

AGREEMENT OF LEASE

1 PARTIES

1.1 CHRYSTALLA TSIKOUDAKIS

ID No: 491226 0139 086

(hereinafter referred to as "the LESSOR")

1.2 MIRZA MUHAMMAD AZHAR BAIG

ID No: 860524 6142 184

(hereinafter referred to as "the LESSEE")

2. THE LEASED PREMISES

2.1 The LESSOR hereby lets to the LESSEE who hereby hires the property more

fully described as Erf 24 Melville, situate at Stand 24, shop number 2,

7<sup>th</sup> Street, Melville, Johannesburg ("the LEASED PREMISES").

3. COMMENCEMENT AND DURATION OF LEASE

3.1 The lease shall commence on 1 June 2016 ("the EFFECTIVE DATE") and

subject to the terms and conditions of this lease, shall endure for a period of 2

(Two) years from the EFFECTIVE DATE.

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4. RENTAL

The rental payable in respect of the LEASED PREMISES shall be as follows:-

4.1 for the period 1 June 2016 to 31 May 2017 the sum of R28 000.00 (TWENTY-EIGHT THOUSAND RAND) excluding VAT, per month;

4.2 for the period 1 June 2017 to 31 May 2018 the sum of R30 800.00 (THIRTY THOUSAND EIGHT HUNDRED RAND) excluding VAT, per month;

4.3 Should the option referred to below in clause 5 be exercised the rental shall be increased by 10% per annum.

5. OPTION

5.1 The LESSEE shall have the right to renew this lease for a further period of 2 (Two) years ("the RENEWAL PERIOD") provided that:-

5.1.1 this lease shall not terminate prior to the commencement of the RENEWAL PERIOD;

5.1.2 the LESSEE shall have complied with all the obligations undertaken by the LESSEE and which shall have fallen due for compliance at the commencement of the RENEWAL PERIOD;

5.1.3 the LESSEE gives the LESSOR written notice of the exercise of its rights to renew this lease 6 (SIX) calendar months prior to the commencement of the RENEWAL PERIOD;

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8.1 The LESSOR hereby chooses domicilium citandi et executandi for all purposes hereunder at:

DOMICILIUM AND NOTICES

C TSIKOUDAKIS  
NEDBANK LTD  
BRANCH: EASTGATE  
ACCOUNT NUMBER: 1007094893

All payments to be made in terms of this lease by the LESSEE to the LESSOR shall be made free of deduction into the following bank account:

PAYMENTS

The further terms and conditions of this lease are set out in the Schedule of Conditions annexed hereto marked "A", and which shall be regarded as if specifically incorporated herein.

SPECIAL CONDITIONS

5.1.4 upon such renewal, the terms and conditions governing this lease during the RENEWAL PERIOD shall be the same mutatis mutandis as those which govern this lease prior to the commencement of the RENEWAL PERIOD, save that the rental payable shall be an amount agreed upon between the parties.

C/o Kokkoris Attorneys  
80 Corlett Drive  
Melrose North  
Johannesburg

8.2 The LESSEE hereby chooses *domicilium citandi et executandi* for all purposes hereunder at the LEASED PREMISES.

8.3 Each of the parties shall be entitled by written notice acknowledged in writing by the recipient to change his *domicilium citandi et executandi*.

8.4 Any notice sent by prepaid registered post shall be deemed to have been received 5 (FIVE) days after the date of posting.

8.5 Any notice delivered by hand shall be deemed to have been received on the day of delivery if acknowledged in writing by the recipient.

#### 11. RIGHT OF FIRST REFUSAL

11.1 In the event of the LESSOR, during the period of this lease, receiving an offer from a third party (the PROSPECTIVE PURCHASER) to purchase the property upon which the LEASED PREMISES are situated or to purchase the entire interest in the LESSOR, which offer is acceptable to the LESSOR or its members, as the case may be, then the LESSOR shall be obliged to communicate the terms and conditions of such offer to the LESSEE, who shall be entitled to purchase the property from the LESSOR on all the same terms and conditions and at the same purchase price as the offer at which the

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LESSOR is prepared to sell the property, provided that the LESSEE informs the LESSOR, in writing, within 14 (FOURTEEN) days of having received the communication referred to hereinbefore of his intention to do so.

11.2 Should the LESSEE fail to inform the LESSOR of his intention within the prescribed period, the LESSOR shall then be entitled to sell the property to the PROSPECTIVE PURCHASER.

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LESSEE

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*[Handwritten signature]*

1. S. Soelmann  
 2. *[Handwritten signature]*

AS WITNESSES:

THUS DONE AND SIGNED AT JOHANNESBURG ON THIS THE 31 DAY OF 05 2016.

LESSOR

---

*[Handwritten signature]*

1. S. Soelmann  
 2. *[Handwritten signature]*

AS WITNESSES:

THUS DONE AND SIGNED AT JOHANNESBURG ON THIS THE 31<sup>st</sup> DAY OF May 2016.

Handwritten notes: "A. B. S.", "SS", and a signature.

percentage as applied by the relevant local authority.

in clause 2.3 to increase such rates and taxes payable by the same increase, be entitled from time to time with effect from the date referred to production of satisfactory documentary evidence supporting such payable on the **EFFECTIVE DATE**, then the **LESSOR** shall on the this lease so as to exceed at any time the municipal rates and taxes improvements thereon be increased at any time during the currency of taxes payable in respect of the property or in respect of any

2.2 Notwithstanding the provisions hereof, should the municipal rates and

2.1 The rent payable in terms hereof shall be payable monthly in advance without deduction by the first day of each calendar month.

5. RENT

1.1 The **LESSEE** records that it has thoroughly inspected the **LEASED PREMISES** and hires same in the condition and to the extent as they are at the **EFFECTIVE DATE**, and there shall be no obligation upon the **LESSOR** to effect repairs or renovations of any nature whatsoever to the **LEASED PREMISES** save as may be provided for in this agreement.

4. CONDITION OF LEASED PREMISES

SCHEDULE OF CONDITIONS

ANNEXURE "A"

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whatsoever, nor

3.1.3 place anyone else in occupation of the LEASED PREMISES, or part thereof, on any conditions whatsoever or for any reason

prior written consent of the LESSOR.

3.1.2 sub-let the LEASED PREMISES, or part thereof, without the

lease;

3.1.1 cede, assign, mortgage or pledge any of his rights under this

3.1 shall not :-

The LESSEE shall be entitled to occupy the LEASED PREMISES for the purposes of establishing a restaurant and supermarket. The LESSEE:

The LESSEE :-

3. THE LESSEE'S OBLIGATIONS

2.3 The above rental referred to in clause 2.2 above shall be and become payable with effect from the first day of the month following that in which the notice advising the LESSEE of the increase in rental is delivered to the LESSEE together with documentary proof referred to in clause 2.2 above.



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3.5 indemnifies the LESSOR against any claims (including costs) of any nature whatsoever made against the LESSOR under any circumstances whatsoever as a result of the erection or installation of any sign or any defect therein or as a result of any failure on the part of the LESSEE or

3.4 shall comply with and carry out from time to time all the requirements of any competent authority in regard to any sign erected;

3.3 shall keep and maintain at all times the advertising sign and/or hoarding that may be erected, installed or affixed with the consent of the LESSOR in good and proper working order;

3.2 shall not erect, install and/or affix any advertising sign and/or hoarding on any part of the LEASED PREMISES without the written consent of the LESSOR first had and obtained;

3.1.5 if the LESSEE is a close corporation, each member shall be permitted to sell/transfer his interest to the other member or alternatively to a third party who is creditworthy and who will stand surety for the LESSEE under the lease.

