

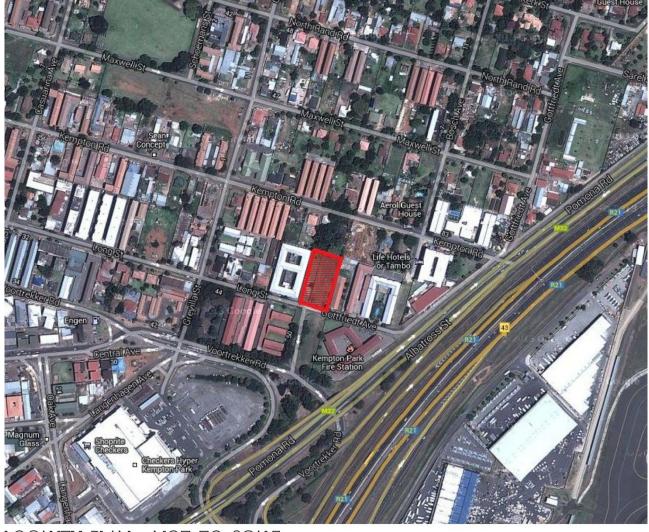
LONG TERM INVESTMENT

- POSSIBLY FOR FUTURE GENERATIONS
- USE RIGHT VEHICLE
 - IE. COMPANY ON TRUST
 - ACCOUNTANT
- REGISTER FOR VAT
- FIND THE RIGHT PROPERTY
 - USE AGENTS' ADVICE





- HIGH DENSITY AREAS
- GOOD ACCESSIBILTY AND TRANSPORT
 - TRAINS, TAXIS
- NEARBY AMENITIES
 - SCHOOLS, SHOPS
- REASONABLE PROPERTY VALUES
 - OPPORTUNITY COSTS
- CORRECT ZONING
 - FREE BASEMENT
 - RES 4
- NO EIA STUDIES
 - TIME FACTOR
- GET SITE ASSESSMENT
 - FROM HENRY



LOCALITY PLAN - NOT TO SCALE



EMPLOY A GOOD QUALIFIED ARCHITECT

- DESIGN
- CONTRACT ADMIN
- CO-ORDINATION OF CONSULTANTS

TARGET MARKET

 CONSULT WITH LETTING AGENTS WHO ARE STRONG IN THAT AREA AND SPECIALIZE IN LETTING

FRESH DESIGN

- MEET ASPIRATIONS OF YOUNG MARKET
- PARKING
 - TOPOGRAPHY
- AVOID 3-BED UNITS
 - PARKING REQUIREMENTS
- ENERGY EFFICIENCY
- FIRE ESCAPES
- COLUMN SPACING
 - STRUCTURAL CONSIDERATIONS





GOOD QUALIFIED ARCHITECT

- DESIGN
- CONTRACT ADMIN
- CO-ORDINATION OF CONSULTANTS

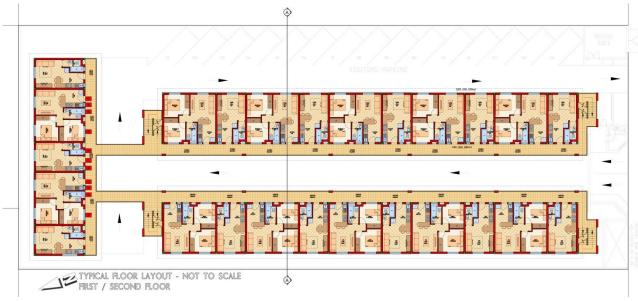
TARGET MARKET

 CONSULT WITH LETTING AGENTS WHO ARE STRONG IN THAT AREA AND SPECIALIZE IN LETTING

FRESH DESIGN

- MEET ASPIRATIONS OF YOUNG MARKET
- PARKING
 - TOPOGRAPHY
- AVOID 3-BED UNITS
 - PARKING REQUIREMENTS
- ENERGY EFFICIENCY
- FIRE ESCAPES
- COLUMN SPACING
 - STRUCTURAL CONSIDERATIONS







GOOD QUALIFIED ARCHITECT

- DESIGN
- CONTRACT ADMIN
- CO-ORDINATION OF CONSULTANTS

TARGET MARKET

 CONSULT WITH LETTING AGENTS WHO ARE STRONG IN THAT AREA AND SPECIALIZE IN LETTING

FRESH DESIGN

- MEET ASPIRATIONS OF YOUNG MARKET
- PARKING
 - TOPOGRAPHY
- AVOID 3-BED UNITS
 - PARKING REQUIREMENTS
- ENERGY EFFICIENCY
- FIRE ESCAPES
- COLUMN SPACING
 - STRUCTURAL CONSIDERATIONS

F	WINDOW CALCULATIONS					
	NATURAL VENTILATION, CONSTANTS AND CONDUCTANCE	SOLAR HEAT GAIN	ARTIFICIAL VENTILATION ENERGY INDEX	CALCULATIONS		
BLOCK 1 BIG FLAT	MINEAL VORTALITIES Whith is follow we noted for Stormy 1 in 16.26 is CHOIC and S CHOIC AND	Set $ \begin{aligned} & \text{(iii)} & \text{(iiii)} & \text{(iiiiii)} \\ & (iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii$	8.571-58 FALSE 6.59 × 2.500 × 5.200 × 3.63 EXTENS FALSE 7.57 × 2.500 × 5.200 × 3.89 SOFTHER FALSE 6.59 × 2.500 × 5.200 × 3.63 MESTING FALSE 7.57 × 2.500 × 6.200 × 3.69	Edition Foods		
BLOCK 1 SMALL FLAT	MITTER CHILD AND AND AND AND AND AND AND AND AND AN	DATE: The plan of Monte Prolitic (I), plant (I), plant (II), plant	SECTION FLOOR 5. 50 × 2.500 × 5. 200 = 2. 201 6. 50 × 2.500 × 5. 200 = 2. 24 6. 50 × 2.500 × 5. 200 = 2. 24 SECTION FLOOR 6. 50 × 2. 500 × 5. 200 = 2. 24 SECTION FLOOR 6. 50 × 2. 500 × 5. 200 = 2. 24	GETTING COCC		
BLOCK 2 BIG FLAT	WINDLE STREAM TO THE PROPERTY OF THE PROPERTY	SET	MOTHEM FACAS: 8.09 x 2.000 x 8.000 - 3.80 CETTIN FACAS: 7.07 x 2.000 x 8.000 - 3.80 SIMPLIFE FACAS: 8.00 x 2.000 x 3.000 - 3.80 MITTIN FACAS: 7.07 x 2.000 x 5.000 - 3.80	Million Food		
BLOCK 2 SMALL FLAT	NUMBER DEPOSITE AND ADMINISTRATION OF THE PROPERTY ADMINISTRATION OF THE PROPERTY AND ADMINISTRATION OF THE PROPERTY ADMINISTRATION OF THE PROPERTY AND ADMINISTRATION OF THE PROPERTY ADMINISTRATION OF THE PR	DATE: The part of Books P-BERS, \$1-786.88, \$7-76.201 in 1.87 x.6.77 x.6.80 × L.02 x.6.77 x.6.77 x.6.80 × L.02 x.6.77 x.6.77 x.6.77 x.6.77 x.6.77 x.6.77 x.6.77 x.6.77 x.6.77 x.6.	SOTHER FLOXE 8.50 × 2.200 × 2.200 × 2.20 8.50 × 2.200 × 2.20 × 2.20 8.50 × 2.200 × 2.20 8.50 × 2.200 × 2.20 8.50 × 2.200 × 2.20 8.50 × 2.200 × 2.20 8.50 × 2.200 × 2.20	GETTING COST		
BLOCK 3 BIG FLAT	WITH CHILD IN THE PROPERTY IS NOT THE PROPERTY IN THE PROPERTY IS NOT THE PROPERTY IN THE PROPERTY IS NOT THE PROPERTY IS NOT THE PROPERTY IN THE PROPERTY IN THE PROPERTY IN THE PROPERTY IS NOT THE PROPERTY IN THE PROPERTY	Section 1. The proof of the pr	MOTHER FACION	SETTING TO SET OF SET O	SIGNED FOR THE STATE OF THE STA	
BLOCK 3 SMALL FLAT	WINDLE STREET, IN THE	Size Yes (as in a Size Particul Rich (Particul Rich (Particul Rich Rich (Rich Rich Rich Rich Rich Rich Rich Rich	SOTHERN FACAGE 4. SH 2. Z.	SECTION CASCS 1	BARRIER CASE	



ARCHITECT

- QUANTITY SURVEYOR
 - FEASIBILITY
 - BILL OF QUANTITIES
- STRUCTURAL ENGINEER
- ELECTRICAL ENGINEER
 - MINI SUB
- CIVIL ENGINEER
 - STORMWATER & ROADS
- FIRE ENGINEER
- TOWN PLANNER
- COUNCIL RUNNER
 - SDP
 - BUILDING PLANS
- FINANCIAL CONSULTANT
 - HENRY
- PROJECT MANAGER

BOARD NOTICES RAADSKENNISGEWINGS

BOARD NOTICE 194 OF 2011

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 No. 44 of 2000

The guideline professional fees indicated in Tables 1 and 2 below must be read in the context of the Framework for the Professional Fees Guideline published by the Council in Board Notice 195 of 2011. This Board Notice replaces the Professional Fees Guideline published in Board Notice 173 of 2010 and is applicable from 01 January 2012.

TABLE 1: PROJECT COST BASED FEE

Section	Cost of Project (excluding VAT)		Fee (Base fee plus % of Cost)	
	A	В	C	D
1	1	600 000	0	12.50%
2	600 001	1 200 000	15 000	10.00%
3	1 200 001	2 400 000	45 000	7.50%
4	2 400 001	4 800 000	51 000	7.25%
5	4 800 001	9 600 000	63 000	7.00%
6	9 600 001	19 200 000	87 000	6.75%
7	19 200 001	38 400 000	135 000	6.50%
8	38 400 001	76 800 000	231 000	6.25%
9	76 800 001	153 600 000	423 000	6.00%
10	153 600 001	307 200 000	807 000	5.75%
11	307 200 001	614 400 000	1 575 000	5.50%
12	614 400 001	+		5.75%

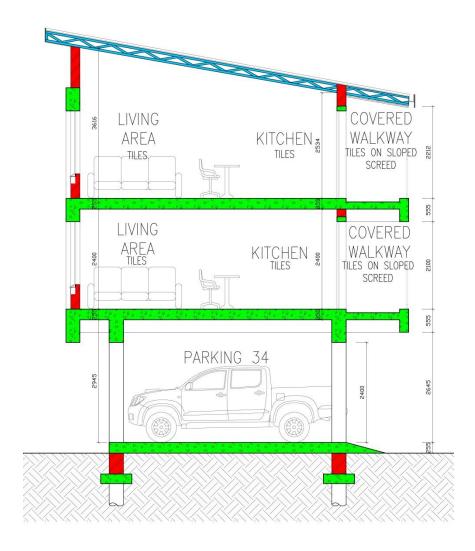
TABLE 2: TIME BASED FEE

Principal/ staff category (refer item 1.5.3 of Board Notice No. 195 of 2011)	Experience / Work Context	Rate per hour (excluding VAT)
Partners & Equity Holders	Specialist >10 years experience <10 years experience <5 years experience	R2 400.00 R1 875.00 R1 350.00 R 775.00
2. Salaried Staff	Associates and Managers	22.5% per R100.00 or part thereof of total annual cost of employment
3. Salaried Staff	Staff performing work of an architectural nature and carrying direct responsibility for activities related to a project	17.5% per R100.00 or part thereof of total annual cost of employment
4. Salaried Staff	Staff performing work of an architectural nature under direction and control	16.5% per R100.00 or part thereof of total annual cost of employment



A STRONG PROFESSIONAL TEAM WILL PROTECT THE CLIENT'S INTEREST AND LEAD HIM THROUGH THE PROCESS

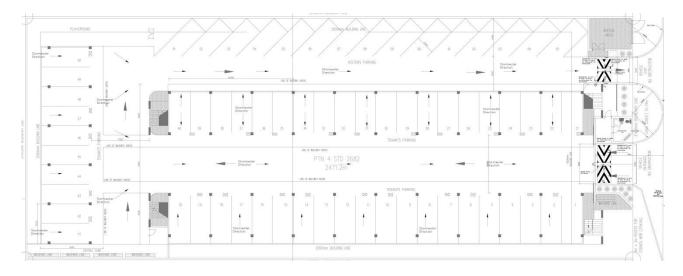
- ARCHITECT
- QUANTITY SURVEYOR
 - FEASIBILITY
 - BILL OF QUANTITIES
- STRUCTURAL ENGINEER
- ELECTRICAL ENGINEER
 - MINI SUB
- CIVIL ENGINEER
 - STORMWATER & ROADS
- FIRE ENGINEER
- TOWN PLANNER
- COUNCIL RUNNER
 - SDP
 - BUILDING PLANS
- FINANCIAL CONSULTANT
 - HENRY
- PROJECT MANAGER





A STRONG PROFESSIONAL TEAM WILL PROTECT THE CLIENT'S INTEREST AND LEAD HIM THROUGH THE PROCESS

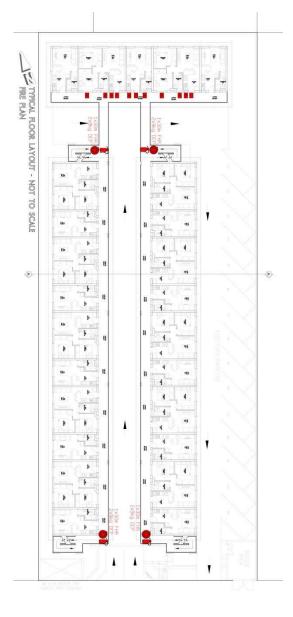
- ARCHITECT
- QUANTITY SURVEYOR
 - FEASIBILITY
 - BILL OF QUANTITIES
- STRUCTURAL ENGINEER
- ELECTRICAL ENGINEER
 - MINI SUB
- CIVIL ENGINEER
 - STORMWATER & ROADS
- FIRE ENGINEER
- TOWN PLANNER
- COUNCIL RUNNER
 - SDP
 - BUILDING PLANS
- FINANCIAL CONSULTANT
 - HENRY
- PROJECT MANAGER





A STRONG PROFESSIONAL TEAM WILL PROTECT THE CLIENT'S INTEREST AND LEAD HIM THROUGH THE PROCESS

- ARCHITECT
- QUANTITY SURVEYOR
 - FEASIBILITY
 - BILL OF QUANTITIES
- STRUCTURAL ENGINEER
- ELECTRICAL ENGINEER
 - MINI SUB
- CIVIL ENGINEER
 - STORMWATER & ROADS
- FIRE ENGINEER
- TOWN PLANNER
- COUNCIL RUNNER
 - SDP
 - BUILDING PLANS
- FINANCIAL CONSULTANT
 - HENRY
- PROJECT MANAGER



FIRE PLAN LEGEND

1	PORTABLE FIRE EXTINGUISHER 9kg DCP EXTINGUISHER		
	FIRE HOSEREEL 30m PVC HOSE FIRE HOSEREEL		
7	ESCAPE ROUTE INDICATED DIRECTION		
EXIT	EMERGENCY EXIT INDICATED DIRECTION		
	FIRE HYDRANT 65mm HYDRANT WITH 80mm CONNECTION		
	FIRE WINDOW 6mm S.W GLASS IN STEEL FRAMES/FIXED PANELS OPENING PART MIN 1.8m HIGH		
D	FIRE DOOR 40mm SOLID HARDCORE DOOR		



- TENDER AND ADJUDICATION
- QUANTITY SURVEYOR
 - CONTROL COSTS
 - DOES APPOINTMENTS
- APOINT MAIN CONTRACTOR
 - SIGN JBCC CONTRACT
- CONTRACT ADMINISTRATION
- SITE MEETINGS
 - MINUTES
- PC ALLOWANCES
- SITE INSTRUCTIONS AND VARIATIONS
 - CONTROLLED BY QS
- MONTHLY VALUATIONS & CERTIFICATES
- PRACTICAL COMPLETION
- FINAL COMPLETION
 - 90 DAYS



