



LANGEBAAAN
COUNTRY ESTATE

Langebaan Country Estate

BUILDING INFORMATION PACK

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Helping you build your home on the Langebaan Country Estate

Langebaan Country Estate Building Compliance Office
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INTRODUCTION

Congratulations on your decision to build a home on the Langebaan Country Estate (LCE), the leading environmental fynbos Estate. This information pack has been compiled to assist you through the building process and to ensure that it is both exciting and enjoyable.

Our dedicated professionals are waiting to transform your ideas, thoughts and dreams into your perfect holiday investment, permanent residence and/or retirement home.

THE ROAD THUS FAR

You purchased a stand on the Langebaan Country Estate in the last few years. A condition of the contract of sale was that you build within a certain period of time.

Subsequently, you may have been contacted by our Building Compliance Officer (BCO), or you may have requested via the sales team or professionals, that we get in touch with you regarding construction of your home.

THE ROAD AHEAD

Your dream to build your home starts with an informative briefing with the BCO, followed by a question and answer session where you are encouraged to ask all the questions that may assist you during this process, such as:

- Who designs my home?
- What is the building programme?
- What will it cost to design and build?
- What is my financial commitment through the various stages of the design and construction process?

Our objective is to adequately inform you about the design and construction process and to assist you with all the information you need to minimize unwanted surprises during this exciting time.

IMPORTANT DECISIONS TO MAKE AT THIS TIME

At this stage there are some important decisions you have to make and it is advisable to make them as soon as possible, these include:

- Selection of an Architect
- Determination of your house style (single or double storey)
- Personal requirements for your home
- Determination of your budget
- Your desired construction completion date

DEVELOPER (APPOINTED) CONSULTANTS



Building Compliance Officer

The Developer has employed a Building Compliance Officer to assist all owners with the design and building process on the Langebaan Country Estate.

Cecile Botha can be contacted on:

Tel: +27 (0)22 772 1306
Fax: +27 (0)22 772 1864
Cell: +27 (0)72 479 1877
E-mail: BUILDING@LCE.CO.ZA

Architects

You are welcome to use any registered Architect or Senior Technologist with a South African Council for the Architectural Profession (SACAP) registration number you prefer to design your home, but should you not have an Architect, herewith a list of Architects who have designed many homes on the Estate with a good understanding of the LCE Architectural Guidelines:

Africa Consulting Architects cc

"Liesl Laubscher brought Africa Consulting Architects (ACA) to the Estate in mid 2008, with their field of expertise being quite extensive. This firm offers functional offices in both Cape Town and Langebaan. ACA strives to achieve building design excellence through the application of modern but classic design principles and acknowledge that their clients are the cornerstone of their business." - *Africa Consulting Architects*

Liesl can be contacted on:

Tel: +27 (0)22 772 1890
Cell: +27 (0)83 309 9607
Fax: +27 (0)22 772 2479
E-mail: liesl@africaarchitects.co.za
Web: www.africaarchitects.co.za

Blue Line Design Architecture

"Blue Line Design Architecture is a young, dynamic architectural design firm based in Langebaan. We pride ourselves in service delivery and continual communication with the client throughout the designing phase of the project. Our passion is to see the design becoming a reality and ultimate client satisfaction. We explore our client's goals, priorities and lifestyle to create their unique home for living." - *Blue Line Design Architecture*

Christie can be contacted on:

Tel: +27 (0)63 689 2027
Cell: +27 (0)73 242 9800
E-mail: christie@bluelinegroup.co.za

Bouplan Ontwerpers (Architectural-Designs)

"Johan Kriel has been in the architectural design business for more than 30 years and is a highly skilled architectural expert. With his team of trustees with more than 50 years combined experience, Juan, Chéree, Deon and Aletta especially treasure the opportunity to be part of the fulfilment of your dreams. We



proud ourselves with quality, creativity, delivery and happy clients - whatever it takes!" - *Bouplan Ontwerpers*

Johan can be contacted on:

Cell: +27 (0)72 108 4594
E-mail: bouplanontwerpers@gmail.com
Web: www.bouplanontwerpers.co.za

In-Line Architects

"In-Line Architects is made up of a group of dedicated and passionate individuals working towards the guiding principle of the practice which strives towards the pursuit of excellence both in thought and execution. We will deliver architecture that expresses the very essence of who you are..." - *In-Line Architects*

Frik can be contacted on:

Tel: +27 (0)22 772 0345
Cell: +27 (0)83 725 6996
Fax: +27 (0)86 517 0723
E-mail: info@inlinearch.co.za

Moffett and Moffett Architects

"Moffett & Moffett Architects is a Langebaan based Architectural practice with David Moffett serving as one of the Architects on the Langebaan Country Estate AEC. We are a creative architectural studio with more than 25 years of experience in producing quality architectural designs. Our aim is to contribute to the built environment by producing creative, functional and economically viable design and to provide a thoroughly professional service to our clients. We have experience in everything from schools, to hospitals, to commercial offices, to industrial designs and to private homes." - *Moffett and Moffett Architects*

David can be contacted on:

Tel: +27 (0)81 451 9135
Cell: +27 (0)82 780 8897
E-mail: dave@moffettandmoffett.co.za
Web: www.moffettandmoffett.co.za

Renier Architects

"This firm provides a full professional service that responds to the client's needs and incorporate contextual and environmental factors. They produce good quality and appropriate designs that compliment the client's budget, backed by 20 years experience in residential and commercial projects. Make realising your dream house our challenge." - *Renier Architects*

Renier can be contacted on:

Tel: +27 (0)21 447 9841
Cell: +27 (0)82 927 3519
Fax: +27 (0)86 611 8472
E-mail: renier@rchitects.co.za



Jozef Smit Architects

"Jozef Smit Architects is an architecture practice with a portfolio of beautiful homes, which meet our clients' expectations and budget. Our designs aim to be a true interpretation of the site and environment. We believe that it is important to create homes, which by means of intelligent design, increase in value beyond their initial investment. Our skilled team bring years of experience to the table to ensure high quality projects." - *Jozef Smit Architects*

Jozef can be contacted on:

Tel: +27 (0)21 863 2087
Cell: +27 (0)83 449 7360
E-mail: jozef@jsarchitects.co.za
Web: www.jsarchitects.co.za

Warren Simpson & Partners

"Warren Simpson & Partners have been integrally involved in the conceptualising and development of Langebaan Country Estate since inception. With over 40 years' experience, Warren has brought his considerable expertise to the Estate. Many homes on the Estate have been designed by Warren Simpson & Partners." - *Warren Simpson & Partners*

Warren can be contacted on:

Tel: +27 (0)21 686 7649
Cell: +27 (0)72 183 0485
E-mail: warren@wsap.co.za

Panel of Appointed Builders

The Developer has accredited a Panel of Appointed Builders (PAB), to construct your home on the Estate.

Ballater Trading

"Ballater Trading, powered by Mark Carver, has a sterling reputation with clients by showing great dedication and devotion in building dream homes for those that appreciate quality and attention to detail. Mark first qualified as a carpenter in September 1994, after having had the good fortune of carrying out his apprenticeship with WJ Allen and Co in Cape Town. Ever since, he has been running his own construction business, specializing in new residential dwellings, as well as alterations. Mark is no stranger to Langebaan and broke ground on his first home in the town in 1999, and relocated himself and his family from Cape Town in 2009." - *Ballater Trading*

Mark can be contacted on:

Tel: +27 (0)22 772 0319
Cell: +27 (0)82 339 8073
E-mail: ballatertradinglangebaan@gmail.com

Bay Jay Construction

"Jimmy Cook heads up this team of builders and believes in absolute quality. Jimmy has been in the construction industry since 1974, specialising in Langebaan and the surrounding areas. He has built Bay Jay into a company with the highest reputation for quality, delivery and integrity." - *Bay Jay Construction*



Jimmy can be contacted on:

Tel: +27 (0)22 772 2286
Cell: +27 (0)83 409 3167
Fax: +27 (0)22 772 1714
E-mail: bayjay@telkomsa.net

Crontech Consulting CC

"Established in 1996 by founder Willie Cronje, Crontech Consulting has more than 20 years' trade experience within the construction industry. We are proud to say that we are a premier leading professional firm in all key market sectors that we serve. Our construction division has a longstanding history and established reputation for providing quality, reliable and sustainable service and delivery, regularly exceeding clients' expectations. Comprehensive services include building construction, renovations and alterations." - *Crontech Consulting*

Dwayne can be contacted on:

Tel: +27 (0)86 122 2468
Cell: +27 (0)71 895 0576 / +27 (0)83 284 9194
Fax: +27 (0)86 552 1833
E-mail: construction@crontechconsulting.com
Web: www.crontechconsulting.com

E2 Projects

"E2 Projects was established and is owned by Ettienne Swanepoel. The business is managed by Ettienne (registered Consulting Engineer and registered Project manager) and Dirco Poggenpoel (Qualified Construction Manager) and is based in Langebaan on the West Coast. E2 Projects is a company that believes in the principals of good quality work, which is achieved through the proper management of all the different elements that come together in construction. We are capable of taking on any construction challenge that is given to us. This can range from renovations to residential housing to Industrial/commercial buildings and general building work." - *E2 Projects*

Ettienne / Dirco can be contacted on:

Tel: +27 (0)22 772 0200
Cell: +27 (0)83 441 7876 / +27 (0)79 477 6316
E-mail: ettienne.s@siroccon.co.za / dj.poggenpoel@gmail.com

Niël Bouers-Builders cc

"Niël Hauptfleisch started his career in the construction industry in 1988 as a student at Murray & Roberts, Eastern Cape. Niël Builders was established in 1997 and has since constructed over 100 houses in Langebaan. We strive and pride ourselves in meeting all our clients' requirements, deliver a first class finished product and provide an excellent after sales service." - *Niël Builders*

Niël can be contacted on:

Cell: +27 (0)82 445 9141



Fax: +27 (0)22 772 1510
E-mail: nielbouers@mweb.co.za

Piet Le Roux Construction

"Piet Le Roux Construction, lead by Stefan Le Roux has been building houses on the West Coast since 2001. We have completed more than 115 projects mainly in Langebaan. We believe in on-site supervision throughout all projects, excellent finishes and our clients become our friends. We believe that our experience and dedication ensures a satisfied client." - *Piet le Roux Construction*

Stefan can be contacted on:

Tel: +27 (0)22 772 0422
Cell: +27 (0)82 928 4713
Fax: +27 (0)22 772 0422
E-mail: stepleroux64@gmail.com

RS Builders

"Building contractor for not only conventional brick and mortar houses, but also for eco-friendly, light steel frae houses on Langebaan Country Estate. An 80% smaller carbon footprint than conventional construction and uses 70% less water during the construction period. Light steel frame houses also significantly reduce building time and have superior insulation properties. Precision construction." - *RS Builders*

Riaan can be contacted on:

Tel: +27 (0)22 772 1583
Cell: +27 (0)82 658 9746
Fax: +27 (0)86 649 8362
E-mail: rsbuilders@mweb.co.za

Rustic Living

"Rustic Living, led by Gerhard Terblanche is totally committed in meeting the client's needs with regards to both quality and cost. Gerhard has extensive experience in building houses on the Estate and puts a lot of passion into building his clients' dream homes." - *Rustic Living*

Gerhard can be contacted on:

Tel: +27 (0)22 772 2313
Cell: +27 (0)82 610 9969
Fax: +27 (0)86 517 6139
E-mail: gerhard@rustliv.co.za

Tower Construction

"Tower Construction, was established in 1994 and registered in 1998. The company prides itself in excellent workmanship and great service. We have done numerous projects on the West Coast over the last 5 years, being residential, industrial and renovations." - *Tower Construction*

Marius can be contacted on:

Tel: +27 (0)22 772 0842



Cell: +27 (0)72 375 8939
Fax: +27 (0)22 772 0842
E-mail: marius@towercon.co.za

VJ Schnetler Construction (Pty) Ltd

"VJ Schnetler's building career began in 1994 when he was part of a big family business in the Southern Cape. In 2012 he started his own company and applied all the knowledge and experience he gained in those 18 years. VJ Schnetler Construction believes in "quality not quantity", thus not taking on more projects than he can handle by himself. With his hands on approach, he prides himself in being involved with the client from start to finish to ensure a high quality end product."
- *VJ Schnetler Construction*

VJ can be contacted on:

Cell: +27 (0)82 492 7821
E-mail: vjsch@mweb.co.za

Zeekon Construction (Pty) Ltd

"Zeekon is a team of 2 dedicated individuals who aim to please on every level. The team is lead by André Zeeman and he is supported by Kallie Alberts (Kallie brings with him 35 years of experience in the civil industry) together they have an impressive 60 years combined knowledge and expertise to deliver a professional and qualitative product to each and every client who entrusts their investment to them. Their main goal is to provide each property owner with the realisation of their dream home situated on the beautiful West Coast." - *Zeekon Construction*

André can be contacted on:

Cell: +27 (0)83 377 5598
Fax: +27 (0)86 661 1943
E-mail: andre@zeekon.co.za
Web: www.zeekon.co.za

Other Builders

Whilst the above contractors have been approved to undertake your construction on LCE, any other contractors that you wish to utilise may undertake the work for you, subject to them first making an application to do so, and subject to them being able to satisfy the LCE construction criteria. These requirements largely incorporate industry 'best practice' and may be obtained from the BCO on request.

Panel of Appointed Landscapers

The Developer has appointed the following Panel of Appointed Landscapers (PAL), to establish your garden on the Estate:

Gravity Landscapes



Johann can be contacted on:

Cell: +27 (0)82 322 3091
Fax: +27 (0)86 601 7173
E-mail: johann@gravitylandscape.co.za
Web: www.gravitylandscape.com

Moonlight Gardens

"Moonlight Gardens has been in operation on the West Coast of South Africa since 2005. We provide landscaping, irrigation and garden maintenance services to over 400 residential and commercial clients situated in Langebaan and surrounding areas. Our teams are headed by William Slabbert who holds a National Diploma: Horticulture and a National Certificate of Competence: Horticulture and has approximately 18 years experience in the landscaping and garden maintenance industry. William is assisted by Liza Vos who holds a National Diploma: Landscape Technology and has a wealth of experience in the landscaping industry." - *Moonlight Gardens*

Liza can be contacted on:

Cell: +27 (0)82 334 1223
E-mail: liza@moonlightgardens.co.za

Perma Culture - Sustainable Gardens CC

"Our company was established in 2010 and it is steadily growing towards being a forerunner in the green industry. Our main focus is to create functional and sustainable landscapes inspired by nature, which are designed around our clients' specific needs. Kent Cavanagh is a Landscape Technologist with 21 years experience in the landscaping industry." - *Perma Culture*

Kent can be contacted on:

Tel: +27 (0)22 723 0943
Cell: +27 (0)83 452 2222
E-mail: landscaping@pcsg.co.za
Web: www.pcsg.co.za

Positive Earth

"Positive Earth was born within this development and owner, Elton Smith, has been involved with the Estate since its inception. We pride ourselves in offering a landscaping, maintenance and nursery service to the Estate residents." - *Positive Earth*

Elton can be contacted on:

Tel: +27 (0)22 772 2266
Cell: +27 (0)72 223 4770
E-mail: elton@positiveearth.co.za

COSTS INVOLVED



Architect / Senior Technologist (Designer)

Clients must negotiate a fee directly with their selected Architect or Senior Technologist and must sign a Client/Architect agreement. You will need to pay your designer directly and on the terms agreed upon in writing.

Structural Engineer

Your Designer and/or Builder will guide you in appointing an Engineer. Fees to be paid directly to the Engineer or the Builder as per the terms agreed upon in writing.

Land Surveyor

Your Designer will assist you in appointing an LCE appointed Land Surveyor. Fees to be paid directly to the Land Surveyor, Architect or Builder as per the terms agreed upon in writing.

A STEP-BY-STEP GUIDE TO BUILDING YOUR NEW HOME - PRE-CONSTRUCTION

Step 1: Appointment of your Designer

An introductory session with a number of Architects or Senior Technologists (Designer) is suggested in order to select the appropriate Designer for you and your home. Once you have selected your Designer, you will need to sign a Client/Architect agreement before moving on to step 2.

Step 2: Designer briefing

This briefing comprises a one to two hour design and conceptualisation session with the selected Designer. We encourage you to take pictures, magazine articles, design ideas, room layout preferences, personal requirements and budget parameters.

This session will focus on understanding your personal needs and requirements and give the Designer an insight into your vision. It will also be an advantage to have this session in Langebaan to enable you and the Designer to visit your stand and generate ideas on layout, view directions and placement of specific living areas or rooms.

Step 3: Your first sketch plans and finishes (timeframe: maximum 3 weeks)

The first design of your home, based on the ideas you conveyed to your Designer will be presented to you in the format of a sketch plan. With the sketch plan you will also need to complete a Schedule of Finishes and Budgetary Allowances (SFBA) with your Designer to give an indication of the finishes, equipment and any other items you would like to install in your home.

Comments and suggestions are encouraged at this point in order to clarify your requirements and to ensure they are accurately reflected on your sketch plans.

Step 4: The finalised sketch plan (timeframe: maximum 3 weeks)

Your final sketch plan and SFBA will be presented to you at the next meeting to confirm that all your requirements and specifications have been correctly captured on your drawings. It is important that yourself and your Designer then sign off these drawings so that they can be forwarded to the Aesthetics and Environmental Committee (AEC) for approval.

Step 5: Council drawings (timeframe: maximum 3 weeks)



Once your sketch plan has been approved by the AEC your Designer will proceed with detailed drawings for council approval. These drawings will include all sections, elevations, levels, electrical layouts, drainage layouts, etc. and also the engineer's design. Once you and your Designer are satisfied with these drawings, it is expected that you sign these and your Designer submit it to the AEC for approval.

Please note that should there be any changes to the external envelope and extent to external finishes or treatments that may affect aesthetics after AEC approval, your plans will have to be re-submitted to the AEC for approval.

Step 6: Tender process (timeframe: maximum 3 weeks)

On approval by the AEC, your Designer submits your plans to the BCO for distribution for tender. Following the submission of the detail drawings to the BCO, the tender PAB will measure the drawings and compile a cost. Tenders are opened on the specific date indicated by your Designer in the presence of the Builders or their representatives and your Designer or representative. The completed tender documents will be issued to your Designer who will in turn discuss these tenders with you and make his/her recommendations. You are not obliged to select the lowest or any tender. The cost of the tender will form the basis of the building agreement that you will be expected to sign with your selected construction company.

Step 7: Approvals (timeframe: approximately 6 weeks)

Following the signing of the building agreement, your Designer can submit your plans to the local authority for approval should this not have happened simultaneously with the tender process. The council fees for plan scrutiny and approval is approximately R18.00 per square meter (which is for your own account).

It is a legislative requirement that every homebuilder in South Africa registers and enrolls each house with the National Home Builders Registration Council (NHBRC). The cost of the enrolment fee is approximately 1.3% of your land and building cost (maximum of R 34 000) and the Builder must be in possession of an NHBRC certificate before any construction activities can commence. This cost is for the client's account and will be requested by your Builder.

CONSTRUCTION - THE BIG BUILD

Upon receipt of council approved drawings, NHBRC registration and signing of the LCE Contractor's Code of Conduct, construction of your home can commence on site. From this point onwards you can expect the following approximate timeframes for the completion of your home:

Single storey houses: 5 to 7 months
Double storey houses: 6 to 9 months

It is important to remember that any inclement weather and other unforeseen circumstances may have an impact on these timeframes.

A predicted cash flow drawdown for the construction period can be obtained from your Builder. You will receive monthly payment drawdown certificates from your Builder, which are usually payable within 7 days. All of these certificates will be certified by your Principal Agent to verify that the certificate relates to work that has actually been completed, should you have appointed a Principal Agent.

LANDSCAPING



A minimum allowance has been made for landscaping in your building cost. There are four appointed landscaping contractors on the Panel of Appointed Landscapers (PAL), which you may choose from. You may obtain proposals from all appointed landscapers. Once you have selected your landscaper of choice they will submit this plan to the AEC for approval before establishing your garden. Your landscaper will maintain your garden for 3 months from the AEC Works Completion Certificate (when the AEC signs off your garden). There will be a formal handover between yourself and the landscaper in the presence of the BCO or an AEC representative. After this we urge you to appoint one of the landscaping contractors from the PAL or accredited garden maintenance companies for general maintenance to keep your West Coast garden in excellent condition and to ensure compliance with LCE regulations.

ENVIRONMENTAL RULES

Langebaan Country Estate prides itself as the leading environmental fynbos Estate within the unique West Coast Region. To ensure that this is maintained and nurtured and that the environment is preserved as best as possible, clients must adhere to the following during visits to the construction site:

- Please ensure that during your site visit you remain within the construction footprint (clearly demarcated by a fence)
- No animals are allowed on site during site visits

HEALTH AND SAFETY RULES AND REGULATIONS

As the Estate has stringent Rules and Regulations pertaining to Health and Safety we kindly request that should you wish to visit your house while it is under construction, you inform the Builder in advance. Your builder will gladly accommodate you to the best of their ability, but we request that you adhere to the following:

- No person is allowed to enter any construction site without being accompanied by a representative of their builder
- The necessary safety equipment, as required by law, must be worn by all persons visiting a construction site
- Procedures will be communicated to you by your builder

HANDOVER PROCESS, SNAGGING AND DE-SNAGGING

- Sign off from your designer (if Principal Agent) and snagging will be explained to you by your builder
- Your builder will apply for an Occupation Certificate from the Municipality on your behalf
- Once you have the Occupation Certificate you may apply for connection of water and electricity services at the Municipality. Please remember to request a refuse bin when applying for other services
- The AEC and BCO will inspect your home and garden to ensure it complies with LCE regulations
- Once the BCO has issued the LCE Clearance Certificate, your builder will hand over your keys to your house as well as all guarantees and warranties
- Please ensure that you receive a copy of the gas certificate should it be applicable as this is important for insurance purposes

Good luck and enjoy the process of building your dream home on the Langebaan Country Estate. Please feel free to contact the BCO at any time should you require any assistance.