3.1.4 if the LESSEE is a company sanction any transfer of its shares and/or the allotment of any of its shares additional to those issued at the EFFECTIVE DATE.

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3.7.2 should any additional premium become payable by the LESSOR as a result of that amendment or permission, then that additional premium shall be payable by the LESSEE to the LESSOR at least 7 (SEVEN) days prior to the date upon which it becomes payable

LESSOR, and LESSEE, and

3.7.1 should the LESSOR obtain at the request of the LESSEE an amendment of any such policy to permit the keeping of any particular articles in or upon the LEASED PREMISES by the

insurance policy, provided that :-

3.7 shall not keep or permit to be kept or done in the LEASED PREMISES anything which in terms of any of the conditions of any fire insurance policy held from time to time by the LESSOR in respect of the improvements on the property, may not be kept or done therein or which will or may increase the rate premium payable in respect of any such fire

EFFECTIVE DATE, fair wear and tear excepted.

LESSOR in the same good order and repair as existing at the

the termination of the lease redeliver the LEASED PREMISES to the

interior of the LEASED PREMISES in good order and repair and shall at

3.6 shall at all times and at his own cost and expense keep and maintain the

good order or condition;

any of the LESSEE'S servants or agents to keep or maintain such sign in

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remove such additions as it may have effected to the LEASED and if so required, then in such event the LESSEE shall be entitled to PREMISES to the condition which they were at the EFFECTIVE DATE, so require at the termination of the lease, restore the LEASED shall, notwithstanding the provisions of clause 3.6, should the LESSOR

3.10

LESSOR;

whether structural or otherwise, without the prior written consent of the shall not make any alterations or additions to the LEASED PREMISES,

3.9

3.8.2 any of the conditions of title of the property;

therein;

PREMISES or the carrying on of the LESSEE'S business licences relating to or affecting the occupation of the LEASED 3.8.1 any law, by-law, statutory regulation or the conditions of any

3.8 shall not contravene or permit the contravention of :-

thereof; time by the LESSOR in respect of the said building or any part render void or voidable any fire insurance policy held from time to 3.7.3 shall not do or permit anything to be done which renders or may

in terms of the said policy;

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PREMISES provided that in so doing he shall not cause any damage to the LEASED PREMISES, and should the LESSOR not require the removal of or the LESSEE decide not to remove any improvements made to the LEASED PREMISES, the LESSOR shall not be liable to the LESSEE for any compensation whatsoever in respect thereof;

3.11 shall keep and maintain at his cost electrical, gas (if any), drainage and sanitary works on the LEASED PREMISES in good order and condition, fair wear and tear excepted;

3.12 shall :-  
3.12.1 use his best endeavors to prevent any blockage of any sewerage or water pipes or drains in or used in connection with the LEASED PREMISES;  
3.12.2 remove at his cost any obstructional blockage referred to in clause 3.12.1 which occurs in the LEASED PREMISES;

3.13 shall not have any claim of any nature whatsoever, for damages, compensation or other relief against the LESSOR due to :-

3.13.1 The LEASED PREMISES or any part thereof being in a defective condition or in a state of disrepair;

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3.16 shall have no claim of any nature whatsoever against the LESSOR or any tenant, servant or agent of the LESSOR for any accident, injury, loss or damage caused to the LESSEE or any other person whatsoever through

3.15 shall pay on demand to the LESSOR or to the local authority, as the LESSOR may direct, all deposits relating to, and the costs of all electric current, water and/or gas (if any) to be consumed or consumed in or on the LEASED PREMISES, and all sanitary fees, business refuse removal fees, sewerage fees and any other fees (including assessment rates) that may be levied from time to time and for the time being by any competent authority in respect of the LEASED PREMISES.

3.14 shall not be entitled to withhold or delay payment of any monies by the LESSEE to the LESSOR in terms of this lease or by reason of the LEASED PREMISES or any part thereof being in a defective condition or in a state of disrepair.

act or neglect whatsoever on the part of the LESSOR, their servants or agents;

3.13.3 any loss or damage sustained by the LESSEE by reason of any

*maior or casus fortuitus, or*

any of his assets in the LEASED PREMISES as a result of vis

3.13.2 any damage or loss caused to or sustained by the LESSEE or to

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required in or about the PREMISES and the building:

3.20 shall pay for the cost of any electrical or other installations or connections

and alike;

including but not limiting the generally thereof, fire, burglary, explosion cover against damage of every nature whatsoever to the building, PREMISES are situated and shall be obliged to effect adequate insurance

3.19 shall keep and maintain at his own cost the building in which the LEASED

of the LESSEE or any other person whomsoever;

LEASED PREMISES are situate, by a client, customer, supplier or invitee

loss or damage sustained in, upon or about the property on which the

LEASED PREMISES, or any portion thereof, the indemnity to extend to

claiming loss or damage sustained howsoever while in, upon or about the

LESSOR or any of the aforesaid persons by any person whomsoever

against all claims, without exception, which may be made against the

3.18 hereby irrevocably indemnifies the LESSOR their servants and agents

enemies, or through any other cause whatsoever;

whether by rain, hail, lightning, fire or by reason of riot, strikes, State's

books, papers or other articles kept in or in the LEASED PREMISES,

damage done or caused to the LESSEE'S stock-in-trade, equipment,

3.17 shall have no claim of any nature whatsoever against the LESSOR for

or while using any portion of the LEASED PREMISES;

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4.1 be entitled at any time for the purpose of repairing, improving, altering

The LESSOR shall :-

4. LESSOR'S RIGHTS AND OBLIGATIONS

- 3.21 shall pay to the LESSOR every new levy impost or tariff of whatsoever nature that is imposed on the LESSOR either as owner or lessee of the property or in respect of the services supplied to occupiers of immovable property.
- 3.22 shall reimburse the LESSOR for any premiums for such insurance that may have been taken out by the LESSEE that are paid by the LESSOR or which the LESSOR takes out as a result of the failure of the LESSEE to take such insurances out in terms of this lease.
- 3.23 shall keep, maintain and service the fire extinguishers at least once during the year.
- 3.24 In the event of value added tax, or any other form of tax imposed by the Government or by any regional, local or other competent authority being payable by the LESSOR in terms of this lease, the LESSEE shall pay to the LESSOR on demand the amount of such tax or other amount so payable by the LESSOR.

or adding to the existing improvements on the property including in particular but without restricting the generality of the foregoing:-

4.1.1 to erect :-

4.1.1.1 the building equipment required for the carrying out of that work;

4.1.1.2 such other equipment or devices as may be required by

law or which the LESSOR'S architect considers reasonably necessary for the protection of any person or property against injury arising out of that work at, near or in front of any part of the LEASED PREMISES.

4.1.2 to such right of access to the LEASED PREMISES as is reasonably necessary for the carrying out of the work provided that the LESSOR :-

4.1.2.1 shall not unnecessarily or unreasonably interfere with the carrying out of the LESSEE'S business in the LEASED PREMISES during the carrying out of that work; and

4.1.2.2 shall carry out such work as quickly as possible in the circumstances;

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- 4.2, be entitled to carry out any repairs, additions or alterations to the LEASED PREMISES which the LESSOR is required from time to time to carry out by any competent authority;
- 4.3 be entitled to affix to and show on the windows and/or walls and/or roof of the LEASED PREMISES a "TO LET" notice during the period of 6 (SIX) months immediately preceding the expiration of this lease, and to inspect the LEASED PREMISES during that period with any prospective tenant;
- 4.4 be entitled to exhibit, on behalf of any new tenant of the LEASED PREMISES, any notices required in connection with any application for a lease to carry on a business in the LEASED PREMISES during the period of 6 (SIX) months referred to in clause 4.3;
- 4.5 be entitled to inspect the LEASED PREMISES at all reasonable times either personally or through an agent or servant;
- 4.6 be obliged to maintain the exterior of the LEASED PREMISES in good order and repair;
- 4.7 does not warrant that the LESSEE will be entitled to conduct and carry on his business from the LEASED PREMISES.

5. DAMAGE TO OR DESTRUCTION OF THE LEASED PREMISES

5.1 Should the LEASED PREMISES be destroyed or damaged to an extent which prevents the LESSEE from having beneficial occupation of the LEASED PREMISES, then :-

5.1.1 the LESSEE shall have no claim of any nature whatsoever against the LESSOR as a result thereof;

5.1.2 the LESSOR will be entitled to determine within 30 (THIRTY) days after such destruction or damage whether or not this lease shall be cancelled and shall notify the LESSEE of their decision, and any failure on the part of the LESSOR to notify the LESSEE shall be deemed to be an election to cancel this lease;

5.1.3 should the LESSOR elect to cancel this lease in terms of clause 5.1.2 and subsequently rebuild or redevelop the property, the LESSEE shall be entitled to hire from the LESSOR in the rebuilt or redeveloped building premises elected by the LESSOR substantially equivalent in nature and size on the same terms and conditions herein contained, save that :-

5.1.3.1 the duration of such lease shall be equivalent to the unexpired portion of this lease, and

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5.3.2 the LESSOR shall not be liable for any rent for so long as he is deprived of beneficial occupation of the LEASED PREMISES;

5.3.1 the LESSOR shall reinstate, at its cost, the LEASED PREMISES as quickly as possible in the circumstances;

5.3 Should the LESSOR elect not to cancel this lease, then :-

5.2 Should the LESSOR elect or be deemed to have elected to cancel this lease then the LESSOR shall have no claim of any nature whatsoever against the LESSOR as a result of that cancellation of the lease. If the lease is cancelled then the LESSOR shall not be liable for rental or any other amount from the date upon which the LESSOR was deprived of beneficial occupation.

5.1.3.2 the rental shall be agreed upon between the LESSOR and the LESSOR, and falling agreement between them, by an agent nominated by them jointly, and falling agreement between them as to the nomination of the agent, by the President for the time being of the Institute of Estate Agents (Gauteng Branch) who shall act as an expert and not as an arbitrator, and whose decision shall be final and binding.

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5.4.2 the rental payable by the LESSEE shall be reduced *pro rata* as determined by an Architect nominated jointly by the LESSOR and the

5.4.1 this lease shall not be cancelled;

5.4 Should any part (but not the major part) of the LEASED PREMISES, as determined by an Architect nominated jointly by the LESSOR and the LESSEE, and falling agreement between the LESSOR and the LESSEE as to the nomination of the Architect, by the President for the time being of the Institute of Estate Agents (Gauteng Branch) who shall act as an expert and not as arbitrator, be destroyed or damaged by any cause whatsoever:

**LEASED PREMISES.**

5.3.4 the period of this lease shall be extended by the period during which the LESSEE is deprived of beneficial occupation of the whole of the

5.3.3 should the LESSEE be given or enjoy beneficial occupation from time to time of any part of the LEASED PREMISES, then he shall make payment of any rental therefor on a *pro rata* basis as determined by an Architect nominated jointly by the LESSOR and the LESSEE, and falling agreement between the LESSOR and the LESSEE as to the nomination of the Architect, by the President for the time being of the Institute of Estate Agents (Gauteng Branch) who shall act as an expert and not as an arbitrator;

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or

passing of a resolution to place him in voluntary winding up, convene a meeting of his shareholders to consider the

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effect to him by the LESSOR, or

(FOURTEEN) days after the giving of written notice to the lease and fail to remedy that breach within a period of 14 commit any other breach of any term of condition of this

6.1.2

him to effect payment, or

(SEVEN) days after receipt of written notice calling upon lease on due date thereof and persists in such failure for 7 fail to pay any amount due by the LESSEE in terms of this

6.1.1

6.1 Should the LESSEE :-

6. BREACH OF LEASE

5.4.3 the provisions of clause 5.4.1 shall apply *mutatis mutandis*.

LESSEE, and failing agreement between the LESSOR and the LESSEE as to the nomination of the Architect, by the President for the time being of the Institute of Estate Agents (Gauteng Branch), who shall act as an expert and not as an arbitrator, and to the extent to which it is deprived of the beneficial occupation of part of the LEASED PREMISES, and

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the LESSOR in terms of this lease on the due dates

6.2.2.1 the LESSEE shall continue to pay all amounts due to

of that dispute, then:

occupation of the LEASED PREMISES pending the determination

6.2.2 the LESSEE dispute the LESSOR'S right to do so and remain in

6.2.1 the LESSOR cancel this lease, and

6.2 Should :-

which they may have against the LESSEE as a result thereof.

forthwith without prejudice to an other claim of any nature whatsoever.

then and in such event shall the LESSOR be entitled to cancel this lease

or rescind the same,

(TWENTY ONE) days after such entry of judgment to satisfy

6.1.6 suffer judgment to be entered against him and fall within 21

made, or

the LESSEE or to place him under judicial management be

6.1.5 should any order (provisional or final) for the winding up of

6.1.4 should any such resolution be passed, or

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7.1 The LESSEE shall have the right of reasonable use of the toilets and other conveniences and facilities provided by the LESSOR in respect of the property outside the LEASED PREMISES, having regard to the rights of the other tenants of the property.

COMMON AREAS

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6.3 Should any such dispute between the LESSOR and the LESSEE be determined in favour of the LESSOR, then the payments made to the LESSOR in terms of clause 6.2 shall be regarded as amounts paid by the LESSEE on account of the loss sustained by the LESSOR as a result of the holding over by the LESSEE of the LEASED PREMISES.

6.2.2.3 the acceptance by the LESSOR of those payments shall be without prejudice to and shall not in any manner whatsoever affect the LESSOR'S claim to cancellation of this lease or of any other claim whatsoever.

6.2.2.2 the LESSOR shall be entitled to recover and accept those payments; and

of the same;

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8.2 The terms and conditions of this agreement shall not be capable of any

rights in terms of this lease.

8.1.2 shall be regarded as a waiver or novation of any of the LESSOR'S

manner whatsoever;

8.1.1 shall prejudice any of the LESSOR'S rights under this lease in any

this lease :-

regard to the carrying out of any of the LESSEE'S obligations in terms of

8.1 No relaxation which the LESSOR may give at any time whatsoever in

8. GENERAL

employees

the property, or in respect of a particular category of those

to time in respect of the employees or tenants generally of

conveniences and facilities that may be allocated from time

7.2.2 procure that his employees will use such toilets, spaces,

tenants of the property; and

and hygienic condition in co-operation with the other

7.2.1 keep the foregoing conveniences and facilities in a clean

7.2 The LESSEE undertakes to :-



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8.4 All words in this agreement importing :-

8.4.1 the singular, shall include the plural and vice versa;

8.4.2 any one gender, shall include each of the other genders.

