

Working with
Connect Architects
to build your luxury home



Who?

We are a diverse team of six led by brothers, Henk and Riaan Marais, who share a core set of values, goals and a common vision that the business of architecture can become a values-based industry focussed on listening, advising and co-creating with our clients.

Our team currently consists of:

Henk Marais – Director

(Professional Architect – SACAP) – 23 years experience

Riaan Marais – Director

(Chartered Architect – RIBA) – 24 years experience

Joshua Putz – Associate

(Architectural Designer) – 16 years experience

Tomi Obieromah

(Professional Architect – SACAP) – 8 years experience

Keith Freimond

(Professional Architect – SACAP) – 8 years experience

Parween Wagley

(Accounts and Admin Support)



Silverboomkloof – Somerset West



Why?

Our values

We are a dynamic, solution focussed and committed team of six highly experienced members who consistently **strive for the highest quality work through our culture** of transparency, commitment, accountability, creativity and attention to detail. All whilst staying approachable and humorous.

Our vision

Creating connections – on many levels. Connecting clients with the architectural process. Conducting teams to make a positive, meaningful impact on space and the built environment. Curating delight and balance for those who use our creations.

Our mission

Building on your values – we listen, interpret, advise and co-create. We believe in process and transparency ; listening while guiding our clients on a journey to realise your vision. Whether you are a homeowner, commercial developer or public sector employer, we offer a **client-centred experience**.

Our goals

We aim to be a **desirable group of people** to work with and to build on our reputation of being a solid, focussed, committed and driven team who **delivers quality**. To maintain our strong, medium sized practice that can handle **large scale projects** effectively and efficiently building on our proven track record. To continue to **drive our own projects**.





Silverboomkloof – Somerset West





Silverboomkloof – Somerset West





Vergenoegd – Stellenbosch





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La Pastorale – Stellenbosch





La Pastorale – Stellenbosch



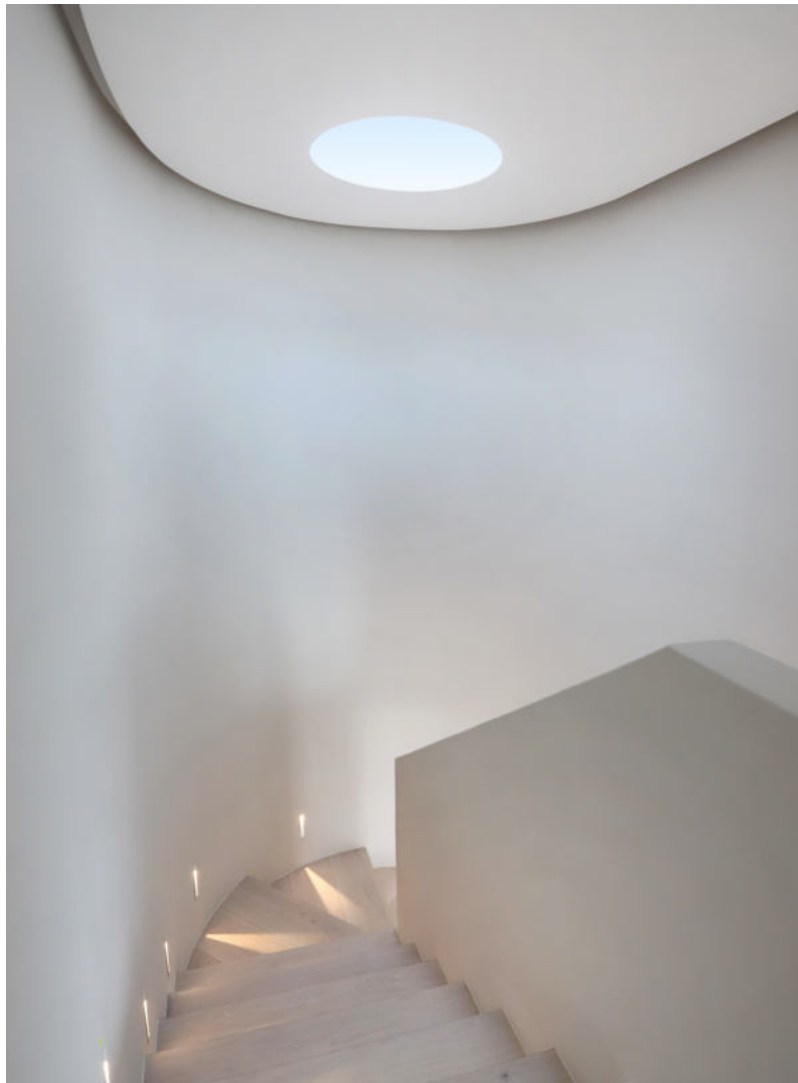


Oranjezicht – Cape Town



Oranjezicht – Cape Town





Onrusrivier – Overberg





Welgemoed – Cape Town



Yzerfontein – West Coast





Mostertsdrift – Stellenbosch





Mostertsdrift – Stellenbosch





Vergenoegd – Stellenbosch

What?

What we can bring to your project

Architects are specifically trained in the building technology and the art of design in 3 dimensions, using systems of proportioning, to ensure that objects and spaces are attractive to the eye and at the same time great to experience and practical to use. Yet, our services extend well beyond producing a set of drawings. We handle the submission to Council and other paperwork, add value and beauty to your project, bring your vision to life and offer peace of mind, while managing the project timeline and budget.

Adding value

At CONNECT ARCHITECTS, we consistently strive for innovation, precision and timeless design. “Understanding Design” is more than our craft it is our culture. As a team, we are proud of our projects, yet remain humble and approachable. This culture is apparent in our project approach. We find ways to maximize the client’s living experience through providing better spatial flow. Additionally, we add financial value to the property by delivering a high quality, well designed product with maximum impact by careful and appropriate allocation of the budget set for that project. At a fraction of the cost of your project, CONNECT ARCHITECTS’ fees will prove a sound investment in the long term.

Our unique offering

We are a firm led by two brothers with one vision, in one direction. We are client experience driven. We always give our clients an honest, expert opinion. We are a diverse team, who has worked together for many years, with a great mix of complementary skills and varied experience, from small to large scale projects in the private and public sector, both locally and internationally. We believe in process and transparency and take you, our clients, on the journey with us to keep you included and in control



Clifton – Cape Town

Realizing your dream home

We are highly experienced architects who endeavor to understand your brief and lifestyle requirements very carefully and are able to integrate your desires successfully and sensitively within the constraints of space, site topography, time and budget, whilst imparting a unique sense of style, space and flair combined with an innovative design approach.

Peace of mind

Architects undergo a six year university course which teaches us how to solve complex spatial and technical problems stylishly. Architects are specifically trained in the art of design, using systems of proportioning both time-tested and new, to ensure that objects and spaces are attractive to the eye and at the same time great to experience and practical to use. When you appoint CONNECT ARCHITECTS, you have an experienced professional on your side who knows the construction industry inside and out.



Yzerfontein – West Coast

Services

How we work

The South African Institute of Architects has over the years developed the “PROCAP” system which sets out the standard services to be provided to clients and divides our full service into 6 stages as follows:

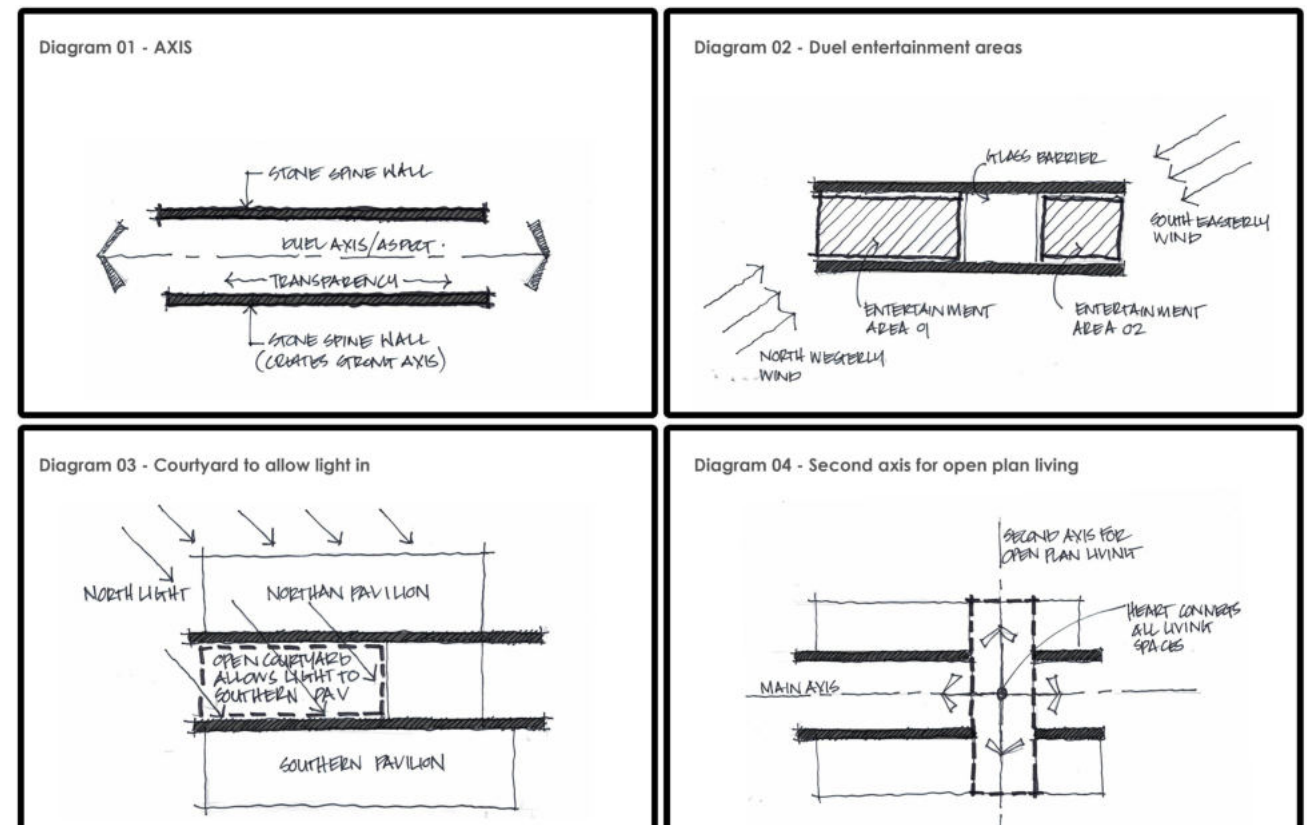
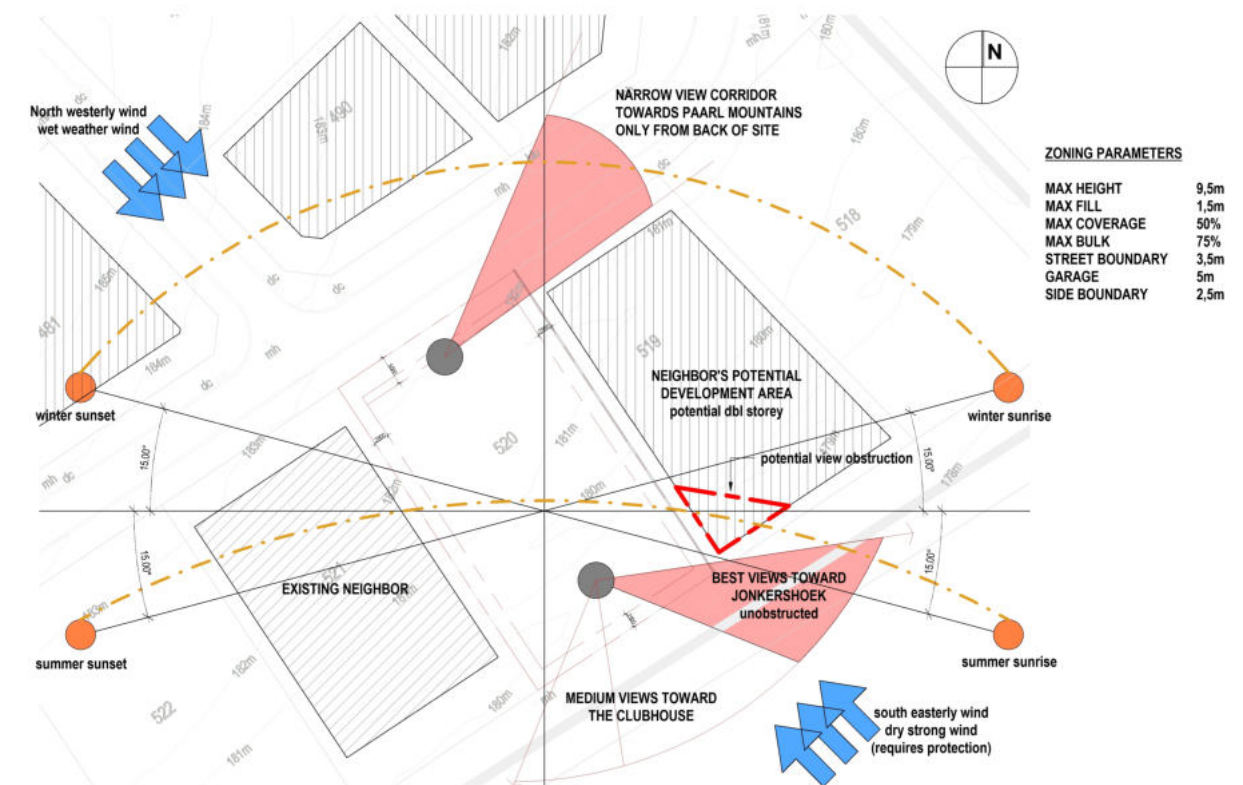


Erinvale – Somerset West

1 stage

Appraisal and definition

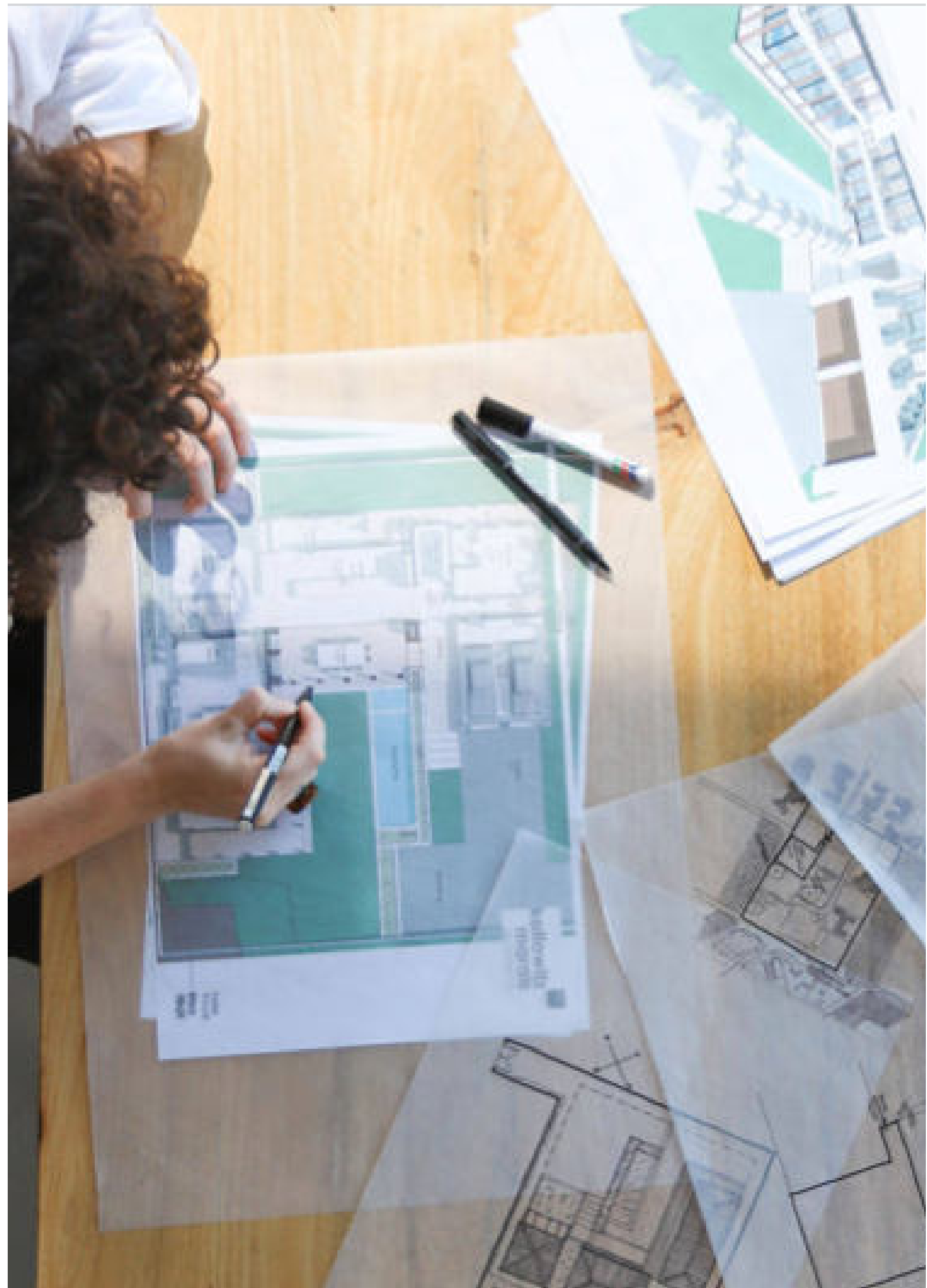
This is usually done during the first one or two meetings with you. We will meet with you, discuss the project and usually visit the site. The brief, which is in essence a summary of your requirements for the project, is discussed and documented. We will ensure that your requirements are clearly defined before we start designing. This is an important phase and the clearer you are in your brief to us the better we will be able to deliver on your expectations. It is useful to have an image bank of press/magazine/photo cuttings of images you like, to give us an idea of your aesthetic preferences.



