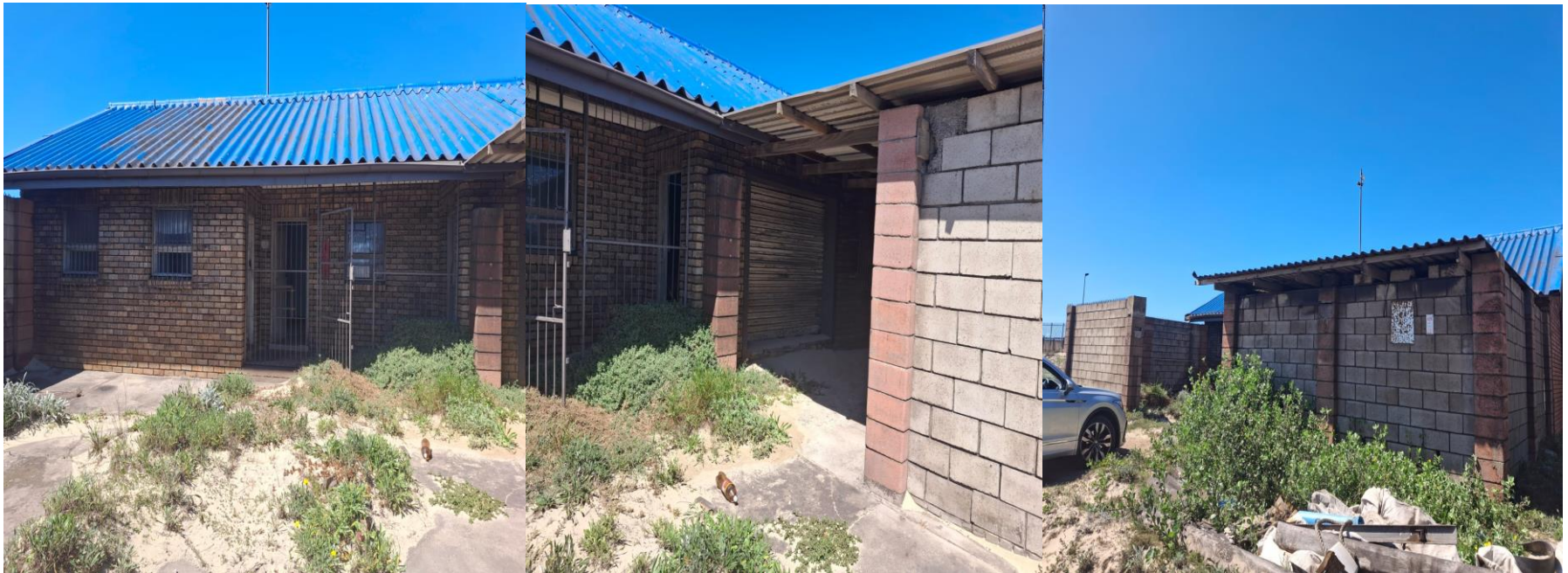


INSPECTION DATE: 23 SEPTEMBER 2025 ASSET NO: TENAT NAME: OLD TANKER BERTH	FACILITIES MANAGEMENT-ANNUAL INSPECTION REPORT	
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Site Location:

The Old Tanker Berth Building is located within the Port of Port Elizabeth. The leased premises consists of garage, office and bathrooms. The report is a reflection of the current condition and its maintenance requirements.



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TENANT MANAGEMENT REPORT

AREA	FINDING	PICTURE/ EVIDENCE	RECOMMENDED ACTION FOR IMPROVEMENT	RESPONSIBLE PERSON	
Exterior	Continuation of sand build up around the building internally and externally	 	Remove the sand build up and the debris from interior and exterior of the premises.	TNPA	

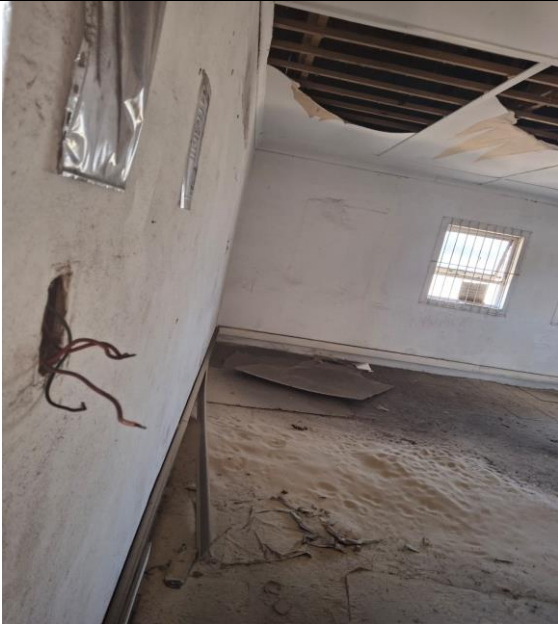
INSPECTION DATE: 23 SEPTEMBER 2025 ASSET NO: TENAT NAME: OLD TANKER BERTH	FACILITIES MANAGEMENT-ANNUAL INSPECTION REPORT	
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Exterior	Overgrown vegetation all around the premises.		Conduct cleaning and remove all vegetation as part of maintenance regime	TNPA	
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Interior	Broken ceiling		Repair of broken ceiling and the ceiling needs to be painted.	TNPA	
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Interior	No wall switch plates and light bulbs. All have been vandalised		Overall requirement for new installation of all electrical equipment for the building.	TNPA	
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Interior	Build up sand on the bathroom, old wooden material and pipes. Visible vandalism of the plumbing material Broken wall tile.		Overall cleaning and general housekeeping of the premises. Removal of the sand, wooden material and the pipes in the bathroom. Full refurbishment required for the premises.	TNPA	
Interior	Wall has holes.		Full refurbishment of the premises	TNPA	

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Interior	Electrical DB is damaged		Fix the electrical DB and install the cover to protect electrical components from dust, moisture and potential accidental contact.	TNPA	
Exterior	Corroded and rusty burglars.		Repair the burglars and repaint them.	TNPA	

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Interior	Damage old equipment for aircon		Remove the old damaged equipment.	TNPA	
Interior	All the door locks are old and have rust. Doors are dirty due to manganese dust		Remove the damaged door locks and install new door locks. Replace all internal and external doors	TNPA	

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Interior	Dirty window glasses and frames. Some are cracked and broken.		Replace all window frames and glasses	TNPA	
Exterior	Broken external wall		Re-build the broken wall.	TNPA	

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Exterior	Wooden material and debris stored outside.		Overall cleaning and remove all the unnecessary material.	TNPA	
Exterior	Old and damaged asbestos gutters.		Replace all the downpipes, fascia boards and the gutters.	TNPA	

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Interior	Walls internally are dirty.		Repaint the walls.		
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Summary:

Building Structure: GARAGE, BATHROOMS AND OFFICES

The building requires maintenance on the interior and exterior. The following was noted:

- During inspections, the building has been vacant for years.
- The building is vandalized internally.
- Sand build up around the building internally and externally.
- Overgrown vegetation and weeds.
- Broken gutters and downpipe.
- Broken ceiling and the wall has holes.
- Doors are broken and some does not have handles.
- Window frames needs replacement.
- The roof of the building is Asbestos, old and damaged.
- All the sewer caps are vandalised.

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- The plumbing is not working because it is been disconnected due to vacant building.
- No interior or exterior lights in the building.
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Electrical Certificate of Compliance

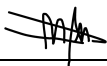
- No COC was presented, building is vacant.

Plumbing Certificate

- No

Utilities Management

- No

BY:	Mandilakhe Mbambani
SIGNATURE:	
DATE:	23 September 2025