

SOUTH AFRICAN

HOME

INFORMED • INNOVATIVE • INSPIRED

OWNER

WELCOME HOME

DECEMBER 2020/JANUARY 2021

204 PAGES INCLUDING 15 FEATURED HOUSES

LUXURY OUTDOORS

**UNIQUE BATHROOM
TILES AND MOSAICS**

**YOUR ULTIMATE
KITCHEN GUIDE**

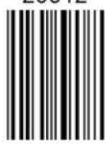
**STYLISH BLINDS
AND AWNINGS**

**POOL
PARADISE**

R42,90 (VAT incl)
Other countries R37,30 (Excl Tax)



20012



9 771015 888006

**WIN
PRIZES
WORTH OVER
R106 000**





JK DESIGNS



ARCHITECTURE • INTERIOR DESIGN • PROJECT MANAGEMENT

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PRETORIA: 012 809 1517 / Block 4 / Tijger Valley Office Park / 76 Pony Street / Silver Lakes



Doing turnkey RIGHT

With client satisfaction as the ultimate priority, JK Designs offers a comprehensive turnkey solution that eliminates the worry of blown budgets, quality control and schedule delays to make building your new home effortless from start to finish.

JK Designs gets involved from the very beginning and doesn't stop until the final artwork is displayed, offering true full project comprehension. This turnkey solution includes finding the most suitable site to build on, designing the perfect home, administering the build, then finishing everything off with the ideal furniture to bring it all together.

LEAVE NO STONE UNTURNED

In our experience, the biggest mistakes made by clients that result in escalating costs of a project are the lavish selection of interior finishes, and secondly the changes made during the construction phase of their home.

This is not surprising, with all the amazing materials and design options available, and clients not fully comprehending the design concept on paper and only realising the mistakes when the physical wall has been built.

At JK Designs, we understand that it can be difficult for clients to visualise their dream home from a floor plan alone. We believe the design needs to be presented in a language that both the architect and client can understand from the beginning. Our realistic, full 3D images and video renders allow our clients to envision the entirety of their future home in perfect detail, right from the start. During this stage, we also offer our clients freedom and peace of mind by allowing unlimited changes to the design.

This includes unlimited high-quality 3D videos and revised 3D still images to give clients 100% confidence in their design, eliminating changes during construction.





Although we offer a comprehensive full turnkey solution, we encourage our clients to customise the services they require. This includes selecting their preferred consultants, the level of the client's involvement, the form and frequency of communication that suits them best and even their desired payment schedule.

APPOINT A PRINCIPAL AGENT

We believe that a full team, one including designers, technicians and principal agents, is required for the success of a project. A construction project is often an underestimated, multifaceted process. This is why we feel a principal agent is a crucial element for every successful build.

Pre-construction, the principal agent (PA) facilitates the tender process, including the tender recommendation, prepares the building contract, determines the risks involved and recommends the required insurances and guarantees. Upon construction, the PA hosts the site handover and provides the contractor with the necessary information to bring the project to completion successfully.

During construction, it is the PA's responsibility to regularly monitor the quality of work, liaise with the stakeholders and deal with all claims competently and within the time constraints of the building contract.

Most importantly, the PA keeps a full overview of the financials of the project – no invoice should be paid without the authorisation of the PA. This enables the PA to fully scrutinise every claim, variation and possible extras to manage the budget.

A principal agent provides a single point of contact between the client and relevant project team to eliminate any possible costly miscommunication.

We strive to make this process as enjoyable, stress-free and conclusive as possible.

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