



BUILDING PROJECT UPDATE

9 March 2015

Dear Owners

We are certain that everyone would recall the building project commenced on the 19th of January 2015.

As a reminder, the works currently constitute the Phase 1 works on Block A (Acacia)

These works include the following :

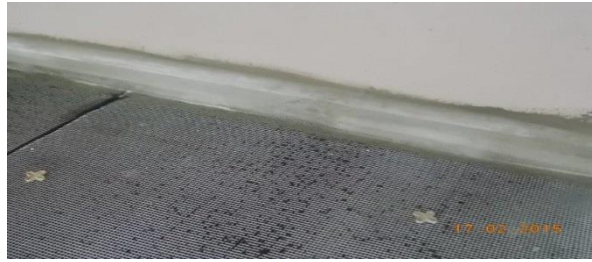
- a) Forming of new outlets on internal walkways
- b) Waterproofing and tiling of these walkways
- c) Treatment, preparation and pre-painting of all previously painted surfaces facing towards the open atriums of the 2 blocks
- d) Followed by the installation of gutters and downpipes on these walkways

1. The works to date has seen:

- a) The new side-wall outlets installed



- b) The laying of the waterproofing membrane, including the integration of horizontal sheeting with the vertical skirting water proofing and with the flanges of the side wall outlets (above) and the "wrapping at stairs and doorways (see below)



c) As well as the commencement of the tile laying;



As of the 9th of March the works as mentioned for Block A (Acacia) above will now commence for Block B (Baobab). Please note a notification has been sent to all residents of Block B (Baobab) to ensure that they are well notified of all construction activities.

2. Project additions or ad hoc requirements:

As expected in any building project there are always adhoc additions or works that arise from time to time, to date we have experienced once such addition to the planned works. Apex, who is the appointed contractors have found that there are some security gates which were installed too low to the ground and this impeded the tiling works. We are pleased to advise that the security gate issue has been largely addressed and with the exception of the Trelli doors, all listed gates have been lifted, re-welded and a base coat of paint applied. (See below)



Apex will be arranging for the Trelli doors to be lifted as at present we cannot complete the tiling until this has been done. We will be including feedback on this in our next circular.

3. Financial update

- To date the Body Corporate has paid to Apex a deposit of 10% of the contract which is equivalent to R 554,563. In addition to this, the progress payment of R 228,845 has now been paid over to Apex in terms of Phase one of the project.
- As a reminder the Body Corporate has employed the services of Baobab Consulting which is headed up by Peter Allsopp to manage the project through to completion.
- All progress payments are therefore made post inspection and recommendation on completed work by Peter and his team.

Thank you again for all your support and patience through this grueling process, we will continue to keep you updated.

Please feel free to distribute this information to your tenants if you deem it necessary.

Yours Sincerely,

San Ridge Village Body Corporate

The planned schedule for phase 1 of the work is indicated below:

