



**MARAIS 4 ARCHITECTS (PTY) LTD**

**MARIUS MARAIS**

082 859 5566

[marius@marais4.co.za](mailto:marius@marais4.co.za)



**MARAIS 4 ARCHITECTS**



- **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



# OBJECTIVE



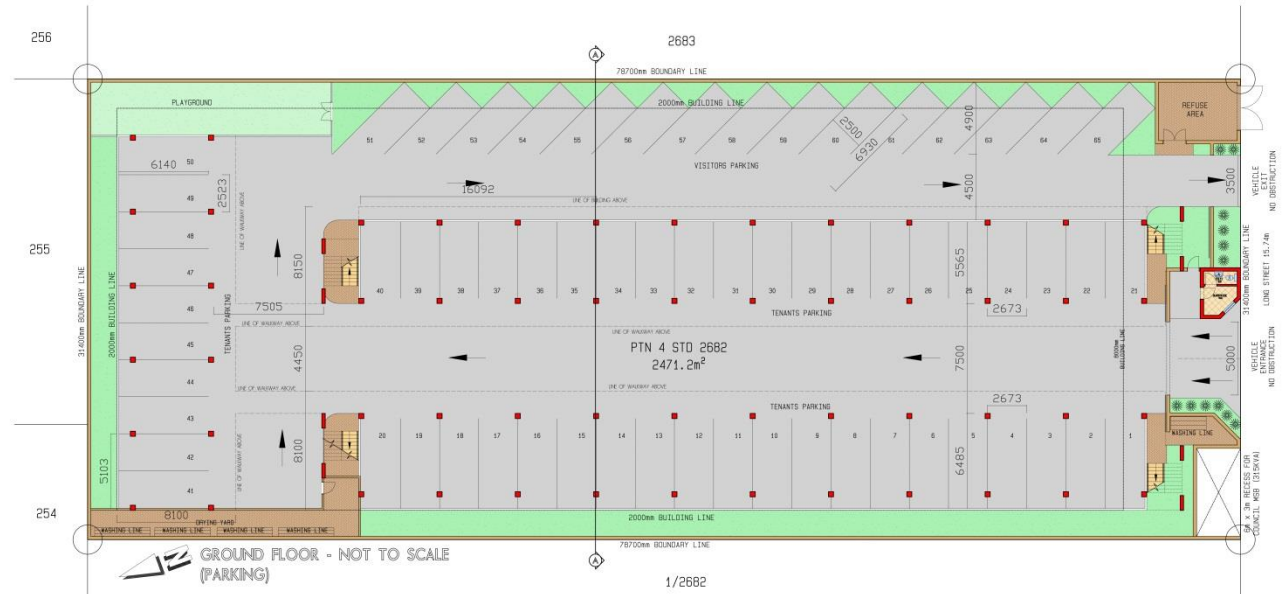
- **HIGH DENSITY AREAS**
- **GOOD ACCESSIBILITY AND TRANSPORT**
  - TRAINS, TAXIS
- **NEARBY AMENITIES**
  - SCHOOLS, SHOPS
- **REASONABLE PROPERTY VALUES**
  - OPPORTUNITY COSTS
- **CORRECT ZONING**
  - FREE BASEMENT
  - RES 4
- **NO EIA STUDIES**
  - TIME FACTOR
- **GET SITE ASSESSMENT**
  - FROM HENRY



LOCALITY PLAN - NOT TO SCALE

# LOCATION

- **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



# DESIGN CONSIDERATIONS



- **GOOD QUALIFIED ARCHITECT**
  - DESIGN
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– TOPOGRAPHY

## – PARKING REQUIREMENTS

- **FIRE ESCAPES**

- STRUCTURAL CONSIDERATIONS

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**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**

**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  
FEE FOR PROFESSIONAL SERVICES (excluding VAT)**

| Section | Cost of Project (excluding VAT)<br>A | B           | Fee (Base fee plus % of Cost)<br>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%  |

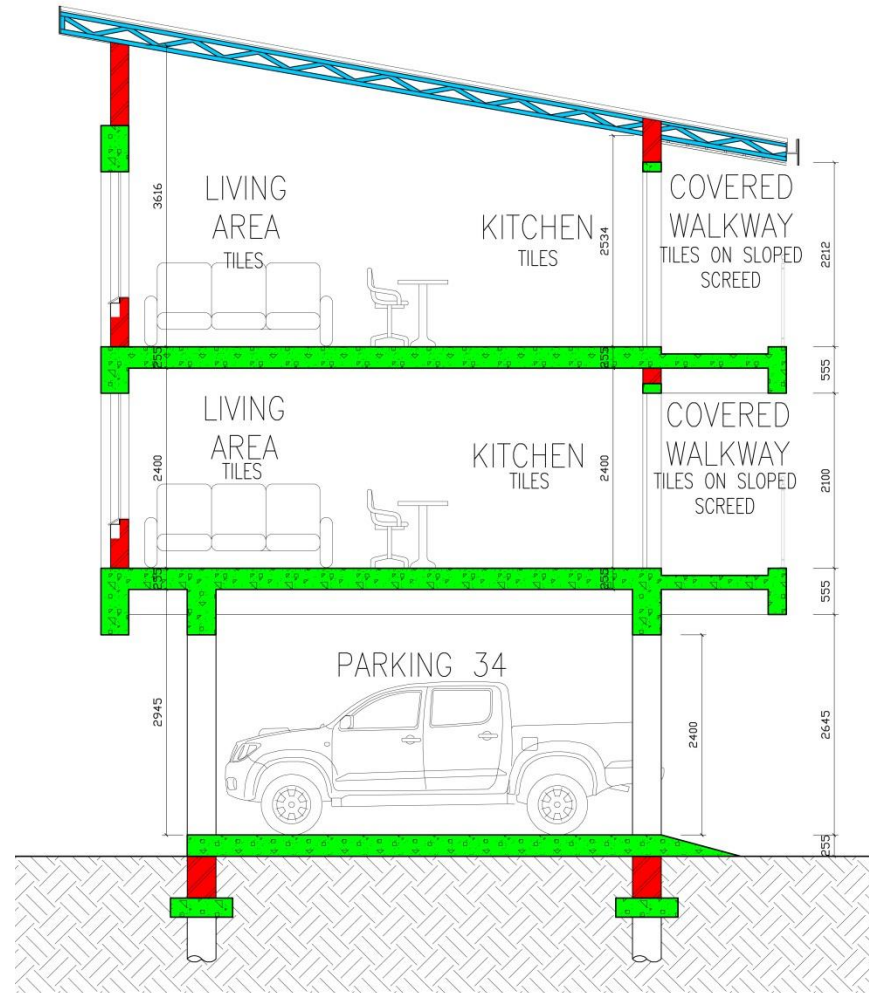
**TABLE 2: TIME BASED FEE**

| Principal/ staff category<br>(refer item 1.5.3 of Board<br>Notice No. 195 of 2011) | Experience / Work<br>Context  | Rate per hour<br>(excluding VAT)   |
|--|---|--|
| 1. Partners & Equity<br>Holders  | Specialist<br>>10 years experience<br><10 years experience<br><5 years experience   | R2 400.00<br>R1 875.00<br>R1 350.00<br>R 775.00                            |
| 2. Salaried Staff  | Associates and Managers   | 22.5% per R100.00 or part<br>thereof of total annual cost<br>of employment |
| 3. Salaried Staff  | Staff performing work of<br>an architectural nature and<br>carrying direct<br>responsibility for activities<br>related to a project | 17.5% per R100.00 or part<br>thereof of total annual cost<br>of employment |
| 4. Salaried Staff  | Staff performing work of<br>an architectural nature<br>under direction and control  | 16.5% per R100.00 or part<br>thereof of total annual cost<br>of employment |

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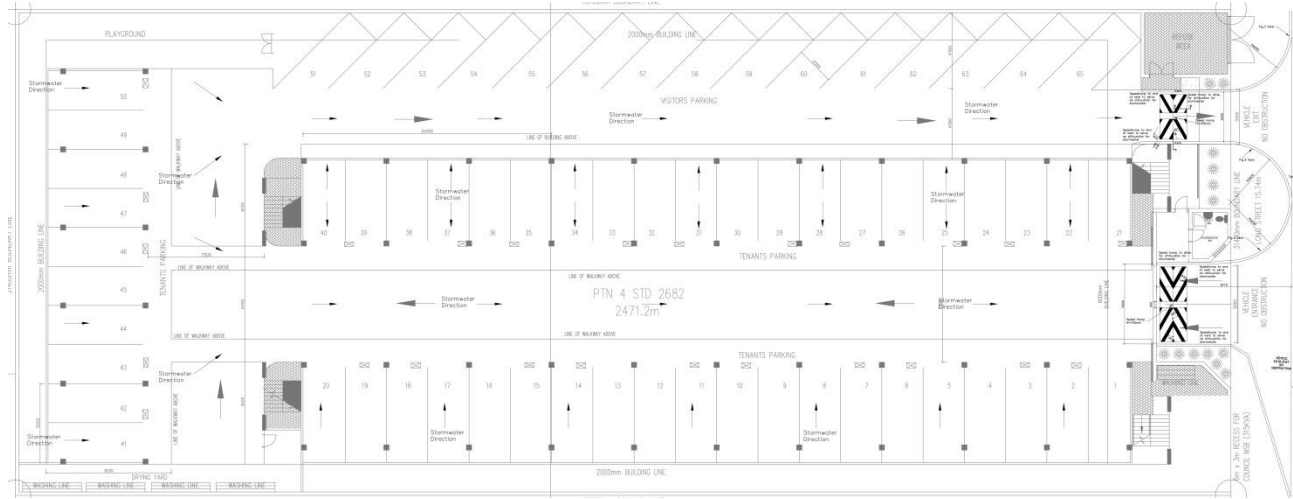


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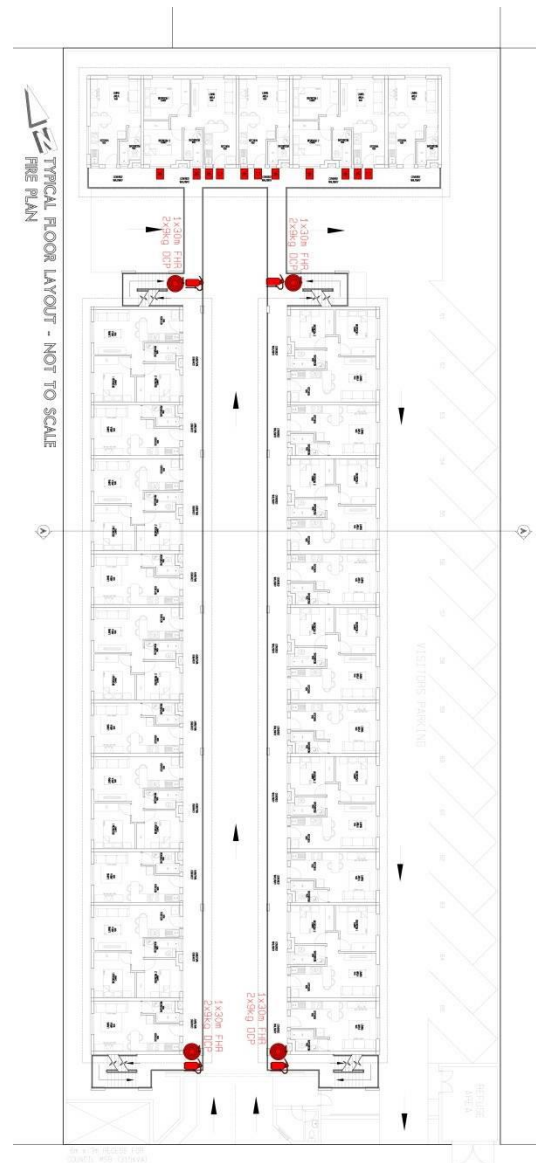
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### **FIRE PLAN LEGEND**

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

# PROFESSIONAL TEAM



- **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



# CONTRACT ADMINISTRATION