



BLACKHOUND

ARCHITECTURE & RENDERING

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Client(s):

Malcolm Isaacs
083 212 4830
malcolm@cnsgroup.co.za

Date: 21 May 2026

SCOPE OF WORKS:

Design a new house with 3D visualisation, municipal drawings, and technical drawings for Mr. Malcolm Isaacs on ERF **2132, Constantia Drive, Wilderness, Western Cape.**

Project brief:

a. New residential design:

- o Size: +-550sqm

Areas:

- | | |
|--|---------------------------------------|
| - Entrance foyer | - Cinema room |
| - Guest loo | - Domestic Quarters |
| - Open plan kitchen, Dining and Lounge | - Fishpond and water feature to North |
| - Gym / Steam room or Sauna | - Study/Office |
| - 2x Double Garages | - Outside toilet |
| - Indoor Braai – To be wood/gas | - Guest Bedroom + Full Ensuite |
| - Gas fireplace | - 3x Bedrooms + Ensuite |
| - Pantry and Scullery | - Master Bedroom + Dresser + Ensuite |

Features:

- Solar & Water reticulation services.
- Pool.
- Fire Pit.
- Gabian retaining walls.

Initial(s): _____



b. 3D visualization:

- 3D visualization of the entire house with generic furniture to assist in visualizing the spaces and get a sense of scale.
- Size: +- 550sqm
- Basic Interior Design.

c. Complete & submit municipal plans to George Municipality.

- Municipal Drawings to complete:
 - Site plan
 - Drainage sections
 - Basic floor plans
 - Sections
 - Elevations
 - SANS XA Deemed-to-satisfy calculations (Fenestration and Electrical.)

d. Technical drawings:

- Technical drawings to assist contractor pricing
Includes:
 - Windows schedules
 - Door schedules
 - plugs & switches
 - Details (Threshold, Window sill, Plinth, staircase, etc.)



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PROFESSIONAL FEES CALCULATION:

PHASE 1

1. **Design** ($\pm$ 4 to 6 weeks) **R 181 100.00**
 - o 2D Design Plan Layout
 - o 3D Rendering
2. **Admin** **R 10 900.00**
 - o Site visit and meetings with client

TOTAL FOR PHASE 1:	<u>(VAT not applicable)</u>	R 191 900.00
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PHASE 2

1. **Municipal drawings & Submission** ($\pm$ 4 to 6 weeks) **R 124 900.00**
 - o Developing municipal drawings and coordinating with the local authority.
2. **Submission process** **R 2 600.00**
 - o Preparing the necessary documentation and the submission process.
3. **Technical drawings** **R 31 200.00**
 - o Provide drawings and specifications to contractor.

TOTAL FOR PHASE 2:	<u>(VAT not applicable)</u>	R 158 700.00
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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:

- Hard copy prints, if required.
- No other applications to the local authorities are included (e.g., Heritage applications, Occupation applications, etc.)
- No municipal or related fees are included (e.g. Council and municipal related fees/Levies/Estate/NHBRC)
- Other Professional consultancy fees that may be required (e.g. Structural Engineer, Quantity and Site Surveyors, Health & Safety, Professional Town planner, etc.)
- Execution of the works and testing of materials to ensure compliance with drawings and specifications remains the responsibility of the contractor.



Initial(s): _____

PAYMENT TERMS:

- | | |
|---|----------------|
| 1) Deposit payable upon acceptance of quotation. | (R 192 000.00) |
| 2) Fees payable upon commencement of Phase 2. | (R 127 500.00) |
| 3) Fees payable upon completion of technical drawings. | (R 31 200.00) |

TERMS AND CONDITIONS:

BLACKHOUND (also known as BLACKHOUND ENTERPRISES (PTY) LTD) will be appointed to develop a new residential design for the above-mentioned erf and client. Upon receiving client approval of the proposed layout, BLACKHOUND will proceed with the full 3D visualisation of the entire building.

Once final design approval has been obtained from the client, we will prepare and submit the building plans to the local authority for approval. Upon approval of the building plans, the drawings will be issued to the contractor for pricing, at which point BLACKHOUND's scope of work will be deemed complete.

1.1) SITE VISITS:

If additional Site Visits are requested, it will be charged at **R 3 600** per Site Visit to allow for time and travel.

1.2) DEVIATIONS:

Any on-site deviations requiring updated plans will be billed at an hourly rate of **R 650.00**. A separate quotation for revising will be provided to the client for their approval.

1.3) ADDITIONAL SERVICES:

Blackhound do offer **Contract Management** services for the construction period of the project, where we manage the payment certificates, do fortnightly or weekly quality control site visits, assist the contractor in keeping with the project program and supply any ongoing requested information during the construction process.

Should the client require our services during these stages of the project a separate fee proposal will be calculated based on the contract value between the client and the chosen contractor of the project.

Should the client decide not to appoint us as the **Principal Agents** or as the **Architectural Agent** throughout the construction period, any additional drawing or designing services required by the client or the contractor will be charged at an hourly rate of **R 785.00**. A quotation and invoice will be provided for the client's approval prior to any work.

1.4) 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.

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.



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1.5) 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.

1.6) SUSPENSION:

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

1.7) OTHER PROFESSIONALS:

BLACKHOUND 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.

1.8) COPYRIGHT:

All drawings, designs, documents and other intellectual property produced by BLACKHOUND remain the exclusive property of BLACKHOUND.

Upon full payment of all fees due, the client is granted the right to use the drawings and designs solely for the project and site for which they were prepared.

The drawings and designs may not be reproduced, amended, shared with third parties, or used for any other project or site without the prior written consent of BLACKHOUND, including submission by another professional or use of the design by others.

1.9) 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.

1.10) VAT:

BLACKHOUND ENTERPRISES PTY LTD. Is not a VAT vendor. All architectural fees presented are exclusive of VAT until further notice. If the client requires a VAT number, we can make the necessary arrangements.



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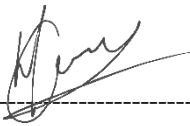
ACCEPTANCE:

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 **21 May 2026**.

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



Hannes Gouws
Director | PSAT 32449887
Email: hannes@blackhound.co.za
Phone: 072 799 9597

Client(s): Malcolm Isaacs
Date:

