

## Discipline Penalty Report

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### Registered Architect Daniel Bulog 3045

On 15 June 2015, a complaint was laid against Registered Architect Daniel Bulog, registration number 3045.

The complaint was in regard to the provision of services in relation to a residential project.

The complaint was investigated and, as a result, a NZRAB Board Disciplinary Hearing was conducted to consider a charge that:

- during the period June 2014 – June 2015 Mr Bulog provided architectural services for renovations and alterations of a house in breach of Rule 49 of the Code of Minimum Standards of Ethical Conduct for Registered Architects (the Code), as set out in the Registered Architects Rules 2006.

Rule 49 requires that: “A Registered Architect must perform his or her professional work with due care and diligence.”

The charge related to a residential project which did not proceed when the clients realised that they could not afford the work as designed by the architect, despite having earlier advised the architect of their budget.

In his defence, Mr Bulog said that under the terms of engagement it had been agreed that the client would manage the cost and the procurement responsibility.

However, the Board determined that where a client agrees to obtain an estimate of costs and/or manage the procurement process, this does NOT absolve an architect from ensuring that the concept designs are reasonably within the client’s expectations, as reflected in the agreed budget, or advising the clients that they are not.

The Board determined that Mr Bulog failed to ensure that the design was reasonably within the client’s budget, or draw to the client’s attention that the design would exceed significantly the client’s budget, or otherwise manage the client’s expectations in regard to budget, this being a breach of Rule 49.

On 13 February 2017, the Board imposed a penalty that Mr Bulog be censured and fined \$2000. The Board also imposed costs of \$26,841.79 (GST included).