17-Oct-2016

Michael Eayrs

Philippi SUPERSPAR

Phillipi Plaza Shopping centre, Lansdown Road, Phillipi

021 371 2720

Philippi1@retail.spar.co.za;

Philippiadmin@retail.spar.co.za

An audit has been carried out in the following store:

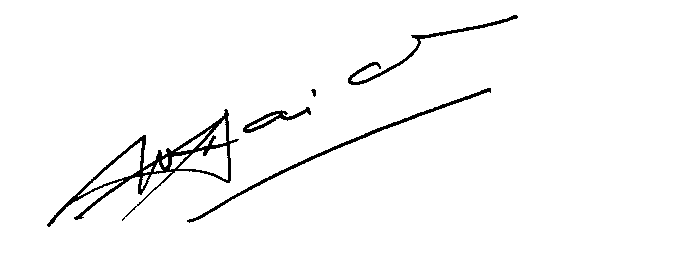
Philippi SUPERSPAR

Store audit date and time:

Date: 17-Oct-2016

The following report attached reflects a full report done during the audit. 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,



WENDY NAIDU (Ms.)

Group Property Portfolio Manager

|  |  |
| --- | --- |
| **Store Name** | Philippi SUPERSPAR |
| **Store Address** | Phillipi Plaza Shopping centre, Lansdown Road, Phillipi |
|  |  |
| **Manager on Duty** | ??? |
| **Retailer** | Michael Eayrs |
|  |  |
| **Senior ROM** | Nhlanhla Twala |
| **Senior ROM Contact Details** | 0795273963 |
| **Email Address** | nhlanhla.twala@spar.co.za |
|  |  |
| **Audit Date** | 17-Oct-2016 |
| **Auditor Name** | Wendy Naidu |
|  |  |
| **Landlord** | Silverbird Investment (Pty) Ltd |
| **Landlord Contact Details** | 0217024337 |
| **Landlord Address Details** | P O Box 30057, Tokai, 7966 |
| **Landlord Email Details** | int-land@iafrica.com |

**Rating Key**

|  |  |  |  |
| --- | --- | --- | --- |
| **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 |

**Overall Comments:**

Comments go here ☺

**Area:** ABLUTION / SHOWER

**Overall Rating:** 4

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Section** | **Rating** | | | | |
| ABLUTION / SHOWER | NA | | | | |
| CEILINGS | 4 | | | | |
| DOORS | 4 | | | | |
| FLOOR | 4 | | | | |
| ELECTRICAL | 4 | | | | |
| PLUMBING | 4 | | | | |
| VENTILATION | 4 | | | | |
| WALLS / TILES | 4 | | | | |
| **Remarks:** | Walls dirty, to be washed down regularly | | | | |
| **Issue** | **Actions to Take** | | | **Notify Landlord** |
| Leaks | email landlord; schedule maintenance | | | Yes |
| **Issue Rating** | 2 | | | |
| **Photos of Issue** | | | | |
| **#1** | | **#2** | **#3** | |

**Area:** ADMIN

**Overall Rating:** 4

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Section** | **Rating** | | | |
| ABLUTION / SHOWER | 3.5 | | | |
| CEILINGS | 4 | | | |
| CUPBOARDS | 4 | | | |
| DISTRIBUTION BOARD | 4 | | | |
| DOORS | 4 | | | |
| FLOOR | 4 | | | |
| ELECTRICAL | 4 | | | |
| VENTILATION | 4 | | | |
| WALLS / TILES | 4 | | | |
| WINDOWS | 4 | | | |
| **Remarks:** | Walls to be monitored cleaned regularly. Ceiling in HR office damaged tiles missing to be replaced. | | | |
| **Issue** | **Actions to Take** | | | **Notify Landlord** |
| Cracked Mirror | email landlord; schedule maintenance | | | Yes |
| **Issue Rating** | 2 | | | |
| **Photos of Issue** | | | | |
| **#1** | |  |  | |

**Area:** BAKERY

**Overall Rating:** 4

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Section** | **Rating** | | | |
| ABLUTION / SHOWER | 3.5 | | | |
| CEILINGS | 4 | | | |
| CUPBOARDS | 4 | | | |
| DISTRIBUTION BOARD | 4 | | | |
| DOORS | 4 | | | |
| ELECTRICAL | 4 | | | |
| FIRE COMPLIANCE | 3 | | | |
| FLOOR | 4 | | | |
| GENERAL | 4 | | | |
| PLUMING | 4 | | | |
| VENTILATION | 4 | | | |
| WALLS / TILES | 4 | | | |
| **Remarks:** |  | | | |
| **Issue** | **Actions to Take** | | | **Notify Landlord** |
| Wires | email landlord; schedule maintenance | | | Yes |
| **Issue Rating** | 2 | | | |
| **Photos of Issue** | | | | |
| **#1** | |  |  | |
|  | | | | |
| **Issue** | | **Actions to Take** | **Notify Landlord** | |
| Blocked Door | | email landlord; schedule maintenance | Yes | |
| **Issue Rating** | | 2 | | |
| **Photos of Issue** | |  |  | |
| **#1** | |  |  | |
| **Issue** | | **Actions to Take** | **Notify Landlord** | |
| Dirty Toilet | | email landlord; schedule maintenance | Yes | |
| **Issue Rating** | | 2 | | |
| **Photos of Issue** | |  |  | |
| **#1** | |  |  | |