



BLACKHOUND

ARCHITECTURE & RENDERING

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Client:

Renier & Lynn Rossouw
082 316 9456
lynn@blasttechnicafrica.co.za

Date: 19 November 2024

SCOPE OF WORKS:

Municipal submission for Mr and Mrs Rossouw at **6 Keurboom Street, Jeffreys Bay, Eastern Cape**. (No design or technical drawings are included.)

Project Requirements:

1. Drawing partial approved plan of 2004

Showing the demolition areas of what has changed.

2. Building plan submission to council

Converting as-builts into Municipal submission drawings and apply the National Building regulations.

Affected areas:

Basement Floor

- New pool
- New Covered patio area
- New staircase
- New storage area
- New Toolshed

Ground Floor

- New covered entrance at front boundary wall.
- New covered Entertainment area on the new patio.
- New lean-to-roof at Study
- Internal changes to the Foyer, Bedroom 1, Kitchen, Scullery, Garage and Lounge/ staircase.



First floor:

- Internal changes to Staircase
 - Internal changes to En-suite to Master bedroom
 - Internal changes to General Bathroom
 - New patio area at Master Bedroom
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Municipal Submission ONLY - QUOTE

Professional Fees Calculation:

Currently approved SQM from 2004:	414 sqm
Proposed additional SQM:	80 sqm (to be submitted as additional area)
Affected internal SQM:	183 sqm

1. Municipal drawings:

- Stage 4.1 – Municipal drawings - Includes:
 - Municipal drawings; Site plan, Floor Plan, Section, Elevations, and basic Electrical layouts
 - Municipal Documentation and the council submission process.
 - Deemed-to-Satisfy Energy Efficiency and Fenestration calculations, as required by SANS10400.

R 47 200.00

2. Admin:

- Paperwork and submission process

R 2 000.00

3. Travel (optional):

- 1 x council visit

R 2 400.00

TOTAL QUOTE:

R 51 600.00 (VAT not applicable)

KINDLY NOTE:

*Should our scope of work increase, our fees will be adjusted to accommodate the extra scope. This will be discussed before the work commences.

*This quote is only valid for 30 Days after the date of issue.

Excluded from the fees:

- Submission fees and hard copy prints, if required. (e.g. Council and municipal related fees/Estate/NHBRC)
- Other Professional consultancy fees that may be required (e.g. Structural Engineer, Quantity and Site Surveyors, Health & Safety, etc.)
- Execution of the works and testing of materials to ensure compliance with drawings and specifications remains the responsibility of the contractor.
- Printing of drawings for site.



PAYMENT TERMS:

- | | |
|--|---------------|
| 1) Deposit payable at acceptance of quotation | (R 36 120.00) |
| 2) Fees payable at delivery of Municipal Submission Drawings | (R 15 480.00) |

TERMS AND CONDITIONS:

BLACKHOUND ENTERPRISES PTY LTD will only be employed for building plan submission to the local authority. No amnesty application has been included within the proposal. Once the departure application has been approved through the appointed professional town planner. We will evaluate the amnesty period to determine whether it has been extended, if it has been, we will provide a separate quote to assist with this application.

No design has been included in this proposal. We can quote this separately if required.

Project Management was not included in this proposal. We can quote this separately if required.

1.1) SITE VISITS:

If additional Site Visits are requested, a travel expense of **R2 400.00** per Site Visit will be charged. This will be invoiced at the end of each month for the duration of the project or when Site visits are requested.

1.1) PRINTS:

Our fees are exclusive of any hard copy prints. If we must make hard copy prints for any reasons not attributed to BLACKHOUND ENTERPRISES PTY LTD, the client will be notified beforehand and will be invoiced separately or added to the client's final invoice.

If client requested changes, these revised drawings will be emailed to the client. Printing of hard copy revision drawings will be the responsibility of the contractor / client / site manager.

1.2) TERMINATION:

If the agreement between the parties is terminated by either party for reasons not caused by BLACKHOUND ENTERPRISES PTY LTD, the fee for the work in progress and the completed work will be due for payment.

1.3) DEVIATIONS:

Any deviations made on site that require an updated plan will be billed at an hourly rate of R **700.00**. An additional quotation covering the cost of revising the drawings will be sent to the client.

1.4) SUSPENSION:

BLACKHOUND ENTERPRISES PTY LTD retains the right to suspend all service until the settlement of any outstanding account.

1.5) OTHER PROFESSIONALS:

BLACKHOUND ENTERPRISES PTY LTD is not responsible for the performance of other professionals (such as Town Planners and Engineers), nor for the quality of drawings and documents provided by them, tender prices, the actions of Homeowner Associations, Municipalities, or Municipal Services. We are also not responsible for the performance of the Contractor or any of their Sub-Contractors, Suppliers, or employees.



1.6) COPYRIGHT:

BLACKHOUND ENTERPRISES PTY LTD retains the ownership of copyright to all of its intellectual property. No designs, drawings or documents may be used and shared with other parties without our express permission.

1.7) FEE OFFSET:

The Client is not entitled to 'set-off' or withhold payment for any alleged claim against either BLACKHOUND ENTERPRISES PTY LTD or any other party involved in the building contract. The claim is to be dealt with on its own merits.

1.8) FINAL INVOICE:

The final invoice will be due upon notification of the completion of the 3D drawings. If the 3D drawings are completed and the client decides they are no longer necessary, the final invoice will still be payable upon notification of the completed work.

1.9) VAT:

BLACKHOUND ENTERPRISES PTY LTD. Is not a VAT vendor. All architectural fees presented are exclusive of VAT until further notice.

ACCEPTANCE:

The Terms and Conditions presented here may be modified or amended as necessary only by written instrument signed by both parties.

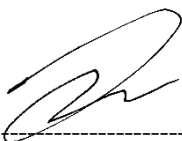
By submitting the non-refundable deposit payment, you are agreeing to the terms and conditions detailed in this document. This proposal is agreed upon in full, signed and dated.

By signing this document, I indicate that I understand, agree to, and accept the terms and conditions as contained herein, dated **19 November 2024**.

I, _____ hereby agree to the Terms and Conditions laid out in this document.

Email: dewald@blackhoundenterprises.com

Phone: 072 418 6867



Dewald Potgieter
Director | PAT 30442820

Mr & Mrs Rossouw

Date:

