



BLACKHOUND

ARCHITECTURE & RENDERING

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Client:

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

Date: 14 July 2026

SCOPE OF WORKS:

Draw up existing house and submit plans to council on **4 McDonaldstraat, Kirkwood (Erf 19, Kirkwood)**

Project Breakdown:

- Existing building to be drawn as previously approved.
- Latest changes to reflect as proposed for council submissions (As per Local Authority)
- Building to be signed off by fire department.

a. Drawing process:

- o Existing building area: 295 sqm
- o New building area: 305 sqm
- o Total building area: 600 sqm
- o Drawings to complete:
 - Site plan
 - Basic floor plans
 - Section
 - Elevations
 - SANS XA Calculations (Fenestrations, Lights, Roofs, etc)

b. Municipal submission (Sundays River Valley Municipality):

- o Admin (Liaising with the local council, preparing paperwork, submitting, etc.)



Initial(s): _____

PROFESSIONAL FEES CALCULATION:

PHASE 1

1. **Drawing up existing (For Local Authority)** **R 15 000.00**
 - Drawing up existing elevations, Section, Drainage, etc.
2. **Site visit** **R 3 130.00**
 - Time and travel

TOTAL FOR PHASE 1: **(VAT not applicable) R 18 130.00**

PHASE 2

1. **Drawing process (New additions)** **R 63 000.00**
 - Drawing process to get it ready for submission.
2. **Municipal submission** **R 3 000.00**
 - Submission process to Sundays River Valley Municipality

TOTAL FOR PHASE 3: **(VAT not applicable) R 66 000.00**

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:

- 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.
- No occupation certificate process has been included. This can be priced separate.



Initial(s): _____

PAYMENT TERMS:

- | | |
|---|---------------|
| 1) Deposit payable upon acceptance of quotation. | (R 50 000.00) |
| 2) Fees payable upon completion of drawings. | (R 34 130.00) |

TERMS AND CONDITIONS:

Blackhound will be appointed Draw up the existing elevations, section, drainage, etc, and compile the necessary municipal submission drawings, and submit the plans to the local authority for approval.

Technical submission drawings were not included in this quotation, as it isn't a requirement for municipal submission.

Project management was not included in this quotation.

1.1) SITE VISITS:

If additional Site Visits are requested, it be charged at **R 3 130** per Site Visit.

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) 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.

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.



Initial(s): _____

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 necessary arrangements.

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 14 July 2026.

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

Email: dewald@blackhound.co.za

Phone: 072 418 6867

Dewald Potgieter

Director | PAT 30442820

Nico and Cindy Venter

Date:

