



BLACKHOUND

ARCHITECTURE & RENDERING

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BLACKHOUND
ARCHITECTURE & RENDERING

BLACKHOUND ENTERPRISES PTY LTD
T/A BLACKHOUND ARCHITECTURE & RENDERING

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Client:

HELEN KEYTER

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Indalo Spa | Baywest Mall – Fee Proposal REV00

Date: 02 JULY 2025

PROJECT BRIEF OVERVIEW:

Design and visualize the interior layout and prepare municipal drawings for a new 200m² spa layout in Baywest.

SPACIAL REQUIREMENTS:

- a. Reception and waiting area.
- b. 1 – 2x Single Treatment rooms.
- c. 8x Open plan Nail Stations.
- d. 6 – 8x Pedicure Stations.
- e. 2x Waxing Rooms.
- f. Ablutions and Lockers.

1. Technical, Construction & Joinery drawing

Technical, construction and Joinery drawings are not included in this fee proposal.
Only municipal approved level drawings required and included.

2. Project management.

Project management is not included in this fee proposal.

3. Procurement

Procurement is not included in this fee proposal.

For example, this is where we are employed to source the furniture and related items for the client. Should you require this service a separate quote can be provided.



1.) PHASE ONE:

INTERIOR DESIGN:

Seugnét Snyman – Kanaan Design Studio

a. Design Concept:

Develop and prepare the design concept in broad outline showing space provisions, planning relationships and materials intended to be used:

- Design research
- The aesthetical and functional characteristics of the project proposed
- Prepare and present mood and story boards
- Basic footprint and interior layouts
- Integration of innovative design elements
- Advise the client on anticipated project program, subject to the architect's final project program

b. Design Development:

With the feedback received from the concept presentation, develop the design as follows:

- Final space provisions (internal layouts)
- Planning relationships, ergonomics and internal flow
- Standard of materials to be used for commercial purposes and durability
- Sample material proposals, finishes and final sample boards
- Finishes Schedule

R33 600.00

c. 3d Modelling and Rendering:

Floor size = 200m²

Blackhound will do the 3d modelling of the resolved interior design concept with rendered visuals of all the spaces.

The renders will have the selected lighting, environment, materials and textures as planned by Kanaan Design Studio and approved in the Interior design phase.

We will provide:

- The 3d modelling of the entire Spa layout as per phase one.
- Rendering of the interior spaces and stations.

R49 200.00

2.) PHASE TWO:

ARCHITECTURAL:

a. Municipal Drawings:

Blackhound will prepare the design layout for municipal approval.

Municipal requirements for Commercial shop layouts are:

- Basic dimensioned floor plan layout,
- Basic electrical layout,
- Basic HVAC (Air-Con) Layout,
- Fire and evacuation Layout,
- Dimensioned and noted Section drawing through the shop,
- Internal Elevation drawings,
- Electrical consumption calculation,
- Internal Water reticulation layout,
- Shop front and Signage Elevation drawing,

R34 480.00

Fees Summary:

Phase 1: DESIGN: R 82 800.00

Phase 2: MUNICIPAL DRAWINGS: R 34 480.00

TOTAL QUOTE: (VAT not applicable) **R 117 280.00**

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.
- Each invoice to be settled within 14 days after the date of issue.

Excluded from the fees:

- Submission fees (e.g. Council and municipal related fees/Estate/NHBRC)
- Hard copy prints (e.g. Council and municipal related)
- 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.
- Signage application fees.
- Occupation Certificate process.



PAYMENT TERMS:

- 1) **Deposit** payable upon acceptance of quotation. (R 82 800.00)
 - 2) **Balance of the fees payable upon start of municipal drawings.** (R 34 480.00)
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TERMS AND CONDITIONS:

Blackhound Enterprises PTY LTD and Kanaan Design Studio will be employed to design, visualise and provide municipal drawings for the new Spa layout in Shop LG 119, Baywest Mall.

- No additional Interior Design or Architectural or 3D Rendering services over and above of what was laid out in this quotation was allowed for. If the client requires these additional services a separate quote will be sent to the client.

- Technical drawings was not included in this quotation. We can quote this separately if required.

- Working drawings was not included in this quotation. We can quote this separately if required.

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

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) ADDITIONAL RENDERS:

Should you request additional renders after design phase, the pricing will be as follows:

- Additional renders requested in a new space which has not been developed in the initial 3d modelling and design phase will be charged at R3 500.00 per additional render to allow for the time to develop the additional spaces and views.
- Additional renders requested in an already designed and developed space will be charged at a rate of R1 500.00 per additional render.

1.3) CUSTOM FURNITURE:

Should you require us to 3d model furniture and décor items selected from catalogues or brands, a custom 3d modelling fee per 3d model will be applicable, depending on the complexity and scale of the items selected. A separate quote will be provided per item.

1.4) 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.



1.5) 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.

1.6) 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.

1.7) SUSPENSION:

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

1.8) OTHER PROFESSIONALS:

BLACKHOUND ENTERPRISES PTY LTD is not responsible for the performance of other professionals or artists (such as Town Planners, Engineers, or any other designers and artists), nor for the quality of images, 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.

1.9) COPYRIGHT:

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

1.10) 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 project. The claim is to be dealt with on its own merits.

1.11) 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 or signing this document, 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 this **02 JULY 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 | PSAT 32449887

Helen Keyter
Date:

