



South African Council
for the Architectural Profession

51 Wessel Road, Right Wing,
Rivonia, Sandton, 2128

P.O. Box 1500, Rivonia, 2128

Tel: 011 479 5000 | Fax: 011 479 5100

Email: info@sacapsa.com
Web: www.sacapsa.com



South African Council for the Architectural Profession

PROFESSIONAL PRACTICE EXAMINATION
OCTOBER 2025

PAPER 2

- Candidates are required to answer **ALL** the questions.
- Questions must be answered in **SEQUENCE**. Ensure that your answers are clearly **NUMBERED**.
- This is a **OPEN 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 – Definitions

20 marks

1.1	Briefly describe the following terms – 4 marks each:	(16)
	1.1.1 Agreement	
	1.1.2 Calendar Days	
	1.1.3 Compensatory Interest	
	1.1.4 Construction Information	
1.2	In terms of SACAP Practice notice dated 19 August 2025 – Mobility of Architectural Professions, Define the following abbreviations in full:	3
	1.2.1. MRA	
	1.2.2 NCARB	
	1.2.3 ARB	
1.3	What is the primary objective of the MRA	1

Council President: Mr C Nduku. Council Vice President: Ms L Shongwe.

Council Members: Mr R Vuzane CA (SA); Ms M Pepeta; Mr K Bingham; Dr J Mirembe; Mr V Phailane; Ms K Cupido; Ms S Bongela; Mr L Nematswerani; Mr D Basdeu.

Registrar: Advocate T Fiduli



South African Council
for the Architectural Profession

51 Wessel Road, Right Wing,
Rivonia, Sandton, 2128

P.O. Box 1500, Rivonia, 2128

Tel: 011 479 5000 | Fax: 011 479 5100

Email: info@sacapsa.com
Web: www.sacapsa.com

QUESTION 2 – JBCC CONTRACTS

20 marks

2.	<p>You are appointed by an international Company, “Steinhafel”, as the Principal Agent for a new bedding shop in Ballito where the Contract Sum amounts to R 1 234 432,10 excl VAT. The refurbishing will be done in a shop in Ballito Junction Regional Mall.</p> <p>The Landlord has granted Steinhafel (your client) an 8-week Beneficial Occupation period, during which to achieve Practical Completion and after which your client will become liable for rental payments and penalties. This is to minimize inconvenience to other existing tenants and their customers in the shopping centre.</p> <p>Steinhafel informs you that they use the same contractor for all their projects nationwide and have built up a good working relationship with him and therefore prefer that this contractor does the work.</p> <p>The Landlord however insists that Steed Electrical (Pty) Ltd must be appointed by Steinhafel to ensure that the current Certificate of Compliance remains valid.</p> <p>The Employer insists on applying Retention as a means of Security, because they think a Construction Guarantee is too cumbersome.</p>	
2.1.	<p>What would your advice be to the Employer (your client) with regards to the use of any type of building agreement for the appointment of Steed Electrical (Pty) Ltd (2 marks)? Briefly mention four motivations (4 marks)?</p>	(6)
2.2	<p>If your advice to your client is to use some type of building agreement and given the relatively small scale and low complexity of the project, then which building agreement would you advise them to use?</p>	(1)
2.3	<p>Briefly explain to your client why you suggest they use the agreement that you are proposing, by stating five benefits of this agreement (2 marks each)</p>	(10)



2.4	What three advantages will you mention to the Employer, of requesting a Construction Guarantee over using Retention as a form of Security, for the building agreement that you propose they use?	(3)

QUESTION 3 – JBCC, THE CONSTRUCTION PERIOD & PRELIMINARIES
16 marks

- Select the correct answer from the list provided. There is sometimes **MORE THAN ONE CORRECT ANSWER** to each question.
- Provide only the question number and the letter of the selected answer.
- The acronym 'JBCC-PBA' refers to the JBCC Principal Building Agreement.

3.1	In terms of the JBCC Principal Building Agreement, which causes of delay that will result in a revision of the date for practical completion WITHOUT an adjustment of the contract value. ?	(2)
	A. The client changes their accommodation schedule to include an additional bedroom.	
	B. The steel fabrication is delayed due to a national strike of steel workers union.	
	C. Flooding that impacts the planned date of concrete pour	
	D. The electrical sub-contractor appointed by the main contractor uses outdated drawings and needs to chase additional plugpoints in 3 areas of the ground floor.	
3.2	The JBCC-PBA is reached by the process of offer and acceptance... Selected which of the following is true.	(2)
	A. between the employer and the principal agent	
	B. between the employer and the contractor	
3.3	You had to take on a residential project starting at stage 4.1 from another architect that suddenly passed away. Once the tender process was completed you were appointed as principal agent for the construction phase using the JBCC minor Works agreement.	(12)



<p>The building contract has not run smoothly, due to limited coordination of the structural design during the design phases impacting the progress as the contractor had to wait for the issue of final structural drawing. The employer is very frustrated by these delays and are proposing to levy penalties and insists on occupying part of the house before the practical completion date recorded on the signed agreement. Answer the following question in full sentences:</p>		
3.3.1.	Explain three reasons why the employer should not take occupation of part of the house prior to achieving practical completion. (6 marks)	
3.3.2	Explain how the delay due to late issue of structural drawings will impact the date of practical completion and if the employer can levy penalties. (4 marks)	
3.3.3	If the employer understands the reasons for delays was not to the fault of the contractor and agrees a later date of practical completion how will this impact the defects and liability period? (2marks)	

QUESTION 4 - APPLIED & INTEGRATED UNDERSTANDING OF CONTRACTS

23 marks

4.1	Define the "Principal Agent" in a JBCC Contract?	(2)
4.2	Name the duties of the Principal Agent.	(10)
4.3	Name the essential elements of contract law.	(7)
4.4.	List the typical sequence of a JBCC Contract. (4 marks)	(4)



QUESTION 5 – PROJECT MANAGEMENT

22 marks

5.	Under the JBCC Principal Building Agreement, the Principal Agent acts as the communication conduit between the employer and contractor. Responsibilities include issuing instructions, responding to RFIs, holding site meetings, and ensuring clear documentation of decisions.	
5.1.	Explain the difference between a "Project Life Cycle" and "Project Management Processes".	(2)
5.2.	Compare Standard and Bespoke Forms of Construction Contracts. Give one example of each.	(3)
5.3.	Identify two procurement strategies and explain where each is most applicable.	(3)
5.4.	Outline the steps the Principal Agent must take to revise the date for Practical Completion under the JBCC Principal Building Agreement.	(3)
5.5.	Describe two key obligations of the Principal Agent under the JBCC.	(2)
5.6.	Briefly explain the difference between the JBCC Minor Works Agreement and the JBCC Nominated/Selected Subcontract Agreement.	(3)
5.7.	A rural project is delayed due to tribal authority withholding approval despite municipal plans being passed. How should the architect navigate this issue?	(3)
5.8.	A contractor claims for additional payment for work done without a written variation order. What principle of contract law applies and how should the Principal Agent respond?	(3)

QUESTION 6 – Terminology

15 marks

6.1	Define the following terms or explain their relevance in the context of professional architectural practice. Use relevant examples or legislation where appropriate.	
	Define the following terms:	
6.1.1	Principal Agent	(1)



South African Council
for the Architectural Profession

51 Wessel Road, Right Wing,
Rivonia, Sandton, 2128

P.O. Box 1500, Rivonia, 2128

Tel: 011 479 5000 | Fax: 011 479 5100

Email: info@sacapsa.com
Web: www.sacapsa.com

6.1.2.	Project Program	(1)
6.1.3.	Nominated Subcontractor	(1)
6.1.4.	JBCC Principal Building Agreement	(1)
6.1.5.	Design and Build Contracting Strategy	(1)
6.1.6.	Fixed Price Contract	(1)
6.1.7.	Certificate of Practical Completion	(1)
6.1.8.	Provisional Sum	(1)
6.1.9.	Architectural Profession Act (Act 44 of 2000)	(1)
6.1.10.	Bespoke Construction Contract	(1)
6.1.11.	Project Communication Plan	(1)
6.1.12.	Latent Defect	(1)



	6.1.13.	Dispute Resolution Clause	(1)
	6.1.14.	Tribal Authority Approval	(1)
	6.1.15.	Contractual Risk Allocation	(1)

QUESTION 7- JBCC & UNDERSTANDING PAYMENT CERTIFICATES

34 marks

(20)

You have been appointed as principal agent on the construction of a **community centre in Bloemhof, North West Province in South Africa**. **JBCC Principal Building Agreement is in use**. The Client is AB Community Development Pty Ltd and the appointed contractor is Flagstone Construction Pty Ltd.

7.1	The contractor has purchased materials for a building project. Some of these materials are stored off-site and others are in transit . The contractor wants these materials included in the upcoming payment certificate.	(3)
7.1.1	<i>According to JBCC, under what conditions can the value of materials and goods stored off-site or in transit be included in a payment certificate and why?</i>	
7.1.2	<i>Once materials and goods have been certified and paid for the contractor considers moving some of them to another project site without notifying the principal agent. What action must be taken if the contractor wants to move them, make reference to the clause in the JBCC"</i>	(3)
7.2	Explain the rationale behind these clauses in terms of risk management for the employer and project cash flow control.	(3)



7.3	The contractor is required to assist the principal agent in preparing cash flow statements and payment valuations. The principal agent, in turn, must issue payment certificates regularly by the due date until the final certificate is issued. In terms of the JBCC, outline the contractor's obligations regarding cash flow forecasts and payment valuations. With reference to the applicable clause(s), explain what actions the Principal Agent may take if the contractor does not meet these obligations.	(4)
7.4	The contractor includes work not yet executed in their payment claim. What must the Principal Agent do before certifying?	(4)
7.5	In terms of the JBCC Principal Building Agreement, in your own words explain what a payment certificate is and outline its purpose. Who issues it, what information does it contain, and what role does it play in regulating payments between the employer and the contractor?"	(5)

(12)

7.6	<p>The contractor Flagstone Construction Pty Ltd has submitted a claim for payment and you are required to issue a JBCC Payment Certificate.</p> <p>The details of the claim are as follows (All excluding VAT): Employer: AB Community Developers PTY (LTD) Works: New Community Centre Site address: Erf 855, Gopane Street, Bloemhof The 4th Valuation was done on 15th October 2025. The payment certificate needs to be issued on the 28th of each month. The previous amount certified of R100 200.10</p> <ul style="list-style-type: none"> • Contract Sum: R28,768,000.00 • Value of work executed: R350,000.00 • Materials and goods on site: R60,800.22 • Materials and goods off site: R45,600.00 • Security selected: Variable construction guarantee • CPAP adjustment was not selected. The tender price was therefore fixed. • Authorised adjustments to contract value: nil • Cost fluctuations: nil 	
-----	---	--



Multiple Choice - Select your answers carefully.

Negative marking is enforced (selecting an incorrect answer will be penalised by a negative 2 Mark Value. This does not apply if a question is not answered.

Select ONE (1) from the following list

7.6.1.	What is the Employers Name		(0,5)
	A.	Flagstone Contractors (PTY)LTD	
	B.	AB Community Development Pty Ltd	
	C.	AB Consulting Developers PTY LTD	
	D.	Eurostar CC	

7.6.2	The previous Certificate Number was? and current certificate number is?		(0,5)
	A.	1 &2	
	B.	3 & 4	
	C.	2 &3	
	D.	4 &5	

7.6.3.	What is the description of the works?		(1)
	A.	New Committee Centre	
	B.	New Community Centre	
	C.	New Community & Civic Centre	
	D.	Additions & Alterations to existing centre	

7.6.4.	The date by which the interim payment certificate is due?		(2)
	A.	17/11/2025	
	B.	11/11/2025	
	C.	29/ 10/2025	
	D.	None of the above	

7.6.5.	What is the Net Amount Certified		(3)
	A.	R256 200.10	
	B.	R456 400.22	
	C.	R356 200,12	
	D.	R453 480.12	

7.6.6	What is the Certified Amount Due For Payment		(4)
	A.	R 53 430.02	
	B.	R439 500.10	
	C.	R409 630.14	
	D.	R 33 083 200.00	



South African Council
for the Architectural Profession

51 Wessel Road, Right Wing,
Rivonia, Sandton, 2128

P.O. Box 1500, Rivonia, 2128

Tel: 011 479 5000 | Fax: 011 479 5100

Email: info@sacapsa.com
Web: www.sacapsa.com

7.6.7.	What is the Contract Sum Execution (%)	(1)
A.	1.19	
B.	2.10	
C.	1,23	
D.	1,59	

Note : Candidate is to receive a Blank Payment Certificate to work out the answers.

end of examination paper two
