

28-Nov-2016

Afristar Properties (Pty) Ltd
11 Swemmer Road, Silvermonte,
Johannesburg

0823883639
dnmwha@gmail.com; jmilner8@yahoo.co.uk

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 (including pictures). Kindly note that a full report inclusive of pictures will follow in due course.

The centre lights and common areas are in poor condition, in addition to that the Retailer has since May of this year complained about the leaking roof which has not been successfully repaired. This roof is extremely old and requires replacing.

In terms of our agreement of lease it is the landlord's responsibility to ensure the proper upkeep of the centre.

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,



W A NAIDU (Ms.)
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. Tabadi, 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	11 Swemmer Road, Silvermonte, Johannesburg		
Landlord Email Details	dnmwha@gmail.com; jmilner8@yahoo.co.uk		
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	
Very Good	5	Preventative Maintenance	Maintenance programme

ABLUTION / SHOWER ISSUE

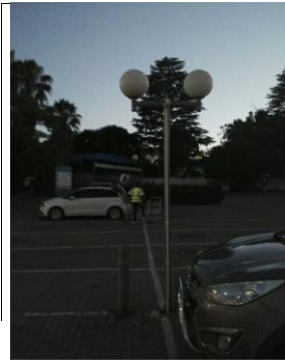
Identified Issue 1: Roof / Tiles
Rating 1: 2
Comment / Action To Take: Leaking | Repair | Requires Painting
Additional Comments: Damaged ceiling tiles due to roof leaks. Landlord to attend urgently and paint ceilings

Photo of issue 1:



Photo of issue 2:



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.**Photo of issue 1:****EXTERIOR****EXTERIOR ISSUES****Identified Issue 1:** Roof / Tiles**Rating 1:** 3**Comment / Action To Take:** Leaking | Repair**Additional Comments:** The roof is in a very poor condition and is hampering trade. This needs to be repaired properly or replaced.**EXTERIOR ISSUES****Identified Issue 1:** Light**Rating 1:** 2**Comment / Action To Take:** Broken | Fused | Repair | Replace | Safety Hazard**Additional Comments:****Photo of issue 1:**

EXTERIOR ISSUES	
Identified Issue 1:	Security
Rating 1:	1
Comment / Action To Take:	Reinstate
Additional Comments:	
ADDITIONAL PHOTOGRAPH ISSUE	
Department:	Exterior
Issue Rating:	2
Comment / Action To Take:	HOUSE KEEPING Clean Regularly
Additional Comments:	

Photo of issue:



Photo of issue:



Photo of issue:

