



Auctioneers, Valuers and Appraisers - Established 1964

**Michael James Organisation**

CAPE TOWN – JOHANNESBURG – PORT ELIZABETH

# LIQUIDATION AUCTION

IN LIQUIDATION: UBUNTU PLASTICS (PTY) LTD

MASTER'S REFERENCE NUMBER: G212/2023

## INDUSTRIAL PROPERTY



**Auction Date:** Thursday, 9<sup>th</sup> November 2023 @ 10h30

**Venue:** Setchell Road, Roodekop, Germiston, Gauteng

**Contact:** Michael James Organisation 011 452 2986



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## DEEDS OFFICE INFORMATION

<b>Deeds Office</b>	Johannesburg
<b>Property Type</b>	Freehold
<b>Suburb</b>	Roodekop
<b>Erf</b>	ERF 1474
<b>Portion</b>	0
<b>Township</b>	Roodekop
<b>Local Authority</b>	City of Ekurhuleni
<b>Province</b>	Gauteng
<b>Extent Land</b>	9595 m <sup>2</sup>
<b>Title Deed Number</b>	T36637/2015
<b>Property Description</b>	Industrial Property
<b>Situated At</b>	Setchell Road, Roodekop, Germiston, Gauteng.

## MUNICIPAL INFORMATION

<b>Valuation</b>	R6, 544 000.00
<b>Rates Per Month</b>	R14, 974.85



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## **DESCRIPTION AND DETAILS**

Comprising of: Warehouse, Yard, Reception & Dispatch Area, Offices & Toilets upstairs & downstairs.

Zoned: Industrial 1

Stand Size: 9595m<sup>2</sup>





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## **BRIEF TERMS & CONDITIONS**

- 10% deposit on fall of the hammer
- 6% Auctioneers Commission + Vat payable by the Purchaser
- Guarantees To Be Provided Within 30 Days
- Balance Of The Purchase Price to Be Paid On Transfer
- Occupation on Registration of Transfer
- Property is sold Voetstoots
- **Electricity is available and the costs of such connectivity to the site is for the account of the PURCHASER. Addition to the connectivity the HARDWARE to connect the Ekurhuleni point to the property will also be for the account of the PURCHASER**





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## SG DIAGRAM

	SIDES Metres	ANGLES OF DIRECTION
AB	155,32	334·37·30
BC	62,97	64·37·30
CD	149,40	154·37·30
DA	63,25	239·15·10

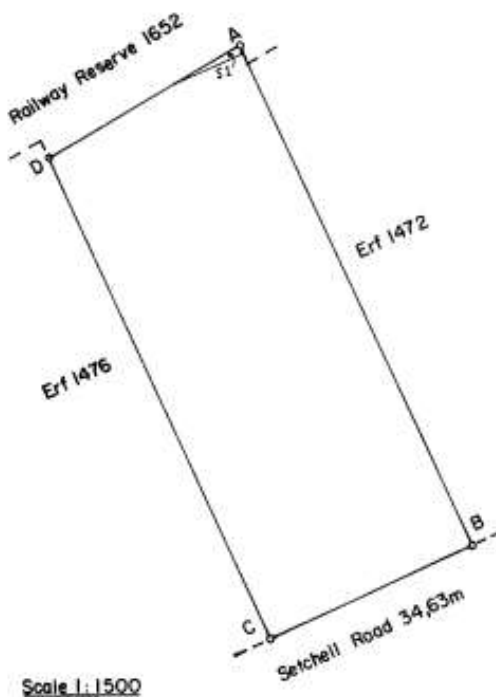
S.G. No. A  
3564/81

Approved

*J.J. Booysse*  
for Surveyor  
General  
1981 -08-13

Beacon Description  
All beacons are 12mm iron pegs

BEACONS FOUND
C
S.R. 3/84/1983



For Servitudes Deductions and Endorsements See Over.
---

The figure ABCD

represents 9595 square metres  
Erf No. 1474  
ROODEKOP TOWNSHIP

of land being

Province of Transvaal  
Surveyed-in Framed in terms of section 39  
of Act 9 of 1927 in May 1981

by me  
J.J. Booysse

*J.J. Booysse*  
Land Surveyor.

This diagram is annexed to

No.  
d.d.  
i.f.o.

Registrar of Deeds.

The original diagram is

No.  
Transfer  
Grant

G.P. S.G. No A 0466/51

File  
S.R. No.

Comp. IR3A-90

Printed by the MORESTER DRUKKERY P.O. Box 120 Ladanna 0701 Pieterburg. T.P. 755

SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION
AB	21,40	239-16-00
BC	2,00	334-37-30
CA	21,31	64-38-20

S.G. No. A

3565 / 81

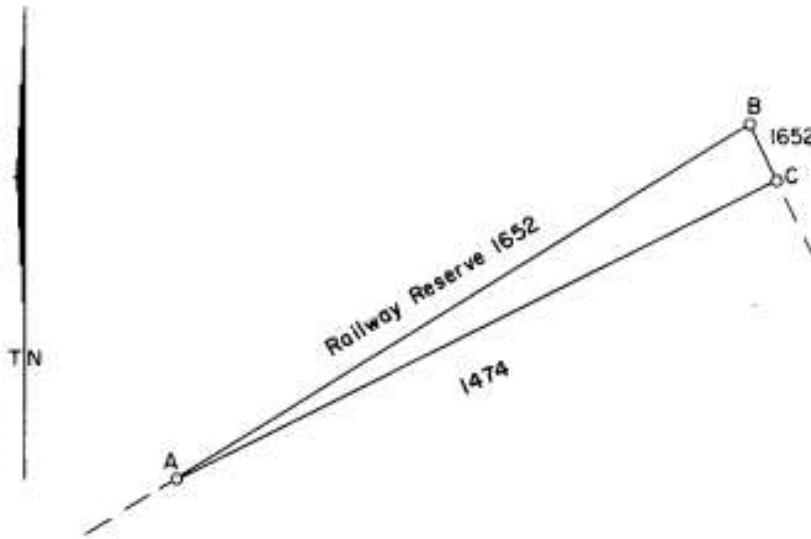
Approved

*A.J. van Wyk*  
for Surveyor  
General

1981 - 08 - 13

Beacon Description

ABC : 12mm iron peg



Scale 1:200

The figure ABC

represents 21 square metres  
a Servitude over Erf 1474  
ROODEKOP TOWNSHIP

of land being

Province of Transvaal  
Surveyed in May 1981

by me

*A.J. van Wyk*

A.J. van Wyk

Land Surveyor.

This diagram is annexed to

No. K527/1986<sup>s</sup>

d.d.

i.f.o.

Registrar of Deeds.

The original diagram is

No. A 3564/81

Transfer

Grant

File

S.R. No. 1307 / 81

Comp. IRJA - 70

Printed by the MOESTER DRUKKERIJ P.O. Box 221 Ladang 2004 Pieterburg.



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# Michael James Organisation

CAPE TOWN - JOHANNESBURG - PORT ELIZABETH

## TITLE DEED

**A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:**

Notas/Notes:

01 SEP 2015

**FINALE DAGBOEK**  
01 SEP 2015  
**FINAL BACK BOOK**

**B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:**

		Opmerkings Remarks	Paraaf Initials
Inwaardigte nagesien deur Inwardicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
.....	(2) Begiftigingswet Endowment erven.....		
Datum Date	(3) Begiftiging Endowment.....		
.....	(4) Voorwaardes Conditions.....		
Inwaardigte nagesien deur Inwardicts checked by	(5) Mikro Micro.....		
.....	(6) Algemene plan General plan.....		
Datum Date	(7) Titelakte Title deed.....		
.....	(8) Verbands teen dorpsitel Bonds against township title.....		
Kantoor instruksies/Office instructions	(9) Datum nagesien Date checked.....		
Seksie/Section:			

HORTONS STATIONERY - T FILE

# EXAMINER'S NOTES

⑦

① Lodge VA 4651/2009  
R  
CRC no 1

② Purchase price <sup>on the TR</sup> is different from the one stated in the  
PA and the Draft Deed of transfer, refer to  
CRC 9 of 2009 and Practice Notice 98 of 2012.

JJA

K. Murgood

25/08/2015

UITVOERING - EXECUTION RCC 31/10/2015

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

COAKLEY - EAGER & ASSOCIATES		(a) Datum van indiening Date of lodgment	(b) Gelyktydiges nie ingedien nie Simuls not lodged	(c) Regstellings Rectifications
1251				EXECUTE BY VOER UIT TEEN 04 SEP 2015  09 SEP 2015
Tel: (011) 401 001		DR. V. ... VA		
Onssoekers/Examines	Kamer/Room	Skakeling Linking	Verwerp Reject	Passer Passed
2	8213	B 2	AR	
3	M. P. Masenamela			

B. (a) VIR AKTEBESORGER SE GEBRUIK  
FOR CONVEYANCER'S USE

Verwysing No./Reference No.	T000036637 / 201520
LIAM - DPI ? UBUNTU	Skakeling/Linking
	3 2

GELYKTYDIGES/SIMULS

Kode Code	Name van Partye Names of Parties	Firma Firm No.	No. in Stel/batch	Titelaktes ens. binne Titles etc. within
2 T	DPI PLASTICS/UBUNTU	1251	2	T 37076/1996
1 VA	Reg 68(1)	1251	1	
3 B	Ubuntu/Neal	1251	3	
4				
5				
6				
7				
8				
9				
10				

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE/DEELTITELS:  
SIMULS WITH OTHER REGISTRIES/SECTIONAL TITLES:

Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

Registrasie Versoek deur/Registration requested by:

Datum/Date:



(Brief description of property (only firm. 1 in Deed)  
 (Kort beskrywing van eiendom (slegs para. 1 in Akte))

ERF 1474 ROODEKOP



Stampduty	R	.....
Seëlreg	R	1 500,00
Fees/Fees	R	.....
Exempted	Cat.	.....
Vrygestel	Kat.	.....

Prepared by me

*Liam Coakley-Eager*

CONVEYANCER  
LIAM COAKLEY-EAGER

VERBIND		MORTGAGED	
VIR FOR R 6 500 000,00			
<b>B</b>	000023682 / 2015	<i>[Signature]</i>	
2015-09-04			
REGISTRAR/REGISTRAR			

**T**000036637 / 2015

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANNEMARIE VAN DER MERWE

appeared before me, REGISTRAR OF DEEDS at Johannesburg, he the said  
Apparer being duly authorised thereto by a Power of Attorney signed at Germiston  
on the 20<sup>th</sup> of August 2015 and granted to her by

**D P I PLASTICS PROPRIETARY LIMITED**  
Registration Number: 1986/004295/07

And the Appearer declared that his said principal had truly and legally sold on 19 June 2014 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**UBUNTU PLASTICS PROPRIETARY LIMITED**  
**Registration Number: 2003/025515/07**

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

ERF 1474 ROODEKOP TOWNSHIP  
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 9595 (NINE THOUSAND FIVE HUNDRED AND NINETY FIVE) Square Metres

FIRST REGISTERED by Certificate of Registered Title No T13011/1969  
with General Plan S.G. No AB466/51 relating thereto and Held by Deed of  
Transfer T37076/1996

SUBJECT to the following conditions:

- A. Subject to the following further conditions imposed by Administrator's Proclamation No 244 dated the 27<sup>th</sup> September, 1954.
- (a) The applicant and any other person or body of persons so authorised in writing by the Administrator shall for the purpose of securing the enforcement of these conditions and any other conditions referred to in section fifty-six bis or Ordinance No. 11 of 1931, have the right and power at all reasonable times to enter into and upon the erf for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.
  - (b) The erf shall not be subdivided except in special circumstances and then only with the consent in writing of the Administrator (or any body or person) who may prescribe such further conditions as he may deem necessary.
  - (c) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.

LT ug

- (d) Neither the owner nor any other person shall have the right, save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.
- (e) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater; provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf and provided further that in the event of a dispute between the parties as to the nature of the position of the pipeline or drain, or the allocation of the cost, the matter shall be referred to the Administrator or his nominee, whose decision shall be final.
- (f) The erf and buildings erected and to be erected thereon shall be used solely for such industrial and/or commercial purposes (e.g. factories, warehouses, workshops and the like) as may be approved in writing by the local authority; and other purposes incidental thereto, no retail trade of any description shall be conducted thereon or therefrom provided and save that it is specially hereby provided that for the purpose of this clause the prohibition against retail trading set out above shall not prohibit the owner from selling on the erf, goods, wholly or partially manufactured or processed or assembled thereon, and other goods not manufactured on the land; provided that such goods form part of or are incidental to the sale of and/or are for use in or with goods manufactured wholly or in part of processed or assembled on the erf. The words "and other purpose incidental thereto" shall mean and include:

L.T. <sup>no</sup> <sub>we</sub>

- (i) the erection and use for residential purposes of buildings for managers and watchmen of works, warehouses or factories erected on the said erf and with the consent in writing of the Administrator given after consultation with the Department of Co-operation and Development and of the local authority and subject to such conditions as the Administrator in consultation with the local authority may impose.
  - (ii) the erection of buildings to be used as offices or storerooms by the owner or occupier
- (g) Buildings including outbuildings hereafter erected on the erf shall be located not less than 3.05 metres from the boundary thereof abutting on a street.
- (h) The loading and off-loading of vehicles shall be done only within the boundaries of the erf, provided that no materials or goods of whatever nature shall be dumped, placed, or stored on the portion of the erf between any duly-prescribed building line and the street boundary of the erf which portion shall not be used for any purpose other than laying out and maintaining lawns and gardens.
- (i) The erf may not be transferred without the consent of the applicant which consent shall not be withheld if the proposed transferee provides in writing an agreement to the satisfaction of the applicant whereunder he binds himself to fulfil the conditions imposed by the applicant relative to the use and cost of maintenance of any railway siding or extension.
- C. The withinmentioned property is subject to a servitude for stormwater purposes 21 (twenty one) square metres in extent as indicated by the figures ABC on diagram S.G. No A3565/81 in favour of The Germiston City Council, as will more fully appear from reference to Deed of Cession of Servitude No K527/1986S.

D. DEFINITIONS

In the foregoing conditions, the following terms shall have the meaning assigned to them:

K.J. M<sup>o</sup> U.E

- (i) "APPLICANT" shall mean ROODEKOP TOWNSHIPS PROPRIETARY LIMITED and its Successors in Title to the Township.
- (ii) "DWELLING HOUSE" shall mean a house designed for use as a dwelling for a single family.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed/s.

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

**D P I PLASTICS PROPRIETARY LIMITED**  
Registration Number: 1986/004295/07

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

**UBUNTU PLASTICS PROPRIETARY LIMITED**  
Registration Number: 2003/025515/07

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 R5 700 000,00 (FIVE MILLION SEVEN HUNDRED THOUSAND RAND)

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

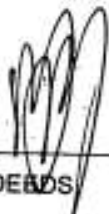
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at JOHANNESBURG on

2015 -09- 0 4



q.q.

In my presence



REGISTRAR OF DEEDS

k.J

u6

1251

COAKLEY-EAGER & ASSOCIATES  
4 Saint David Lane  
Houghton  
Johannesburg

1-6 (1)  
Prepared by me

  
CONVEYANCER  
LIAM COAKLEY-EAGER

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**JUAN PIETER MULLER**  
duly authorised hereto by a resolution of the Directors of  
**D P I PLASTICS PROPRIETARY LIMITED**  
Registration Number: 1986/004295/07

do hereby nominate, constitute and appoint ANNEMARIE VAN DER MERWE  
and/or LIAM COAKLEY-EAGER and/or TERSIA SUSAN PRINSLOO

with power of substitution to be the true and lawful Attorney/s and Agent/s of the  
Transferor to appear before the Registrar of Deeds at Johannesburg and there to  
declare that the Company did on 19 June 2014 sell to:-

**UBUNTU PLASTICS PROPRIETARY LIMITED**  
Registration Number: 2003/025515/07

for the sum of R5 700 000,00 (Five Million Seven Hundred Thousand Rand) the  
below mentioned property, namely-

ERF 1474 ROODEKOP TOWNSHIP  
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 9595 (NINE THOUSAND FIVE HUNDRED AND NINETY  
FIVE) Square Metres

HELD BY Deed of Transfer T37076/1996

  
GhostConvey 14.12.21 ET

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at GERMISTON on the 20<sup>th</sup> of August 2015 in the presence of the undersigned witnesses:

AS WITNESSES:

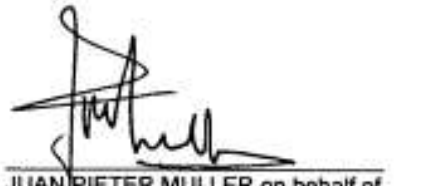
1.



A handwritten signature in black ink, appearing to be 'E. Tabane', written over a horizontal line.

2.

E. Tabane



A handwritten signature in black ink, appearing to be 'Juan Pieter Muller', written over a horizontal line.

JUAN PIETER MULLER on behalf of  
DPI PLASTICS PROPRIETARY LIMITED



FINANCE DEPARTMENT  
INCOME  
Municipal Offices  
78C President Street

P O Box 145  
Germiston  
1400

LAWYERS NAME: COACKLEY-EAGER & ASSOCIATES  
ADDRESS: P.O. BOX 92552  
NORWOOD  
FAX 011 440 1001/086 6849438  
2117

1251  
Tel: (011) 999-1752 - General  
Tel: (011) 999-1512 - General  
Tel: (011) 999-0433 - Clearances  
Tel: (011) 999-0438 - Clearances  
Fax: (011) 871-7785/6264



Ekurhuleni  
METROPOLITAN MUNICIPALITY

Southern Service Delivery Region  
GERMISTON CUSTOMER CARE CENTRE

4

DATE OF APPLICATION: 2015/06/30 CLEARANCE CERTIFICATE NUMBER 80502

CLEARANCE CERTIFICATE

THIS IS TO CERTIFY

THAT ALL AMOUNTS DUE IN TERMS OF SECTION 118(1) OF THE LOCAL GOVERNMENT:  
MUNICIPAL SYSTEMS ACT, ACT 32 OF 2000,  
PAYABLE TO THE EKURHULENI METROPOLITAN MUNICIPALITY,  
IN RESPECT OF THE LAND OR THE RIGHT IN LAND DESCRIBED HEREUNDER  
HAVE BEEN PAID IN FULL

DESCRIPTION OF LAND OR RIGHT IN LAND/PROPERTY

STAND NUMBER/REFERENCE: N26 000 00001474 00000 0000 0000

SECTIONAL TITLE:

STAND DESCRIPTION: STAND 1474

TOWNSHIP: ROODEKOP

STAND AREA: 9595 SQ METER

THIS CERTIFICATE IS VALID UNTIL 30/06/2016

Signed at GERMISTON

on



(Signature) Authorized Official

COACKLEY - EAGER & ASSOCIATES
1251
Tel: (011) 440 1001

f J P

**FINANCE DEPARTMENT  
INCOME**

Municipal Offices  
78C President Street

P O Box 145  
Germiston  
1400

Tel: (011) 999-1752 - General  
Tel: (011) 999-1512 - General  
Tel: (011) 999-0433 - Clearances  
Tel: (011) 999-0438 - Clearances  
Fax: (011) 871-7788/8264



**Ekurhuleni**  
METROPOLITAN MUNICIPALITY

Southern Service Delivery Region  
GERMISTON CUSTOMER CARE CENTRE

CERT-NO:U 80502

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 GERMISTON SDC

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 GERMISTON SDC 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.

**DESCRIPTION OF PROPERTY**

(see definition of property in section 1 of Act 32 of 2000)

N26 000 00001474 00000 0000 0000:  
Erven : 00001474 STAND 1474  
Portion : 00000  
Extension : 000  
Zoning : INDUSTRIAL 1  
Registration division / Administrative District:  
Suburb : ROODEKOP  
Town : EKURHULENI METROPOLITAN MUNICIPALITY  
Sectional Title Unit Number: N/A  
Exclusive use area and number as referred to on the registered plan: N/A  
Real right : N/A  
Scheme registration number : N/A  
Sectional Title Scheme Name:  
N/A  
Registered owner : D P I PLASTICS PTY LTD  
Name and Identity / Registration number of all purchaser/s:  
UBUNTU PLASTICS (PTY)LTD 2003/025515/07

Attorney : COACKLEY-EAGER & ASSOCIATES

This certificate is valid until: 2015/10/31

Given under my hand at \_\_\_\_\_, on \_\_\_\_\_

MUNICIPAL MANAGER  
GERMISTON SDC



K.T

COAKLEY - EAGER & ASSOCIATES
1251
Tel: (011) 440 1001

4

## CONSENT

WHEREAS Roodekop Townships (Proprietary) Limited No. 1944/016849/07 ("the Developer") is the Developer of Roodekop Township.

AND WHEREAS the Developer caused the following condition to be inserted in the conditions of title relating to the stands set out below:

"The erf may not be transferred without the consent of the applicant, which consent shall not be withheld if the proposed transferee provides in writing an agreement to the satisfaction of the applicant whereunder he binds himself to fulfill the conditions imposed by the applicant relative to the use and the cost of maintenance of any railway siding or extension."

NOW THEREFORE ROODEKOP TOWNSHIPS (PROPRIETARY) LIMITED (1944/016849/07), represented herein by

LEE GRANT HUTCHINSON

and

MADELAINE WESTRAAD

they being duly authorised hereto by virtue of a Resolution, hereby consent to the transfer of the erven described below from DPI Plastics Pty Ltd (Registration No. 1986/004295/07) to Ubuntu Plastics (Pty) Ltd (Registration No. 2003/025515/07)

ERF 1474  
ROODEKOP TOWNSHIP  
REGISTRATION DIVISION I.R., GAUTENG

SIGNED at ILLOVO on this 19TH day of SEPTEMBER 2014


AS WITNESSES:

for ROODEKOP TOWNSHIPS (PTY) LTD

1.   
\_\_\_\_\_

  
\_\_\_\_\_

2.   
\_\_\_\_\_

  
\_\_\_\_\_

L.J. W



Auctioneers, Valuers and Appraisers - Established 1964

# Michael James Organisation

CAPE TOWN – JOHANNESBURG – PORT ELIZABETH

## MUNICIPAL RATES & TAXES



**City of Ekurhuleni**

a partnership that works

www.ekurhuleni.gov.za

GERMISTON SDC

PO BOX 145  
GERMISTON  
1401



Phone: 0860 543 000  
Email: callcentre@ekurhuleni.gov.za  
Twitter: @EMM\_Call\_Centre

### COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice number: 26092505332023/07/18

Page 1 of 2

<b>Name</b>	UBUNTU PLASTICS PTY LTD		<b>Account Number</b>	2609250533	
<b>Ward Number</b>	40	<b>Payments Included Until</b>	2023/07/18	<b>Vat Reg. No.</b>	4390210484
<b>Street Address</b>		<b>Electricity / Water Deposit</b>		<b>Statement Date</b>	
SETCHELL		<b>Cash</b>	10415.00	<b>Guarantee</b>	0.00
<b>Township</b>		<b>Valuation</b>		<b>Total Value</b>	
ROODEKOP		<b>Site</b>		<b>Improvements</b>	6544000
<b>ERF Number</b>	N26 000 00001474	<b>Portion</b>	00000 0000 0000	<b>Area m2</b>	9595
<b>Date</b>	<b>Icon</b>	<b>Details</b>	<b>Charge (excl. VAT)</b>	<b>VAT</b>	<b>Charge (incl. VAT)</b>
06/15		BALANCE BROUGHT FORWARD	167668.58		167668.58
		SUB TOTAL	167668.58		167668.58
07/17		INTEREST ON ARREARS	1263.55		1263.55
06/18		FINAL NOTICE	164.74	24.71	189.45
07/09		ELEC-PRE-PAID BLOCKING	47.96	7.19	55.15
<b>PROPERTY RATES</b>					
07/18		PROPERTY RATES INDUSTRIAL	14974.85		14974.85
<b>REFUSE REMOVAL</b>					
07/18		REFUSE: ENVIRONMENTAL LEVY - OTHER	520.17	78.03	598.20
07/18		REFUSE: LITTERPICKING	1423.89	213.58	1637.47
<b>WATER SERVICE</b>					
07/18		METER-NO 13057580 TARIFF: WATER-BUSINESS Curr = 4426 Prev = 3944 Cons = 482 Reading dates: Curr 23/06/28 Prev 22/05/26 WATER 482 kl	16704.26	2505.64	19209.90
07/18		METER-NO 13057580 TARIFF: WATER-BUSINESS INTERIM REVERSAL 1164.000 KI	-40402.15	-6060.28	-46462.43
07/18		METER-NO 13058221 TARIFF: WATER-BUSINESS Curr = 10918 Prev = 9127 Cons = 1791 Reading dates: Curr 23/06/28 Prev 22/05/26			

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
17675.67	17432.96	17190.20	49864.81	186121.08	332.12	186453.20
<b>Amount In Advance</b>		0.00	<b>Due Date</b>	2023/08/14	<b>Amount Payable</b>	186454.00



Auctioneers, Valuers and Appraisers - Established 1964

# Michael James Organisation

CAPE TOWN – JOHANNESBURG – PORT ELIZABETH

## **EKURHULENI – CONNECTIVITY ACCOUNT FOR PURCHASER**

Good day,

Kindly find all the steps that will happen from now as the City of Ekurhuleni send you the quotation.

- **First step:** The Energy department will wait for an email of acceptance of the quotation from the customer.
- **Second Step:** The Energy department create a Tax Invoice and send it to the customer;
- **Third Step:** After the payment the Customer send a proof of payment to the Energy department;
- **The Fourth Step:** The Customer register a servitude, at the same time the Customer construct the servitude area as per the attached drawing that comes with the quotation,
- **The fifth Step:** The Energy department receive an email to do inspection and issue a works instruction to the construction team to do the installation,
- **The Sixth Step:** the Customer will connect the new cable into the new box and be ready for new installation.
- **The Seven Step:** the changeover is done, old supply is removed taking the old readings and new power is switch-on.
- **The Eighth Step:** the Energy department will submit old readings and new metering information to the Finance department for billing purposes.

Trusting that you will find the above is in order.



# Ekurhuleni

METROPOLITAN MUNICIPALITY

Southern Service Delivery Region  
GERMISTON CUSTOMER CARE CENTRE

To: Mr. T. W van den Heever

Co: Messrs. UBUNTU PLASTICS (Pty) LTD  
P. O. Box 904  
**FLORA HILLS 1716**

Tel: 011 672 8700  
Email: theo@nttrust.co.za

From: Mr. H. Malambe

Tel: (011) 999-1226

Our Ref: **5.2.1L/HHM/Aug22/23**

Date: 08 September 2023

## ENERGY DEPARTMENT

Saame Building  
Cnr Spilsbury & Queen Str.  
P O Box 145  
Germiston  
1400

Tel: (011) 999-0990  
Fax: (011) 874-6786  
www.ekurhuleni.com

Subject: **APPLICATION FOR A NEW MEDIUM VOLTAGE (310 kVA) SUPPLY: STAND 1474  
SETCHELL ROAD, ROODEKOP INDUSTRIES**

Your application dated 18 August 2023, in connection with the above, refers.

The purpose of this letter is to highlight some specific requirements and conditions with regards to this connection and should be read in conjunction with the attached quotation and costing letter.

A circuit breaker and medium voltage metering unit housed in a steel enclosure shall be installed inside the property, within the stand boundaries along the **SETCHELL ROAD**. You are requested to appoint the required people to register the relevant servitude (4.5 m wide and 2,5m deep) to protect this service at your cost. The details and specifications of the area required to house the medium voltage metering unit shall be prepared in accordance with the attached drawing. The servitude shall be fenced off with a wall / fence / palisade of similar construction than the boundary wall or fence. The 4.5 meter section on the street side shall be closed off with two, 2.25 meter swing gates that will be locked by the electricity department. This unit shall have direct and convenient access from the street.

A circuit breaker and medium voltage metering unit housed in a steel enclosure (M.V. unit) shall be provided by the **Customer** as per Council's approval once the payment is received. Therefore please note, timeframes are dependent on the ordering of material.

A medium voltage (6600 volt, 50 Hertz) supply can be made available from this unit. The unit can be connected to the Council's existing network at a cost of **R174 500.00** after payment.

A deposit of **R344 410.00** (310 kVA) to cover two month's electricity consumption is also required. The deposit minus any arrears due to the Ekurhuleni Metropolitan Municipality is refundable on cancellation of the supply.

When the medium voltage metering unit have been delivered, fencing arrangements as described above have been met and the relevant servitude diagrams have been issued, Council

will install and connect the M.V. unit to the Council's existing network. Generally, the work can be done within the two months period as laid down by the National Electricity Regulator. A medium voltage (6600 volt, 50 Hertz) supply can be made available from this unit. The Council's responsibility stops at this point. (Medium Voltage Metering Unit in the steel enclosure.)

A registered accredited electrical contractor at your expense must carry out the complete installation from this point. A separate consumer's weather proof fused on-load isolator shall be installed adjacent to the Medium Voltage Metering Unit at the stand boundary. However the consumer's transformer could be installed remote from the on-load isolator on the stand where the load requirements determine the most suitable position. **OR** Should you prefer to install a complete **private** mini-substation (fused on-load isolator, transformer and low voltage panel in a suitable enclosure) in place of the separate fused on-load isolator and transformer, this mini-substation shall be positioned adjacent to the Medium Voltage Metering Unit at the stand boundary.

The electrical power can only be made available/switched on when the installation has been approved by the Council's Customer Advisor. Once the M.V. unit has been installed and connected to the network and your private electrical contractor has installed your private mini-substation, please arrange with Mr Graeme Bot on (011) 999-1325 to book a test at least two working days before the test is required. He will be available on the mentioned telephone number Monday to Friday from 08:00 to 10:00 and from 13:30 to 14:00.

For any further information, please contact Ms. Fezeka Mkhaza on (011) 999-9605.

Yours faithfully

**obo Mr P. T. KHUNOU**  
**CHIEF AREA ENGINEER: ENERGY DEPARTMENT**  
**GERMISTON DBU**



# City of Ekurhuleni

Messrs.  
UBUNTU PLASTICS (Pty) LTD  
P. O. Box 904  
**FLORIDA HILLS 1716**  
08 September 2023  
Acc. – 26.....

Southern Service Delivery Region  
GERMISTON CUSTOMER CARE

## ENERGY DEPARTMENT

THIRD FLOOR – GOLDEN HEIGHTS  
VICTORIA ROAD - GERMISTON  
P.O. Box 145  
GERMISTON, 1400

Attention: Mr. T. W. van den HEEVER – 011 672 8700

Queries: H. Malambe

REF: **HHM/Aug22/23**

Tel:- (011) 999-1226-([hope.malambe@ekurhuleni.gov.za](mailto:hope.malambe@ekurhuleni.gov.za))

Fax: (011) 874-6786 ([www.ekurhuleni.gov.za](http://www.ekurhuleni.gov.za))

**Subject: APPLICATION FOR AN ELECTRICAL MEDIUM VOLTAGE UP-GRADE SUPPLY: OF (310 kVA) AT ERF 1474 SETCHELL ROAD – ROODEKOP**

Your application received 18 August 2023 and the attached letter in connection with the above refers. The City of Ekurhuleni will gladly make the request supply available, subject to the terms and conditions as outlined in this letter as well as the standard electricity by-laws and conditions.

The required electrical connection can be made available in a new bulk metering unit after a total amount of **R518 910.00**(Connection Fee **R174 500.00**; Deposit (**R1111 x 310 kVA= R344 410.00**) has been paid in at Finance department, c/o President & Spilsbury streets). Please ensure payment is made at the **correct section at Finance**: connections larger than 150 Amps (room 105). No payment can be accepted **without the attached tax invoice (Deposit / Connection fee payable)**. The cheque must be made payable to the City of Ekurhuleni.

At Finance you must complete the electricity supply **agreement**. In order to do this the following documentation is required: copy of **ID Book of person signing** agreement as well as a copy of **ID Book** of one of the **Directors** of the company, a **letter of authorization** of the person signing on behalf of the company, **company registration details and VAT number, and deed of sale / offer to purchase or lease agreement**. You will be placed on **Tariff E**. Details of the relevant tariff structure are available on request.

**A scheduled work program is drawn up and all work is strictly carried out according to this program. For this project to be captured on the scheduled work program, proof shall be submitted to this department that all the relevant conditions have been met.** Timeframes are dependent on ordering of materials, way-leave applications and to allow for existing commitments. Generally, the work can be done within 8 weeks after payment and / or when all the specified conditions have been met. To prevent disappointment, please plan and arrange work accordingly. Prices quoted are only valid for three months.

The Council's responsibility stops at the stand boundary. Your registered accredited electrical contractor will have to carry out the complete installation from this point at your expense. The electrical power can only be made available/ switched on when all outstanding amounts (contributions if any, connection fee, transformer capacity and deposit) have been paid, the necessary testing certificates and the consolidation or notorially tying certificates (where applicable) have been issued. The installation shall be approved by the Council's Customer Advisor. Please arrange with your electrical contractor to book a time at least two working days in advance for a final switch on inspection. (011 999-6087 / 1325).

For safety reasons it is Council's policy to install one supply per stand and the crossing of stand boundaries with electrical apparatus is illegal unless the stands are notorially tied.

Yours faithfully

For P. T. Khonou (Pr. Cert Engineer)  
CHIEF AREA ENGINEER  
ENERGY DEPARTMENT: GERMISTON CCC



Good day Natalie,

Please carefully read and be sure to understand all condition attached to this quotation before you pay.

Kindly send us an email if you accept the quotation for the Tax Invoice to be created, before you approach Zera or Collen.

For payment please FIRST make arrangement with Zera Mbatha [Zera.Mbatha@ekurhuleni.gov.za](mailto:Zera.Mbatha@ekurhuleni.gov.za) or Collen Skhosana [Collen.skhosana@ekurhuleni.gov.za](mailto:Collen.skhosana@ekurhuleni.gov.za) on 011 999-0483/0453 at our finance Department in Germiston, President Street first floor.

**Remember to submit a proof of payment to this department once payment is done.**

Kind regards  
Hope Malambe (Germiston)

Planning Section  
Energy department



Telephone : +27 (0) 11 999 1226  
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E-mail : [Hope.Malambe@ekurhuleni.gov.za](mailto:Hope.Malambe@ekurhuleni.gov.za)  
Website : [www.ekurhuleni.com](http://www.ekurhuleni.com)  
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Germiston  
1400  
Physical : 2<sup>nd</sup> Floor, CPO Building, 5 Junction road,  
Driehoek, Germiston.