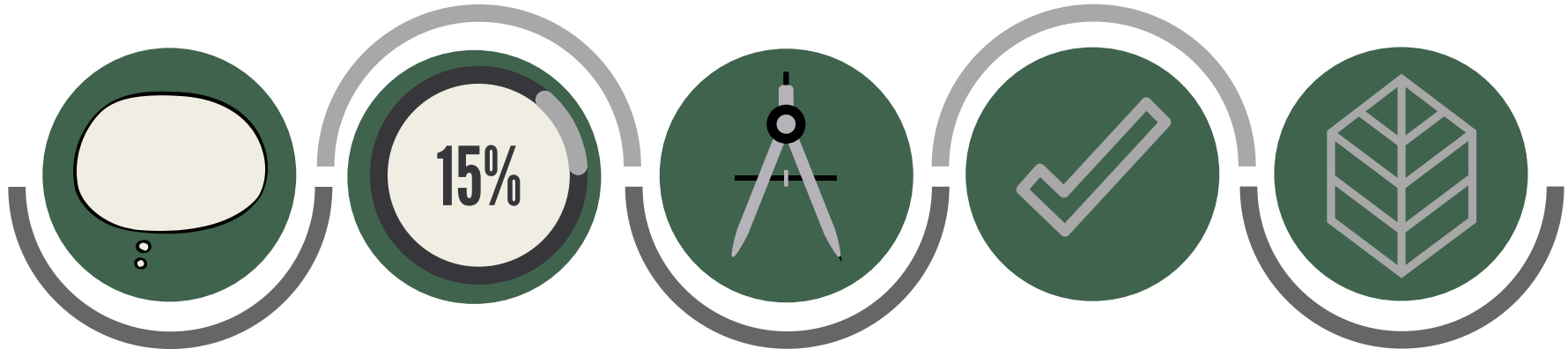


Home Build Process

Congratulations on the transfer of your land!
As you commence the journey to becoming a homeowner,
consider these guidelines in the process.



BUDGET

Before you engage any professionals, take a little time to reflect on what your accommodation needs are, and even find a few designs you like. Most importantly, SET A BUDGET. Have the ultimate end figure in mind.

ALLOCATE

Allocate between 10-15% of your budget to professional fees and administrative costs. The ZHOA has the estate-applicable building fees outlined. It is advisable to have this available as cash as most of these fees cannot be financed.

ARCHITECT

Engage the services of an architect to interpret your brief according to your budget. Zululami has an accredited panel of architects who understand the design ethic of the Estate. The architect can assist with the appointment of further professionals required during the design process including:
GEOTECH REPORT
STRUCTURAL ENGINEER
LANDSCAPE ARCHITECT
QUANTITY SURVEYOR

APPROVALS

- DRC

- MUNICIPALITY

This process ensures firstly that the Design Guidelines of the Estate have been adhered to, and secondly those of local town planning. Things such as FAR, coverage, energy efficiency, height and building restrictions and design aesthetics are reviewed. Both approval processes trigger a cost.

BUILDER

The list of accredited, NHBRC Builders for Zululami Estate is available from the ZHOA. There are a number of ways to appoint your building contractor, but with a clear BOQ from your Quantity Surveyor, you should be in a good position to make this appointment according to the level of involvement you wish to have in the building process.