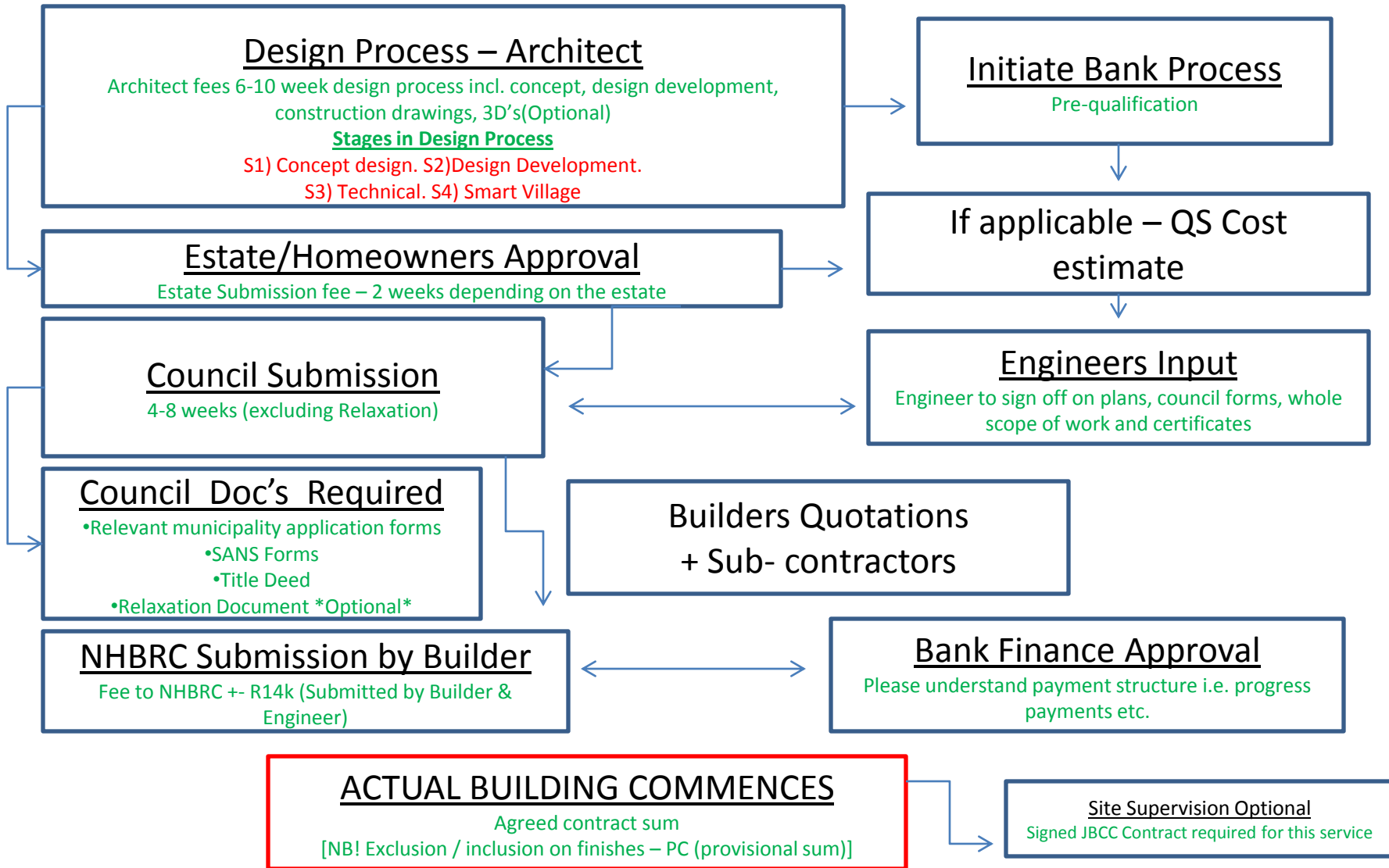


Process to Your Dream Home

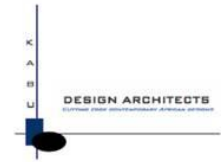


Building Process Organogram



Design	Parallel	Council	Parallel	Building	Finishes
Concept Design Process Commences (this includes, the basic layout of the house)	Once completed and you are happy sign off you will be introduced to your Senior Architectural Technologist	We will send documents required (this includes council forms, title deed/ lease + SANS & SACAP forms)	Builder must be NHBRC compliant. NHBRC cost +- R20k (max 2 days) Registration of builder at Estate		Additional wiring reticulation (Sound, alarm, automation)
Design development (Includes 3D renders of house. Only 2 views inclusive of cost on contract. For additional views extra charges incurred.)	An engineer is appointed to sign-off your plan for council	File created for council (estate clients after estate approval)	Earthworks (basement excavations % claim progress payments)	Building commences (8-10 months to proper completion)	Windows and doors (glass ,)
	Estate Approval (subject to estates timelines/guidelines & rules)	Council approval (timeline: 4-8 weeks varying)	Footing cast foundations & conduits on electrical and plumbing		Ceilings and lights
Technical Drawings: ➢ Hot & cold water layout ➢ Technical Plans ➢ Sites plans & roof plans ➢ Sewer and water layout ➢ Electrical layout ➢ Sections & elevations		Consider & Appoint builder (R7k – R12k per square meter – To Be Advised)	Brick work to window height (% claim on progress payments)	Foundations	Fittings (Kitchens, BIC, etc)
		Once builder is appointed a JBCC contract is to be signed	Roof slab (% claim on progress payment)	Consider and appoint: sound company and Interior designer	Finishes % claim with retainer on builder for 3 months ➢ Water Features ➢ Pool ➢ Landscaping
			Plastering		
			Plumbing (bathrooms etc)		
			Flooring		

Council Process Organogram



Building plans approval Basic approval of building plans to allow the structure to be erected	Relaxation Approval Building line exceeded	Consent Use Approval Second Dwellings / Business on a residential property etc
<p><u>Documents Required:</u></p> <ul style="list-style-type: none"> ➤ Title Deed ➤ Zoning ➤ SG Diagram ➤ Engineers Stamp on plans and signature on SANS form ➤ Architects SACAP form ➤ Relevant municipalities forms i.e. COJ / Tshwane submission forms ➤ SANS forms ➤ Estate approved plans <p>➤ Relaxation approval: as required by municipality. Only if relevant to your property. TBA</p> <p>➤ Consent use approval: as required by municipality. Only if relevant to your property. TBA</p> <p>➤ Cost = charged per square meter multiplied by relevant municipality costing structure</p>	<p><u>Documents Required:</u></p> <ul style="list-style-type: none"> ➤ Application form ➤ Stamps from JHB Roads Agency ➤ Stamp from JHB Water ➤ Zoning Certificate & locality plans ➤ Building plan <p>➤ Cost: JHB = R361 – varies depending on the municipality</p>	<p><u>Documents required:</u></p> <ul style="list-style-type: none"> ➤ Consent use application form ➤ Site plan ➤ Locality plan ➤ Zoning certificate ➤ Land use plan ➤ Title deed <p>➤ Cost: RJHB = R667 – varies depending on the municipality</p>
<p>NB! Special Power of attorney is required when an authorized agent is being used</p> <p>File created for council with all relevant documents and estate approved plans</p>	<p>NB! Special Power of attorney is required when an authorized agent is being used</p> <p>File created for submission</p>	<p>NB! Special Power of attorney is required when an authorized agent is being used</p>
<p>Timeline for approval: 6 – 10 Weeks varying</p>	<p>Timeline for Approval: 4 – 6 Weeks varying</p>	<p>Timeline for approval: 4-6 months varying</p>
<p>Consider & Appoint builder - The builder must be NHBRC accredited and will have a JBCC contract to govern the building process.</p>	<p>➤ Relaxation approval: as required by municipality. Only if relevant to your property. TBA</p>	<p>Consent use approval: as required by municipality. Only if relevant to your property. TBA</p>
<p>NB! Very Important:</p> <p>➤ Plans which require relaxation and or consent use will only be submitted for building plan approval once the relaxation is approved. The process runs consecutively</p>		