8.3.2 neither the LESSOR, their servants nor agents have given any warranties or made any statements or representations of any nature whatsoever which are not recorded in this lease, and the LESSEE acknowledges that he has not been induced to enter into this agreement by reason of any representations or warranty given or made by the LESSOR, either agent or servants save insofar as such representation or warranty is recorded in this agreement.

8.3.1 this document sets out his entire agreement with the LESSOR, and

8.3 The LESSEE acknowledges that :-

variation, cancellation, alteration, waiver or suspension unless such writing and signed by both parties hereto.

variation, cancellation, alteration, waiver or suspension be contained in

ALTERATIONS TO LEASED PREMISES

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9.1 Subject to clause 3.9 and to the LESSSEE obtaining written permission from the competent authority, should the LESSSEE require the electrical equipment on the property to be altered in any way by reason of his activities on the LEASED PREMISES, the LESSSEE may do so provided that-

9.1.1 all such alterations, including the supply of cables or other electrical installations shall be borne and paid by the LESSSEE;

9.1.2 the LESSSEE does not disturb the beneficial occupation of the other tenants on the property.

10. NOTICES

10.1 If posted by prepaid registered post, be deemed to have been received 7 (SEVEN) days after the date of posting, and

10.22 If delivered by hand, be deemed to have been received on the date of delivery.

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11. COSTS

The costs of and incidental to the drawing of this agreement plus the stamp duty thereon shall be borne and paid by the LESSEE to Kokkoris Attorneys upon signing of this lease.

THUS DONE AND SIGNED BY THE LESSOR at JOHANNESBURG on this the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

AS WITNESSES :  
1 S. SGOUMAM  
2 [Signature]

LESSOR  
\_\_\_\_\_  
[Signature]

THUS DONE AND SIGNED BY THE LESSEE at JOHANNESBURG on this the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

AS WITNESSES :

1 S. SGOUMAM  
2 [Signature]

LESSEE  
\_\_\_\_\_  
[Signature]

~~PURCHASER~~  
\_\_\_\_\_  
[Signature]

ANNEXURE "D"

COMPREHENSIVE WRITTEN REPRESENTATIONS IN SUPPORT OF AN  
APPLICATION FOR A LIQUOR LICENCE (REGULATION 3(2)(b))

INDEX

1. Location of premises.
2. The restaurant itself.
3. The applicant.
4. Services offered and sector of the market.
5. The feasibility of the business and the needs of the community.
6. Formal requirements.
7. General.

LOCATION OF PREMISES

The applicant's premises are located at :

MAMASAN (MELVILLE), SHOP NO.2, 7<sup>TH</sup> STREET, CORNER OF 1<sup>ST</sup>  
AVENUE, MELVILLE, BEING ERF 24, MELVILLE, DISTRICT  
JOHANNESBURG

The applicant's premises are ideally located in the strip development in 7<sup>th</sup> Avenue, which is one of the main roads leading through Melville. It leads from 2<sup>nd</sup> Street to the top of Melville.

It will be noted that this is an established business area with any number of restaurants in close proximity to the premises. A copy of the advertisement published is attached to this application from which it will be noted that there are a large number of restaurants in the area. Most of these are either near to or on 7<sup>th</sup> Street and along 2<sup>nd</sup> Street towards Main Street. Most of the restaurants are on 4<sup>th</sup> Street and beyond.

The area is well known to the Honourable Board as there are a number of restaurants in the Melville area. By virtue of the fact that the applicant's premises are located in a main road at the bottom end of Melville it will not impact on the area directly and will be entirely self-contained. The Honourable Board is referred to the site plan in that regard.

The application is such that there will be no additional impact on the area as a result of the granting of this liquor licence.

By virtue of the fact that the premises are located to the west of Johannesburg and in the Melville area the applicant's premises will draw its clientele from the

business sectors of the western suburbs of Auckland Park, Melville, Northcliff, Emmarentia and Victory Park and areas surrounding the premises. In addition, businessmen and families in the evenings are drawn from all of these and other residential areas.

The applicant has decided to take over these premises and establish the new business as previous business (unrelated to food) was successful in these premises and in addition the premises are ideally located at the bottom of Melville in the busy 7<sup>th</sup> Street area.

It will be noted from the plan that this is a small compact restaurant with its own kitchen and toilets. It is too small to become a problem situation in Melville.

The restaurant is constructed in such a manner that it does not cause any interference to any of the residents in the area. This is particularly so as the nearest residents are all located behind the premises at least 200 metres away. The restaurant itself faces onto the main road and is located in the middle of the block.

### THE RESTAURANT ITSELF

The restaurant comprises a sit-down area and a small outside area overlooking the street (effectively two tables) with the necessary kitchen and toilet facilities.

The dining area will seat approximately 40 people at wooden chairs with padded seats with wooden tables.

The applicant's premises will be well supported by the public. The applicant took over these vacant premises after they were closed by the previous tenant. The applicant is in the process of constructing this restaurant and it should be finished within the next month or so and ready to trade. It is a considerable amount of trade in the Melville area and many of the people from the other restaurants will utilise the facilities of the applicant.

The applicant also has a following from its directors being involved in various businesses and the legal world where the directors of the applicant has built up any number of contacts. This is in addition to the following which will be built-up by the applicant as a result of the fare of the restaurant.

Grant is an experienced and qualified Chef and will be running the kitchen. He will also effectively run the restaurant most of the time with a manager.

As this is a sophisticated restaurant liquor is an important although not large part of the applicant's business. It will be noted from the menu that the applicant has an expensive fare and accordingly people visiting the premises are not prepared to bring their own liquor. They expect the applicant to have the facility of the sale of liquor in the business.

Approximately 80/100 meals will be served per day at approximately R150,00 to R200,00 per head.

The restaurant is a restaurant built from scratch and a high-class establishment and only the best materials and furnishings are being used throughout. The replacement cost of the restaurant would be in excess of R400 000,00. much of the equipment and furniture has been purchased over

the last year or so on sale and them refurbished. The replacement cost of the restaurant using new equipment would be at least double.

The atmosphere of the restaurant, as is indicated by its name, is similar to that of the other semi-formal restaurants in the Melville area, most of which have already been granted liquor licences.

The management of the business (being the directors of the applicant and a full time manager who previously ran a Melville restaurant) are involved in the running of this business and in particular the establishment of this business.

The furnishings and decor in the restaurant, the menus, sauces, food, preparation methods and the like are similar to those used by other Melville restaurants with a casual slant. Grant is an experienced chef and will lend his own talent to the food.

For convenience, a copy of the menu to be used at the operation is annexed to this application.

The furniture and decor of the restaurant is modern wood with panelling and decorations and the crockery is continental china with stainless steel cutlery.

## THE APPLICANT

The applicant is a company comprising three directors.

Lauren has been involved in the legal world since she started working and is employed as a director at the largest legal firm in Africa. She and her co-directors are initially starting this restaurant on the basis that she will continue to work in her present employment and the restaurant will be run by the other



2 directors (particularly Grant) and a manager. Obviously the other directors will be available at the restaurant in the evenings and will be totally hands-on. The other two directors have business experience and will be involved in the day to day running of the business with the manager. They will maintain their other business interests but the intention is that one of them will be at the business all the time. (generally Grant).

