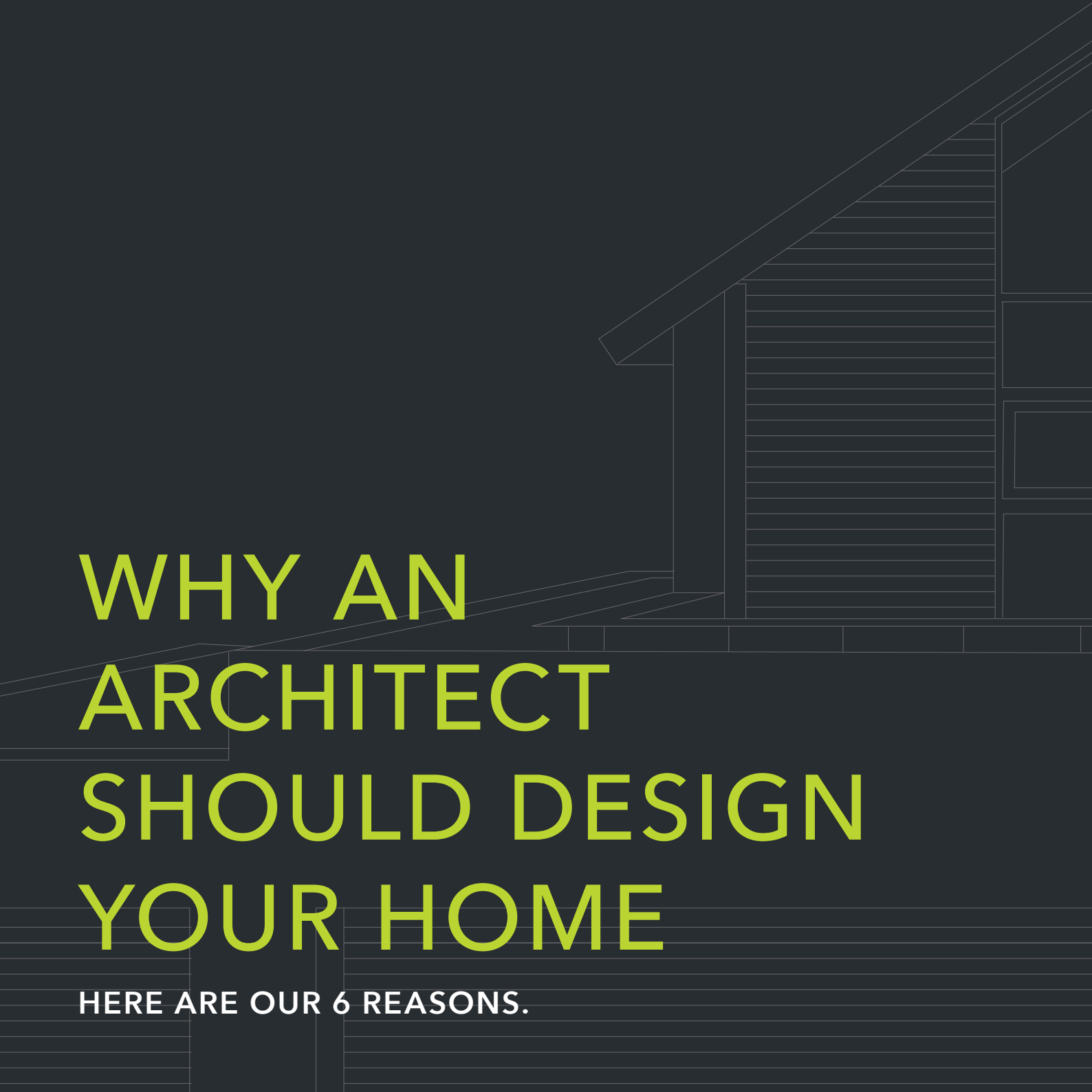




WHY AN ARCHITECT SHOULD DESIGN YOUR HOME

HERE ARE OUR 6 REASONS.



THE SEED OF SUCCESS BEGINS WITH A VISION

If you're about to embark on the exciting - and daunting - process of building a home, you may be unsure about whether you need to use an architect or not. From experience of the design process, to knowing procedures when it comes to building and construction, an architect can go a long way to helping you achieve your dream project.



They act in your best interests

Here are six
reasons you'll
benefit
from using an
architect in
the design and
construction
process.

Building an asset as significant as a home is not to be entered into lightly. We all have distinct tastes, budgets and visions for our property, and the first crucial thing an architect offers is **the ability to interpret your wants and needs into a real life action plan**. Taking the opportunity to align the actual architectural design and what you as the client are expecting from it, is also crucial to the success of a project.

They're experienced & knowledgeable

Because of their **extensive formal education and the codes of conduct** they're working under, architects bring a responsible and ethical approach to everything they do. As a highly skilled professional, an architect will guide you through the whole process, whether you're constructing a new building or adapting an existing property. The crucial skills they need to do this include:

- **Leadership:** An architect provides experienced guidance and oversight throughout the project, from start to finish.
- **Integrity:** Architects uphold strong building traditions, ethics and principles and also adhere to a Code of Conduct prescribed by a regulatory institution.
- **Prudence:** Architects are trained to have critical thinking skills, deep insight, and the discretion to make sound judgement calls, all of which come from a comprehensive understanding of the design process.
- **Understanding building permit requirements:** These days, legislation has unfortunately become increasingly inflexible, which means that even the smallest section of building work (even a boundary wall or carport) must be drawn up by a qualified professional and submitted for approval, before building can commence.



Most public buildings and residential projects require a professional architect actively working on the design and drawing up of formal documents, in order to obtain an approved set of building plans. **Knowledge of the rules and regulations** is crucial for the development of any property. Choosing to not involve an architect in this process is the main reason that many buildings never get completed and fall into disrepair.

Familiarity with current zoning schemes is also what makes architects an invaluable addition to your team. Why? Well, a sudden change to the regulations can have devastating implications for a development, or for a property's value. With professional knowledge of planning, construction and building regulations, architects can ensure that you avoid the painful experience of having to tear down what you've just built – simply because of an unexpected regulation change or documentation error.

They facilitate the whole process

Architects facilitate the entire project process. They'll start by helping you select the right site and advise on the development options available to you, before providing insightful comments on feasibility, based on their experience.

Architects liaise between you the client, consultants and local authorities, and also act as a quality controller, completing the project more efficiently, and ultimately within budget.

Architects also get the necessary approvals required before a project can move forward, including preparing official applications to the local authority for planning consent, and for the support of building regulations. Below are the complex procedures that architects facilitate.

STAGE 1

INCEPTION

This is the most crucial part of the process, and where the architect can be of the most value. They'll absorb your brief and then communicate how feasible your project is in terms of site and budgetary constraints, after which they'll present you with the options available to you. They may also point out if you need to use any other consultants such as a structural engineer.

STAGE 2

CONCEPT AND VIABILITY

Next your architect will prepare an initial design including:

- the intended space provisions and planning relationships
- proposed materials and intended building services
- the technical and functional characteristics of the design

They'll also check for conformity of the concept with the rights to the use of the land, and will review the anticipated costs.



STAGE 3

DESIGN DEVELOPMENT

Now it's time to confirm the scope and complexity of the project, plus review the design and consult with local and statutory authorities. Your architect will develop the design, construction system, material and components, and then review them with any other consultants such as town planners or quantity surveyors (among others).

STAGE 4

DOCUMENTATION & PROCUREMENT

Architects will prepare documents for the local authorities and consultants mentioned above. They'll also review the costings with the consultants and submit documents for municipal approval. They'll be able to work on the construction documentation and proceed to call for tenders, as well as prepare documents to procure offers for the execution of the works. They'll then evaluate proposals and make recommendations on who to award the building contract to, followed by drawing up the contract documentation.

STAGE 5

CONSTRUCTION

Next, they'll administer the building contract and give possession of the site to the contractor. They'll issue construction documentation, check sub-contract design and documentation, and inspect the work for conformity and quality control. They'll check that the contract is being upheld, issue the certificate of practical completion and help you as the client get the occupation certificate.

STAGE 6

CLOSE OUT

It's time to complete this exciting project! An architect will prepare the necessary documents needed to handover the project, including the contractors' obligations in terms of the building contract having been fulfilled. Once this is done, the architect will issue the certificate related to contract completion, provide you with 'as builds' drawings, as well as any relevant technical and contractual undertakings by the contractor and sub-contractor.

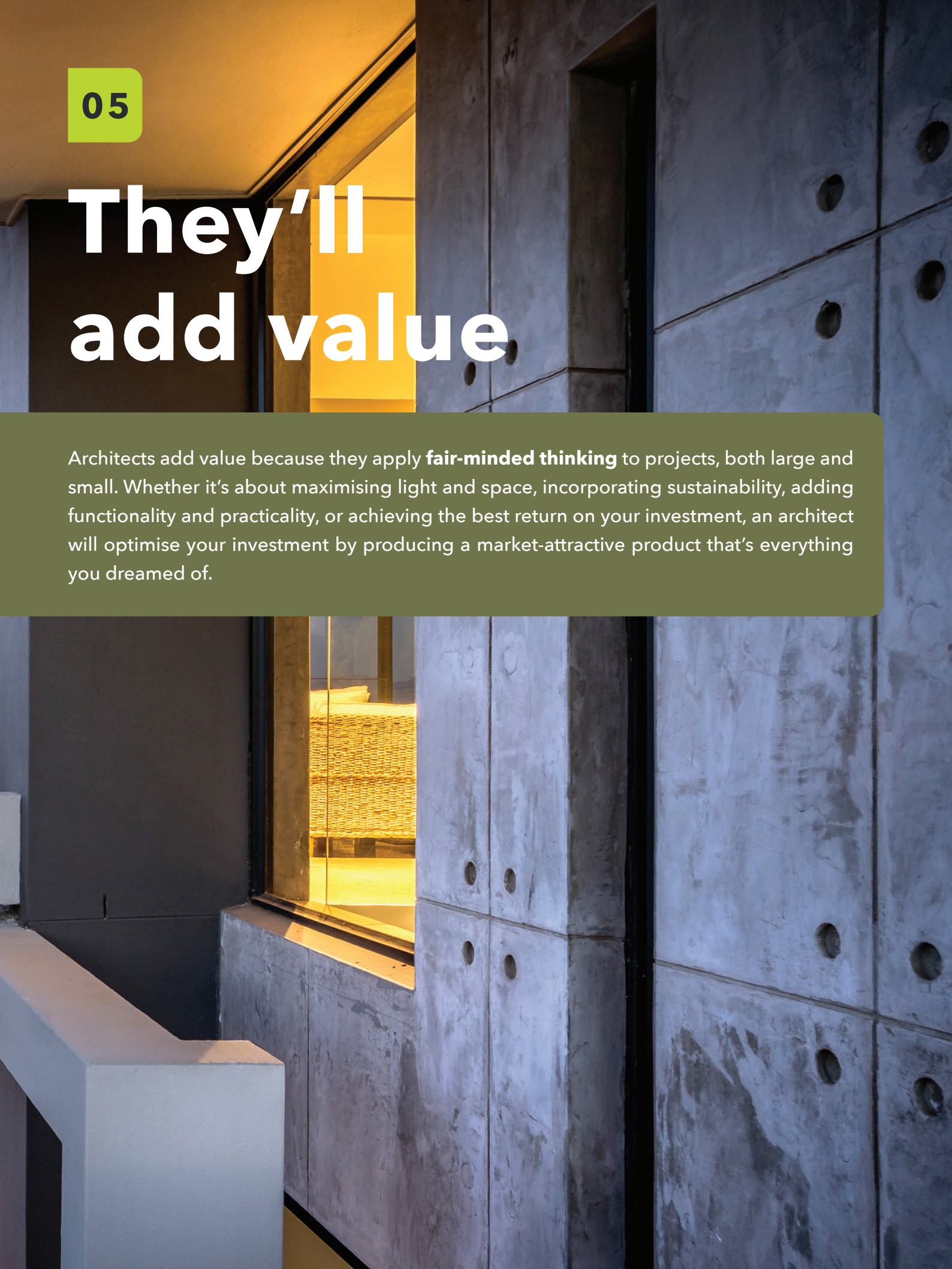
They'll manage risks & hold people accountable

Architects strive for unique solutions that are beautiful, practical, usable and feasible. But one of their most important roles is to manage risk.

Before and during construction, they'll do the following to reduce risks of the project:

- Contribute to the assessment of tenders
- Review designs prepared by other consultants
- Act as the contract administrator
- Inspect the works
- Advise on the rectification of defects
- Manage costs

Architects are also there to give you peace of mind. They comply with strict criteria covering insurance, health, safety and quality management systems, walking with you every step of the way.



05

They'll add value

Architects add value because they apply **fair-minded thinking** to projects, both large and small. Whether it's about maximising light and space, incorporating sustainability, adding functionality and practicality, or achieving the best return on your investment, an architect will optimise your investment by producing a market-attractive product that's everything you dreamed of.



06

They're problem solvers

Architects are natural problem solvers, applying **impartial and creative thinking** to come up with solutions throughout the construction process.

They spend their working lives solving problems with buildings - even those that seem impossible - making the most out of every available millimetre in a highly creative way. They're also required to plan buildings in the most cost effective manner, saving energy and ensuring long-term durability of every part as they do so.

Interested in using an architect to build your dream home?

As experienced, innovative architects,
we can help convert your vision
into a lasting reality.

info@bpas.co.za • 0861 744 835
www.bpas.co.za

