

**COMPANY PROFILE**

2018-06



ARCHITECTS  
*imagine. achieve.*

Company Name : **RAS Architects (Pty) Ltd**  
 Company Registration Number : 2011/142500/07  
 Company Type : Private Company  
 VAT Reg Number : Not register for VAT  
 Director & Principal Architect : **Johan Ras**  
 : Pr.Arch 22019 SACAP  
 : M.Arch(Prof) UFS Department of Architecture (internationally accredited)  
 : B.Arch.Stud(Hons) UFS Department of Architecture (internationally accredited)  
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Registered with : Companies and Intellectual Property Commission of South Africa **CIPC**  
 : South African Council for the Architectural Profession **SACAP**  
 : South African Institute of Architects **SAIA**  
 : Cape Institute for Architects **CIFA**

Professional Indemnity Insurance : covered to the limit of R 2 000 000 per incident [since July 2017]



**SOUTH AFRICAN COUNCIL**  
 for the  
**ARCHITECTURAL PROFESSION**



## Synopsis

*We want to change the way you live.*

*We improve the way you experience the built environment.*

*We integrate experts from all industries to develop integrated solutions.*

*We design buildings.*

**RAS Architects** is a fresh & dynamic architecture firm with a passion for high quality, fine architecture, particularly focusing on unlocking maximum potential from sites. A strong design approach is followed through with effective project management in order to procure anticipated projects within its specified timeline and budgetary restraints. **RAS Architects** focuses on delightful client experiences, assuring inspiring results not only throughout the design process and in the end result, but also during procurement phases.

## Design Philosophy

***Genius Loci** is the prevailing character or atmosphere of a place. the presiding “spirit of a place.”*

***Critical regionalism** is an approach to architecture that strives to counter the placelessness and lack of identity of the International Style (Modern architecture emerged in the 1920s / 1930s), but also rejects the whimsical individualism and ornamentation of Postmodern architecture. The stylings of critical regionalism seek to provide an architecture rooted in the modern tradition, but tied to geographical and cultural context. Critical regionalism is not simply regionalism in the sense of vernacular architecture – it is a progressive approach to design that seeks to mediate between the global and the local languages of architecture.*

## Our Team

**Johan Ras**

With an open-minded and creative approach to life, Johan chose the field of architecture to express his passion of exploring and improving. As a cultivated project leader with a sophisticated outlook, Johan has an integrated approach to tackle issues in a holistic yet creative manner. Johan’s competitive attitude drives his pursuit of simple and effective solutions, often yielding original and innovative ideas.



Johan holds a set of degrees in architecture (bachelors, honours, and masters) from the internationally accredited Department of Architecture of the *University of the Free State*, and is currently directing **RAS Architects** in his capacity as registered Professional Architect.

### Various Architectural Professionals

**RAS Architects** has agreements with various competent architectural professionals and works on an ad-hoc basis, offering clear contracts as and when opportunities arise. This enables **RAS Architects** to maintain a *hands-on* approach toward their projects allowing them to conduct business efficiently across all aspects of the firm.

### Our Approach

Buildings do not exist in a vacuum. Information driven design is essentially contextual design based on various factors acquired through interdisciplinary collaboration. This allows us to identify problems early on to achieve our passion effectively: unlocking the full potential of a site.

We believe that to thrive in the ever-changing and interconnected world, it is essential to remain aware of the latest developments and trends within the building sector and the countless industries related to it. Therefore, we consistently focus on:

- **Research & Development**
- **Continuous learning**
- **Global trends**
- **Emerging technologies**
- **Alternative materials**

The notion of improved integration lives near the core of our overall vision. At **RAS Architects** we aspire to bring together all relevant role-players and escape the isolated boxes that the industry has come to operate from. We believe this enables our team to transform innovative ideas to inspiring realities.

By bringing the relevant experts together at an early stage, our team's solutions can take account of new developments in engineering, smart building technology, energy optimisation, sustainability (constructability, adaptability, and deconstructability), socioeconomics, urban planning, and even mobility.



With the research and development approach at the centre of our team, we maintain an office environment conducive to collaboration and innovation.

