STEWART PROPERTY

INFORMATION PACK

INDUSTRIAL WAREHOUSE
10 TRAVERTINE CRESCENT, BRIARDENE

STEWART PROPERTY (PTY) LTD
22 Somerset Road, Cape Town, 8001.
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Justin Stewart
C: 074 026 1111
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PROPERTY SUMMARY

DESCRIPTION	Industrial Warehouse
LEGAL DESCRIPTION	Portion 128 of Erf 3474
STREET ADDRESS	10 Travertine Crescent, Briardene
SUBURB	Durban North
MUNICIPALITY	eThekwini
PROVINCE	KwaZulu-Natal
SELLER	Traverton (Pty) Ltd
ERF SIZE	1,1760 Hectares
GLA	3 008m^2
ZONING	Industrial
RATES	± R18 000.00
MONTHLY RENTAL	R231 385.00 @ 6% escalation

PROPERTY DESCRIPTION & LOCALITY

This industrial warehouse, with a total erf extent of 1,1760 hectares is located at 10 Travertine Crescent in Briardene. Briardene is centrally located in KZN with easy access onto North Coast Road, the N2 and N3 national highways.

New thee-year lease agreement to be signed for the period 1 July 2022 – 31 June 2025 with option to renew for a further two years.
First year rental: R231 385 ex-VAT with escalation of 6%.

TITLE DEED

FAIRBRIDGES
WERTHEIM BECKER
ATTORNEYS
Prokureur/Attorney

TEL: (011) 268-0250

DEED OF TRANSFER

in favour of

EFD AMALGAMATED PROPRIETARY LIMITED

over

PORTION 128 OF ERF 3474 DURBAN NORTH

FAIRBRIDGES WERTHEIM BECKER ATTORNEYS
P.O. BOX 5527
NORTHLANDS
2116
Tel (011) 268-0250

Lexis® Convey 17.1.14.6

FAIRBRIDGES WERTHEIM BECKER
ATTORNEYS
33 Fricker Road,
Illovo

Prepared by me

CONVEYANCER
JACO VAN DER WESTHUIZEN

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

TRAVERTEN PROPRIETARY LIMITED
Registration number 1991/000060/07

which said Power of Attorney was signed at JOHANNESBURG on 3 February 2020

And the appearer declared that his/her said principal had, on 9 December 2019, truly and legally sold by Public Auction, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

EFD AMALGAMATED PROPRIETARY LIMITED
Registration Number 2019/538787/07

or its Successors in Title or assigns, in full and free property

Texts® Convey 17.1.14.6

PORTION 128 OF ERF 3474 DURBAN NORTH,
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU NATAL

IN EXTENT 1,1760 (ONE COMMA ONE SEVEN SIX ZERO) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T 36539/2006 with Diagram SG No. 455/2006 relating thereto and held by Deed of Transfer Number T36540/2006

THIS PROPERTY IS TRANSFERRED:

1. Subject to such of the terms and conditions of the original Government Grant No. 1536 as are still in force and applicable.

2. Subject to an Embankment Servitude in favour of eThekwini Municipality, as created by Notarial Deed of Servitude No. K616/87S, lettered E.F.a.b on subdivisional Diagram SG No. 455/2006.

3. Subject to the following conditions in favour of and enforceable by MORELAND DEVELOPMENTS (PTY) LTD Registration Number 1981/012378/07, its Successors in title or Assigns (hereinafter referred to as "MORELAND"), as created in Deed of Transfer No. T36539/2006, namely:

   a) No building or other structure shall be erected on the property, nor shall any alterations or extensions be effected to any existing building or structure on the property, save in accordance with building plans which have been submitted to and approved in writing by MORELAND and the local and/or other competent authority.

   b) The property may not be used for any purpose whatsoever save as permitted in terms of the applicable zoning of the property. The property shall not be rezoned or otherwise have its use changed from that specified in the current applicable Town Planning Scheme, save with the prior written consent of MORELAND.

   c) No noxious effluent shall be discharged into the local authority's sewer system or any other drain system from the property and the disposal of any effluent from the property shall be in accordance with the requirements of the Ethekwini Municipality.

WHEREFORE the said Appearer, renouncing all rights and title which the said

TRAVERTEN PROPRIETARY LIMITED
Registration number 1991/000050/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

EFD AMALGAMATED PROPRIETARY LIMITED
Registration Number 2019/538787/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R19 000 000,00 (NINETEEN MILLION RAND) together with additional consideration in the amount of R1 900 000,00 (ONE MILLION NINE HUNDRED THOUSAND RAND) being the Auctioneers commission.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on

_____
q.q.

In my presence

_____
REGISTRAR OF DEEDS

lexis® Convey 17.1.14.6

ZONING CERTIFICATE

ETHEKWINI MUNICIPALITY
Development Planning, Environment & Management Unit

166 K. E. Masinga Road

ETHEKWINI MUNICIPALITY

Durban Scheme
Planning Certificate

SITE PARTICULARS: TO BE COMPILED BY ENQUIRER

Name of Enquirer: Martine Saus **Tel No:** 087 700 8289 **Date:** 6 November 2019

SITE PARTICULARS: Site Description/Erf no.: Portion 128 of Erf 3474 Durban North

SITE ADDRESS: 10 Travertine Crescent **NET SITE AREA:** 11758m²

GENERAL LAND USE MANAGEMENT INFORMATION

ZONING	: LIGHT INDUSTRIAL
FLOOR AREA RATIO	: N/A
COVERAGE	: N/A
MIN.BUILDING LINE	: 6m from the center of the road; 7.5m where opposite residential zones
MIN SIDE SPACE	: N/A
MIN REAR SPACE	: N/A
MAX.PERMITTED HEIGHT	: 25 meters
PARKING REQUIREMENTS	: Dependent on land use: see clause 12 attached
MAX. NO. OF UNITS	: N/A

Permitted/ special consent uses: See attached

Additional Remarks:

DISCLAIMER:
The controls given above are those specific to the land use zone in which the property falls however attention is drawn to the Durban Scheme Regulations where, in certain cases, additional requirements can be called for at the discretion of the Head: Development Planning Environment and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

Note 1: This information has been compiled at the above date, but it is recorded that the Scheme Regulations and/or zoning may be amended from time to time.

Note 2: The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of any By-Laws, the National Building Regulations, Environmental Legislation or any restrictive conditions in Title Deeds.

Note 3: For further information please contact C L Palayan Tel no : 031-3117186

Information Compiled By: .....

Checked By: .....

Certificate Fee: (2009360 1348) : R53.00

ETHEKWINI MUNICIPALITY
INFORMATION SYSTEMS BRANCH
NAME: Charle) Palayan
SIGNATURE: Palayan
DATE: 6 November 2019

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY eTHEKWINI MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to eTHEKWINI MUNICIPALITY in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

The following sums remain charges upon the property by virtue of section 118(3) of the local government: Municipal Systems Act, 2000 (Act 32 of 2000): Not applicable

DESCRIPTION OF PROPERTY

21 Digit Code	:	N0FU00860000347400128
Erven	:	3474
Portion	:	128
Extension	:	DURBAN NORTH
Zoning	:	Not available
Registration division / Administrative District	:	FU
Suburb	:	BRIARDENE
Town	:	DURBAN NORTH
Sectional Title unit number	:	Not applicable
Exclusive use area and number as referred to on the registered plan	:	Not applicable
Real right	:	Not applicable
Scheme registration number	:	Not applicable
Sectional Title Scheme Name	:	Not applicable
Registered owner	:	TRAVERTEN PROPRIETARY LIMITED 1991/000050/07
Name and Identity/ Registration Number of all purchaser/s:	:	EFD AMALGAMATED PROPRIETARY LIMITED 2019/538787/07

This Certificate is valid until : **31/10/2020**

Given under my hand at DURBAN **on** **01/09/2020**

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 01/09/2020

Authorised Officer: Luyanda Majola

Certificate By Conveyancer:

I Jaco Van Der Westhuizen **(full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Ethekwini Municipality.**

Conveyancer

3/9/2020

Date

21 Digit Code: N0FU00860000347400128 RCA No.: 530474 Page 1 of 1

300S m2

1. The monthly charges payable during the Renewal Period shall be :-

	FROM	TO	TOTAL EXC VAT	VAT @ 14%	TOTAL INCL. VAT
BASIC RENT	01.07.2018 01.07.2019 01.07.2020 01.07.2021	30.06.2019 30.06.2020 30.06.2021 31.07.2022	R216 240.00 R233 539.20 R252 222.34 R272 400.12	R30 273.60 R32 695.49 R35 311.13 R38 136.02	R246 513.60 R266 234.69 R287 533.47 R310 536.14
OPERATING COSTS	N/A				
ASSESSMENT RATES AND OTHER MUNICIPAL TAXES AS AT COMMENCEMENT OF LEASE UNTIL VARIED IN ACCORDANCE WITH CLAUSE 6 OF PART B.	INCLUDED IN RENTAL ABOVE				

2. Annual rates increases will be paid by the LANDLORD up to an annual increase of 8%. Any increases above 8%, the difference will be payable by the TENANT, i.e. a rates increase of 10% will result in the Tenant paying the 2% portion of the increase.

The rates base of this renewal is R224 643.00.

3. The LANDLORD permits the TENANT to install a 5000 litre JoJo drum at the site provided the necessary precautions are taken to ensure that the installation base can handle the weight of a full 5000 litre JoJo drum estimated at 5 tonnes. The TENANT may be called to remove the installation at the expiry of the lease and make good.

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MUNICIAPL ACCOUNT

Tax Invoice

Tax Invoice No. : 8361692807622/04/01

EFD AMALGAMATED PROPRIETARY LIMITED
10 TRAVERTINE CRESCENT
BRIARDENE
4051

THE METRO BILL
REVENUE DEPARTMENT
PO Box 828, Durban, 4000
Tel: (031)324 5000
https://correspondence.durban.gov.za:200/
Web: www.durban.gov.za
Council VAT Registration No.: 488 019 3505

ETHEKWINI MUNICIPALITY

Post Office Allocation code 0018

83616928076

pay@ your payment partner 1 1350 0836 1692 8076

Your Bill Details

Date	Account Number	VAT Number	Guarantee (R)	Deposit (R)
2022/04/04	83616928076	N/A	0.00	0.00

Reference	Details	Amount (R)
	Balance brought forward	73,027.85
	Balance now overdue and payable immediately	73,027.85
	Current month's charges (from detailed invoices)	18,065.95
	Interest on arrears	526.92
	VAT	0.00
	Total current month's charges	18,592.87
	Total	91,620.72

urrent month's charges payable by 2022/04/25

GENT : Please note that your account remain in arrears. Should payment not be received, we dvise that legal action will be instituted.

lease register to receive Metro statements via e-mail. Follow ttps://eservices.durban.gov.za/v2/

Thekwini Municipality has launched its 4th General Valuation roll on 11/02/2022. To iew your property valuation go to www.durban.gov.za. Section 49 notices will be posted to ll property owners. Closing date for objections has been extended until 29 April 2022.

All card payments exceeding R4500 per account per month will attract an administrative charge, Enquiries: General - Tel: 031 324 5000(07:30 to 16:30 Monday to Friday) and (07:30 to 11:30 Saturday) Rates Queries: 031 311 1111 / Water Queries: 080 131 3013 /Electricity Queries: 080 1313 111 (Faults/outages/Street Lights, etc) ,Email: custocare@elec.durban.gov.za

MAKE THINGS HAPPEN

NEDBANK

Payment Methods:

1) Pay at Nedbank Branches by completing a Nedbank Deposit Slip to pay 'Ethekwini Municipality' (bank account number is not required) OR
2) Pay electronically via your Banks payment platforms: Select the pre-defined Beneficiary (eThekwini Municipality) linked to Nedbank EFT Bank Account Number 1107821126 OR
3) Pay via SWIFT address NEDSZAJJ to Nedbank EFT Bank Account Number 1107821126.

NB: It is mandatory that you quote your Metro Bill account number in the reference field when submitting your payment.

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EFD AMALGAMATED PROPRIETARY LIMITED
83616928076

ates

eference - 80018988; Portion 128 of ERF 3474 of DURBAN NORTH

Property Category	Market Value	Ratable Value	General Randage	Special Rating Area Randage	Deferred Rates
Business and Commercial	7,270,000	7,270,000	2.982 c/R	0.00 c/R	0.00

escription	Units	Rate (R)	Amount (R)
eneral Monthly Rates-Apr 2022	-	-	18,065.95

AT Raised on items marked with ASTERISK(*) 0.00

EFD AMALGAMATED PTY LTD

Reg 2019/538787/07/Vat 4180288526
40 MAZEPPA STREET POINT DURBAN 4069
Tel 031 332 7192 Cell 065 3800 578
Email Semoproprtygroup@gmail.com

ADDENDUM TO EXISTING

LEASE AGGREMENT

1. Lessor

Name of lessor : Mohamed Rizwan Akbani
Company : Efd Amalgamated
Postal Address :10 Trevertene Cresent Briardene Durban North
Telephone:031 332 7192
Contact Person: Mohamed Rizwan Akbani

2. Lessee

Name of lessee : Bob Geldard
Company : Gelmar Durban
Postal Address :20 Rustic Close Briardene Industrial
Telephone:031 573 2490
Contact Person: Bob Geldard

EFD AMALGAMATED PTY LTD

3. Particulars of the Premises on Offer

Landlord	Efd Amalgamated
Street Address	10 Trevertene cresent
Tenants	Gelmar
Total Area (m2) Offered	3005 Sm
Lease Start Date	01/07/2022
Lease End Date	31/02/2027
Lease Period	5 5
Gross Rental Ex Vat	R231,385.00
Rental Escalation	6%

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Email Semoproprtygroup@gmail.com

4. Rental

4.1 Rental schedule that includes the 6% On the Rental ex vat

Year	Start	End	Rental Ex Vat	Vat 15 %	Rental Inc
1	01/07/2022	31/06/2023	231,385.00	34707.75	266,092.75
2	01/07/2023	31/06/2024	245,268.10	36,790.21	282,058.31
3	01/07/2024	31/06/2025	259,984.18	38,997.62	298,981.81
~~4~~	~~01/07/2025~~	~~31/06/2026~~	~~275,583.23~~	~~41,337.48~~	~~316,920.71~~
~~5~~	~~01/07/2026~~	~~31/06/2027~~	~~292,118.22~~	~~43,817.73~~	~~335,935.95~~

OPTION TO RENEW FOR ANOTHER 2 YEARS.

Nb: Rental excludes any utilities charges

4.2 Utilities –Electricty/water/Sewage will be charges to client direct

4.3 Rates will be paid by the Owner

EFD AMALGAMATED PTY LTD

I, The Undersigned ROBERT CECIL GELDART

Signature Lessee _____

Place DURBAN

Date 22 - JUNE 2022

I, The Undersigned Mohammad Rizwan AKBANI

Signature Lessor _____

Place DURBAN

Date 22/06/22

INITIAL HERE

EFD AMALGAMATED PTY LTD

Reg 2019/538787/07/Vat 4180288526
40 MAZEPPA STREET POINT DURBAN 4069
Tel 031 332 7192 Cell 065 3800 578
Email Semoproprtygroup@gmail.com

EFD AMALGAMATED PTY LTD

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CERTIFICATE OF COMPLIANCE

Annexure 1

DEPARTMENT OF LABOUR
OCCUPATIONAL HEALTH AND SAFETY ACT, 1993
CERTIFICATE OF COMPLIANCE

Certificate of compliance in accordance with regulation 7(1) of the Electrical Installation Regulations, 2009.	CERTIFICATE NO. NM1583719	Certificate type (tick appropriate block): Initial Certificate [X] Supplementary Certificate [ ]

Supplement No.: ..... to Initial Certificate No.: ..... as issued on: .....

Identification of the relevant electrical installation
(Address or other unique reference, where applicable)

Physical address: 10 TRAVERTINE CRESENT (UNIT 1)
Name of building: INJECTION FACTORY
Suburb / Township: BRIARDENE
District / Town / City: DURBAN
GPS Coordinates: .....
Pole number: .....
Erf / Lot No: .....

Declaration by registered person

I, MUHAMMED DINDAR (ID No.: 8104225072089)
a registered person, declare that I have personally carried out the inspection and testing of the electrical installation described in the attached test report as per the requirements of:

(Tick appropriate box)

a) electrical installation regulations 9(2) (a) (new electrical installation); or [ ]
b) electrical installation regulations 9(2) (b) (existing electrical installation), or [X]
c) electrical installation regulations 9(2) (c) (new part to existing installation) [ ]

and deem the installation to be reasonably safe when properly used.

I have entered the number of this certificate on the attached test report(s).

I declare that the persons responsible for the design, specification, procurement, construction commissioning and inspection and test have completed the relevant sections of the test report.

Registered person registration number: KZN 1409 Date of registration: 29/10/2019

Type of registration: (Tick appropriate box)

Electrical tester for single phase: [ ] Installation electrician: [X] Master installation electrician: [ ]

Signature: ..... Date: 14 FEBRUARY 2020

Contact details of registered person

Address: LOT 5 SUB B NEW GLASGOW RD
Tel. No.: .....
Cell No.: 084 678 6036
Fax No.: .....
Email: dindarmo@gmail.com

NOTE: 1. This certificate is not valid unless all the sections have been completed correctly and the test report in the format approved by the chief inspector is attached.
2. This certificate will be invalid if any corrections have been made.

Declaration by electrical contractor

I, MUHAMMED DINDAR (ID No.: 8104225072089)
declare that the electrical installation has been carried out in accordance with the requirements of the Occupational Health and Safety Act, 1993, and regulations made thereunder.

Electrical contractor registration number: EE 26930 Date of registration: DEC 2005

Signature: .....

Contact details of electrical contractor. Name: SHAKA ELECTRICAL
Address: LOT 5 SUB B NEW GLASGOW RD
Tel. No.: .....
Cell No.: 084 678 6036
Fax No.: .....
Email: dindarmo@gmail.com

Recipient name: ..... Signature: ..... Date: .....

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☎ 011 392 0000

Certificate of Compliance (CoC) No. NM1583719

Date of issue: 14/02/2020

Additional pages added ☐ Yes ☒ No

TEST REPORT
for ELECTRICAL INSTALLATIONS
(To SANS 10142-1)

NOTE 1 In terms of South African legislation, the user or lessor is responsible for the safety of the electrical installation.

NOTE 2 This report covers only that part of the installation described in section 3.

NOTE 3 This report covers the circuits for fixed appliances, but does not cover the actual appliances, for example stoves, geysers, air conditioning and refrigeration plant and lights.

NOTE 4 Medical and hazardous locations require additional test reports (see 8.7)

NOTE 5 Enter the required information or tick the appropriate block.

SECTION 1 - LOCATION (Only required if not provided on Certificate of Compliance)

Physical address: 18 TRAVERTINE CRESCENT (UNIT 1)

Name of building: TRENSECTION FACTORY

SECTION 2 - INSTALLATION

Existing Certificate: ☒ No ☐ Yes Date issued: ..... Number: .....

☒ Existing installation ☐ Alteration / Extension ☐ New installation ☐ Temporary installation

Type of installation: ☐ Residential ☒ Commercial ☐ Industrial ☐ Common area for multiple users (Sectional title)

☐ Other Describe: .....

Type of electricity supply system:

☒ TN-S ☐ TN-C-S ☐ TN-C ☐ TT ☐ IT

Supply earth terminal provided: ☒ Yes ☐ No

Characteristics of supply:

Voltage: ☐ 230 V ☒ 400 V ☐ 525 V ☐ Other: V

Number of phases: ☐ One ☐ Two ☒ Three Phase rotation: ☒ Clockwise ☐ Anticlockwise

Frequency: ☒ 50 Hz ☐ Other ..... ☐ d.c.

Prospective short-circuit current at point of control (PSCC): 2,7 kA How determined? ☐ Calculated ☒ Measured ☐ From supplier

Main switch type:

☒ Switch disconnector (on-load isolator) ☐ Fuse switch ☐ Circuit-breaker ☐ Earth leakage circuit-breaker

☐ Earth leakage switch disconnector

Number of poles: 3 Current rating: 3000 A Short-circuit withstand rating: 37 kA

Rated earth leakage tripping current $I_{\Delta n}$: ☒ 30 mA ☐ Other: ..... mA

Surge protection (see 8.7.6 and annex I): ☒ Yes ☐ No

Is alternative power supply installed (see 7.12.3)?: ☐ Yes ☒ No

Is any part of the installation a specialized electrical installation?: ☐ Yes ☒ No

If yes, complete additional test reports (see 8.7)

Is any part of the installation at a voltage above 1 kV?: ☐ Yes ☒ No

If yes, competent person to approve design and complete additional test reports (see 8.5.3 and SANS 10142-3)

Is this installation one of five or more on the same new supply?: ☐ Yes ☒ No

If yes, name of the competent person who supervised the installation (see 8.1.3) (insert above)

Page 2 of 4

SECTION 3 - DESCRIPTION OF INSTALLATION COVERED BY THIS REPORT

(Add additional pages, specification references or drawings (layout of installation on premises), etc., where applicable)

THIS COC COVERS THE ENTIRE INSTALLATION FROM THE MAIN DB TO ALL SUB DB'S AND THEIR POINTS OF SUPPLY.

NUMBER OF CIRCUITS OR POINTS COVERED BY THIS REPORT

Circuits		Existing installation: Main distribution board	Existing installation: Sub-distribution boards 1	2			New/altered/temporary installation: Main distribution board	New/altered/temporary installation: Sub-distribution boards			
Lighting circuits		8	.	2							
Lighting points		43	.	20							
Socket-outlet circuits		9	8	4							
Socket outlets		42	24	12							
Three-phase socket-outlet circuits		1	7	15							
Three-phase socket-outlets				17							
Socket-outlets for critical application circuits											
Socket outlets for critical application											
Mixed circuits (number of)											
Motor circuits											
Control circuits											
Air conditioning circuits											
Motor controlled assembly circuits											
Transformer circuits	Lighting										
	Bell										
	Other										
Heating circuits											
Fan circuits											
Elevator / escalator circuits											
Signage circuits											
Fixed appliance circuits	Cooking										
	Geyser	1									
	Pool pump										
	Borehole pump										
	Other										
Earth leakage	Main Switch	1	1	1							
	Only socket-outlets										
Overhead busbars											
Alternative power supply connections											
Other circuits											

SECTION 4 - INSPECTION AND TESTS (new and existing installations)

Additional tests added ☐ Yes ☐ No ☒ N/A

Inspection

NOTE Answer "Yes" or "N/A". The report shall not be issued if any "No" answers appear	Existing installation	New /altered / temporary installation
1 Accessible components are correctly selected	✓	
2 All protective devices are of correct rating	✓	
3 All protective devices are capable of withstanding the prospective fault level.	✓	
4 Conductors are of the correct rating and current carrying capacity for the protective devices and connected load.	✓	
5 Components have been correctly installed.	✓	
6 Disconnecting devices are correctly located and all switchgear switches the phase conductors.	✓	
7 Different circuits are separated electrically	✓	
8 Connection of conductors and earthing and bonding are mechanically sound	✓	
9 Connections of conductors and earthing and bonding are electrically continuous.	✓	
10 Circuits, fuses, switches, terminals, earth leakage units, circuit-breakers, distribution boards are correctly and permanently marked or labelled.	✓	
11 Where an electrical circuit passes through a fire barrier, the integrity of the fire barrier has been maintained.	✓	
12 Safety and emergency lighting and signs are functioning correctly.	✓	
13 (a) In the case of new installations or additions or alterations to existing installations, the new, added or altered installation complies with this part of SANS 10142, or (b) in the case of installations that existed before the publication of this edition of SANS 10142, the installation complies with the general safety requirements in this edition of this part of SANS 10142 and is reasonably safe. Note 1 Indicate (a) or (b) in (a) and (b) on the test report. Note 2 Indicate N/A in the case of (a) or (b) where applicable.	✓	
14 Where an alternative supply is installed, it complies with the requirements in respect of connections, change-over switch and indicator	N/A	
15 The position of the readily accessible earthing terminal for earth connections or other services by installers of such services is indicated on the distribution board (see 6.6.1.21 (e))	✓	

Tests

Carry out all tests for the main distribution board. Also conduct all tests and complete copies of the tests for each distribution board and for each supply point, and attach all annexes to this report.

Test	Units	Instrument	Existing installation			New / altered / temporary installation		
1 Continuity of (cables)	Ω	MAJO MM	0,1Ω					
2 Resistance of earth continuity conductor	Ω	MAJO MM	0,2Ω					
3 Continuity of ring circuits (if applicable)	—	—	—					
4 Earth loop impedance test at main switch	Ω	MAJO Loop Tester	0,15Ω					
5 Prospective short circuit (kA) ☐ Calculated ☐ Measured ☐ From supplier		—	—					
6 Voltage between ... neutral and earth	V	MAJO	0,2V					
7 Earth resistance of electrode (if required)	—	—	—					
8 Insulation resistance	MΩ	MAJO I/R Tester	OL					
9 Voltage at main distribution board with no load for each phase to neutral	V	MAJO MM	R 234	Y 237	B 235	R	Y	B
10 ...	V	MAJO MM	R 236	Y 236	B 233	R	Y	B
11 ...	V	MAJO MM	R 233	Y 232	B 230	R	Y	B
12 Operation of all earth leakage units	mA	MAJO EL TESTER	25mA					
13 Operation of all earth leakage test button	—	BY HAND	correct	YES		correct		
14 Polarity of points of consumption	—	MAJO PH/TESTER	correct	YES		correct		
15 Phase rotation at points of consumption for three-phase systems	—	MAJO PH/METER	correct	YES		correct		
16 All switching devices, make and break circuits	—	[illegible]	correct	YES		correct		

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Comments: THIS COC COVERS THAT PART DISCUSSED IN SECTION THREE ONLY AND IS VALID FOR 6 MONTHS FROM DATE OF ISSUE.

Comments on parts of the installation not covered by this report:

SECTION 5 - RESPONSIBILITY

NOTE — For existing installations, complete only 5.4. For new/altered/temporary installations, if no signature appears in 5.1 to 5.3 the signatory of 5.4 takes responsibility. Where there are five or more installations on the same supply, a competent person signs 5.5

5.1 DESIGN. I, being the person responsible for the DESIGN of the electrical installation, particulars of which are described in section 3 of this form, CERTIFY that the work for which I have been responsible, is to the best of my knowledge and belief in accordance with the relevant legislation. The extent of my liability is limited to the installation described in section 3 of this form.

For the DESIGN of the installation:

Name (in block letters): Position:

Address:

Signature:

Profession Registration No.: (where applicable) Date:

5.2 MATERIAL SPECIFICATION / PROCUREMENT. I/We, being the person(s) responsible for the MATERIAL SPECIFICATION / PROCUREMENT for the electrical installation, particulars of which are described in section 3 of this form, CERTIFY that the equipment that I/we have procured, is to the best of my/our knowledge and belief in accordance with the relevant legislation. The extent of liability of the signatory is limited to the installation described in section 3 of this form.

For the MATERIAL SPECIFICATION / PROCUREMENT:

Name (in block letters): Position:

For and on behalf of: Address:

Signature:

Date:

5.3 CONSTRUCTION. I/We, being the person(s) responsible for the CONSTRUCTION of the electrical installation, particulars of which are described in section 3 of this form, CERTIFY that the work for which I/we have been responsible, is to the best of my/our knowledge and belief in accordance with the relevant legislation. The extent of liability of the signatory is limited to the installation described in section 3 of the form

For the CONSTRUCTION of the installation:

Name (in block letters): Date of registration:

Electrical Contractor's Registration Number: Expiry date of registration:

or

Employer name: Employee No.:

For and on behalf of contractor:

Signature: Date:

5.4 INSPECTION AND TESTS. I, being the person responsible for the INSPECTION AND TESTING of the electrical installation, particulars of which are described in section 3 of this form, CERTIFY that the inspection and testing were done in accordance with this part of SANS 10142, that the results obtained and reflected on this report are correct and indicate

[X] (for installation work performed since the publication of this part of SANS 10142), compliance with this standard or

[ ] (for an installation that existed before the publication of this part of SANS 10142), that the installation complies with the general safety principles of this standard and is reasonably safe.

The extent of my liability is limited to the installation described in section 3 of this form.

Name of registered person: MUHAMMED BINDAR Registration Certificate No.: K2N1409
(in block letters)

Type of registration: [ ] Master installation electrician [X] Installation electrician [ ] Single-phase tester

Signature: [signature] Date: 14/02/2020

Tel. No.: 084 678 6036

5.5 COMPLIANCE OF INSTALLATION FROM COMMENCEMENT TO COMMISSIONING. (This part is only required in case of a new part of supply which is intended to supply five or more units)

I, ... being the person responsible to ensure that the electrical installation, particulars of which are described in section 3 of this form and which is one of five or more installations on the same supply, CERTIFY that the installation was done in accordance with SANS 10142-1.

[ ] An Approved Inspection Authority for electrical installations — Chief Inspector's Registration No.:

[ ] A competent person as defined — Indicate competency

[ ] A professionally registered person — Category of professional registration: Registration No.:

Name (in block letters): Address:

Signature:

Date:

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PROPERTIES SOLD

ARTEM Shopping Centre, Sea Point

R160 000 000.00

Philippi Shopping Centre, Philippi

R92 980 000.00

Isipingo Junction, KZN

R75 000 000.00

Tuffy HQ, Stikland Industrial

R25 000 000.00

Lenox Guesthouse, Oranjezicht

R25 260 000.00

Industrial Warehouse, Longmeadow

R12 132 000.00

3 Morom Road, Wynberg

R8 925 000.00

Brenthurst Residence, Plumstead

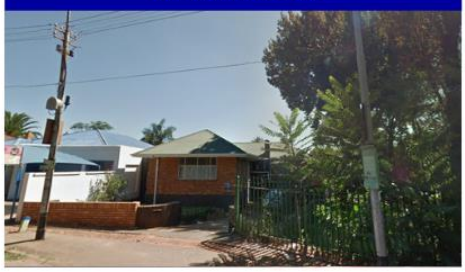
R9 800 000.00

Mixed-Use Retail Centre, Maitland

R8 200 000.00

101 Iris Road, Norwood

R1 700 000.00

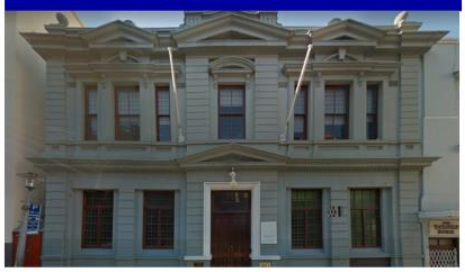


85 Buttery Road, Durban North, KZN

R2 275 000.00

150 Longmarket Street, Cape Town

R8 600 000.00



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