	D	E
1	1.00	200 000.00	18 173.66	14.14%	1.00
2	200 001.00	650 000.00	46 443.65	13.63%	200 001.00
3	650 001.00	2 000 000.00	107 779.60	12.12%	650 001.00
4	2 000 001.00	4 000 000.00	271 342.39	10.60%	2 000 001.00
5	4 000 001.00	6 500 000.00	483 368.27	10.10%	4 000 001.00
6	6 500 001.00	13 000 000.00	735 780.06	9.59%	6 500 001.00
7	13 000 001.00	40 000 000.00	1 359 237.34	9.09%	13 000 001.00
8	40 000 001.00	130 000 000.00	3 812 680.86	8.58%	40 000 001.00
9	130 000 001.00	260 000 000.00	11 536 484.71	8.33%	130 000 001.00
10	260 000 001.00	520 000 000.00	22 364 954.85	8.08%	260 000 001.00
11	520 000 001.00	1 040 000 000.00	43 365 624.30	7.82%	520 000 001.00
12	1 040 000 001.00		84 054 421.44	7.57%	1 040 000 001.00

4.2	You are in the process of compiling a Letter of Offer to your potential client in which you propose to provide the standard (full) scope of the professional architect's service for the fee as calculated in question 4.1 above. In your own words, compile an extract from your letter by providing the following:
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	1.	A description of the professional architectural services that you will provide in each of the work stages as part of the standard (full) scope of services.	(12)
	2.	An indication of when your professional fees will be due and payable as the project progresses.	(3)
	3.	A note to specify who will be responsible for the payment of disbursements on the project.	(2)
<p>After receiving your Letter of Offer, Mr. Mahlangu telephoned you to discuss the proposed budget for the project and asked whether it would be realistic to reduce this by around R 1 500 000.00 (excluding VAT and professional fees). However, Mr. Mahlangu noted that he does not wish to change the scope of the project, nor the level of quality that is required.</p>			
4.3		In your own words, describe TWO (2) consequences that a reduction of the proposed budget for the project would have on the building delivery process (4 marks each).	(8)

## QUESTION 5

25 marks

<p>Following up on the scenario in Question 4 above, Mr Mahlangu has agreed to the terms and conditions in your Letter of Offer and wishes to appoint you to provide the standard (full) scope of an architectural professional services. The project will proceed at the initial budget of R 8 500 000.00 (excluding VAT and professional fees).</p>			
5.1	1.	Identify which standard form of Professional Service Agreement you would select for the project.	(2)
	2.	In your own words, provide TWO (2) reasons for your selection (3 marks each).	(6)
<p>Having proceeded with your services up until work stage 4, you are now preparing to submit drawings and documentation to the local authorities for building plan approval before construction commences.</p>			
5.2		Identify THREE (3) documents that must be provided to the local authorities in order for your submission to be capable of being approved (2 marks each).	(6)
<p>Construction has progressed well, but the client required revisions to the scope of work of the project. This has resulted in an increase of the cost of the project of R 1 250 000.00.</p>			
5.3	1.	Calculate the adjusted professional fees for your services based the projected final project cost of R 9 750 000.00 (including VAT). Your calculation must be in line with the latest SACAP Guideline Professional Fees (Board Notice 91 of 2020).	(3)
	2.	In your own words, describe the reason for this adjustment to your professional fees.	(4)
<p>The project has reached practical completion and your client and his family now wish move into their new home.</p>			
5.4		Identify TWO (2) documents that must be submitted to the local authorities in order to obtain an Occupation Certificate (2 marks each).	(4)

## QUESTION 6

8 marks

<p>In terms of the Copyright Act of 1978, an architectural professional retains the copyright of the designs, drawings and other documentation prepared for a construction project.</p>			
<p> </p>			

6.1	Does this also apply when these types of documents are circulated in electronic format (via email, PDF, etc.)? (answer either "YES" or "NO")	(2)
6.2	How does the Copyright Act protect an architectural professional's artistic work on a project from being reproduced by a fellow professional or a member of the public?	(6)

**QUESTION 7**

20 marks

7.1	In your own words, describe TWO (2) ways in which you would deal with the additional pressures placed on an architectural practice when encountering a heavy workload on a new project (3 marks each).	(6)
7.2	In your own words, describe THREE (3) purposes of the Broad-Based Black Economic Empowerment (B-BBEE) Act of 2003 (3 marks each).	(9)
7.3	1. Provide the full name and year of promulgation of the Act in South Africa that established the Companies and Intellectual Property Commission (CIPC).	(3)
	2. Identify the type of document that all companies must lodge with the CIPC every year.	(2)

*end of examination paper one*