- **Reduce the gap between architects, engineers, and contractors**
- **Address the disconnect between original vision and reality**
- **Get involved earlier, gather information that shapes the design**
- **Develop the systems required to realise innovative concepts**
- **Increase involvement with manufacturing & construction**

## Industry Experience

Not only qualified, competent and endorsed to design, ratify and facilitate any building scale and typology in the built environment, **RAS Architects** has generous experience and excellent comprehension for a wide range of building typologies including:

- **Retail** (Shopping Centres; Retail Stores; Restaurants; Showrooms);
- **Commercial** (Multilevel Office Buildings; Office Parks; Storage Facilities);
- **Institutional** (Multifunctional Facilities; Places of Worship)
- **Leisure & Tourism** (Lodges; Clubhouse & Conference Facilities)
- **Industrial** (Storage Facilities, Warehousing & Ancillaries)
- **Retirement Buildings & Frail Care**
- **Residential** (Apartment Buildings; Single Dwellings; High-End Luxury Homes);
- **Restoration & Alterations**



## Services Offered

**RAS Architects** offers the full scope of architectural services as set out by SAIA and has ample experience with *inter alia* the following services:

**Inception & Design**

- Design Inception
- Identify & Advise on Land Use Rights
- Identify & Recommend Project Specific Required Consultants
- Coordination & Management of Professional Team
- Conceptual Design & Viability
- Timeline & Programme Proposals
- Sketch Design Development
- Marketing Drawings & Renderings

**HOA & Statutory Approvals**

- Coordination & Management of Consultants
- Preparation & Submission of Local Authority Applications

**Tenders & Contract Preparations**

- Tender Invitations, Recommendations
- Principal Agents in terms of Principal Building Agreement
- Adjudication of Building Contract

**Procurement & Quality Control**

- Project Management
- Principal Agents in terms of Principal Building Agreement
- Construction Drawings & Details
- Building Contract Management
- Site Handover & Site Meetings
- Construction Inspections
- Interim & Final Payment Certification
- Practical & Final Completion Certification
- Enforcement of Building Guarantees
- Enforcement of Contractual Construction Penalties
- Assistance in Obtaining Occupation Certificates
- Assistance in Obtaining Certificates of Compliances
- Project Close-Out
- As-Built Drawings

## Portfolio / Industry Experience

: *see detailed list of former project involvement attached*



project involvement record of principal architect, Johan Ras

Year	Client	Project Name	Location	Type	Size ± Total GBA	involvement	Project Phase	employed by
2012	Amdec	Evergreen Bergvliet	Cape Town, WC	Retirement Village	65 houses	candidate project architect	Construction	Bouwer Architects
2012	Amdec	Evergreen Broadacres	Johannesburg, GP	Retirement Village	117 houses	candidate architect	Council Application	Bouwer Architects
2012	Amdec	Evergreen Lake Michelle	Cape Town, WC	Retirement Village		candidate architect	Marketing	Bouwer Architects
2013	Amdec	Evergreen Muizenberg (Phase II)	Muizenberg, WC	Multilevel Retirement & Frail Care	3 000m <sup>2</sup>	candidate project architect	Design, Council Application, Marketing & Construction	Bouwer Architects
2013	Amdec	Evergreen Westbrook	Port Elizabeth, EC	Retirement Village		urban candidate design architect	Urban Planning	Bouwer Architects
2012	Jerome Smith	Cavalli Restaurant	Stellenbosch, WC	Restaurant & Conference	3 400m <sup>2</sup>	candidate architect	Detail Design & Construction Drawings	Bouwer Architects
2012	Trans 50	Panorama Palms	Panorama, WC	Multilevel Retirement	2 000m <sup>2</sup>	candidate project architect	Design, Council Application, Marketing & Construction	Bouwer Architects
2012	Oude Westhof HOA	Controlling Architects	Oude Westhof, WC	High-End Residential		n/a candidate architect	Site Inspections & Application Scrutiny	Bouwer Architects
2013		Saratoga Lodge	Greyton, WC	Leisure – Chalets	10 units + Ancillaries	candidate architect	Planning & Design	Bouwer Architects
2012	XtraSpace	XtraSpace	Bellville, WC	Commercial Self Storage*	2 000m <sup>2</sup>	candidate project architect	Design, Council Application, Marketing & Construction	Bouwer Architects
2013	Harry Viljoen Properties	Vredendal (Maskam) Mall	Vredendal, WC	Retail Centre	16 000m <sup>2</sup>	project architect	Design, Council Application, Marketing & Construction	Smith Architects
2013	Shoprite Checkers	Vredendal Checkers	Vredendal, WC	Retail Store	3 500m <sup>2</sup>	project architect	Council Application & Construction	Smith Architects
2014	Suelen Pty Ltd	Ryland's Village Retail Centre	Athlone, WC	Retail Centre	6 000m <sup>2</sup>	design & project architect	Design, Council Application, Marketing, Demolition & Construction	Smith Architects
2014	Shoprite Checkers	Athlone Checkers	Athlone, WC	Retail Store	3 500m <sup>2</sup>	project architect	Council Application & Construction	Smith Architects
2014	Harry Viljoen Properties	Ceres Shopping Centre	Ceres, WC	Retail Centre	4 000m <sup>2</sup>	design architect	Planning	Smith Architects
2014	Harry Viljoen Properties	Maskam Mall Extension	Vredendal, WC	Retail Centre	1 200m <sup>2</sup>	design architect	Design & Marketing	Smith Architects
2014	Smith Architects & SVR	Constantia Kloof Office Park	Johannesburg, GP	Multilevel Office Park	30 000m <sup>2</sup>	assisting design architect	Design, Marketing & Presentation	Smith Architects
2014	Smith Architects & SVR	Danena Office Park	Bellville, WC	Multilevel Office Park	39 000m <sup>2</sup>	assisting architect	Design, Marketing & Presentation	Smith Architects
2014	Harry Viljoen Properties	Malmesbury Mall	Malmesbury, WC	Retail Centre	45 000m <sup>2</sup>	design & project architect	Design, Marketing & Presentation	Smith Architects

\* alterations / additions to existing building

project involvement record of principal architect, Johan Ras

Year	Client	Project Name	Location	Type	Size ± Total GBA	involvement	Project Phase	employed by
2014	Milprops Group	Volkswagen Tableview	Table View, WC	Showroom*	2 000m <sup>2</sup>	design & project architect	Design, Marketing & Presentation	Smith Architects
2014	NGK Vredelust	Vredelust Extensions	Bellville, WC	Multifunctional*	700m <sup>2</sup>	design & project architect	Design, Council Application, Marketing & Construction	Smith Architects
2015	Harry Viljoen Properties	The Pavillion Expansion	Bredasdorp, WC	Retail Centre	2 700m <sup>2</sup>	design & project architect	Design, Council Application, Marketing & Presentation	Smith Architects
2015	Milprops Group	Brights, Langebaan	Langebaan, WC	Retail Store	4 800m <sup>2</sup>	design & project architect	Design, Council Application, Marketing & Construction	Smith Architects
2015	Asrin Property Developers	Chapel Street, Zonnebloem	Cape Town, WC	High-Rise Apartment Building	5 800m <sup>2</sup>	assisting design architect	Design, Marketing & Presentation	Smith Architects
2015	Suelen Pty Ltd	Cine 400 Centre	Athlone, WC	Retail, Commercial & Showroom*	3 400m <sup>2</sup>	design & project architect	Design, Marketing	Smith Architects
2015	Milprops Group	Diazville Centre	Saldanha Bay, WC	Retail Centre	3 000m <sup>2</sup>	design & project architect	Planning & Design	Smith Architects
2015	Milprops Group	Mountain View Centre	Gordons Bay, WC	Retail Centre	10 000m <sup>2</sup>	design & project architect	Planning, Design, Marketing & Presentation	Smith Architects
2015		Rivergate Centre	Parklands, WC	Retail Centre	3 200m <sup>2</sup>	design & project architect	Planning & Design	Smith Architects
2015	Harry Viljoen Properties	Springbok Centre	Springbok, NC	Retail Centre	10 000m <sup>2</sup>	assisting design & project architect	Planning & Design	Smith Architects
2015	Dorpstraat & SA Corporate	Stellenbosch Square	Stellenbosch, WC	Retail Centre*	15 000m <sup>2</sup>	project architect	Detail Design, Council Application, Marketing &	Smith Architects
2015	Raciti & LSA	Witsand Retail	Atlantis, WC	Retail Centre	12 000m <sup>2</sup>	design & project architect	Planning & Design, Marketing	Smith Architects
2015	Rapidough Properties	Big Bay Office Park	Bloubergstrand, WC	Multilevel Office Park		assisting architect	Design, Council Application, Marketing & Construction	Smith Architects
2015	Milprops Group	Shark Bay Estate	Langebaan, WC	High-End Residential	multiple houses +	assisting architect	Setup of Design Guidelines, Marketing	Smith Architects
2015		Lourensford Centre	Somerset West, WC	Commercial & Retail Centre	3 000m <sup>2</sup>	assisting architect	Planning & Design	Smith Architects
2015	Asrin Property Developers	Azure	Bloubergstrand, WC	Multilevel Residential		assisting architect	Council Application, Construction	Smith Architects
2015	Raciti	Mont Mare	Bloubergstrand, WC	Multilevel Residential		assisting architect	Council Application & Marketing	Smith Architects
2015	Norconsult	Norconsult	Johannesburg, GP	Commercial Office Layout		design & project architect	Planning, Design, Marketing & Presentation	Smith Architects
2014	North-West University	Cachet Park	Potchefstroom, NW	Commercial & Retail Centre		assisting design & project architect	Planning, Design, Marketing & Presentation	Smith Architects
2015	Mr & Mrs Baggesen	Baggesen Residence	Bloubergstrand, WC	High-End Residential		assisting architect	Detail Design & Construction	Smith Architects