Grant is an experienced chef who will run the kitchen and the basic restaurant himself.

By virtue of their financial and legal financial background they are clearly capable of running this business and all of the financial and other aspects.

They have sourced a manager who is presently employed at one of the other restaurants in Melville and will be leaving that employment shortly to run this business in conjunction with them. The manager will obviously have a following and will attract a number of people to the restaurant because of their past association with him.

Although the directors of the applicant will continue in their present employment they will be in control of the restaurant and will be able to control all financial aspects as well as administration and running aspects by one of them being at the restaurant most of the time.

The staff at the restaurant comprises the directors of the applicant, the manager, 3 waiters on duty at a time and a kitchen staff of 4 in addition to Grant.

It is submitted that the applicant and its directors are fit and proper persons to hold a liquor licence and the approval of the Liquor Board to this application is requested.

#### SERVICES OFFERED AND SECTOR OF THE MARKET

The services that the applicant offers at this restaurant are similar to those at the other expensive restaurants in Johannesburg. It will be noted that the average spending per head is well over R150,00 and this is higher than the average for the Melville area.

The nature of the service which will be offered will be similar to that offered at sit-down type restaurants in the extended Johannesburg area, particularly those aimed at the adult trade in the area. It is important to note that the applicant has a small lounge area which will serve as a waiting area for the restaurant and will prevent the situation where patrons from the restaurant wait outside for a table.

The restaurant is open at both lunchtime and dinner time and the clientele which the applicant draws its clientele from all of the areas in close proximity to Melville and the various industrial suburbs in the area, offices, businesses and shoppers in the nearby shopping centres during the day and in the evenings the residents from the above suburbs and the entire Melville, Auckland Park and Victory Park areas.

There will be ample parking in the restaurant parking area for patrons.

The Melville area is developing extremely fast, particularly as regards businesses and office blocks and there is more than enough demand from patrons in the area for a facility such as that which the applicant operates.

## THE FEASIBILITY OF THE BUSINESS AND THE NEEDS OF THE COMMUNITY

The premises are located in the Melville area where most of the restaurants are extremely successful. The directors have the business and legal background to set up and run this business successfully.

The applicant and its directors have the financial resources to set up this business and to carry the business until such time as it becomes viable. In view of the amount of money which the applicant is spending on the business the staff which is to be employed there is no reason to expect that this business should not be successful.

## FORMAL REQUIREMENTS

As this is an application for a liquor licence there are certain formal requirements that the applicant has attended to. Annexed to this application is the required documentation giving proof of the meeting of these requirements :

1. tear sheets from the newspapers in which the advertisement appeared;
2. a copy of the relevant page from the Provincial Gazette;
3. proof of right of occupation of the premises is attached by way of a lease from the landlord;
4. income tax clearance of the applicant;
5. South African Police Clearance of the applicant;
6. directorship of association affiliated to Gauteng Liquor Traders Association.

## GENERAL

The applicant submits that the facilities which it offers more than adequately meet the requirements of the Liquor Board for a restaurant liquor licence, or

such other liquor licence as the Honourable Board, in its discretion, may wish to grant and that there is a substantial demand in this area for the services which it offers.

As regards the applicant and its directors and in view of what has been submitted above, it is submitted that the applicant and its directors are of good character and are fit and proper persons to hold a liquor licence and that there is no reason why such a licence should, in fact, not be granted.

It is submitted that it is in the interest of the public in the area that this liquor licence be granted, particularly as it is located in extended Melville business node. It is also important to note that this is to a large extent the regularisation of an existing situation.

These representations will be expanded at the hearing of this application, by way of further written representations, oral representations and the submission of photographs, menus and the like.



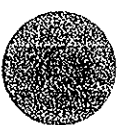
# **MAMASAN MENU OPTIONS**

## **Introduction**

While researching Cape Malay culture as well as the city of Cape town I have discovered that there are 5 distinct cultural elements that has influenced my choices for the menu options, they are as follows:

## CAPE MALAY CULTURE

- o Developed or introduced from recipes of Middle Eastern influence
- o Flavours are typically spicy but can be sweet
- o Examples of dishes: bredies, pickles, sosaties, bobotie, curries, sambals, etc.
- o Cape Malay flare is a signature culinary style brought forth by its variety in flavour and ingredients



## INDIAN CULTURE

- o Many Indian dishes have arrived in South Africa through Indian labourers in 19<sup>th</sup> century
- o Indian cuisine offers enormous variety of hot curries, samoosas, atjars, buny chows and biryanis
- o One of the most popular cuisine styles in the whole of South Africa



## AFRICAN CULTURE

- o Indigenous to the land, the African culture is deeply rooted in most households across South Africa and plays a major role in the influence of many South African cuisines
- o Corn and maize have long been the basis of African cuisine
- o Examples of dishes, braaied mielies, mielie pap, samp and beans, chakalala, stews and offcuts of meats such as tripe, trotters, skop, etc
- o Also African beer (umqombothi) and a non-alcohol drink (mageu)





## AFRIKAANS CULTURE

- o The Afrikaaner culture foods are based from Dutch cuisine with contributions from French and German immigrants and has been adopted into the Cape Malay population
- o Dishes include: boerewors, braai, potjiekos, frikadelle, biltong, konfyt etc.



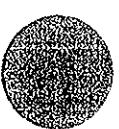
## SEAFOOD CULTURE

- o Surrounded by oceans, the City of Cape Town is blessed with an never ending supply of seafood
- o A lot of the eateries have used this to their advantage by adopting the Cape Malay and Portuguese influences to favour their seafood
- o Most popular are mussels, prawns, oyster, kingklip, snoek
- o Most commonly baked, pan fried, deep fried, braaied, smoked, pickled



## MENU OUTLINE

- o Cape Town's diverse multicultural ancestry has been influence by many cooking traditions mainly Malay, Indian, Moroccan, French, Portugese, Thai, Korean, Dutch and the list goes on
- o In my choices of the menu I have tried to incorporate all 5 of the listed cultural influences Cape Malay, Indian, African, Afrikaans and Seafood
- o As discuss I have made the focus of our menu, dinner and left the day open to a brunch/snacks feel
- o A focus on equally both sweet and savoury options for brunch menu, fresh bakes, hot and cold options, meat and vegetarian
- o Dinner will be our signature meals the focus on more traditional Cape Malay cuisine and desserts



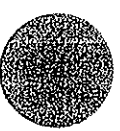
## BRUNCH/SNACKS

- Savoury options:
- Crispy Prawns and honey (Malaysian influence)
- Spicy lamb rolled rotis (Indian Influence)
- Coriander chicken sosaties/Lamb chop sosaties with peanut sauce (Afrikaans and Asian influence)
- Toasted melite bread with preserves/konfyt variety of options(African and afrikaans influence)
- Samosas, fillings are endless but traditional is best(Indian Influence)
- Frikadelle with yoghurt, chillie, coriander and lime dip(Afrikaans, Malay and Indian influence)
- Homemade boerewors rolls with spiced pickles(Afrikaans and Malay)
- Pickled fish salad served with toasted foccica bread(Malay and Italian)
- Kombersies serves with cold slaw salad(Afrikaans)
- Battered fried brinjal



## BRUNCH/SNACKS

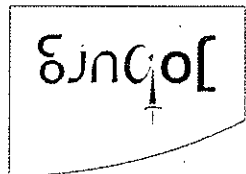
- o Sweet options:
- o Koeksisters trio, (Malay, Afrikaans influence)
- o 5 Spice Milk tart (Afrikaans and Malay influence)
- o Trifle
- o Chocolate eclaires (profit rolls) / chocolate cream puffs
- o Pancakes with coconut filling
- o Hot chocolate pudding



## MAIN MEALS

- Tomato bredie with sambals, roti, served with salad
- Lamb curry with rice, sambals, served with salad
- Fish and chips, deep fried hake fillets and whole sliced potato chips served with and tartar sauce
- Baked spicy beef bobotie served with a malay salad
- Grilled peri peri prawns with savoury rice
- Pan fried mussels in garlic and lemon butter cream.
- Pineapple and peri peri organic chicken served with savoury rice
- Slow cooked Oxtail in red wine served on a bed of sweet potato / or rice
- Spicy yoghurt lamb chops casserole with roast veg and garlic bread
- Masala steak gatsby, homemade bread and fried brinjnal
- Pan fried snoek





# ZONING CERTIFICATE JOHANNESBURG TOWN PLANNING SCHEME 1979

SUBJECT: ...  
STATION: ...  
DATE: 2014

M. M. M. M.

Erf number: 24

Township name: Melville

Street name: First avenue & Seventh street

ZONING (OFFICE USE ONLY)

Use Zone: Business 1

Height: 0 (As per attached table H)

F.A.R. As per attached table G.

Coverage: As per attached table K.

Density: One dwelling per 300m<sup>2</sup>.

Building line: 3m along the street boundaries.

Parking: As per attached table M.

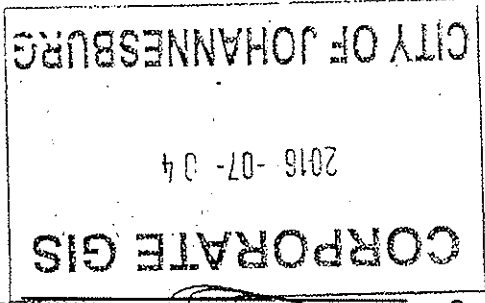
Amendment Scheme: Not Applicable.

The Town Planning Scheme is open for inspection at the 8<sup>th</sup> floor, 158 Civic Boulevard, Braamfontein, between 08h00 – 15h30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept any responsibility for any incorrect information given to this form. The applicant's attention is drawn to the general provisions of the Johannesburg town planning scheme 1979

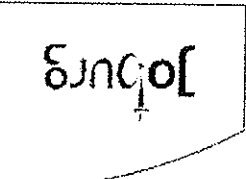
It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds.

Completed by CGIS Operational Manager: *[Signature]* Date: 04/07/2016

Verified by Area Manager: *[Signature]* Date: 17/07/2016



**ZONING INFORMATION  
CERTIFICATE PAD  
FOR APPLICATION SUBMISSIONS**



a world class African city  
Date: 2016/07/04

Requested by: Kgaugele Thobane  
 Town Planning Scheme: Johannesburg  
 Name of Applicant: LEON SLOTO ATTORNEY  
 Erf/Holding Name/Farm Portion: Erf 24  
 Township/Holding Name/Farm Name: Melville  
 Street Name and No: First avenue and seventh street  
**ZONING INFORMATION**  
 Use Zone: Business 1  
 Height Zone: H:0(As per attached table H)  
 Floor Area Ratio: See attached table G  
 Coverage: See attached table K  
 Density: 300m<sup>2</sup>  
 Building Line: 3m along street boundaries  
 Parking: As per scheme  
 AMENDMENT SCHEME APPLICABLE: N/A  
 Served By: Kgaugele Thobane

**Terms and Conditions:**  
 The Town Planning Scheme is open for inspection on the 8th Floor 158 Loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No information will be given telephonically due to the technical and interpretive complications.

Corporate Geo-Information 8th Floor, A-Block, Metro Centre 158 Civic Boulevard, Braamfontein



NOTE: Table I and Table J - Deleted. (A.S. No. 4397)

HEIGHT ZONE	NOTATION ON MAP (B SERIES)	NUMBER OF STOREYS
0	Area not bordered	Three storeys
1	(H1) ****	Not prescribed but subject to clause 45(2)
2	(H2) ****	Not prescribed but subject to clause 45(2)
3	(H3) ****	Not prescribed but subject to clause 45(2)
4	(H4) ****	Not prescribed but subject to clause 45(2)
5	(H5) ****	Four storeys.
6	(H6) ****	(a) Two storeys on sites of less than 1000m <sup>2</sup> . (b) Three storeys on sites of 1000m <sup>2</sup> and over.
7	(H7) ****	(a) Two storeys on sites of less than 1000m <sup>2</sup> . (b) Three storeys on sites of 1000m <sup>2</sup> and over.
8	(H8) ****	Two storeys.

A.S. No. 4458

A.S. No. 4458

A.S. No. 4458

A.S. No. 4458

HEIGHT ZONES  
TABLE H

FLOOR AREA RATIOS  
TABLE G

1 Height zones	2 Shops, buildings for business purposes	3 Dwelling units, residential buildings	4 Institutions	5 Buildings for industrial purposes	6 Buildings for other uses not mentioned in columns 2, 3, 4 and 5
0	2,1	1,2	2,1	2,1	2,1
3	4,0	2,5	2,5	4,0	4,0
5	2,8	2,4	2,4	3,4	2,8
6	2,25	0,9	2,1	2,1	2,1
7	1,8	0,6	1,8	1,8	1,8
8	1,2 Residential 5: 1,6	Residential 2: 0,2 Residential 3: 0,4 Residential 5: 1,6 Other zonings: 0,8	1,2 Residential 5: 1,6	1,2 Residential 5: 1,6	1,2 Residential 5: 1,6

