



BLACKHOUND

ARCHITECTURE & RENDERING

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Client(s):

Chelsey Morlesq
chelsey@unbound.legal

Date: 28 July 2026

SCOPE OF WORKS:

Measure & redraw the existing house, then build the 3d model from the 2d drawings, design the proposed additions and alterations and provide photo realistic 3D renderings of the proposed alterations with realistic landscaping. Provide municipal submissions and technical drawings (for costing) at **74 Hamilton Ave (Erf 676, Craighall Park, Johannesburg)**

1) Project brief:

a. Measure and redraw existing 2D drawings:

- Size: $\pm 495 \text{ m}^2$ (Measured from provided PDF drawings)

b. Draw up existing 2D into 3D model:

- Size: $\pm 495 \text{ m}^2$
- Site: 1982.61 m^2

c. New design affected areas:

- Size: $\pm 289 \text{ m}^2$ (including landscaping areas)
- Additions and Alterations:
 - New bedroom 2 alteration and create walk-through passage.
 - Existing Covered Patio to be altered for landscaping.
 - New Patio at western façade.
 - Lean-to roof over western façade to be altered.
 - Clear-story windows to northern façade to be added.



Initial(s): _____

d. 3D Rendering:

- Photo-realistic rendering of the Northern areas of the erf and house.
Focusing on the new landscaped patio, pool area and new covered Patio.

e. Municipal Drawing process:

- New additional area:
 - Covered Patio $\pm 70 \text{ m}^2$
 - Bedroom 2 additions and alterations $\pm 12 \text{ m}^2$
- Landscaping area: $\pm 411 \text{ m}^2$
- Drawings to complete:
 - Site plan
 - Basic floor plans
 - Sections
 - Elevations
 - SANS XA Calculations (Fenestrations, Lights, Roofs, etc)

f. Municipal submission (Johannesburg Municipality):

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

g. Technical Drawings (Over & above):

- Window & Door schedules
- Electrical layout (Lights, plugs and switches)
- Drainage sections
- Threshold Details
- Roofing Details

PROFESSIONAL FEES CALCULATION:

PHASE 1

1. **Drawing 3D model** R 31 360.00
 - Measure and redraw existing architectural drawings in CAD
 - Drawing up existing 2D drawings in 3D model
2. **Site visit** R 8 700.00
 - Time and travel
 - * Subject to change.

TOTAL FOR PHASE 1: **(VAT not applicable) R 40 060.00**

PHASE 2

1. **New design layout and 3d modelling** R 36 000.00
 - 2D Space planning and design layout
 - 3d modelling the proposed design for rendering.
2. **3D Rendering** R 45 000.00
 - Photo Realistic rendering of the proposed design additions and alterations.
With realistic landscaping and environmental effects.

TOTAL FOR PHASE 2: **(VAT not applicable) R 81 000.00**

PHASE 3

1. **Drawing process** R 34 320.00
 - Drawing process to get it ready for submission.
2. **Municipal submission** R 2 250.00
 - Submission process to Cape Town Municipality

TOTAL FOR PHASE 3: **(VAT not applicable) R 36 570.00**

PHASE 4

3. **Costing drawings** R 5 440.00
 - Over and above drawings to assist with costing

TOTAL FOR PHASE 4: **(VAT not applicable) R 5 440.00**

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.

*Travel costs are subject to change depending on flight and accommodation rates on fee proposal acceptance.

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.

PAYMENT TERMS:

1) Deposit payable upon acceptance of quotation.	(R 40 060.00)
2) Fees payable upon commencement of Phase 2.1 (3d design) .	(R 36 000.00)
3) Fees payable upon commencement of Phase 2.2. (Rendering) .	(R 45 000.00)
4) Fees payable upon commencement of Phase 3 .	(R 36 570.00)
5) Fees payable upon handover of Phase 4 .	(R 5 440.00)

TERMS AND CONDITIONS:

BLACKHOUND (also known as BLACKHOUND ENTERPRISES (PTY) LTD) will be appointed to measure and redraw the existing floor plans, then model the existing drawings received from the client into a 3D format, as well as to design a new covered patio to the western façade, alter bedroom 2, propose clear story windows to the living spaces and design a tranquil wabi sabi / oasis / bali inspired patio garden where the existing patio currently is. Upon client approval of the proposed designs layout, BLACKHOUND will proceed with the full 3D rendering to showcase the landscaping with the additions and alterations.

Following approval of the final 3D rendering, BLACKHOUND will prepare and submit municipal drawings to the local authority, along with any additional drawings required for costing purposes. Upon approval of the municipal submission and handover of all required drawings, BLACKHOUND's scope of work will be deemed complete.

Project management has not been included in this quotation. Should the client wish to appoint BLACKHOUND for this service, a separate quotation will be provided based on the project timeline supplied by the contractor.

1.1) SITE VISITS:

If additional Site Visits are requested, it be charged at **R 8 000** per Site Visit.



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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.

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.



Initial(s): _____

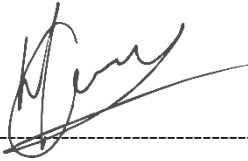
ACCEPTANCE:

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 **28 July 2026**.

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



Hannes Gouws
Director | PSAT 32449887
Email: hannes@blackhoundenterprises.com
Phone: 072 799 9597

Client(s): Mr(s) Chelsey Morlesq
Date:

