

## **IMPORTANT NOTES AND EXTRACTS FROM THE ARCHITECT PROTOCOL AND DESIGN GUIDELINES (TO BE ATTACHED TO THE AGREEMENT OF SALE)**

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**Appointment of architect** - refer to Section 1 of the Architect Protocol:

1.0 List of approved architects

1.7 The Architect must be engaged for a minimum service of design and it is recommended that Architects and Engineers be commissioned for a full service (stage 5 of construction)

**Obligations of architect and engineer** – refer Section 2 of the Architect Protocol

2.1 All building work shall be supervised on site by an Architect / Principal Agent, who shall be obliged to condemn any work which is not in accordance with the approved building plans or which is sub-standard.

2.4. Architect to arrange the completion inspection with ZREHOA and the issue of the Completion Certificate for the project by ZREHOA.

It is essential for the architect to be involved in the construction phase and this must be negotiated between the architect and client prior to signing of the commissioning of the architect.

**SUBMISSION PROCEDURE** – Refer Section 6 of the Architect Protocol

The appointed architect must contact the estate manager to establish the full procedure of plan submissions to ZRE and the local municipality.

a) Sketch plans (in pdf) must indicate all materials to be used, drainage and storm water management and must include 3D designs

b) Once sketch plans are approved by the DRC, full working drawings may be submitted.

c) No deviation from the approved plans may be done without the ZRE DRC written approval.

**INDEMNIFIER:** - Refer Section 8 of the Architect Protocol

**THE OWNER ACCEPTS FULL RESPONSIBIKLITY THAT IF FOR ANY REASON WHATSOEVER, THEIR BUILDING PLANS ARE NOT APPROVED BY EITHER THE ZREDRC AND OR THE UMLALAZI MUNICIPALITY, THE OWNER WILL MAKE GOOD AT THEIR OWN COST.**

**DESIGN GUIDELINES:**

The architecture should reflect a sensitive response to the site with the aspect, orientation, views, wind-direction and the uniqueness of Mtunzini as primary informants. Elements such as:

a. Composition

b. Good Proportion (Golden Section & Derivatives thereof), of openings and the influencing factors of the design eg. view, orientation, sun-screening, wind protection, accessibility, consideration for other property owners.

**PLAN SUBMISSION FEES:**

Building plan submission fees: R5000

**COMPULSORY WATER STORAGE TANKS:**

It is compulsory that water storage tanks, such as Jo Jo tanks or underground storage tanks be installed on each building site.