



- 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.
- All answers must be **in your OWN words** where appropriate.
- Where answers are duplicated between candidates, plagiarised, or copied, **ZERO** marks will be granted.
- Take note that duplicated, plagiarised and/or copied answers may be subject to further investigation, penalties and/or disciplinary action.
  
- 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** – (15 marks)

1.1	In your own words, please explain the statutory mandates of SACAP versus the role of SACAP recognized voluntary association?	(1)
1.2	Explain the importance of SACAP regulatory role, in terms of the Act?	(1)
1.3	Explain the CPD requirements for professionals?	(1)
1.4	<p>Mr. Jones is a registered professional but has not submitted the required CPD points during the period of the CPD cycle.</p> <p>(a) Identify which SACAP CPD rule has been contravenes</p> <p>(b) Explain the possible consequences for the professional who are non-compliant.</p> <p>(c) State the steps the professional may undertake to remedy non-compliance?</p>	(2)

1.5	<p>You are a newly registered professional, and you are approached by a client to design a building project. The client insists that the project begin immediately without a written contract due to tight deadlines. The registered professional agrees verbally to the scope of work services and fees and starts preparing preliminary drawings. During the project, disputes arise on the scope of services and the fees payable.</p> <p>Based the above scenario:</p> <p>(a) Identify the ethical threats posed.</p> <p>(b) Which rule in the code of conduct has been contravened and why?</p> <p>(c) List compulsory clauses that must be in the agreement.</p>	
1.6	With reference to the rule 1 of the code conduct explain the principle of integrity when carrying out architectural services.	(2)
1.7	With reference to rule 5 of code of conduct what are the ownership requirements for a practice to be recognised as an architectural practice?	(2)
1.8	In a case where a registered professional has entered into a partnership or specific project with a professional registered in a foreign country. What are the requirements for such professional to practice lawfully in South Africa?	

**QUESTION 2 – 18 marks**

2.1	<p>What is the importance of the identification of work min the architectural profession?</p> <p><b>Select TWO (2) from the following list</b></p> <p>A It ensures that architectural work is carried out by registered professionals with the appropriate qualification, competence and relevant category of registration.</p>	(2)
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	B	It provides clarity on the scope of work for each category of registration in the architectural profession.	
	C	It grants qualification-based experience.	
	D	None of the above.	
2.2	Which SACAP mechanism allows registered professionals to perform architectural work outside their registrations categories? <b>Select ONE (1) from the following list (2 marks)</b>		(2)
	A	Recognition of Prior Learning.	
	B	Continuing Professional Development.	
	C	Special Consent.	
	D	Professional Practice Examination.	
2.3	Which of the following best describe the role of RPL? <b>Select ONE (1) from the following list</b>		(2)
	A	It replaces formal qualification.	
	B	Enable registered professionals to progress to higher registration category.	
	C	Allows unregistered persons to perform architectural work.	
	D	Only applicable to registered professional architects.	
2.4	Why is it important for registered professionals to submit planning applications to the municipalities with the certificates of registration and competence? <b>Select ONE (1) from the following list</b>		(2)
	A	To confirm registration status and to verify that work performed is within their categories of registration as per the IDoW framework.	
	B	To fast track the assessment and decision making on the application.	
	C	To ensure that the planning applications are approved.	
	D	None of the Above	
2.5	<b>State True or False</b> During each five-year cycle, every <b>Registered Professionals must</b> obtain a minimum of 25 points in order to qualify for renewal of his registration:		(2)
	A	True	
	B	False	
2.6	Unless exempted in terms of the CPD Board Notice, all <b>Registered Professionals must</b> record their <b>CPD</b> activities on their online profiles.		(2)
	A	True	
	B	False	
2.7	If the <b>Registered Professional</b> registration is cancelled due to non-payment of his annual fee in terms of Section 20(1)(a)(iii), and due to improper conduct in terms of section 32(3)(iii) and (iv) the <b>Registered Professional</b> must apply for re-registration and may not practice his profession until he has been re-registered.		(2)
	A	True	

	B False	
2.8	As a newly qualified registered professional you will be required to undertake CPD activities during each year. List 3 CPD activities points on each category that you can claim on categories 1 and 3.	(2)
2.9	Explain the role of category 3: Individual activities in supporting the lifelong learning and professional development and indicate the maximum points which can be claimed in this category per annum.	(2)

**QUESTION 3 – FEE CALCULATION**

**45 marks**

In terms of section 34 (2) of the Act 44 of 2000, the Council must annually, after consultation with the Voluntary Associations, determine guideline professional fees and publish those fees in the Gazette.	
3.1	Briefly describe how you determine professional fees for your project as per the guideline's fees.
3.2	Name two methods of the fee calculations as per the guideline fees.
3.3	What are the 6 stages of work in the architectural profession and the apportioned applicable fees for each stage of work.
3.4	Explain what fees are payable to an architectural professional when a client terminates the agreement before the completion of the project, according to the Professional Fee Guideline.
3.5	Explain the fees applicable for architectural work that includes alterations and additions as per the guideline's fees
3.6	What fee adjustment is applied to work that includes restoration of buildings subject to heritage legislation as per the guideline's fees?
3.7	What are the implications if the construction period is extended by more than 10% through no fault of the architectural professional?

4.1	A client appoint you to design a high complexity project as per the IDoW and the Guideline fees and the total value of the project is R32 635 789
4.2	Based on the scenario on 3.2 calculate the amount claimable at each stage of work

(2)

**QUESTION 4 – BUILDING CONTRACTS**

22 marks

A building contract is a legally binding agreement between an employer (client) and a contractor for the construction of works in the built environment. A registered professional is ordinarily appointed to administer the building contract on behalf of the client. As a newly qualified professional appointed on a six-stage building project, you are expected to perform specific functions relating to supervision, contract administration, and ensuring the quality of the works.

4.1	Under the JBCC, NEC and FIDIC Principal Building Agreement, what are responsibilities and duties of a principal agent or principal consultant.	(4)
4.2	In case you are appointed by the client as a principal agent, discuss how the JBCC Agreement requires disputes resolution to be handled by the registered professional.	
4.3	In case you are appointed by the client as a principal agent, explain the process you will follow to evaluate excessive variation and extensions of time by the contractor.	(4)
4.4	With reference to stage one of the project, how would you determine the need for professional consultants, e.g. engineers, environmental etc.	(6)

**QUESTION 5 - 8 marks**

5.1	Explain how would you integrate Artificial Intelligence (AI), and Building Information Modelling (BIM), into your day-to-day practice.	
5.2	Explain what are benefits of BIM and AI in an architectural practice design work.	(4)
5.3	A significant number of planning applications are refused by local municipalities, due to non-compliance with the building regulations and SANS requirements. What remedies would you put in place.	(4)

**QUESTION 7 – 20 marks**

7.1	What are the key Implications for Registered Professionals with the release of the revised SANS 10400 Part S:2025 - Facilities for Persons with Disabilities, Edition 4.	
7	What is the importance of universal design in the built environment?	(10)

