



BLACKHOUND

ARCHITECTURE & RENDERING

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Client:

Sim-con PTY LTD (Werner Badenhorst)

072 2808 2227

werner@simconpe.co.za

Date: 01 July 2025

SCOPE OF WORKS:

New storage building, site development plan and municipal drawings on **48 Burt drive, Newton Park, Port Elizabeth. (Erf 100, Newton Park).**

1) Project brief:

- a. Change existing roof of office.
- b. Extend existing drainage line to new drainage connection.
- c. New storage building
- d. SDP submission + Municipal submission

New storage building:

- 6 x storage units (8m deep x 4mm wide)
- Kitchenette in each unit (Perhaps even a toilet)
- Mezzanine floor
- Rollup doors front and back
- Floor plans, drainage, elevations, site plan
- SANS XA calculations (electrical) – No insulation required.

Updates to existing outbuilding (Office):

- New concrete roof.
- Drainage, elevations and floor plan.
- SANS XA calculations (electrical & roof)

SDP Requirements:

- Parking calculations for storage (1 bay per 100 sqm)
- Services indication (stormwater, sewer, entrance)
- Administration (Running departments)
- Fire-related calculations



SIM-CON - QUOTATION

Professional Fees Calculation:

Phase 1: Design plan:

- New storage building (Ground floor plan + Mezz floor plan)
 - Ground floor: +- 203 sqm
 - Mezzanine floor: +- 88 sqm
- R 6 248.00**

Phase 2: Site Development plan:

- Basic drawings for SDP
 - Municipal drawings; Site plan, Floor Plan, Section, Elevations.
 - Parking calculations
 - Services indication (stormwater, sewer, entrance)
- R 19 525.00**
- Administrative fees (Running departments + required documentation.)
Excludes:
 - Heritage application
 - Transportation and development levi's
 - Sewer development levi's
- R 10 400.00**

Phase 3: Municipal Drawings, documentation and submission:

- Municipal, Documentation and Submission:
 - Municipal drawings; Site plan, Floor Plan, Section, Elevations, and basic Electrical layouts
 - Deemed-to-Satisfy Energy Efficiency and Fenestration calculations, as required by SANS10400.
- R 15 600.00**
- Administrative fees:
 - Municipal Documentation and the council submission process.
- R 2 500.00**

TOTAL PROFESSIONAL FEES:	R 54 373.00
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DISCOUNT: (10%)	R 5 437.30
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TOTAL QUOTE: (VAT not applicable)	R 48 935.70
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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:

- 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.
- Occupation application
- Heritage application
- Transportation and development levies and sewer development levies.
- Any additional services which isn't part of the quotation will be charge at an hourly rate of R 650.00.

PAYMENT TERMS:

1) Deposit payable upon acceptance of quotation.	(R 34 255.00)
2) Fees payable upon Site development plan Submission	(R 11 180.70)
3) Fees payable upon Municipal Submission.	(R 3 500.00)

TERMS AND CONDITIONS:

Blackhound will be employed for design, site development plan submission AND municipal submission for example, a design plan of the storage building will be created. Once the client approves the design, we will proceed with the site development plan submission, followed by the submission of municipal drawings for approval.

Technical drawings were not included in this quotation. A separate quote can be provided upon request.

Projects management was not included in this quotation. A separate quote can be provided upon request.

Procurement was not included in this quotation. A separate quote can be provided upon request.

1.1) SITE VISITS:

If additional Site Visits are requested, a travel expense of **R650.00** 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.

1.2) DEVIATIONS:

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

1.3) 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.



1.4) 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.

1.5) SUSPENSION:

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

1.6) 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.

1.7) COPYRIGHT:

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

1.8) 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.

1.9) 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 arrangements with our accountant.

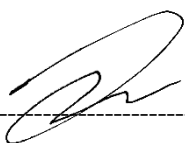
ACCEPTANCE:

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 July 2025**.

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



Dewald Potgieter
Director | PAT 30442820

Email: dewald@blackhoundenterprises.com

Phone: 072 418 6867

Sim-con (Werner Badenhorst)
Date:

