

28-Nov-2016

Afristar Properties (Pty) Ltd
LANDLORD ADDRESS TBC

LANDLORD EMAIL TBC

0823883639

An audit has been carried out in the following store:

Randpark Ridge SPAR

Store audit date and time:

Date: 28-Nov-2016

The following is a report highlighting very important to critical issues found during the audit for your attention (excluding pictures).
The overall rating achieved in each department audited, is recorded in the attached report. If any issues are raised they will be listed below each department heading.

Yours Faithfully,
Group Property Portfolio Manager

22 Chancery Lane, Pinetown 3610 Tel: 031 719 1900 Fax: 031 719 1990
P.O. Box 1589, Pinetown 3600 Website: <http://www.spar.co.za>

NON-EXECUTIVE DIRECTORS: M.J. Hankinson (Chairman), P.K. Hughes, R.J. Hutchison, M.P. Madi, H.K. Mehta, P. Mnganga, C.F. Wells
EXECUTIVE DIRECTORS: G.O. O'Connor (Chief Executive), M.W. Godfrey, W.A. Hook, R. Venter COMPANY SECRETARY: K.J. O'Brien
EXECUTIVE MANAGEMENT COMMITTEE: G.O. O'Connor (Chief Executive), D.C. Borraigeiro, B.W. Botten, W.H. Brown, T.D. Currie, M.W. Godfrey, W.A. Hook, C.L. Isaac, K.J. O'Brien (Company Secretary),
R.G. Philipson, M.G. Prentice, M.M. Santana, E.P. Stelma (Dutch), S.A.T. Tabudi, R. Venter, R. de Vos, R.E. Whitmore



Store Name	Randpark Ridge SPAR	Auditor Name	Wendy Naidu
Store Address	PO BOX 1784 Bromhof 2154		
Landlord	Afristar Properties (Pty) Ltd		
Landlord Contact Details	0823883639		
Landlord Address Details	LANDLORD ADDRESS TBC		
Landlord Email Details	LANDLORD EMAIL TBC		
Audit Date	28-Nov-2016		

Very Bad	1	Replacement Programme	Replacement Programme
Bad	2	Rehabilitation	Rehabilitation Programme
Poor	3	Repairs	
Fair	3.5	To be monitored for further deterioration	Requires Constant Monitoring
Good	4	Condition-based Maintenance	Maintenance programme
Very Good	5	Preventative Maintenance	

ABLUTION / SHOWER ISSUE

Identified Issue 1:	Roof / Tiles
Rating 1:	2
Comment / Action To Take:	Leaking Repair Requires Painting
Additional Comments:	Damaged ceiling tiles due to roof leaks. Landlord to attend urgently and paint ceilings

ADMIN AREA ISSUES

Identified Issue 1:	Ceiling Tiles
Rating 1:	2
Identified Issue 2:	Ceilings
Rating 2:	2
Comment / Action To Take:	Damaged Leaking Repair Requires Painting
Additional Comments:	Roof leaks throughout the store need to be attended to. Roof needs to be replaced by Landlord.

EXTERIOR

EXTERIOR ISSUES	
Identified Issue 1:	Roof / Tiles
Rating 1:	3
Comment / Action To Take:	Leaking Repair
Additional Comments:	

EXTERIOR ISSUES	
Identified Issue 1:	Light
Rating 1:	2
Comment / Action To Take:	Broken Fused Repair Replace Safety Hazard
Additional Comments:	

EXTERIOR ISSUES	
Identified Issue 1:	Security
Rating 1:	1
Comment / Action To Take:	Reinstate
Additional Comments:	