



jacques cronje *timber design*

tel +27 (0)21 788 2515 . cel 0829250097 . po box 16309 vlaeberg 8018

email: info@timberdesign.co.za . www.timberdesign.co.za

Architectural Service: PROJECT APPRAISAL and CONCEPT

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The Project Appraisal and Concept is offered as a low-commitment fixed price alternative to appointing us to provide the full, percentage fee based, architectural service. It is ideal for clients already own the property they wish to develop, but are still uncertain of what or when they want to build, or want to know what they could build for their budget. It consists of Stages 1 (Inception) and Stage 2 (Concept and Viability) of the Standard Architectural Service. See this as the second step (after having purchased your property) on the road towards building your new home.

What you will receive:

1. A design concept based on your specific requirements, your intended budget and the contextual factors stemming from your site such as views, orientation and access.
2. These will be presented in the form of schematic plan layouts, indicating the planning relationships, as well as basic 3d perspectives to illustrate the proposed form, look and feel of the buildings.
3. You will be advised on other consultants that would be required at later stages of the architectural and construction process. This will depend on the site and nature of the project. Examples of additional consultants include a land surveyor, an engineer, a Quantity Surveyor (for larger projects - to oversee the financial management and cost control of the project) an Energy Consultant and an Environmental Consultant (should the property be on environmentally sensitive land).
4. You will receive a Building Cost and Fee Estimate, which will include estimated budget amounts for the estimated building cost, professional fees, council fees and NHBRC fees relating to the project.
5. You will be advised on the further architectural stages required to get your project underway, estimated timelines in terms of the various further architectural stages; as well as the anticipated project programme, options on methods of contracting and whether any other statutory applications will be required.
6. You will be provided with a list of recommended contractors, selected based on the nature and location of the project.

The process:

There are several standard steps to the process; this may vary slightly depending on the nature of the project, but typically the process will include the following:

1. The first step on our appointment is an in depth discussion to ascertain your requirements (or wish list) and intended budget, in broad terms. We use a questionnaire developed specifically for this purpose to get the process started. You will also be asked to supply any sketches, ideas, pics you have with regards your 'dream house'. You will also be asked to supply a copy of the title deeds. (These need not be in your name yet – as will be the case if you have recently purchased the property). With regards budget, consider the total amount of the investment you would want to spend, including all professional fees.
2. Step two is a visit to the property to do an analysis of the site. This will include consideration of issues such as the views, orientation, access, topography, climate and micro-climate, vegetation, access and precedent set in the area. If outside of

the greater Cape Town area, the West Coast up to Yzerfontein, Overberg or Garden Route, this will be quoted for separately.

3. Following from this an enquiry will be made to the local authority, and / or a study of the relevant zoning scheme documentation to ascertain all rights and restrictions pertaining to the site. This will include perusal of the title deeds to check for any restrictive conditions and of estate design guidelines if the property is in a residential estate.
4. An architectural design brief will then be prepared, and an outline concept will be formulated based on your accommodation requirements, design requirements, the contextual issues stemming from the site analysis and your budget.
5. You will then be advised of any additional consultants required during this process. If, for example, the property has a slope this would necessitate the appointment of a land surveyor to do a contour survey, which would be required prior to the next step. We would assist in obtaining quotes for this and you would appoint the Land Surveyor directly.
6. Based on the architectural brief developed from the discussions and site analysis, as well as your budget, the initial concept and your feedback from that, and the contour survey (if this was required), an initial design concept will be prepared.
7. The concept plans will be reviewed against the proposed budget and recommendations made to reduce the scope of work (or adjust the budget) if required to bring back within budget, as well as be reviewed for conformity with rights of use and building restrictions (height restriction, building lines etc.) of the site.

Costs:

The cost of the Project Appraisal and Concept is based on your intended total budget, which in turn will determine the size of the proposed building and therefore the amount of architectural input required.

There are pricing categories as follows:

<u>Total intended budget:</u>	<u>Project Appraisal and Concept cost:</u>
up to R 1,000,000	R 16 000.00
R 1,000,001 to R 2,000,000	R 22 000.00
R 2,000,001 to R 5,000,000	R 28 000.00
R 5,000,001 to R10,000,000	R 45 000.00
R 10,000,001 plus	on application

If appointing us please delete which is not applicable

Advantages:

There are several advantages to having this Project Appraisal and Concept done, rather than jumping straight into the standard Architectural Service.

1. As apposed to appointing an Architectural Professional for the full architectural service, which is a large commitment in terms of time and cost, this is a fixed fee stand-alone low-commitment way of getting the first steps towards building your new home started.
2. Once the Project Appraisal and Concept is completed it yours to use now or later, whenever you are ready to continue with your project.
3. You are free to continue the architectural process with whomever you choose to, and it need not be us. If out of Cape Town, for example, you may prefer to use an architect who resides closer to the site, or your local draughtsman. Included with the Project Appraisal and Concept document, will be all plans in cad format, for whomever may take over the project. We would, however, off course also be happy to take the project further.

4. You also have the option of simply continuing with rest of the Standard Architectural service as soon as the Project Appraisal and Concept has been completed. If continuing with our Standard Architectural Service, fees will be re-calculated based on the, at that stage, the more accurately determined budget, and the amount spent on the Project Appraisal and Concept will be deducted from this.

Notes on budgeting for building cost & professional fees:

The budget provides a starting point and guidance in the concept design. It's important to rather be conservative than optimistic with regards budget, as at a later stage, when the plans have been fully developed, approved by council and your are getting quotes to build, you would much rather end up with quotes that are in line with expectations, than quotes that are way too high, which may necessitate having to educe the size of the building or cut back on specifications.

Currently building costs for a residential home, whether conventional masonry or timber frame, average at around R12,000 to R 15,000 per square meter.

It has to be noted using estimated square meter rates to estimate building cost is a very blunt tool. This is because there are many other factors that influence building costs. These include but are not limited to: the level of finishes, the shape and complexity of the design, the steepness of and locality of the site, the amount of glazing (glazing area costs more than wall area, so more glazing equals higher per sq.m costs) and most importantly the overall size of the building – with smaller buildings of the same level of finishes and complexity tending to cost more per square meter than larger buildings. This is because a smaller building will still have the same 'expensive' items as a slightly larger building, for example kitchen cupboards and perhaps sliding folding doors, but with less square meterage to divide these expensive items into. And because the builders set-up costs and expenses to run a site remain similar for smaller and larger homes.

For purposes of the initial design concept, I therefore recommend working on a budget for planning purposes of no less than R12,000 per square meter currently. This excludes covered veranda's, for which one should allow approximately 50% of that, ie R 6,000 per sq.m and open timber decks, for which one should allow approx. 25% of that (including an allowance for balustrades), ie. R 3,000 per sq.m. It may be possible to build for less, but as mentioned earlier, rather than have a saving at that stage – than overdesign now and be unable to afford what you wanted to build later.

To get to your building budget, we take your total intended budget and deduct approximately 12 to 15% depending on the total budget. This is to allow for all non-construction related costs such as professional fees, council approval fees, municipal service connections and NHBRC Levies.

The remaining amount will be used to determine the initial size of building for purposes of the concept design. Eg. a R 2,000,000 total intended budget will allow for an estimated construction budget of R 2,000,000 less 12% = R 1,760,000, which will allow for a initial building size for planning purposes of R 1,760,000 / R12,000 per sq.m = 146 sq.m excluding covered decks. When adding decks the sq.m of the building will be reduced accordingly to keep the total within budget.

What's not included:

The Project Appraisal and Concept will get you to the point where you know what the house you wish to build will look like, what the layout will be, and approximately what it should cost to build. Note that is does not include plans sufficiently detailed to obtain council approval or sufficiently detailed to build from.

For these you will require the additional stages for the architectural service, whether done by us or another architect, technologist or draughtsperson of your choice. Note that whoever your use will need to be registered as a professional Architectural Professional with the South African Council of Architectural Professionals in order to be able to submit plans to council.

It is important to note that no allowance is made in estimates provided for escalation. Building costs typically increase annually, and any estimates done are based on current estimated costs. It's important therefore to factor in escalation if you are having this Project Appraisal and Concept done now, but only plan on taking the process further and eventually building in a couple of years time.

Alternative Services:

Pre Property-Purchase Consultation

If you have not yet purchased your property but are keen to build some time in the future, have a shortlist of properties in mind and are just wanting advice to get started, then this is a good starting point. This includes a needs analysis, a basic feasibility and assistance with the selection of a suitable property from a shortlist of up to 3 properties in the same area.

Cost: R 5000

Standard Architectural Service

If you've bought your property and wanting to start building with a year, this is the service you'll require. We offer a full service from concept to completion / handover of keys, or you can select a partial service up to Stage 4.1 or 4.2. Refer our Guide to the Architectural Design and Building Process Document for the various work stages. The Standard Architectural Service and Partial Service include The Project Appraisal and Concept.

For a fee estimate for our Standard Architectural Service or Partial Service please contact us at info@timberdesign.co.za