



BLACKHOUND

ARCHITECTURE & RENDERING

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Client:

Nico and Cindy Venter
082 886 9513
marketing@africanos.co.za

Date: 01 October 2025

SCOPE OF WORKS:

Design, Renderings, Animation, Technical drawing and Project management to existing single storey house on **ERF 1634**, 8 Oranje Street, Kirkwood, Eastern Cape, for Nico and Cindy Venter. (No municipal submissions, but the drawings will be in accordance with the National Building Regulations.)

Project Requirements:

Phase 1: - Paid and Completed

1) Architectural 3D Design & 2D Design floor plans = R 50 000.00

Changes to previously approved design + New:

- ~~Remove Bedroom 01 and En-suite 01~~
- ~~Design the new gym~~
- ~~Design alternative entrance from Garage~~
- ~~New outbuilding 01 for Cindy~~
- ~~New outbuilding 02 for Domestic quarters.~~
- ~~New or Alteration to current garages~~
- ~~Link between new outbuilding, garages and main house.~~
- ~~Allowance to alter minor changes to the already approved design (E.g. Foyer, Kitchen & scullery)~~

Phase 2:

Interior Design and Rendering.

2) Interior Design **= R 93 000.00**

- Space planning and Mood Boards for all the interior spaces.
- **Procurement of selected furniture and finishes.**
- Revisions.

3) Photo-Realistic Rendering & Animation: **= R 244 534.00**

A) Photo-Realistic Rendering:

Photo-realistic still images of all spaces. The rendering will be based on the approved Interior design.

i) Exterior Renders:

- 4 x Exterior renders

ii) Interior Renders:

Ground Floor:

- Entrance Foyer: 1 x render
- Kitchen: 1 x render
- Pantry: 1 x render
- Scullery: 1 x render
- Dining: 1 x render
- Lounge: 1 x render
- Entertainment area: 2 x render
- Gym: 1 x renders
- Bedroom 1:
 - With En-suite and walk in dresser: 2 x renders.
- Guest Bedroom:
 - With En-suite, walk-in-dresser and coffee station: 2 x renders.
- Office/Study space: 1 x render.
- Guest Bathroom: 1 x render.
- **Yoga Studio: 6x renders.**

First Floor:

- Bedroom 2:
 - With En-suite: 2 x renders.
- Bedroom 3:
 - With En-suite: 2 x renders.
- Bedroom 4:
 - With En-suite: 2 x renders.
- Master Bedroom:
 - Bedroom Overall: 1 x render.
 - Coffee station: 1 x render.
 - Walk-in-dresser: 1 x render.
 - En-suite bathroom: 1 x render.
- Play room/Games Room: 2 x render.



B) Animation (walk-through video):

- We do a walk-through video within the approved design.

Phase 3:

4. Technical drawings & Obtaining BOQ: = R 251 551.00

- Specifications: e.g., electrical fittings, kitchen specifications and finishes.
- Technical drawing: e.g., ceiling layouts, tiling layouts and shopfront drawings.
- Obtaining a Bill of quantities from a Quantity Surveyor based on the technical drawings.

5. Tendering process = R 27 945.00

- ~~The client will use his builder to price on this project.~~
- ~~BLACKHOUND ENTERPRISES PTY LTD will get quotations from 2x different contractors.~~ – R10 000 paid for drafting a general BOQ to be used by contractors. - **INV001702024VENTER**

Phase 4:

1. Project Management:

To be quoted separately

DELIVERABLES FOR HOUSE VENTER - QUOTE.

Professional Fees Summary:

Phase 1: - Paid and Completed - **INV001702024VENTER**

1) Architectural 3D Design & 2D Design floor plans = R 50 000.00

Total: = R **50 000.00**

Phase 2:

1) Interior Design & = R 93 000.00

Photo-Realistic Rendering & Animation: = R 244 550.00

Total: = R **337 550.00**

Phase 3:

1) Technical drawings & Obtaining BOQ: = R 251 550.00

2) Tendering process = R 27 950.00

Total: = R **251 550.00**

Phase 4:

1) Project Management TBC

TOTAL QUOTE: PHASE 2 & 3 (VAT not applicable) R 589 100.00

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:

- No submissions to council.
- 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:

~~Phase 1:-~~ Paid and Completed

1) ~~Payable at acceptance of quotation.~~ ~~(R 50 000.00)~~

Phase 2 & 3:

- 1) Payable at commencement of Phase 2. (R 337 550.00)
- 2) Payable at commencement of Phase 3. (R 251 550.00)

TERMS AND CONDITIONS:

BLACKHOUND ENTERPRISES PTY LTD will be employed for the Architectural and Interior Design, Renderings, Technical drawing and Project management for the proposed additions and alterations to house Venter, as laid out in this document. Once the design has been finalized and approved by the client, we will proceed with the next phases.

Once the client has chosen their preferred contractor, our Phase 2 and 3 has been finalised, and a final costing has been submitted by the chosen contractor and accepted by the client, will we prepare a project management fee proposal which will be adjusted to reflect a 5% fee based on the selected contractor's accepted pricing.

Municipal submission was not included in this quotation. We can quote this separately if required.

Procurement is not included in this fee proposal. This is where we assist with sourcing the furniture and related items for the client. Should you require this service a separate quote can be provided.

1.1) SITE VISITS:

This fee proposal allows for 1x Site Visit.

If additional site visits are requested, a travel expense of **R2 000.00** per Site Visit will be charged. This additional site visits 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. Once the plans are approved by council, we will provide you with your stamped approved hard copy.

Revision drawings will be emailed to the site management team or the client where hard copy revision drawings will be the responsibility of the contractor / client / site manager.

If we must make hard copy prints for site, it will be added to an invoice at:

R65 per A1 print
R95 per A0 print.



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:

If we are not involved in the construction phases of the project, any deviations made on site that require an updated plan will be billed at an hourly rate of R 650.00. 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:

If there is an outstanding balance to Blackhound, the final invoice will be due upon notification of works completion. If you decide to terminate the project or pause at any stage, the final invoice remains payable after two weeks from the notification of 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.

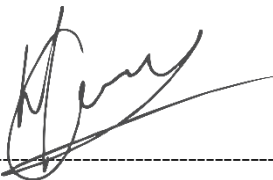
By submitting the non-refundable deposit payment, you are agreeing to the terms and conditions detailed in this document. This proposal is agreed upon in full, signed and dated.

By signing this document, I indicate that I understand, agree to, and accept the terms and conditions as contained herein, dated **01 October 2025**.

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

Email: hannes@blackhoundenterprises.com

Phone: 072 799 9597



Hannes Gouws

Director | PAT 30442820

Mr & Mrs Venter

Date:



ARCHITECTURAL WORK STAGES:

Inception

- a) Receive, appraise and report on the client's requirements with regard to the client's brief;
- b) Determine the site and rights and constraints;
- c) Determine budgetary constraints; 0
- d) Determine the need for consultants;
- e) Determine indicative project timelines;
- f) Determine methods of contracting; and
- g) Whether other statutory authority applications are required or desirable.

Concept Design

- a) Prepare an initial design concept and advise on:
 - i. the intended space provisions and planning relationships;
 - ii. proposed materials and intended building services; and
 - iii. the technical and functional characteristics of the design.
- b) Check for conformity of the concept with the rights to the use of the land.
- c) Consult with local and statutory authorities.
- d) Review the anticipated costs of the project. e) Review the project programme.

Design Documentation

- a) Develop all aspects of the design from concept to full development including, but not limited to, construction systems, materials, fittings, and finishes selections;
- b) Review the programme and budget with the client, principal consultant or other consultants;
- c) Coordinate other consultants' designs into building design;
- d) Prepare design development drawings including drafting technical details and material specifications;
- e) Discuss and agree on the building plan application and approval requirements with the local authority;



Construction / Tender stage

- a) Co-ordinate technical documentation with the consultants and complete primary co-ordination sufficient to support building plan;
- b) Review the costing and programme with the consultants;
- c) Prepare specifications for the works;
- d) Complete technical documentation sufficient for tender;
- e) Obtain offers for the execution of the works;
- f) Evaluate offers, and recommend a successful tenderer for appointment;
- g) Prepare the contract documentation and arrange the signing of the building contract by the client and the successful tenderer;
- h) Complete all remaining technical and construction documentation and coordinate same with the consultants;

Construction

- a) Administer the building contract;
- b) Give possession of the site to the contractor;
- c) Issue construction documentation;
- d) Review sub-contractor designs, shop drawings and documentation for conformity of design intent;
- e) Inspect the works for conformity with the contract documentation and acceptable quality in terms of industry standards;
- f) Administer and perform the duties and obligations assigned to the principal agent in the building contract;
- g) Manage the completion process of the project;
- h) Assist the client to obtain the required documentation necessary for the client to obtain the occupation certificate.

Close out

- a) Facilitate the project close-out including the collation of the necessary documentation to effect completion, handover and operational manual of the project.
- b) When the contractor's obligations with respect to the building contract have been fulfilled, the architectural professional shall issue the certificates related to the contract completion.
- c) Provide the client with construction record documentation and the relevant technical and contractual undertakings by the contractor and subcontractors.

