

## **ANNEXURE “A”: PID 05285\_PROTEAVILLE CSC KNOWN DEFECTS**

- 1.1 BUILDING INFRASTRUCTURE: The buildings/structures need repairs and maintenance. There are some asbestos structures on site. Some windows are damaged.
- 1.2 SITE INFRASTRUCTURE: Part of the boundary wall is damaged.
- 1.3 AIRCONDITIONING: Airconditioning units in all the floor units stripped of their copper.
- 1.4 FIRE SYSTEMS: The fire equipment service may be expired.
- 1.5 ELECTRICAL FITTINGS: Some may be damaged.
- 1.6 There are no approved building plans and Occupation Certificate available.

**The above list comprises of the defects which are within the knowledge of the seller at the time of the auction/ sale. The property is sold voetstoots and all potential bidders/ purchasers are encouraged to inspect the property and make the relevant enquiries before making an offer.**

MACROBERT INC  
Tel: (012) 425-3400

Prepared by me

CONVEYANCER  
DESERÉ DUPLOOY

2  
DEED OF TRANSFER

T 00077374 / 2017

BE IT HEREBY MADE KNOWN THAT

~~ALISON CARON FORTUIN~~

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at CENTURION on 24 NOVEMBER 2017 granted to him by

DATA / VERIFY  
10 JAN 2018  
PENELOPE NGOGOWANA

DATA / CAPTURE  
U 8 JAN 2018  
PHUMELA MAMAZA

And the appearer declared that his said principal had, on 1 April 2017, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

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

ERF 14796 BELLVILLE  
IN THE CITY OF CAPE TOWN  
CAPE DIVISION  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1,7624 (ONE COMMA SEVEN SIX TWO FOUR) Hectares

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER  
T7253/1954 WITH DIAGRAM SG No. 1546/1953 ANNEXED THERETO

BUT NOT SUBJECT TO:

- (a) The conditions numbered 1, 2 and 5 contained in CROWN GRANT dated the 28<sup>th</sup> September 1950 (No: 172/1950) which lapse by reason of merger, and
- (b) The conditions numbered 3 and 4 contained in CROWN GRANT dated the 28<sup>th</sup> September 1950 (No: 172/1950) relating to servitude of Railway tracks, by reason of the situation of the property hereby conveyed;

SUBJECT to the following SPECIAL conditions imposed by the Administrator of the Cape of Good Hope when approving the Bellville South Industrial Township (Extension No. 2), namely:

"Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated the 17<sup>th</sup> October 1935, and in the Memorandum which accompanied the said regulations."

1. THE owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time on order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
2. THIS erf shall be subject to the following further conditions provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in

any such conditions should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose, namely:

No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 15 feet to the street line which forms a boundary of this erf.


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

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

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

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 CAPE TOWN on 20 DEC 2017



q.q.

In my presence



REGISTRAR OF DEEDS



A



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

## DEVELOPMENT MANAGEMENT

**Paulita Rhoda**  
Technical Assistant

T: 2721 4447843  
E: Tygerberg.hub@capetown.gov.za

05 November 2024

To whom it may concern

### ZONING SCHEME EXTRACT City of Cape Town Municipal Planning By-Law, 2015

On the date reflected above, Council's records indicated the property (ies) listed below to be zoned for the following purposes:

Property description	ERF 14796, BELLVILLE
Physical address	130 OSBORNE STREET, GREENLANDS
Base zoning	GENERAL INDUSTRY
Subzoning	GI 1
Overlay zoning (if applicable)	NONE
Primary land uses permitted	Industry, restaurant, service station, motor repair garage, funeral parlour, scrap yard, authority use, utility service, crematorium, rooftop base telecommunication station, freestanding base telecommunication station, transport use, multiple parking garage, agricultural industry, private road, open space, additional use rights, veterinary practice and filming  <b>ADDITIONAL USE RIGHTS</b> Factory shop and adult shop
Other previously approved use rights (if any)	NONE
Road widening / new road schemes (if any)	NONE

The following must be noted when reading the zoning extract:

- The above zoning is subject to various development parameters and land use restrictions which are contained in the Development Management Scheme, a copy of which is either attached or available on request at your nearest district planning office.
- This document is provided for information purposes only.
- It is further noted that the above information doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions, departures or may not reflect lapsing of approvals. The reader is advised to also check the records of any other previous approvals, consents, exclusions, departures granted from the zoning scheme regulations or current Development Management Scheme or whether an approval not exercised has lapsed as well as the title deed for other restrictions that might impact on the development of the property.
- Use of the property in accordance with the above specified zoning does not exempt the owner/occupier from compliance with any other legal or statutory requirement affecting the property.

Yours faithfully

for **DIRECTOR : DEVELOPMENT MANAGEMENT**

**Parow Administrative Building,**  
cnr Voortrekker Road and Tallent Street, Parow, 7500

VEL I.

T. P.

BELLVILLE A/A

ALGEMENE PLAN 984 L.D.

C.D.R.

N<sup>o</sup> 7652/52

VAN

## BELLVILLE SUID INDUSTRIËLE DORP (UITBREIDING NR.2)

Goedgekeur

Landmeter Generaal

Gedetailleerde plan van de plaats  
Bellville, Afdeling Kaap, Provincie Kaap die Goede Hoop, vide Kaart 7650/1952 geheg aan Sertifikaat van Gekonsolideerde 435/54 Titel.

(16) en bevat (17) Erve genummer 1 tot 14. Openbare Plekke genummer 13-14 en strate geleë op Gedeelte 14 van die plaas Belhar, in die Munisipaliteit Bellville, Afdeling Kaap, Provincie Kaap die Goede Hoop, vide Kaart 7650/1952 geheg aan Sertifikaat van Gekonsolideerde 435/54 Titel.

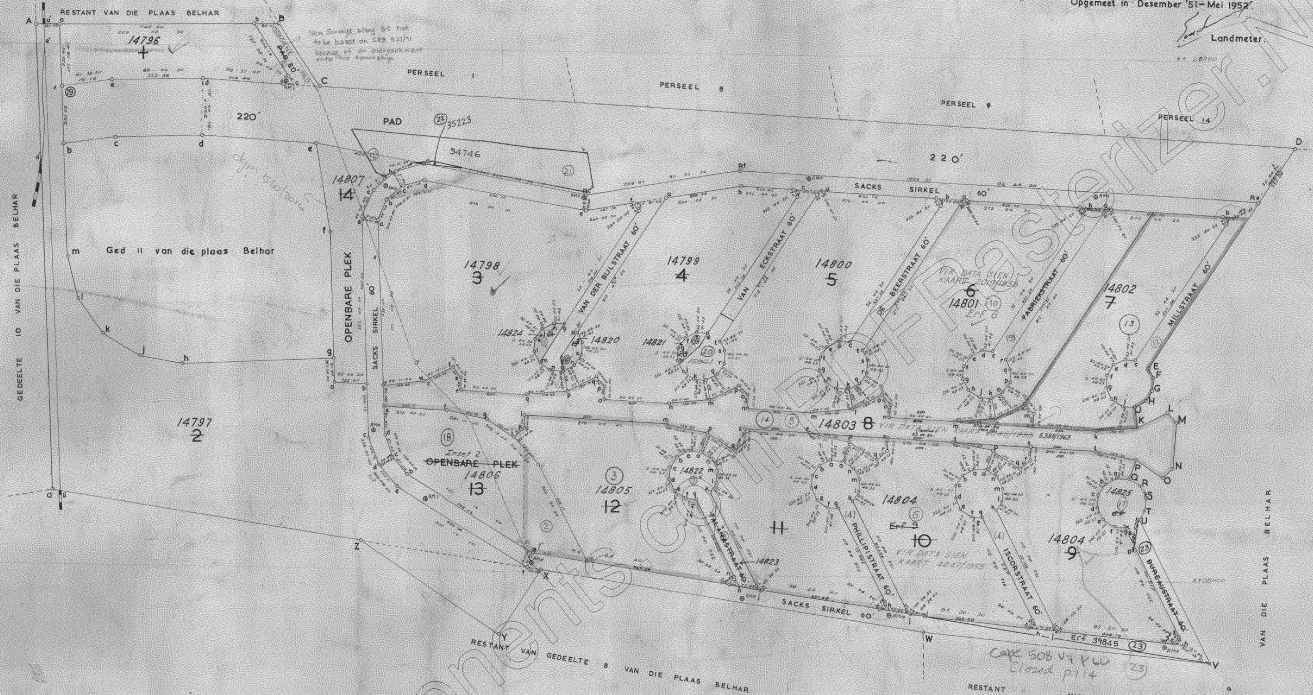
SKAAL 1/2500.

14795 BELLVILLE

Die bakens van elke Erf wat op hierdie plan voorgestel word is volgens regulasie en is onder my toezigt geplaas.

Opgeëet in Desember '51-Mei 1952

Landmeter



- Die blou lyn is 'n yf stel voor 'n servituut 18' hoog oplyn
- Die swart lyn is 'n stel voor die middel lyn van 'n spoorweg
- Die swart lyn is 'n stel voor die middel lyn van 'n spoorweg

## BESKRYWING VAN BAKENS

- 1/2 Ronde yster penne onder klipstapel : A, B
- Geen bakens : D, V, R.
- Yster stamper in beton : e, g, h, i, k, l, m, n.
- Yster stamper in beton : c, d, f.
- Yster stamper : Alle ander bakens
- Verkeersmerke : 3 x 1/2 Ronde ysterpen in beton

L.G. LÉER Nr. 5/984/77

MEESTSTUKKE Nr. E. 1486/52

OORSPRONKLIKE KAART 7650/52

PLAN Nr. 156 L.D.

N<sup>o</sup> 5 BHSY-1273 (7016) BHSY-1411 (7023)

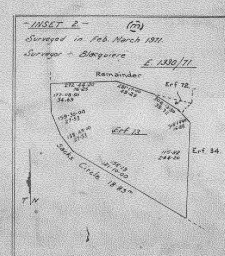
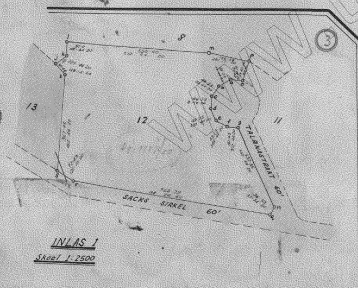
1413 (7024)

1924/52

12.1.1973

ENCLOSUREMENT	ENCLOSUREMENTS
(18) Portion of Erf 13	Erf 13
(19) Portion of Erf 1	Erf 1
(20) Portion of Erf 14	Erf 14
(21) Portion of Erf 14	Erf 14
(22) Portion of Erf 14	Erf 14
(23) Portion of Erf 14	Erf 14

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## ALGEMENE PLAN 984 L.D. (C.D.R.) BELLVILLE A/A

N° 7652/52

## BELLVILLE SUID INDUSTRIËLE DORP (UITBREIDING NR 2)

Goedgekeur

10-9-50-1961

Landmeter-generaal

2-2-1953

Die bakens van elke Erf wat op hierdie plan voorgestel word is volgens regulasie en is onder my toetsig geplaas

Opgeneem in Desember 1951 tot 1952

Landmeter.

## GEGEWENS VAN DIE BUIITE FIGUUR.

S Y E K.V.T.	RIGTINGS- HOEKE	KOORDINATE STELSEL Lo.19°	
		Y	X
AB	92° 43'	289 02 30	A + 6788 20 + 5825 90
BC	289 73	325 28 30	B + 5851 70 + 5910 30
CD	3752 98	272 44 30	C + 5857 70 + 6149 00
DE	1015 45	32 44 20	D + 1949 01 + 6328 33
EF	41 43	332 44 20	E + 2498 17 + 7182 47
FG	48 23	2 44 20	F + 2479 19 + 7219 30
GH	48 23	32 44 20	G + 2481 49 + 7267 47
HJ	48 23	82 44 30	H + 2507 97 + 7308 04
JK	80 00	27 44 20	J + 2550 44 + 7330 13
KL	126 16	243 15 10	K + 2533 48 + 7408 32
LM	50 00	317 44 20	L + 2420 82 + 7381 54
MN	180 00	2 44 20	M + 2387 19 + 7388 54
NO	50 00	47 44 20	N + 2395 78 + 7568 33
OP	126 16	123 13 30	O + 2432 78 + 7601 96
PQ	80 00	17 44 20	P + 2531 52 + 7534 69
QR	48 23	320 44 20	Q + 2585 88 + 7610 89
RS	48 23	332 44 20	R + 2523 32 + 7636 97
ST	48 23	2 44 20	S + 2501 35 + 7679 84
TU	41 43	32 44 20	T + 2503 53 + 7728 01
UV	617 25	332 44 20	U + 2503 53 + 7728 01
VW	1108 09	95 20 30	V + 2243 22 + 8311 55
WX	1489 05	98 24 40	W + 2346 50 + 8208 40
XY	265 88	32 30 05	X + 2481 38 + 8194 00
YZ	640 00	123 34 40	Y + 2477 78 + 8240 56
Za	1100 00	98 24 40	Z + 2512 01 + 7888 15
aA	1785 02	177 08 40	a + 2656 10 + 7712 60

## GEGEWENS VAN DIE UITGESLOTE FIGUUR.

S Y E K.V.T.	RIGTINGS- HOEKE	KOORDINATE STELSEL Lo.19°	
		Y	X
bc	1 98 81	251 38 30	b + 6675 30 + 8383 30
cd	3 31 45	269 00 50	c + 6478 60 + 8354 30
de	4 39 45	272 37 40	d + 6147 30 + 8348 60
ef	3 44 73	250 20 50	e + 5708 51 + 8336 96
fg	4 84 40	257 08 40	f + 5850 40 + 8708 60
gh	5 82 32	87 08 40	g + 5826 30 + 7192 60
hj	1 65 87	86 23 20	h + 6207 29 + 7221 60
ik	1 65 82	120 54 40	i + 6372 00 + 7197 40
kl	1 65 82	143 23 10	k + 6514 30 + 7112 20
lm	1 65 80	165 53 50	l + 6613 20 + 6979 10
mb	4 35 04	177 08 40	m + 6853 50 + 6818 50

## GEGEWENS VIR 18' RIIOOL SERWITUUT PYPLYN.

S Y E K.V.T.	RIGTINGS- HOEKE	KOORDINATE STELSEL Lo.19°	
		Y	X
34-39	431 38	338 51 20	34 + 5460 14 + 8809 79
39-42	73 19	315 13 30	39 + 5311 87 + 7214 98
34-39	151 65	177 08 30	34 + 5260 03 + 7266 74
34-39	483 62	357 08 50	34 + 5260 03 + 7266 74
31-31	103 43	243 15 10	31 + 5260 03 + 7266 74
31-34	22 75	63 15 10	31 + 5260 03 + 7266 74

VAN BLOKHOEKE.			
KOORDINATE		STELSEL Lo.19°	
		Y	X
KONST	1 100000	1192000	
1a	6588 19	5924 30	5m
1b	5957 30	5911 91	5n
1c	5797 97	6144 40	5o
1d	5144 04	6128 51	5p
1e	6486 57	6134 57	5q
1f	6085 31	6162 46	5r
2a	5821 75	7283 93	5s
2b	5456 30	7289 93	5t
2c	5486 05	7495 44	5u
2d	5448 32	7506 34	5v
2e	5377 40	7677 40	5w
2f	4872 40	7982 72	5x
3a	5467 49	6658 33	5y
3b	5435 15	6580 84	5z
3c	5372 23	6525 32	6a
3d	5281 34	6502 43	6b
3e	5459 88	6510 41	6c
3f	5441 29	6570 83	6d
3g	4746 14	7044 56	6e
3h	4787 52	7042 86	6f
3i	4830 39	7068 07	6g
3j	4856 47	7105 68	6h
3k	4858 77	7153 81	6i
3l	4858 88	7198 88	6j
3m	4796 13	7223 74	6k
3n	4747 94	7225 04	6l
3o	4730 56	7303 24	6m
3p	2488 71	7319 08	6n
3q	5153 42	7307 14	6o
3r	5134 04	7357 19	6p
3s	5187 87	7320 18	6q
3t	5280 33	7327 16	6r
3u	5430 08	7292 81	6s
3v	5430 08	7292 81	6t
3w	5430 08	7292 81	6u
3x	5430 08	7292 81	6v
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## RULES OF AUCTION

**PLACE OF AUCTION: MOUNT EDGECOMBE COUNTRY CLUB, GATE 2, 1 GOLF COURSE DRIVE,  
MOUNT EDGECOMBE**

**DATE OF AUCTION: 5 DECEMBER 2024**

**TIME OF AUCTION: 11H00**

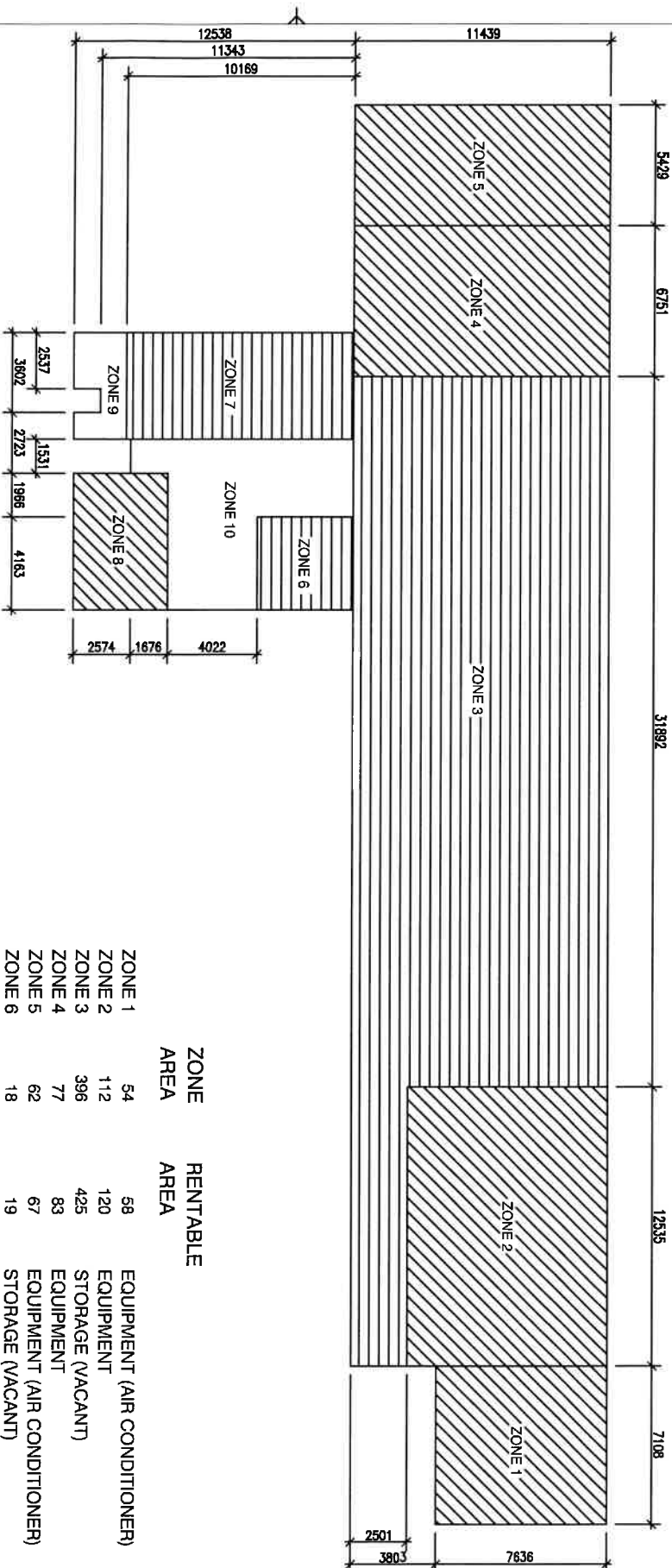
### **1. AUCTION PROCEDURE**

- 1.1. The sale by auction is subject to a reserve price.
- 1.2. The **AUCTIONEER** or his agent shall be entitled to bid up to the reserve price on behalf of the owner, but shall not be entitled to make a bid equal to or exceeding the reserve price.
- 1.3. The rules of auction comply with section 45 of the Consumer Protection Act, Act 68 of 2008 ("the Act") and with the Consumer Protection Act Regulations ("the Regulations") that have been published in terms thereof in Government Gazette No. 34180 on 1 April 2011 (Volume 550) and any amendments thereto from time to time.
- 1.4. Registration to bid at the auction:
  - 1.4.1. Anyone that intends to bid at the auction must register his or her identity on the bidder's record **prior to the commencement of the auction** and such registration must meet the requirements of FICA (Financial Intelligence Centre Act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.
  - 1.4.2. A person who attends the auction to **bid on behalf of another person (i.e. on behalf of a company)** must produce a letter of authority that expressly authorises him or her to bid on behalf of that person and that person and the person bidding on his or her behalf must meet the requirements set out in clause 1.4.1 above. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
  - 1.4.3. In the event that the letter of authority referred to in clause 1.4.2. above is not produced as contemplated above and / or is not valid, then the bidder shall be deemed to be the **PURCHASER** in his private capacity, and will be responsible in his personal capacity in accordance with the Rules of Auction.

- 1.4.4. Where the bidder signs the Rules of Auction and / or is the successful bidder on any lot (s) in a representative capacity, the bidder hereby binds himself as surety and co – principal debtor for all the obligations of the concern that he represents.
- 1.5. The bidder's record and the vendor roll will be made available for inspection at the offices of the **AUCTIONEER** during normal business hours without the charge of a fee. The bidder's record will also be available for inspection at the auction.
- 1.6. The **AUCTIONEER** has a trust account. All money due to the **SELLER** in terms of the Rules of Auction and Offer to Purchase will be paid into this trust account for the benefit of the **SELLER**, minus any commission payable to **AUCTIONEER**.
- 1.7. The **AUCTIONEER** will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of **PROPERTY** by the **SELLER**.
- 1.8. The conduct of the auction is subject to the control of the **AUCTIONEER** who has the sole right to regulate the bidding procedure.
- 1.9. The sale shall be by the rise and the **PROPERTY** shall be sold to the highest bidder subject to the Rules of Auction & Offer to Purchase. All bids are being made in South African Rand.
- 1.10. Every prospective bidder must read the Rules of Auction & Offer to Purchaser and must not bid unless he or she has done so.
- 1.11. Every bid shall constitute an offer to purchase the **PROPERTY** for the amount bid upon the terms and conditions contained herein as well as in **Annexure "A"** hereto, which the **SELLER** or the **AUCTIONEER** may accept or reject in his absolute discretion. The **SELLER** shall be entitled, in its absolute discretion, to withdraw the **PROPERTY** from sale prior to acceptance by the **SELLER**.
- 1.12. If no bid equals or exceeds the reserve price, the **PROPERTY** may be withdrawn from the auction. The **SELLER** shall be entitled to instruct the **AUCTIONEER** to accept any lower bid.
- 1.13. In the event of any dispute between the bidders, the decision of the **AUCTIONEER** shall be final and binding.
- 1.14. Any error by the **AUCTIONEER** shall be entitled to be corrected by him.
- 1.15. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the Rules of Auction & Offer to Purchaser, during which time the offer shall be open for acceptance by the **SELLER** or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
- 1.16. The highest bidder ("the **PURCHASER**") shall sign the Rules of Auction & Offer to Purchase immediately on the fall of the hammer.
- 1.17. Guide Price: In the event of the **AUCTIONEER** issuing any guidance as to price of any Property, Bidders should be aware that:

- 1.17.1. any guide price may have varied upwards or downwards by the date on which any contract is formed;
  - 1.17.2. guide prices, and estimates as to current or future open market rental for the whole or part of the Property, are not a substitute for detailed professional advice as to value;
  - 1.17.3. guide prices are not to be taken as an indication of any Reserve;
  - 1.17.4. The **AUCTIONEER** shall not be deemed as having undertaken any sort of valuation, formal or otherwise under any circumstances;
  - 1.17.5. Bidders shall place no reliance on any guide price or view as to current or future open market rental for the whole or part of the Property which may be issued by the **AUCTIONEER**.
- 1.18. Each Bidder acknowledges section 45(3) of the Consumer Protection Act but furthermore, acknowledges the requirement thereof would not suit an electronic medium or platform in the form of the sales process. However, a Bid will lapse as an offer after the expiry of the confirmation period should it not have been super ceded, accepted or a sale not occurred as below reserve. No Bid may be withdrawn after acceptance.
- 1.19. The contract is formed immediately upon the auction ending by the **AUCTIONEER** accepting the winning Bid. The **AUCTIONEER** may announce that the highest bid is “subject to confirmation” in which event the highest bidder must not accept that the **PROPERTY** has been sold. The successful Bidder will be sent an email to further confirm the formation of the contract of sale on the terms contained in these Rules of Auction & Offer to Purchase and stipulate where the payment of the Deposit by the Bidder in accordance therewith must be paid.
- 1.19.1. If the successful Bidder is an online Bidder, he consents to an electronic signature unique to the successful Bidder’s Bid being added to the Recordal; and
  - 1.19.2. Unsuccessful Bidders will be notified by email that their offers have not been successful and their Initial Deposits (if any) will be repaid without interest.

- LEGEND
- ||||| OFFICE
  - CORE
  - ||||| BOARDROOM
  - ||||| STORAGE
  - ||||| EQUIPMENT
  - ||||| OTHER



ZONE	AREA	RENTABLE AREA	
ZONE 1	54	58	EQUIPMENT (AIR CONDITIONER)
ZONE 2	112	120	EQUIPMENT
ZONE 3	396	425	STORAGE (VACANT)
ZONE 4	77	83	EQUIPMENT
ZONE 5	62	67	EQUIPMENT (AIR CONDITIONER)
ZONE 6	18	19	STORAGE (VACANT)
ZONE 7	49	53	STORAGE (VACANT)
ZONE 8	26	28	EQUIPMENT (STANDBY)
ZONE 9	10	0	CORE (TOILET)
ZONE 10	49	0	CORE (TOILETS, PASSAGE)

853 m<sup>2</sup>

853 m<sup>2</sup>

## TFMC APPROVAL

EQUIPMENT: 331 m<sup>2</sup>  
NON-EQUIPMENT: 522 m<sup>2</sup>

NAME :  
SIGN :  
DATE :



**Telkom**  
Telkom SA Limited  
Telkom SA Bepok

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
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Project No: 0

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Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0

Client Name:  
Telkom SA Limited  
Telkom SA Bepok  
Project No: 0



GROUND FLOOR - TENANT

NON-EQUIPMENT: 14 m<sup>2</sup>

DATE:

14 m<sup>2</sup>

Telkom SA Limited  
Telkom SA Beperk

**Telkom SA Limited**  
Telkom SA Beprek

**Client:**

**Order Number:**

**Order Date:**

**Order Type:**

**Order Status:**

**Order Number:**

**Order Date:**

**Order Type:**

**Order Status:**

**Order Number:**

**Order Date:**

**Order Type:**

**Order Status:**

**Order Number:**

**Order Date:**

**Order Type:**

**Order Status:**

**Order Number:**

**Order Date:**

**Order Type:**

**Order Status:**

**Order Number:**

**Order Date:**

**Order Type:**

**Order Status:**

**Order Number:**

**Order Date:**

**Order Type:**







**Order Status:**

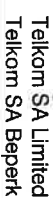
**Order Number:**

**Order Date:**

**Order Type:**

**Order Status:**

	OFFICE
	CORE
	BOARDROOM
	STORAGE
	EQUIPMENT
	OTHER



Leikom SA Bepërk

REVISION DETAIL	
NO.	DATE

**External Consultants**

Consulting

Site Address:

Building Name: \_\_\_\_\_

**Product Description:**

Number of employees

1001

Designer: \_\_\_\_\_  
Checked: \_\_\_\_\_

Signature \_\_\_\_\_

Sale &amp; Building No. Floor

Sheet Number	Project
001	1000

8100

# LEGEND

- OFFICE
- CORE
- BOARDROOM
- STORAGE
- EQUIPMENT
- OTHER



Telkom SA Limited  
Telkom SA Bepark

CLIENT:

Client Name:

Designation:

Signature:

Date:

Contract No.:

No. DATE

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

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REVISION DETAIL

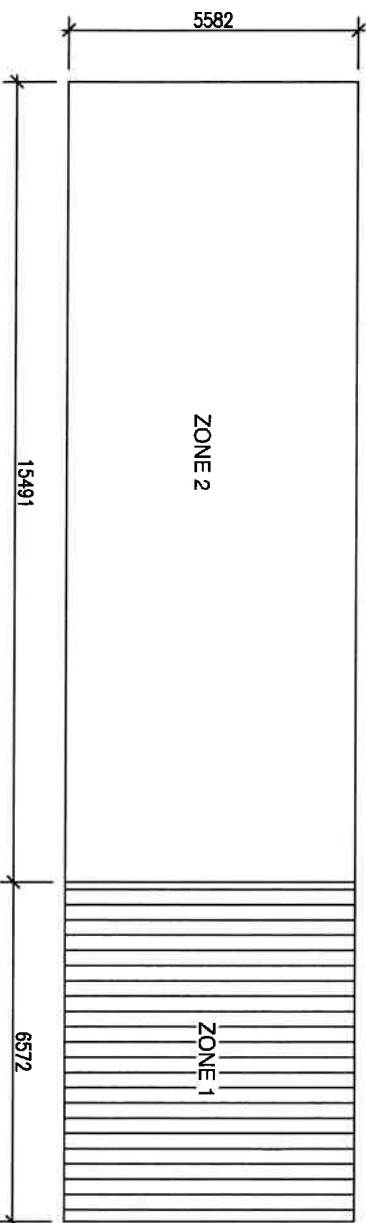
REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL



GROUND FLOOR - TENANT

ZONE	AREA	RENTABLE AREA	OFFICE
ZONE 1	37	123	OFFICE
ZONE 2	86	0	CORE (TOILETS)
	123 m <sup>2</sup>	123 m <sup>2</sup>	







TFMC APPROVAL

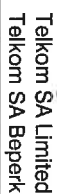
EQUIPMENT: 0 m<sup>2</sup>  
NON-EQUIPMENT: 123 m<sup>2</sup>

NAME: \_\_\_\_\_  
SIGN: \_\_\_\_\_  
DATE: \_\_\_\_\_



<b>TFMC</b> Professional Services 40 West Avenue, 10th Floor, 219, Century City, Cape Town 7941 Tel: +27 (0) 21 709 4000 Fax: +27 (0) 21 709 4001 www.tfmc.co.za		Date: 27/11/2007 Scale: 1:100 Drawing No: A3 Revision No: 00
Drawn: L. M. M. M. Checked: - Approved: - Project Manager: - Scale: -	Date: 27/11/2007 Scale: 1:100 Drawing No: A3 Revision No: 00	Project No: 00086 - 06 Project Name: 00 Project Manager: 001

 OFFICE  
 CORE  
 BOARDROOM  
 STORAGE  
 EQUIPMENT  
 OTHER

[illegible]

External Consultant	-
External Drawing No.	-
Consultant	



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**Drawing Description:**  
**GROUND FLOOR - TWENTY**

Order #	4100044	Date	20/11/2007
Design #		Scale	
Checked	-	Drawing Size	A1
Approved			

Signature: 

Drawing Number: 

Class:  Date: 

Sheet Number	06285 - 14	Project Number	00	Project Name	ACBA
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4970

75345

ZONE 1

ZONE 2

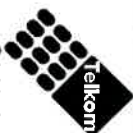
ZONE	RENTABLE	
AREA	AREA	
374	374	
374 m²	374 m²	OTHER (GARPORT)
ZONE 1		

**NON-EQUIPMENT: 374 m<sup>2</sup>**



# LEGEND

- OFFICE
- CORE
- BOARDROOM
- STORAGE
- EQUIPMENT
- OTHER



Telkom SA Limited  
Telkom SA Beperk

CLIENT:

Client Name:

Designation:

Block:

Client Symbol:

Title:

Contract No.:

No. DATE

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

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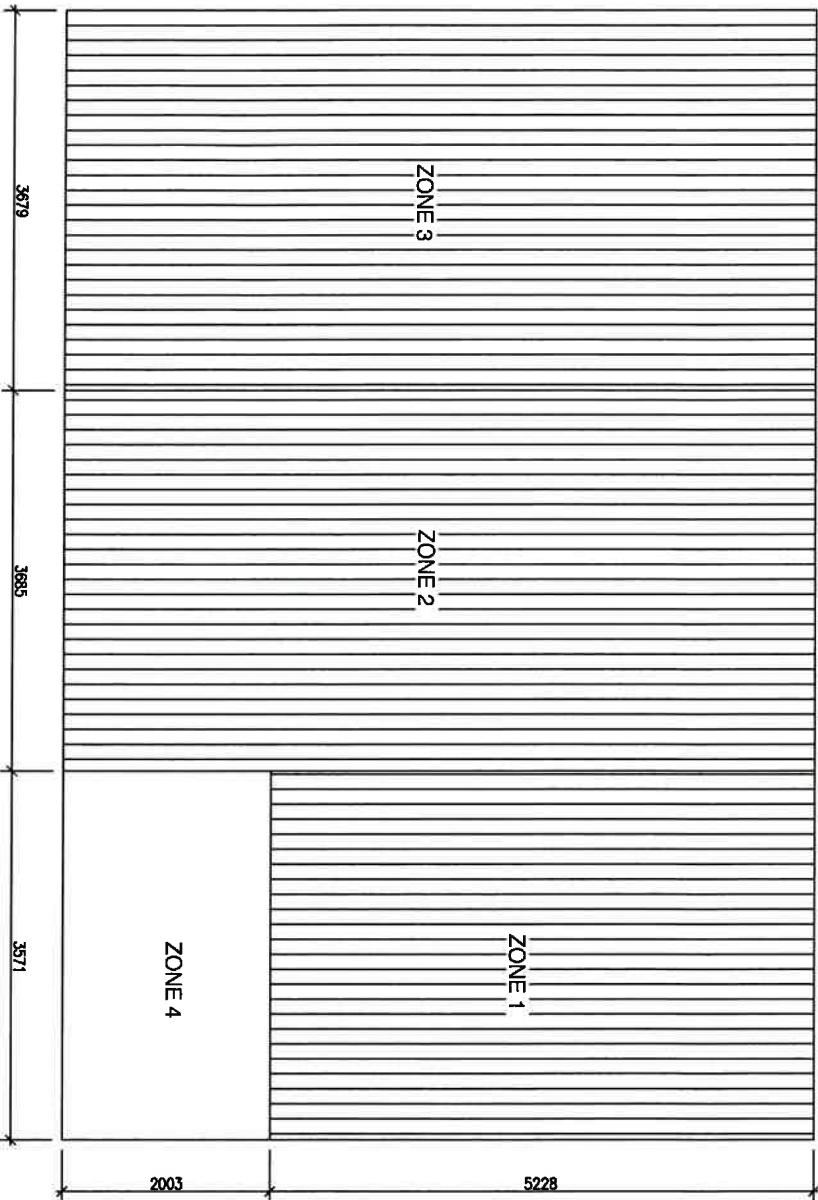
REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL

REVISION DETAIL



## GROUND FLOOR - TENANT

ZONE	AREA	RENTABLE AREA
ZONE 1	19	21
ZONE 2	27	30
ZONE 3	27	30
ZONE 4	7	0
	80 m <sup>2</sup>	80 m <sup>2</sup>

## TFMC APPROVAL

EQUIPMENT: 0 m<sup>2</sup>  
NON-EQUIPMENT: 80 m<sup>2</sup>

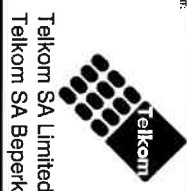
NAME: \_\_\_\_\_  
SIGN: \_\_\_\_\_  
DATE: \_\_\_\_\_



<b>TFMC</b> Professional Services 48 WEST AVENUE, NEW VANDERBILT, 2011, CAPETOWN TEL: 021 551 1000, 021 551 1001 FAX: 021 551 1002, 021 551 1003		Drawing No.: _____ Revision No.: _____ Date: _____ Scale: _____ Author: _____ Checker: _____ Approver: _____ Project Manager: _____ Revision No.: _____ Signature: _____
Drawing No.: _____ Revision No.: _____ Date: _____ Scale: _____ Author: _____ Checker: _____ Approver: _____ Project Manager: _____ Revision No.: _____ Signature: _____	Drawing No.: _____ Revision No.: _____ Date: _____ Scale: _____ Author: _____ Checker: _____ Approver: _____ Project Manager: _____ Revision No.: _____ Signature: _____	Drawing No.: _____ Revision No.: _____ Date: _____ Scale: _____ Author: _____ Checker: _____ Approver: _____ Project Manager: _____ Revision No.: _____ Signature: _____

LEGEND

- OFFICE
- CORE
- BOARDROOM
- STORAGE
- EQUIPMENT
- OTHER



CLIENT:

Telkom SA Limited  
Telkom SA Beperk

Client Name:

Client Address:

Client Signature:

Date:

Contract No.:

No. DATE

REVISION DETAIL

NO. DATE

REVISION DETAIL

NO. DATE

REVISION DETAIL

NO. DATE

REVISION DETAIL

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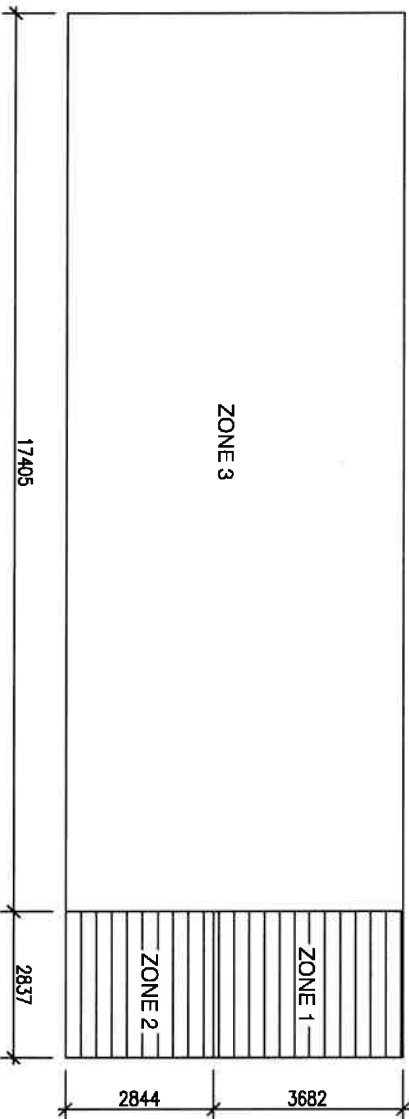
REVISION DETAIL

NO. DATE

REVISION DETAIL

NO. DATE

REVISION DETAIL



GROUND FLOOR - TENANT

ZONE AREA	RENTABLE AREA	STORAGE
ZONE 1 10	73	STORAGE
ZONE 2 8	59	STORAGE
ZONE 3 114	0	CORE (RECREATION, KITCHEN)
132 m²	132 m²	







TFMC APPROVAL

EQUIPMENT: 0 m²  
NON-EQUIPMENT: 132 m²

NAME: \_\_\_\_\_  
SIGN: \_\_\_\_\_  
DATE: \_\_\_\_\_



<p><b>TFMC</b> Professional Services</p> <p>44 WEST AVENUE, 2ND FLOOR, OFFICE 201, GLENDALE TEL: 011 461 1111, 011 461 1112, 011 461 1113 WWW.TFMC.CO.ZA</p>		<p>Site Address:</p> <p>PROJECT NAME: _____</p> <p>PROJECT ADDRESS: _____</p> <p>PROJECT NUMBER: _____</p>
<p>Drawn: _____</p> <p>Checked: _____</p> <p>Approved: _____</p> <p>Signature: _____</p>	<p>Date: 20/11/2007</p> <p>Scale: 1:100</p> <p>Revision No. 00</p>	<p>Site &amp; Building No. 01</p> <p>Project Number 001</p>

 OFFICE  
 CORE  
 BOARDROOM  
 STORAGE  
 EQUIPMENT  
 OTHER



Telkom SA Limited  
Telkom SA Beperk

Client Name	
Designation & Section	
Client Signature	
Date	
Contact No. & E-mail	

[illegible]

External Consultant	
External Consultant	-
External No.	-

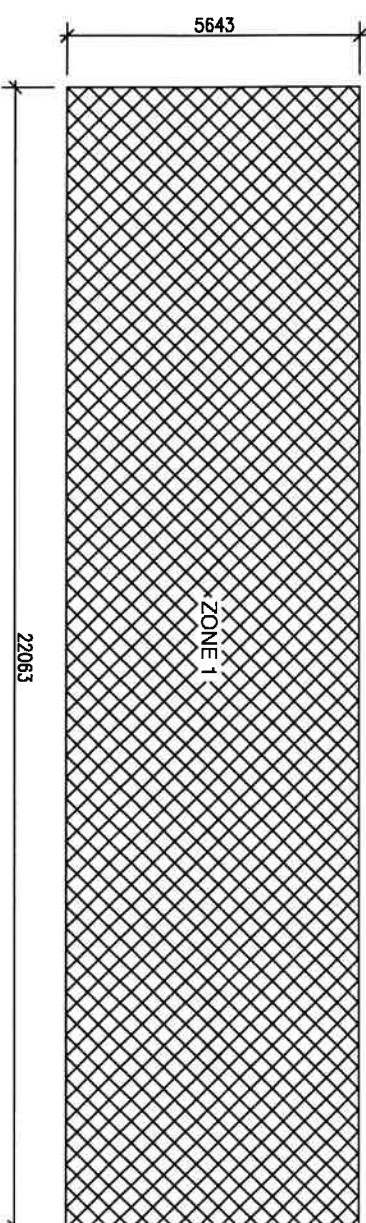


COMPACT OFFICE, MEETING ROOMS  
44 WEST ABILEE, DE PEERS EYE 24, CANTONMENT  
P.O. BOX 10000, CANTONMENT 0046  
TEL: 427 12 945 0004, FAX: 427 12 945 2271  
EEN NCS 1506/21002/072

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501 A & B Street GEORGE STREET PORTSMOUTH	
Building Name: - Project Description: 60000 BUILDING AREA, 1 BUILDING 15	
Drawing Date: 06/04/2007 Drawing Title: TERNANT GROUND FLOOR	
Owner: LINDA LAM	Date: 20/11/2007
Designer: Approved: Drawing Size: A3	Scale: 1:100 Revision No.:
First Issue: Signature:	Revision No.: <div style="border: 1px solid black; padding: 5px; display: inline-block;">00</div>

Drawing Number:		Proj. No.		Description & Service Type	
Site & Building No.		00		ACRA	
Sheet Number		Project Number, TB-		Proposal Number	
001		AC50180005		001	



## GROUND FLOOR - TENANT

ZONE	RENTABLE AREA	OTHER (CARPORT)
ZONE 1	125	125
	125 m²	125 m²







TFMC APPROVAL

EQUIPMENT: 0 m<sup>2</sup>  
NON-EQUIPMENT: 125 m<sup>2</sup>

NAME : \_\_\_\_\_  
SIGN : \_\_\_\_\_  
DATE : \_\_\_\_\_





 OFFICE  
 CORE  
 BOARDROOM  
 STORAGE  
 EQUIPMENT  
 OTHER



Telkom SA Limited  
Telkom SA Beperk

[illegible]

External Consultant	-
External Drawing Mtn.	-



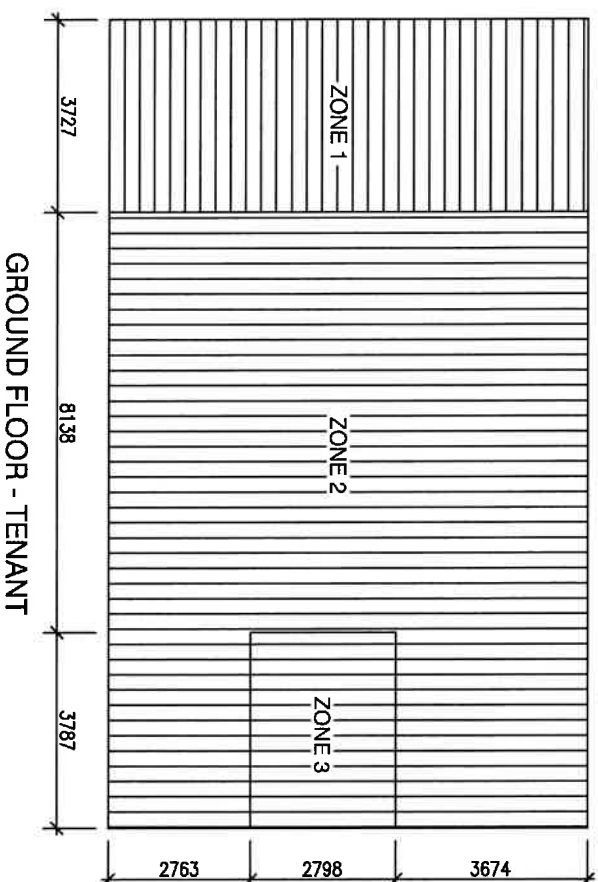
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Copyright: The contents of this drawing is the property of the owner  
and is confidential; it shall not be any manner be reproduced, displayed,  
lent or given away without the permission of the owner.

Building Name	PROTESTANT EXHIBIT
Building ID	10
Project Description	CROSS BUILDING AREA 1
Drawing Description	GROUND FLOOR - TENANT

Designation	Scale:
Checked: -	1:100
Approved: -	Drawing Size: A3
Project Name: -	Revision No.
Signature: -	00

Drawing Number:

Site & Building No.	05285 - 10	Floor No.	00	Design Line & Service Type	ASBA
Sheet Number	001	Project Number	1030100005	Project Name	001



**GROUND FLOOR - TENANT**







ZONE	RENTABLE AREA	STORAGE
ZONE 1	34	STORAGE
ZONE 2	99	OFFICE
ZONE 3	11	OFFICE
	144 m <sup>2</sup>	

## TFMC APPROVAL

NAME: \_\_\_\_\_  
SIGN: \_\_\_\_\_  
DATE: \_\_\_\_\_

EQUIPMENT: 0 m<sup>2</sup>  
NON-EQUIPMENT: 144 m<sup>2</sup>



 OFFICE  
 CORE  
 BOARDROOM  
 STORAGE  
 EQUIPMENT  
 OTHER



Client Name:	
Dedication & Section:	
Client Signature:	
Date:	
Contact Name:	

[illegible]

External Compliance

External Consultant	-
External Drafting No.	-
Consultant	



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PROJECT NAME:	<b>GROUSE STREET PROTECTOR</b>
BUILDING NAME:	<b>PROTECTOR EXCHANGE BUILDING IS</b>
Project Description:	<b>GROUSE BUILDING AREA 1</b>
Drawing Conventions:	<b>GROUND FLOOR - TOWNHUT</b>

DATE:	28/11/2017
DRAWING NO.	00
SCALE:	1:100
DESIGNED BY:	AS
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	
SIGNATURE:	

Site & Building No.	Price No.	Discipline & Sample Type
05285 - 16	00	AC308
Sheet Number	Project Number: TEL.	Project Name
001	AC30180005	001

EQUIPMENT: 0 m<sup>2</sup>

**NON-EQUIPMENT: 113 m<sup>2</sup>**

NAME: \_\_\_\_\_

**SIGN :** \_\_\_\_\_

DATE: \_\_\_\_\_



ZONE 1

5520

20465

## GROUND FLOOR - TENANT

ZONE	RENTABLE
AREA	AREA

**ZONE 1**

113 m<sup>2</sup>

3

OTHER (CARPORT)

TFMC APPROVAL

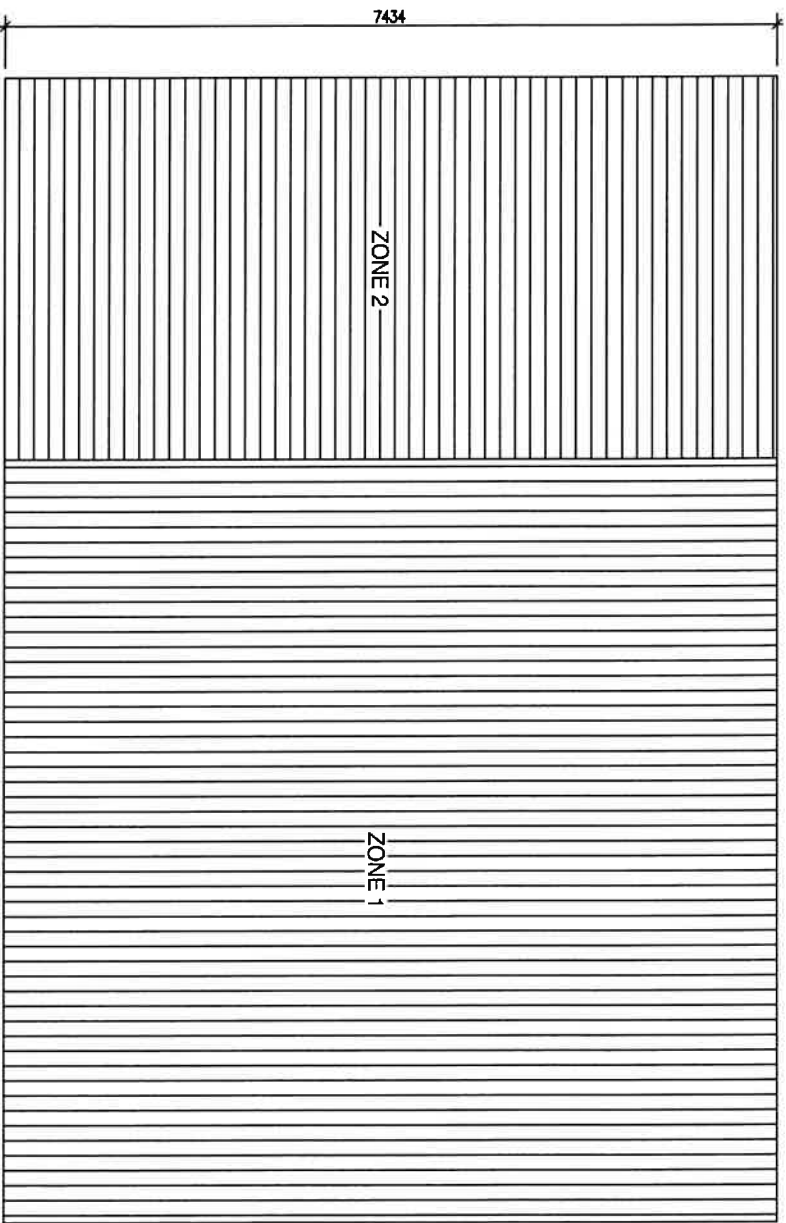
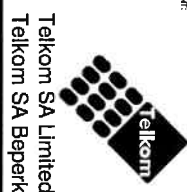
NAME: \_\_\_\_\_

**SIGN :** \_\_\_\_\_

DATE: \_\_\_\_\_

LEGEND

- ||||| OFFICE
- CORE
- ||||| BOARDROOM
- ||||| STORAGE
- ||||| EQUIPMENT
- ||||| OTHER



GROUND FLOOR - TENANT

ZONE	AREA	RENTABLE	OFFICE
ZONE 1	55	55	OFFICE
ZONE 2	28	28	STORAGE
	83 m <sup>2</sup>	83 m <sup>2</sup>	

TFMC APPROVAL

EQUIPMENT: 0 m<sup>2</sup>  
NON-EQUIPMENT: 83 m<sup>2</sup>

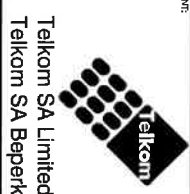
NAME :  
SIGN :  
DATE :



<p>CLIENT:</p> <p><b>Telkom SA Limited</b> Telkom SA Bepenk</p>		<p>Client Name:</p> <p>Client Address:</p> <p>Client Telephone:</p> <p>Client E-mail:</p> <p>Client Signature:</p> <p>Client Date:</p> <p>Client Stamp:</p>
<p>Drawn: <b>UJ/000/001</b></p> <p>Checked: <b>UJ/000/001</b></p> <p>Approved: <b>UJ/000/001</b></p> <p>Project No.:</p> <p>Revision No.:</p>		<p>Drawn: <b>UJ/000/001</b></p> <p>Checked: <b>UJ/000/001</b></p> <p>Approved: <b>UJ/000/001</b></p> <p>Project No.:</p> <p>Revision No.:</p>
<p>Site Address:</p> <p><b>OSWING STREET</b></p> <p><b>ROBINSON</b></p> <p><b>JOHANNESBURG</b></p> <p><b>2001</b></p>		<p>Site Address:</p> <p><b>OSWING STREET</b></p> <p><b>ROBINSON</b></p> <p><b>JOHANNESBURG</b></p> <p><b>2001</b></p>
<p>Drawn: <b>UJ/000/001</b></p> <p>Checked: <b>UJ/000/001</b></p> <p>Approved: <b>UJ/000/001</b></p> <p>Project No.:</p> <p>Revision No.:</p>		<p>Drawn: <b>UJ/000/001</b></p> <p>Checked: <b>UJ/000/001</b></p> <p>Approved: <b>UJ/000/001</b></p> <p>Project No.:</p> <p>Revision No.:</p>
<p>Drawn: <b>UJ/000/001</b></p> <p>Checked: <b>UJ/000/001</b></p> <p>Approved: <b>UJ/000/001</b></p> <p>Project No.:</p> <p>Revision No.:</p>		<p>Drawn: <b>UJ/000/001</b></p> <p>Checked: <b>UJ/000/001</b></p> <p>Approved: <b>UJ/000/001</b></p> <p>Project No.:</p> <p>Revision No.:</p>

# LEGEND

- OFFICE
- CORE
- BOARDROOM
- STORAGE
- EQUIPMENT
- OTHER



Telkom SA Limited  
Telkom SA Beperk

Client Name	
Registration & Business	
Other Systems	Price per 0
Date	
Contract No. W	

NO. DATE REVISION DETAIL

External Consultant

Building Construction	-
External Consulting	-
Contract	



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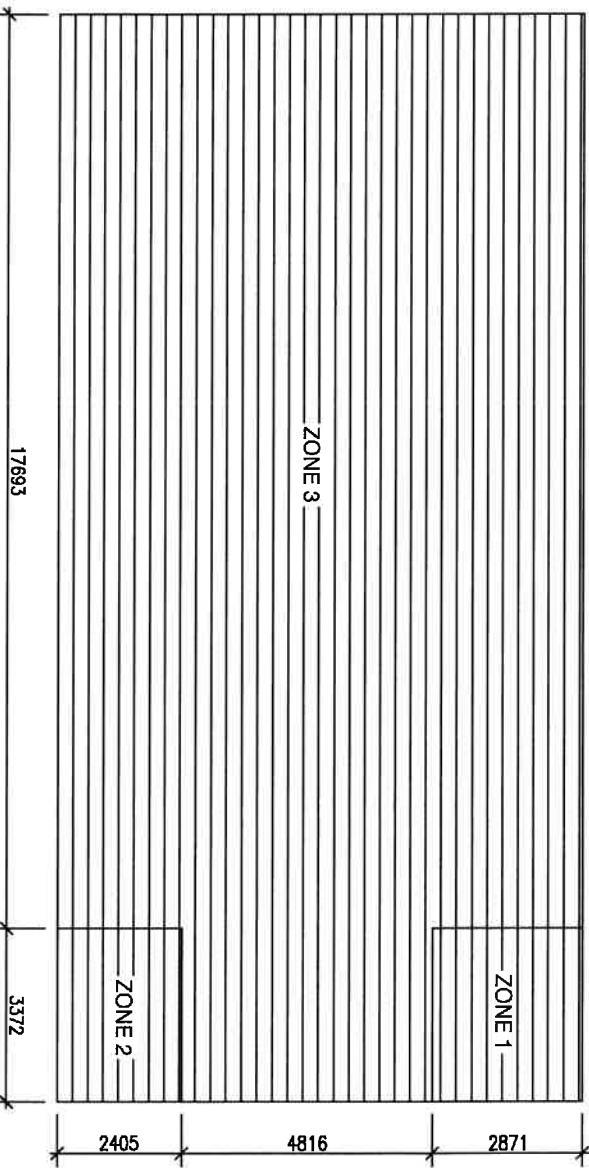
Site Address

Building Name	
Building Type	
Building No.	
Building Name	
Building No.	

Drawing Description

Drawn	14/03/04	Date	24/11/2007
Checked		Scale	1:100
Approved		Drawn By	AS
Project No.		Revision No.	
Signature			

Site & Building No.	Page No.	Designing & Services Firm
00265 - 11	00	AGRA
Project Number	Project Number	Project Number
001	001	001









## GROUND FLOOR - TENANT

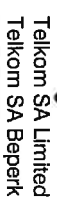
ZONE	AREA	RENTABLE AREA	STORAGE
ZONE 1	10	10	STORAGE
ZONE 2	8	8	STORAGE
ZONE 3	195	195	STORAGE
	213 m²	213 m²	

## TFMC APPROVAL

EQUIPMENT: 0 m²  
NON-EQUIPMENT: 213 m²

NAME:	
SIGN:	
DATE:	

	OFFICE
	CORE
	BOARDROOM
	STORAGE
	EQUIPMENT
	OTHER



Telkom SA Limited  
Telkom SA Beperk

No.		DATE	REVISION DETAIL
-----	--	------	-----------------

No.		DATE	REVISION DETAIL
-----	--	------	-----------------

**External Consultant:**

**External Consultant:**



COMPANY OFFICE, WASHINGTON BUILDING  
40 WEST AVENUE, DEER BEACH ST. N. CENTRAL  
P.A. BOX 10005, CENTRAL, COLO  
TEL +27 12 043 0000, FSC +27 12 043 2211  
FAX NO. +27 012 043 0077

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Shipping Address:

OSBORNE STREET  
FOURVILLE  
Building Name  
FOURVILLE EXCHANGE  
SEB 7800 47

**Project Description:**  
**GROSS BUILDING AREA 1**

Drawing Description
GROUND FLOOR - TENANT

Drawn by:	Date:
U. BOON LAM	28/11/2007

Designer Checked:	-	Scale:	1:100
Approved:	-	Drawing Size:	A3
Project No.		Revision No.	

Signature _____ Date _____	00
-------------------------------	----

Site & Building No.	Floor No.	Discipline & Service Type
05285 - 17	00	AGBA

Sheet Number	Project Number Title	Project No
001	1030180805	001

**35058**

## ZONE 1

**35058**

ZONE	RENTABLE	OTHER (CARPORT
ZONE 1	208	208







EQUIPMENT: 0 m<sup>2</sup>

**NON-EQUIPMENT: 208 m<sup>2</sup>**

NAME : \_\_\_\_\_  
SIGN : \_\_\_\_\_





 OFFICE  
 CORE  
 BOARDROOM  
 STORAGE  
 EQUIPMENT  
 OTHER



Telkom SA Limited  
Telkom SA Beperk

Client Name:	
Distribution A:	
Supplier:	
Client Signature:	
Date:	
Contact No. 1:	

NO.	DATE	REVISION DETAIL
-----	------	-----------------

[illegible]

**External Consultant:**



External Correlation	External Validity No.
-	-



**TFHC**  
Professionals Services

CORPORATE OFFICE, SECOND FLOOR  
48 WEST AVE., 10E HENRI'S B'Y THE CENTRE  
P.O. BOX 1000, CENTRE CITY, OHIO  
TEL: +67 1 863 5000 FAX: +67 1 863 5271  
EIR: MR. JIMMY KIRKZITZ

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Date Acquired <b>08/08/2007</b> Address <b>10000 12<sup>th</sup> Avenue NW</b> Building Name <b>GREYS BUILDING A/B</b> Building # <b>12</b> Gross Building Area <b>1</b>		Property Description <b>GROUND FLOOR - TOWNHT</b>	
District <b>1000044</b> Zip Code <b>55128</b> Assessor's Parcel No. <b>170145100</b> Signature 	Date <b>25/11/2007</b> Sales <b>1280</b> Owner's Sign  Revision No. <b>00</b>		

EQUIPMENT: 0 m<sup>2</sup>

**NON-EQUIPMENT: 6 m<sup>2</sup>**

NAME : \_\_\_\_\_

**SIGN :** \_\_\_\_\_

DATE:

**ZONE RENTABLE**

AREA AREA

ZONE 1	6	6	STORAGE
--------	---	---	---------







6 m<sup>2</sup> 6 m<sup>2</sup>

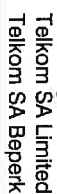
TFMC APPROVAL

## GROUND FLOOR - TENANT

2494

— ZONE 1 —

 OFFICE  
 CORE  
 BOARDROOM  
 STORAGE  
 EQUIPMENT  
 OTHER



Client Name:				
Designation & Sector:				
Client Signature:				Printed Name
Date:				0
Contact No.:				

**External Consultant**

**TFMC**  
Professional Services

CONCRETE, STEEL, WOOD, MASONRY  
4400 S.W. 24<sup>th</sup> AVE., SUITE 200, MIAMI, FL 33135  
TEL: +1 305 556-7000 FAX: +1 305 557-1000  
FAX: +1 305 556-7000

Site Address:  
OSBORNE STREET  
PROTECTORVILLE

Building Name:  
PROTECTORVILLE EXCHANGE  
BUILDING 18

Site & Building No.	Floor No.	Discipline & Service Type
062085 - 18	00	ACBA
Street Number	Project Name or TEL.	Project No.
0001	K030180605	0001