

ARCHITECTURAL FEES EXPLAINED

Architectural Fees are based on the Guidelines for Tariffs published by the south African Council for Architectural Professionals. www.sacapsa.com

BOARD NOTICE 122 OF 2015

SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

**Annual Update of the Professional Fees Guideline
Issued in terms of section 34(2) of the
Architectural Profession Act, 2000 (Act No. 44 of 2000)**

The Professional Fees Guideline provided in Tables 1 and 2 below and the guideline for reimbursement of expenses in Table 3 below must be read in the context of the Framework for the Professional Fees Guideline published by the Council in Board Notice 122 of 2015. This Board Notice replaces the Professional Fees Guideline published in Board Notice 194 of 2011 and is applicable from date of publication of this Notice.

TABLE 1: PROJECT COST-BASED FEE

COST BRACKET	VALUE OF WORKS		PRIMARY FEE	PLUS SECONDARY FEE	
	FROM	TO		ADD %	ON BALANCE OVER
	A	B	C	D	E
1	R 1	R 200 000	R 18 000	14,00%	R 1
2	R 200 001	R 650 000	R 46 000	13,50%	R 200 001
3	R 650 001	R 2 000 000	R 106 750	12,00%	R 650 001
4	R 2 000 001	R 4 000 000	R 268 750	10,50%	R 2 000 001
5	R 4 000 001	R 6 500 000	R 478 750	10,00%	R 4 000 001
6	R 6 500 001	R 13 000 000	R 728 749	9,50%	R 6 500 001
7	R 13 000 001	R 40 000 000	R 1 346 249	9,00%	R 13 000 001
8	R 40 000 001	R 130 000 000	R 3 776 249	8,50%	R 40 000 001
9	R 130 000 001	R 260 000 000	R 11 426 249	8,25%	R 130 000 001
10	R 260 000 001	R 520 000 000	R 22 151 249	8,00%	R 260 000 001
11	R 520 000 001	R 1 040 000 000	R 42 951 249	7,75%	R 520 000 001
12	R 1 040 000 001		R 83 251 249	7,50%	R 1 040 000 001

Formula:

$$\text{Professional Fee} = \text{Primary Fee (C) for applicable Cost Bracket of Value of Works} + \text{Secondary Fee for applicable Cost Bracket of Value of Works calculated as (Applicable Value of Works minus Column E) x \% \text{ in terms of Column D}$$

Example:

For Value of Works of		R 3 000 000
Primary Fee	is	R 268 750
Secondary Fee	is	(R 3 000 000 – R 2 000 001) x 10.50% R 999 999 x 10.50% R 104 999.90
Professional Fee	=	Primary Fee + Secondary Fee R 268 750 + R 104 999.90 R 373 749.90

The project cost based fee in Table 1 is based on the full scope of standard services being provided.

The current average building costs are R10, 000 per square meter. The architectural fees are calculated as a percentage of the estimated building costs as per the table below: This fee would then be broken down into the Work Stages:

Stage One: Concept Design 15%

Your architect will receive, appraise and give feedback on

- Your brief,
- The site and its rights and constraints,
- Your budget,
- Your project program.

Stage Two: Developing the Design 15%

Your architect will prepare and present an initial design, and:

- Advice on spatial and planning relationships, proposed materials and components, technical and functional aspects of the design.
- Ensure the design is within the rights to the use of the land.
- Review anticipated costs for the project. Review project program.
- This work includes the detailed plan, sections and elevations for the houses and a 3D model, both physical and computer generated.
- The confirmation of the type of building structures and the materials using an image board of references for materials and look of the structures.

Stage Three: Documentation and Legislation 20%

Your architect will prepare and submit for approvals required to proceed with the building, which includes:

- Prepare documentation sufficient for the local authority submission, and any other statutory bodies such as Home Owners Association Review Boards and the National Home Builders Regulatory Council.
- Co-ordinate technical documentation with the engineer.

Stage Four: Working Drawings and Tender Documentation 20%

Your architect will:

- Complete construction documentation and proceed to call for tenders.
- Obtain offers for the execution of the works.
- Evaluate the offers and recommend the awarding of the building contract.
- Prepare the contract documentation and arrange the signing of the contract.

Stage Five: Construction Phase 27%

Your architect will guide you through the on site phase:

- This will include contract administration for the contractors and sub-contractors,
- Site visits to inspect the work and deal with any issues that arise on site.
- Issue construction documentation - site instructions and payment certificates.
- Administer and perform the duties and obligations assigned to the principal agent in the JBCC building agreements or other contract used.

Stage Six: Closing 3%

At the end of the project, your architect will:

- Obtain the Occupancy Certificate from Council.
- Hand over any certificates and warranties that are relevant to the project.

This includes Certificates of Compliance for Electrical, Plumbing and Gas, Structural Certificates from the engineer and roofing contractors, and the SAGGA certificate from the window manufacturers.