A.S. No. 44

A.S. No. 44

A.S. No. 44

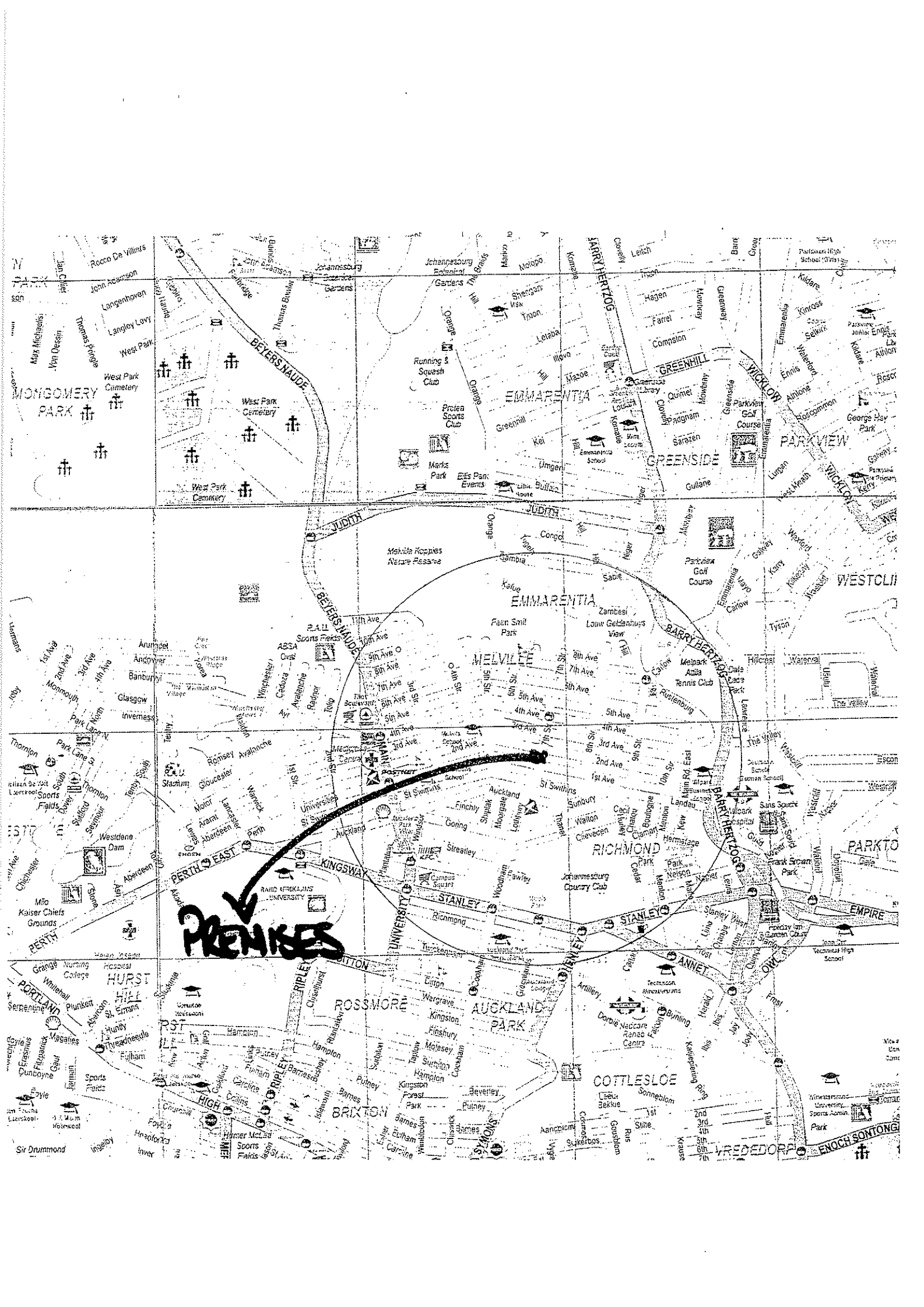
For the Floor Area Ratios for Height Zones 1, 2 and 4, see Annexure 17: Section 3.

**COVERAGE  
TABLE K**

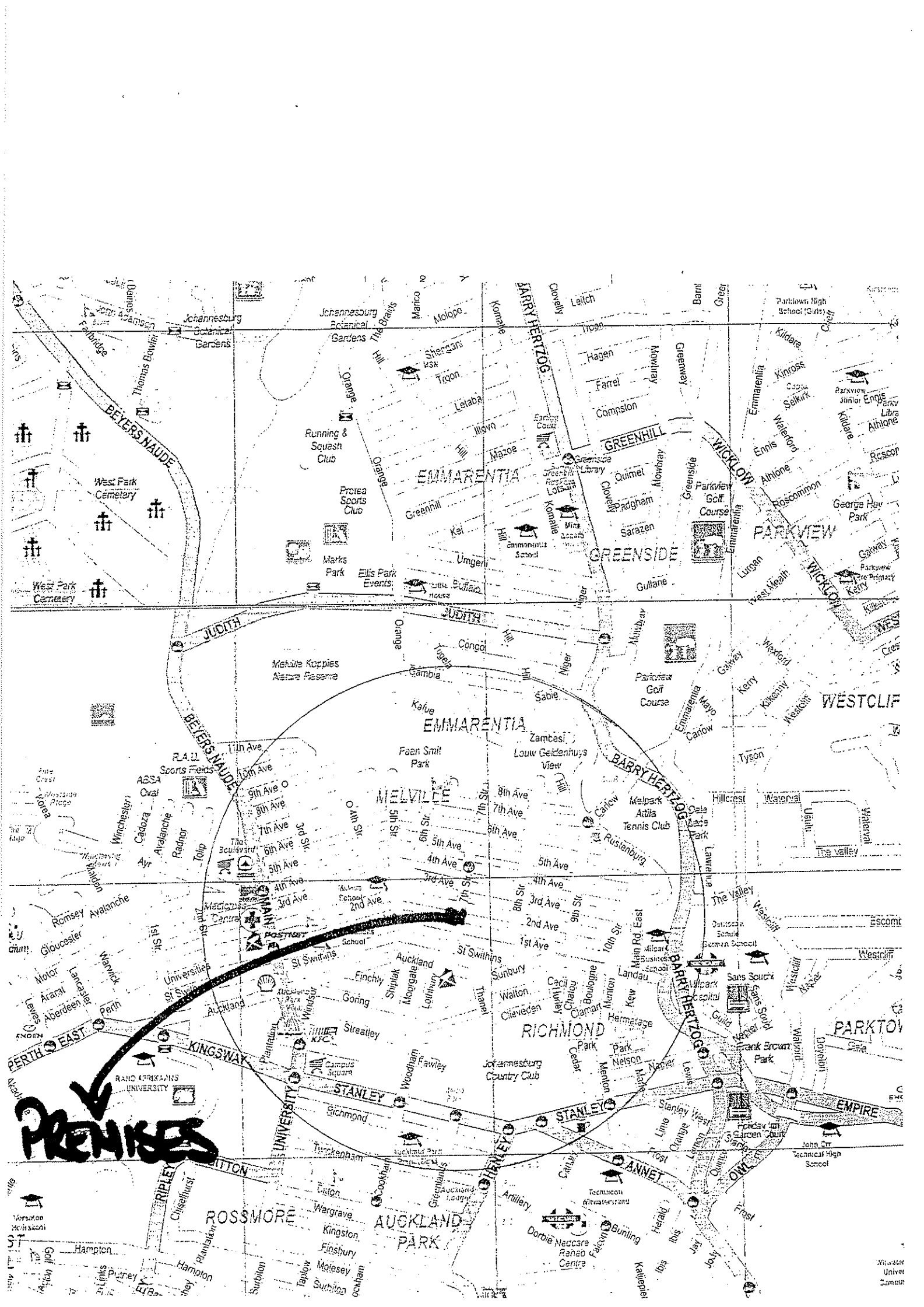
Height zone	Dwelling units, outbuildings,	Residential buildings, outbuildings	Shops, business buildings	Other buildings
0	40% for three storeys; 50% for one or two storeys; 60% in respect of a single storey dwelling house upon a site having an area of not more than 500 sq. m.	50% for one or two storeys; 40% for three storeys.	70%	70%
6	Dwelling houses: 30% 50% single storey; 40% two storeys; 30% three storeys.	30%	75%	70%
7	Dwelling houses: 20% 50% single storey; 30% two storeys; 30% three storeys.	20%	60%	60%
8	Residential 1: 40% Residential 2: 20% Residential 3: 30% Residential 4: 40% Residential 5: 80%	40% Residential 5: 80%	60% Residential 5: 80%	60% Residential 5: 80%

