

Building Process Organogram



Design	Parallel	Council	Parallel	Building	Finishes
<p>Concept Design Process Commences (this includes, the basic layout of the house)</p>	<p>At design development stage when you are happy sign off and then you will be introduced to your Senior Architectural Technologist</p>	<p>We will send documents required to be filled by you as the client (this includes council forms, title deed/ lease + SANS & SACAP forms)</p>	<p>Builder must be NHBRC compliant. NHBRC registration of the house cost s+- R20k (max 2 days)</p> <p>Registration of builder at Estate - assisted by client</p>	<p>Site Establishment & Earthworks (basement excavations % claim progress payments)</p>	<p>Additional wiring reticulation (Sound, alarm, automation)</p>
<p>Design development (Includes 3D renders of house. Only 2 views inclusive of cost on contract. For additional views extra charges incurred.)</p>	<p>An engineer is appointed to sign-off your plan for council</p>	<p>KDA creates your council file (estate clients after estate approval)</p>		<p>Footing cast foundations & conduits on electrical and plumbing</p>	<p>Windows and doors (glass, wood etc)</p>
	<p>Estate Approval (subject to estates timelines/guidelines & rules)</p>	<p>Council approval process (timeline: 4-8 weeks varying)</p>	<p>Sign Contract with builder on how penalties & process will work advised JBCC minor works</p>	<p>Brick work to window height (% claim on progress payments)</p>	<p>Ceilings and lights</p>
<p>Technical Drawings: ➢ Hot & cold water layout ➢ Technical Plans ➢ Sites plans & roof plans ➢ Sewer and water layout ➢ Electrical layout ➢ Sections & elevations</p>		<p>Consider & Appoint builder (3 builders quotes at least) (R7k – R12k per square meter – To Be Advised)</p>		<p>Roof slab (% claim on progress payment)</p>	<p>Fittings (Kitchens, BIC, etc)</p>
<p>Smart Village only applicable to Waterfall clients</p>		<p>Once builder is appointed a JBCC contract is to be signed</p>		<p>Plumbing and Electrical integral and after shell closed off finishes commence</p>	<p>Finishes (% claim with retainer on builder for 3 months) ➢ Water Features ➢ Pool ➢ Landscaping</p>