\* alterations / additions to existing building



project involvement record of principal architect, Johan Ras

Year	Client	Project Name	Location	Type	Size ± Total GBA	involvement	Project Phase	employed by
2015	Shoprite Checkers	Shoprite Du Noon	Du Noon, WC	Retail Store	2 800m <sup>2</sup>	project architect	Council Application & Construction	Smith Architects
2016	Shoprite Checkers	Shoprite Mandalay	Khayelitsha, WC	Retail Store	2 800m <sup>2</sup>	project architect	Council Application & Construction	Smith Architects
2015	Shoprite Checkers	Checkers Erica Square	Khayelitsha, WC	Retail Store	3 500m <sup>2</sup>	project architect	Planning, Marketing & Construction details	Smith Architects
2016	Basson & Blackburn Offices	Basson & Blackburn Offices	Paarl, WC	Commercial Offices*			Planning & Design	Louw & Louw Architects
2017		Gentleman's Estate	Val de Vie, Paarl, WC	High-End Luxury Manor	1 600m <sup>2</sup>	assisting design & project architect	Planning, Design, Council Application	Louw & Louw Architects
2016	Mr Stadler van Zyl	House Van Zyl	Paarl, WC	Single Residential*		assisting design architect	Planning & Design	Louw & Louw Architects
2016	Mr & Mrs Turner	House Turner	Paarl, WC	Single Residential*	80m <sup>2</sup>	assisting project architect	Detail Design & Construction	Louw & Louw Architects
2016	Wynand Louw	House Wynand Louw	Stellenbosch, WC	Single Residential	450m <sup>2</sup>	assisting design architect	Detail Design, Presentation, Design Development	Louw & Louw Architects
2016	Mrs Malone	House Malone	Val de Vie, Paarl, WC	High-End Residential*		assisting architect	Council Application	Louw & Louw Architects
2016	Mr & Mrs Greeff	House Greeff	Val de Vie, Paarl, WC	High-End Residential		assisting architect	Detail Design, Council Application & Marketing	Louw & Louw Architects
2016	Mr & Mrs Van Zyl	House Van Zyl	Val de Vie, Paarl, WC	High-End Residential*	60m <sup>2</sup>	project architect	Detail Design, Council Application & Construction	Louw & Louw Architects
2016	Mr & Mrs Potgieter	House Potgieter	Val de Vie, Paarl, WC	High-End Residential		assisting project architect	Construction	Louw & Louw Architects
2016	Mr & Mrs Strauss	House Strauss	Pearl Valley, Paarl, WC	High-End Residential	450m <sup>2</sup>	design & project architect	Planning, Design, Council Application	Louw & Louw Architects
2016	Mr & Mrs Cresswell	House Cresswell	Val de Vie, Paarl, WC	High-End Residential		project architect	Detail Design, Council Application, Tender & Constr.	Louw & Louw Architects
2016	Mr & Mrs Visser	House Visser	Val de Vie, Paarl, WC	High-End Residential	425m <sup>2</sup>	design & project architect	Design, Marketing & Presentation, HOA Application	Louw & Louw Architects
2016	Mr & Mrs Steenkamp	House Steenkamp	Val de Vie, Paarl, WC	High-End Residential	450m <sup>2</sup>	assisting design architect	Planning, Design & Presentation, HOA Application	Louw & Louw Architects
2016	Mr Stander	House Stander	Pearl Valley, Paarl, WC	High-End Residential	550m <sup>2</sup>	design & project architect	Planning, Design & Presentation	Louw & Louw Architects
2016	Mr & Mrs Lederle	House Lederle	Val de Vie, Paarl, WC	High-End Residential	510m <sup>2</sup>	assisting design & project architect	Detail Design, Council Application, Tender & Constr.	Louw & Louw Architects
2016	Mr & Mrs Van Wyk	House Van Wyk	Pearl Valley, Paarl, WC	High-End Residential	450m <sup>2</sup>	assisting design architect & project architect	Design, Council Application, Tender & Construction	Louw & Louw Architects
2016	Mr Theunissen	House Theunissen	Val de Vie, Paarl, WC	High-End Residential	370m <sup>2</sup>	assisting project architect	Council Application & Tender	Louw & Louw Architects

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project involvement record of principal architect, Johan Ras

Year	Client	Project Name	Location	Type	Size ± Total GBA	involvement	Project Phase	employed by
2016	Mr Odendaal	Bretagne Huis	Val de Vie, Paarl, WC	High-End Residential		assisting architect	Detail Design & Construction	Louw & Louw Architects
2016	Mr Odendaal	Gracida Huis	Val de Vie, Paarl, WC	High-End Residential	645m <sup>2</sup>	assisting architect	Detail Design, HOA Application	Louw & Louw Architects
2016	Mr Odendaal	Kaapse Huis	Val de Vie, Paarl, WC	High-End Residential	500m <sup>2</sup>	assisting architect	Detail Design, Council Application	Louw & Louw Architects
2016	Valentia Farm	Valentia KinderArk	Paarl, WC	Educational*		assisting architect	Council Application	Louw & Louw Architects
2016	Valentia Farm	Valentia KinderArk	Paarl, WC	Educational*		assisting architect	Council Application	Louw & Louw Architects
2016	Mr Conrad	Appollo Ridge	Mykonos, Langebaan, WC	Residential, Leisure / Tourism	200m <sup>2</sup>	design architect	Planning, Design & Council Approval	RAS Architects
2016	Mr Conrad	Appollo Ridge	Mykonos, Langebaan, WC	Residential, Leisure / Tourism	200m <sup>2</sup>	design architect	Planning, Design & Council Approval	RAS Architects
2016	Mr Conrad	Appollo Ridge	Mykonos, Langebaan, WC	Residential, Leisure / Tourism	185m <sup>2</sup>	design architect	Planning, Design & Council Approval	RAS Architects
2016	Goede Hoop Wine Estate	Goede Hoop	Stellenbosch, WC	Commercial, Leisure, Residential*	800m <sup>2</sup>	design & project architect	Planning - pending	RAS Architects
2016	Mr & Mrs Theron	Theron Residence	Brackenfell, WC	Single Residential*	140m <sup>2</sup>	design architect	Planning, Design & Council Approval	RAS Architects
2016	Mr Badenhorst	Badenhorst Residence	Welgemoed, WC	Single Residential	200m <sup>2</sup>	design & project architect	Design, Council Application, Tender & Constr. - pending	RAS Architects
2016	Mr Gaffoor	Gaffoor Residence	Paarl, WC	Single Residential	450m <sup>2</sup>	design architect	Planning, Design & Council Approval	RAS Architects
2017	Mr & Mrs Sandes	64 Chapman's Bay Estate	Noordhoek, WC	Single Residential	210m <sup>2</sup>	design & project architect	Design, Council Approval, Tender & Constr. - pending	RAS Architects
2017	Piospark (Pty) Ltd	Store-It	Lichtenburg, NW	Commercial, Self-Storage Facility	6000m <sup>2</sup>	design & project architect	Planning, Design & Council Approval - pending	RAS Architects
2017	Mr Nel	HydroLime Carwash	Lichtenburg, NW	Commercial, Carwash	600m <sup>2</sup>	design & project architect	Planning & Design - pending	RAS Architects
2017	Design Study (on risk)	Cullinan Square	Cape Town, WC	Commercial, Leisure / Tourism, Retail	62 000m <sup>2</sup>	design architect	Planning & Design - pending	RAS Architects
2017	Mr Hudsonberg	Hudsonberg Residence	Blackheath, WC	Single Residential*	180m <sup>2</sup>	design & project architect	Planning & Design	RAS Architects
2017	Mr & Mrs Basson	Basson Residence	Durbanville, WC	Single Residential*	270m <sup>2</sup>	design architect	Planning, Design & Council Approval - pending	RAS Architects
2017	Mr Cieslakiewicz	Cieslakiewicz Residence	Durbanville, WC	Single Residential*	120m <sup>2</sup>	design & project architect	Planning, Design & Council Approval - pending	RAS Architects
2017	(on risk)	267 Clara Anna Fontein	Durbanville, WC	Single Residential	400m <sup>2</sup>	design architect	Planning & Design - pending	RAS Architects

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project involvement record of principal architect, Johan Ras

Year	Client	Project Name	Location	Type	Size ± Total GBA	involvement	Project Phase	employed by
2017	Spear REIT (unsolicited)	Spear Tower, Cape Town	Cape Town, WC	High Rise Residential*	50 000m <sup>2</sup>	design & project architect	Planning & Design - pending	RAS Architects
2017	Mr & Mrs Nieuwoudt	420 Clara Anna Fontein	Durbanville, WC	Single Residential	310m <sup>2</sup>	design & project architect	Design, Council Application, Tender & Constr. - pending	RAS Architects
2017	Mr Bester (on risk)	196 Clara Anna Fontein	Durbanville, WC	Single Residential	340m <sup>2</sup>	design & project architect	pending	RAS Architects
2017	Witvlei Meat	Witvlei Housing Scheme	Witvlei, Namibia	Single Residential	40 units	design architect	Planning & Design - pending	RAS Architects
2017	Mr & Mrs Ras	Ras Residence	Kuilsrivier, WC	Single Residential*	230m <sup>2</sup>	design & project architect	Design, Council Application, Tender & Constr. - pending	RAS Architects
2017	Mr & Mrs Hendriksz	210 Clara Anna Fontein	Durbanville, WC	Single Residential	330m <sup>2</sup>	design & project architect	Design, Council Application, Tender & Constr. - pending	RAS Architects
2017	Mr & Mrs Leo (on risk)	397 Clara Anna Fontein	Durbanville, WC	Single Residential	280m <sup>2</sup>	design & project architect	pending	RAS Architects
2017	Mr Saunders	Chapman's Bay Estate	Noordhoek, WC	Single Residential	120m <sup>2</sup>	design & project architect	Design, Council Application, Tender & Constr. - pending	RAS Architects
2017	Mr & Mrs Esterhuysen	Esterhuysen Residence	Swellendam, WC	Single Residential	320m <sup>2</sup>	design & project architect	Design, Council Application, Tender & Constr. - pending	RAS Architects
2017	XtraSpace Properties	Strand Street	Bellville, WC	Commercial*	1400m <sup>2</sup>	design & project architect	pending	RAS Architects
2017	Mr Wolfaardt	Boston Street	Bellville, WC	General Residential	200m <sup>2</sup>	design & project architect	pending	RAS Architects
2017	Stokoe Construction	Chapman's Bay Estate	Noordhoek, WC	Single Residential	350m <sup>2</sup>	design & project architect	Design, Council Application, Tender & Constr. - pending	RAS Architects
2018	Mr & Mrs Vorster	Vorster Residence	Durbanville, WC	Single Residential*	240m <sup>2</sup>	project architect	Detail Design, Tender, & Construction	MOWA & RAS Architects
2018	CocoaFair	CocoaFair Factory	Cape Town, WC	Industrial Tenant Fit-Out	250m <sup>2</sup>		Planning & Design	RAS Architects
2018	Nu Devco	De Hoop Estate	Paarl, WC	High Density Residential	600 units	design architect - pending	Planning & Design, Council Application - pending	VHVM & RAS Architects
2018	Goede Hoop Bistro	Goede Hoop Bistro	Cape Town, WC	Commercial Tenant Fit-Out	160m <sup>2</sup>	design architect	Planning & Design	RAS Architects
2018	Mr & Mrs Luyt	477 Clara Anna Fontein	Durbanville, WC	Single Residential	450m <sup>2</sup>	design architect - pending	Planning & Design, Council Application - pending	VHVM & RAS Architects
2018	Mr & Mrs Zarrabi	Zarrabi Residence, Kanonberg Estate	Durbanville, WC	Single Residential*	450m <sup>2</sup>	design & project architect	Design, Council Application, Tender & Constr. - pending	RAS Architects

\* alterations / additions to existing building