Stage 2

Design concept

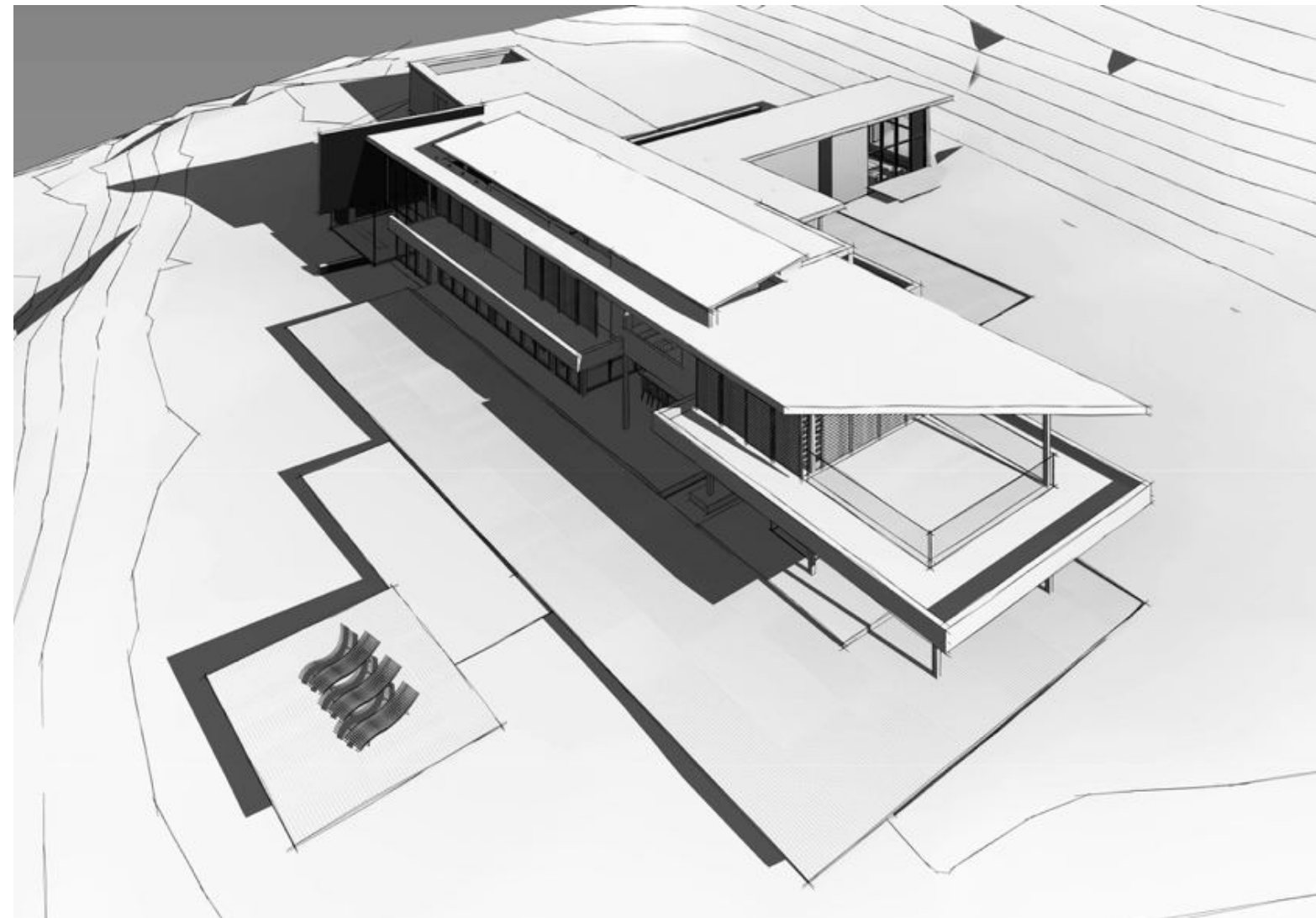
We will work with you to develop a design concept that will interpret your ideas imaginatively, maximize use of space, ensure the design is appropriate and can help add real value to your home. CONNECT ARCHITECTS will come up with the best design for you to discuss, develop and refine together.



3 Stage

Design development

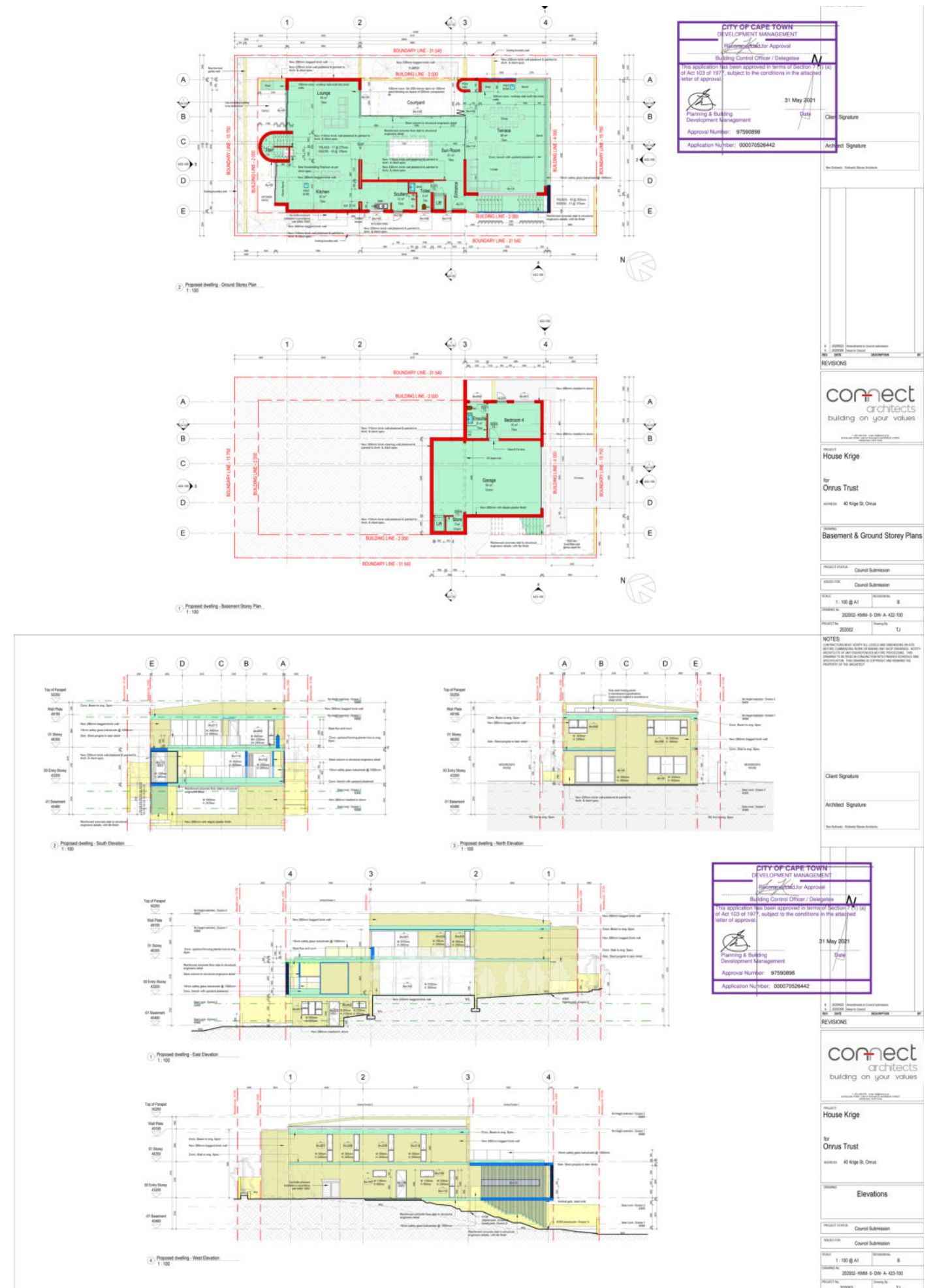
In this stage the Design Concept is developed further by means of producing further exploratory drawings. At this stage we normally transfer the drawing process onto a computer 3D model resulting in more accurate drawings of the overall design. In addition to resolving the floor plans and spatial arrangements the elevations and sections of the building are resolved in three dimensions, providing clarity together with incorporating the services requested (e.g. Electrical and Plumbing) to the 'look and feel' of the overall design.



4a Stage

Council submission

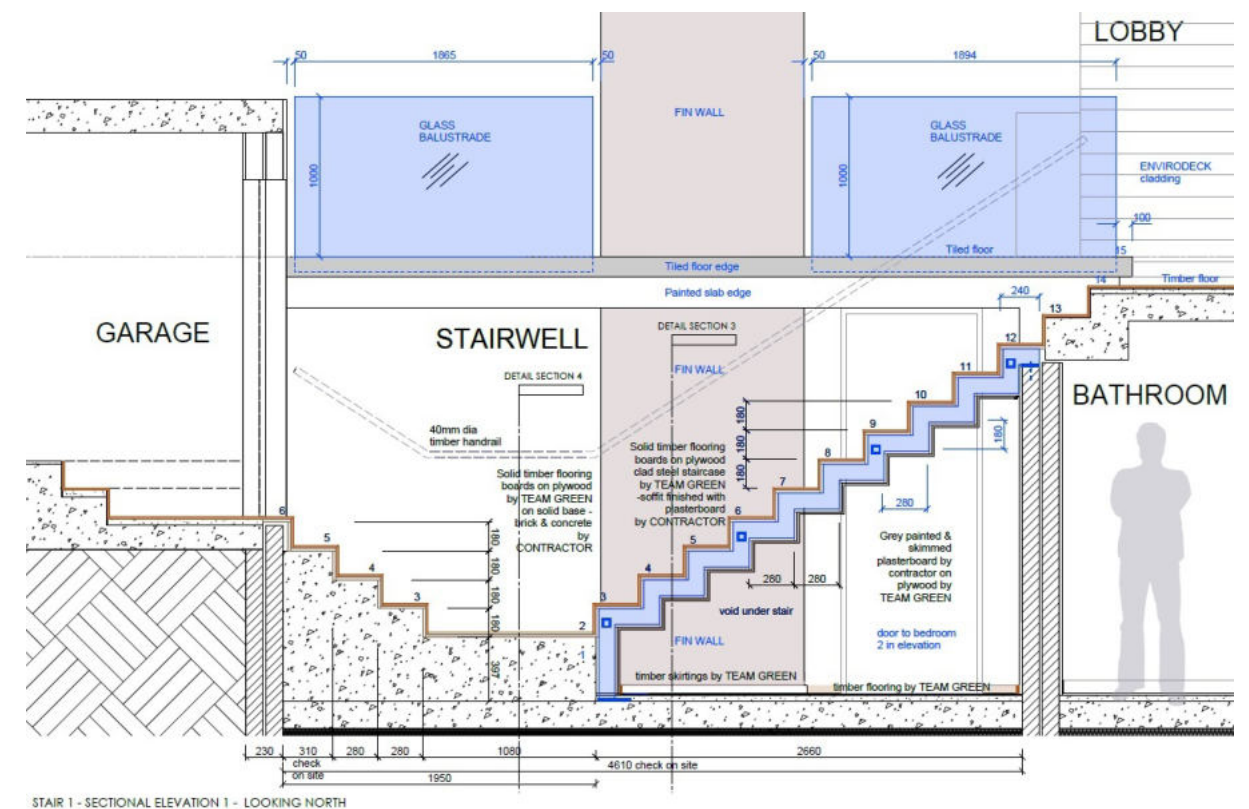
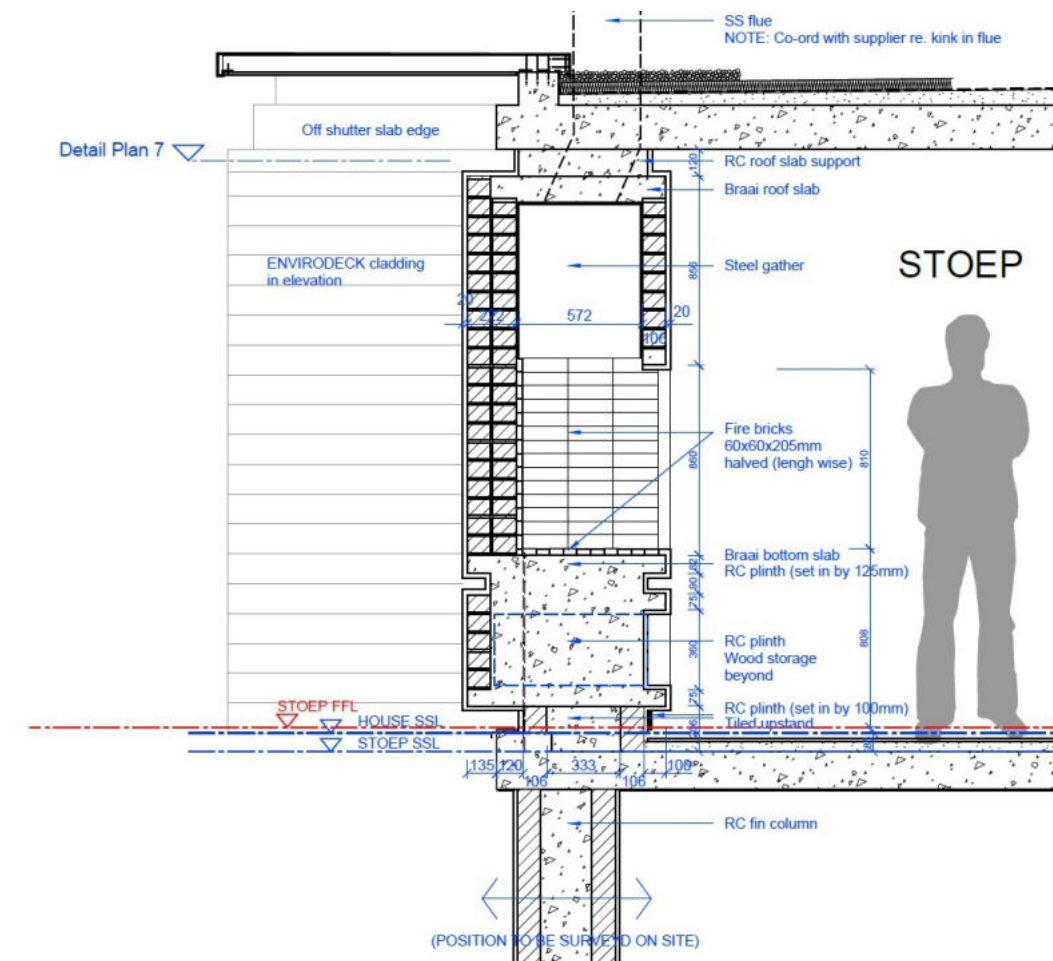
During this stage the technical design will be further resolved and translated into a set of drawings that are in the required format to facilitate official scrutiny and approvals by the Local Authority. These drawings contain the required information and are detailed, dimensioned and coloured up in a specific way for the Local Authority to approve.



Stage 4b

Detailed documentation / Working drawings

During this stage of the process the details of the various components of the design are completely resolved and Working Drawings are issued, which enable the contractor to have the various components manufactured to the required standard. Typical drawings produced for a house in this stage would include door and window schedules, electrical layouts, ceiling drawings and details, built-in cupboard layouts and details, balustrade layout and details etc. This is a time consuming and very detailed stage of our work and the quality of our detailing will ensure the end result is of the required standard.



5 stage

Contract administration and inspections

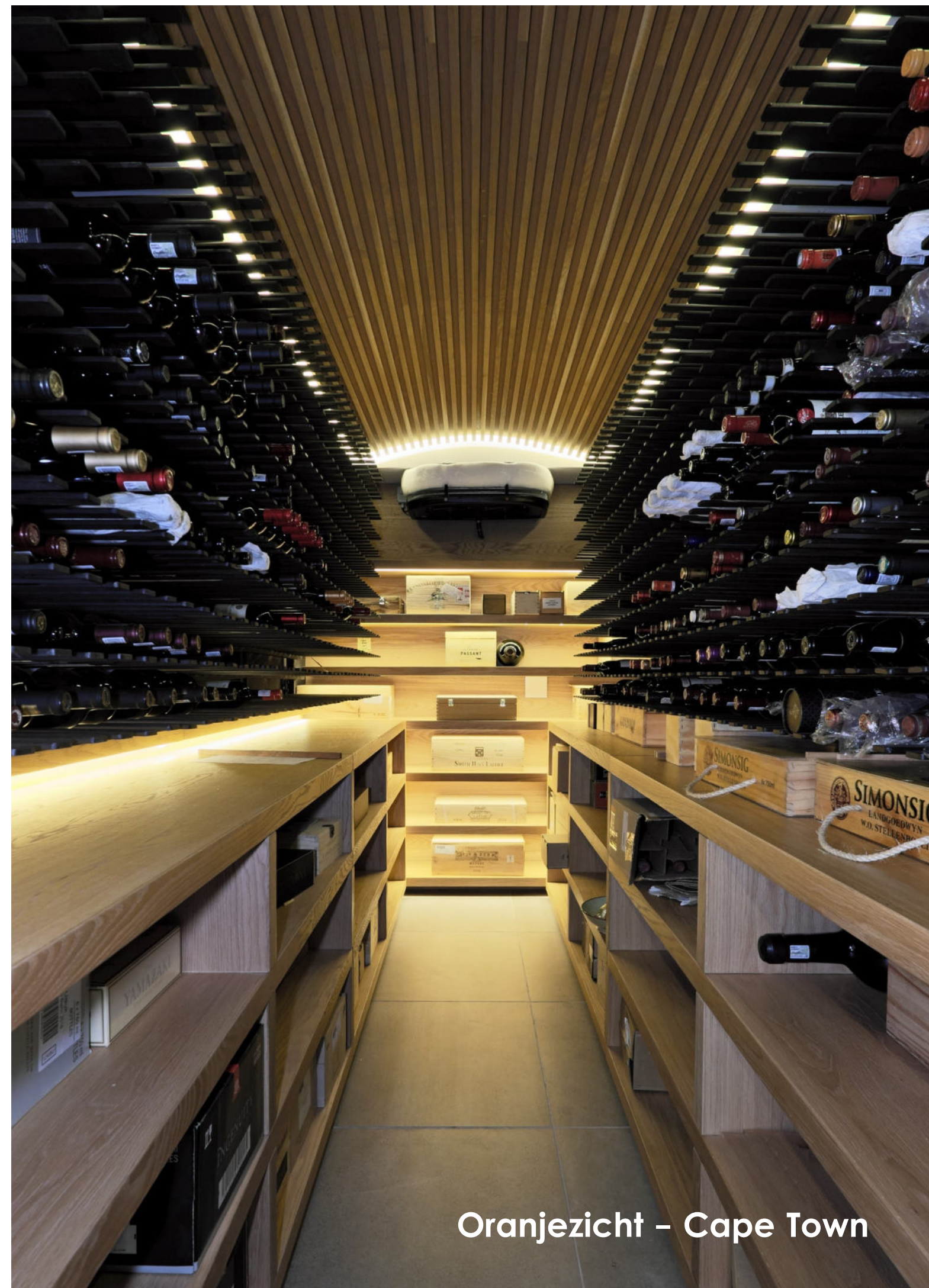
Guiding you through the construction phase, CONNECT ARCHITECTS can help you select suitable builders, obtain appropriate prices for construction, monitor progress and standards, supervise safety on site, liaise with other specialists and oversee the construction through to successful completion.



6 Stage

Close out

During this stage we inspect the works after Practical Completion and compile a list of defects which the contractor needs to rectify. We receive, comment and approve the relevant payment valuations and issue certificates to certify that the work is complete. We also assist in the preparation and procurement of operations and maintenance manuals, gaurantees and warrantees. Finally we prepare and issue as-built drawings and documentation and hand this to you for your records.



Oranjezicht – Cape Town

Fees and expenses

The charges CONNECT ARCHITECTS levies for the work done are termed “fees” and are in line with the statutory fee scale for architects published in the Government Gazette yearly. The smaller and more complex the project the higher the percentage charged and vice versa.

We will assess the scope and complexity of the project and will quote you a fee appropriate to the scale and complexity of the project. This fee is usually calculated as a percentage of the actual “Cost of the works”. At the outset of the project we normally work on estimated costs (or the initial budget of the project if this is agreed) and this “cost” is updated as the actual contract costs are received from contractors through tenders or negotiation.

Our fees exclude V.A.T and also disbursements; which would include the costs of copies, faxes, prints etc.

Certain other payments such as those to the Local Authority are also for your account.

We will bill you monthly as the project proceeds; these accounts are based on the progress made monthly and not on actual milestones achieved and we will gladly provide you with a cashflow projection of the fees due at the start of the project and invoice accordingly should this be required.

We offer our clients a choice of “service packages”, which offer different levels of services.



Vergenoegd – Stellenbosch



Oranjezicht – Cape Town

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