



**ARCHITECTURAL FEES & PROCEDURES UPDATE.**



25 August 2008

Dear Client,

As you are aware the design of the built environment at Brettenwood Coastal Estate has been undertaken by a panel of some of South Africa's leading residential architects. This process involved a series of workshops conducted over a year in which the most suitable architectural principles and planning issues were designed to maximize the development potential of Brettenwood Coastal Estate. The principles ensure that houses are built that are up-market and luxurious but are also sensitive to the natural beauty of the site. Ridge-lines have been protected and houses have been clustered in small "villages" to ensure privacy, where possible. With this background it is vital that houses designed on the estate reflect these ideals. The architecture is a vital element in what sets Brettenwood apart from other estates on the North Coast.

#### **PANEL ARCHITECTS:**

- 1) MAB ARCHITECTS-Contact: Bruce Peter (031)3032833 Tony Falkson(083)6620222 email: [admin@mabarchitects.co.za](mailto:admin@mabarchitects.co.za)
- 2) KEVIN LLOYD ARCHITECTS-Contact: Kevin Lloyd (083)2830928 email: [Kevin.lloyd@mweb.co.za](mailto:Kevin.lloyd@mweb.co.za)
- 3) WHITEHOUSE DESIGNS –Contact Peter Whitehouse (031) 7646666 email: [admin@whitehousedesigns.co.za](mailto:admin@whitehousedesigns.co.za)

#### **NON PANEL ARCHITECTS.**

Over and above the panel, we understand that some clients have relationships with architects not on the panel and would therefore like to use them. In order to facilitate the building process at Brettenwood, without compromising on the development vision of the estate, the developer and the architectural review committee have agreed to the following process for non-panel architects.

- 1) Curriculum Vitae of the architect must be submitted prior to sketch plan submissions to [brendan@brettenwood.co.za](mailto:brendan@brettenwood.co.za) and [sarah@brettenwood.co.za](mailto:sarah@brettenwood.co.za)
- 2) Sketch plans need to be submitted to the monthly review committee. Meetings are held on the first Monday of every month. Architects must be present at these meetings to discuss plans and architectural principles. Non-panel architects must

- submit sketch plans prior to final plans. The fee for sketch plan submissions for non-panel architects is R 2500.00.
- 3) This amount must be made out to the Brettenwood Homeowners Association and paid prior to the meeting.
  - 4) Final plan submissions fees are R 2500.00 for non panel architects and R 1500.00 for panel Architects. These amounts are paid prior to the monthly meetings. Again non-panel architects must be present at these submission meetings.
  - 5) Three on site inspections must be conducted by the Estate Appointed Inspector to ensure that houses are constructed as described on their approved drawings. These inspections must be conducted at:
    - a) completion of foundations
    - b) prior to roof tiling on completion of roof trusses
    - c) on completion of dwelling an as-built certificate must be issued in order to obtain an occupation certificate.
  - 6) The cost for such inspections is R 7500.00 for a single storey home and R 10 000 for a double storey home. These fees are to be paid in advance . Notice must be sent to [maureen@brettenwood.co.za](mailto:maureen@brettenwood.co.za) at least 14 days prior to the inspection date.
  - 7) The developer and the Home Owners Association reserve their right to add or remove architects from the approved panel.

### **CHECK LIST REQUIREMENTS**

- 1) Lot No. & Size
- 2) Breakdown of areas and covered patios etc.
- 3) Town Planning information required
- 4) Show Building Lines / Planting Servitudes
- 5) Show sufficient detail to adequately convey the 4 general principles as outlined in the Architectural Guidelines
- 6) Show Natural Ground Levels / Finished Ground Levels. Roof / Ridge Heights to comply with Storey heights. (4.6m SINGLE STOREY & 7.6m DOUBLE STOREY)
- 7) Roof Pitch & Materials (Marley Modern, Lagfarge Elite, Kulu Slate, Kulu Reno (slate through colour), Marley Double Roman (coated Slate colour).
- 8) Wall Materials / Texture
- 9) Plinths and Retaining Walls
- 10) Any encroachments into building / planting servitudes to be approved and offset to increase planting in other areas.
- 11) Show all pools, water features, fountains, pergola, decks, carports etc.
- 12) Show finishes to adequately convey the 4 general principles.

At present the meetings are set for 1:30 pm on the first Monday of each month at Brettenwood Coastal Estate Sales Office.

Yours sincerely,

Brendan Falkson  
**Hulett Development Company (Pty) Ltd.**