**PROVISION OF ON-SITE PARKING SPACE IN REMAINDER OF AREA**  
**TABLE M**

1 Residential Uses	2 Office Uses	3 Business Uses	4 Medical Uses	5 Industrial and Commercial Uses	6 Public Garages	7 Places of Public Worship	8 Other Public Uses
Dwelling units: 1,0 space per dwelling unit of 3 or less habitable rooms.  2,0 spaces per dwelling unit of 4 or more habitable rooms.  In addition to the above ratios: 0,3 spaces per dwelling unit for visitors.	3,0 spaces per 100m <sup>2</sup> of floor area but for Banks, Building Societies and Medical consulting rooms: 6,0 spaces per 100m <sup>2</sup> of floor area.	Totalisator Agencies, Restaurants: 6,0 spaces per 100m <sup>2</sup> of floor area or usable site area.  Shops: 6,0 spaces per 100m <sup>2</sup> of gross leaseable floor area or usable site area.  Car sales lots: 2,0 spaces per 100m <sup>2</sup> of floor area or usable site area.	Veterinary Surgeons consulting rooms: 6,0 spaces per 100m <sup>2</sup> of floor area.  Hospitals: 2,0 spaces per bed.  Medical consulting Rooms: 6,0 spaces per 100m <sup>2</sup> of floor area.	1,0 space per 100m <sup>2</sup> of floor area.	Workshop floor area: 6,0 spaces per 100m <sup>2</sup> .  Lubrication bay, wash-bay or tune-up bay: 4,0 spaces per bay.  Floor area for the storage and sale of spares, car showrooms: 2,0 spaces per 100m <sup>2</sup> of floor area.	Churches and Synagogues: 0,15 space per seat.  Mosques: 10,0 spaces per 100m <sup>2</sup> of floor area.	All other uses not specified to be to the satisfaction of the City Council in terms of Clause 53(2)(b) and (3).
Residential Buildings in respect of which an on-consumption Licence has been granted in terms of the Liquor Act, (Act 87 of 1977): 1,0 space per bedroom or suite plus 10,0 spaces per 100m <sup>2</sup> floor area for public rooms; Other residential buildings such as Boarding Houses and Boarding establishments: 0,6 spaces per bed; Old Age Homes: 0,3 spaces per bed.							



**PRENKIS**



**PREMISES**



7th St  
7th St, Johannesburg, 2092

Google



ANNEXURE "E"

DETAILED WRITTEN DESCRIPTION OF THE PREMISES TO WHICH THE APPLICATION RELATES IN TERMS OF SECTION 23(1)(c) OF THE ACT  
LOCATION OF PREMISES

The premises are located at:

MAMASAN (MELVILLE), SHOP NO.2, 7<sup>TH</sup> STREET, CORNER OF 1<sup>ST</sup> AVENUE, MELVILLE, BEING ERF 24, MELVILLE, DISTRICT JOHANNESBURG

The entrance to the premises is onto the pavement and from the pavement into the shop itself. There will be seating on the pavement for two tables each with two seats. The pavement is concrete and the seats will be under the extended roof of the building.

The shop itself will have a glass shopfront with double glass doors set in aluminium frames which give access directly into the dining area. The dining area will have ceramic tiles on the floors, walls plastered and painted with PVA and a rhino board ceiling painted with PVA. The dining area will seat approximately 60 people at moulded PVC tables with metal legs and PVC chairs with tubular metal legs.

At the rear of the dining area will be a service counter in the centre of the shop with a hatch into the kitchen. On the right hand side will be a three flights stairs up to a passageway which leads to the toilets and the kitchen on the left hand side.



The entire kitchen will have a concrete screed floor, walls tiled with ceramic tiles where required by the municipal authorities and the remainder plastered and painted with acrylic paint.

The front of the kitchen (where the hatch to the dining area is located) will be an extractor canopy with a stove and oven below. To the left of that will be a freezer as well as an upright fridge and a storage shelf. To the right will be an under-bar fridge with a stainless steel work surface.

Along the back of the kitchen will be a double bowl sink and a storage shelf.

The toilets will be located at the end of the passageway passed the kitchen which will lead to a communal area with a wash hand basin and two unisex WC's on the left hand side. This area will have concrete screed floors, walls plastered and painted with acrylic paint and a rhino board ceiling.

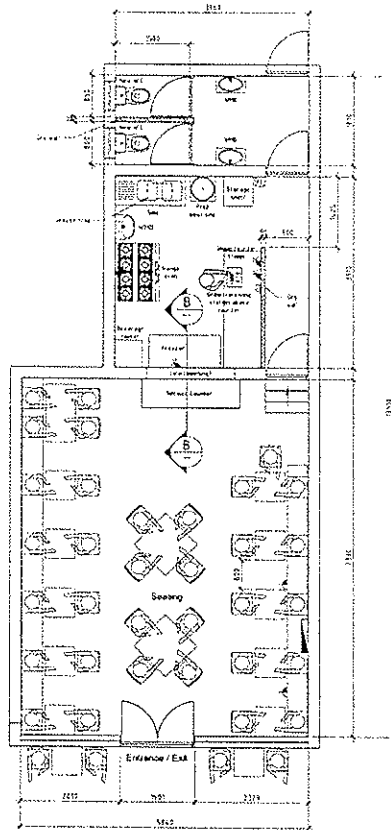
There will be a staff and delivery entrance at the extreme right hand rear of the kitchen which will lead to the service areas behind the building.

7th St  
7th St, Johannesburg, 2092

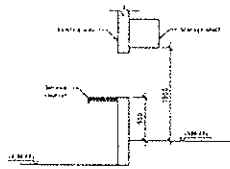
Google



PREMISES



PLAN VIEW  
SCALE 1:100



SECTION B-B  
SCALE 1:100

**EQUIPMENT SCHEDULE**

- NO. DESCRIPTION
- 1 Range oven 2200x600x480
- 1 Undercabinet range 1200x100x450
- 1 Fridge 1800x600x1800
- 1 Beverage cooler 1500x500x1800
- 1 3/4in sink double 1200x600 with 4x4 legs
- 1 3 Tier storage shelf as required
- 1 2000mm wall mounted pot rack
- 1 Drainage trap 400x100
- 1 2200mm 1000mm Exhaust fan canopy

1	20' 9" PINK OILY 100' GREEN CARD
2	22' 3" VINYL FLOOR 12' 0" 1000mm 1000mm
3	22' 3" VINYL FLOOR 12' 0" 1000mm 1000mm
4	22' 3" VINYL FLOOR 12' 0" 1000mm 1000mm
5	22' 3" VINYL FLOOR 12' 0" 1000mm 1000mm
6	TELEPHONE CORD

**General notes:**

Taken all measurements on site before commencing work and report any discrepancies to the Designer. Designer will not be held liable for any measurements taken after verification of these measurements has been done.

**PORTABLE FIRE EXTINGUISHERS**  
Extinguishers to be installed according to work of purpose. Refer to standards of codes, all fire extinguishers to be installed in accordance with AS/NZS 2024 and 2025.

**CLIENT**

DAWOOD PETERSEN

**SIGNATURES**

CLIENT: ...

**PROJECT**

PROPOSED INTERNAL LAYOUT FOR  
MaineSax RESTAURANT IN MELVILLE  
ERF 24 OF STAND 24, SHOP No. 2  
7th STREET MELVILLE  
RESTAURANT AREA = 67sqm

**DESCRIPTION**

FLOOR PLAN

**DATE**

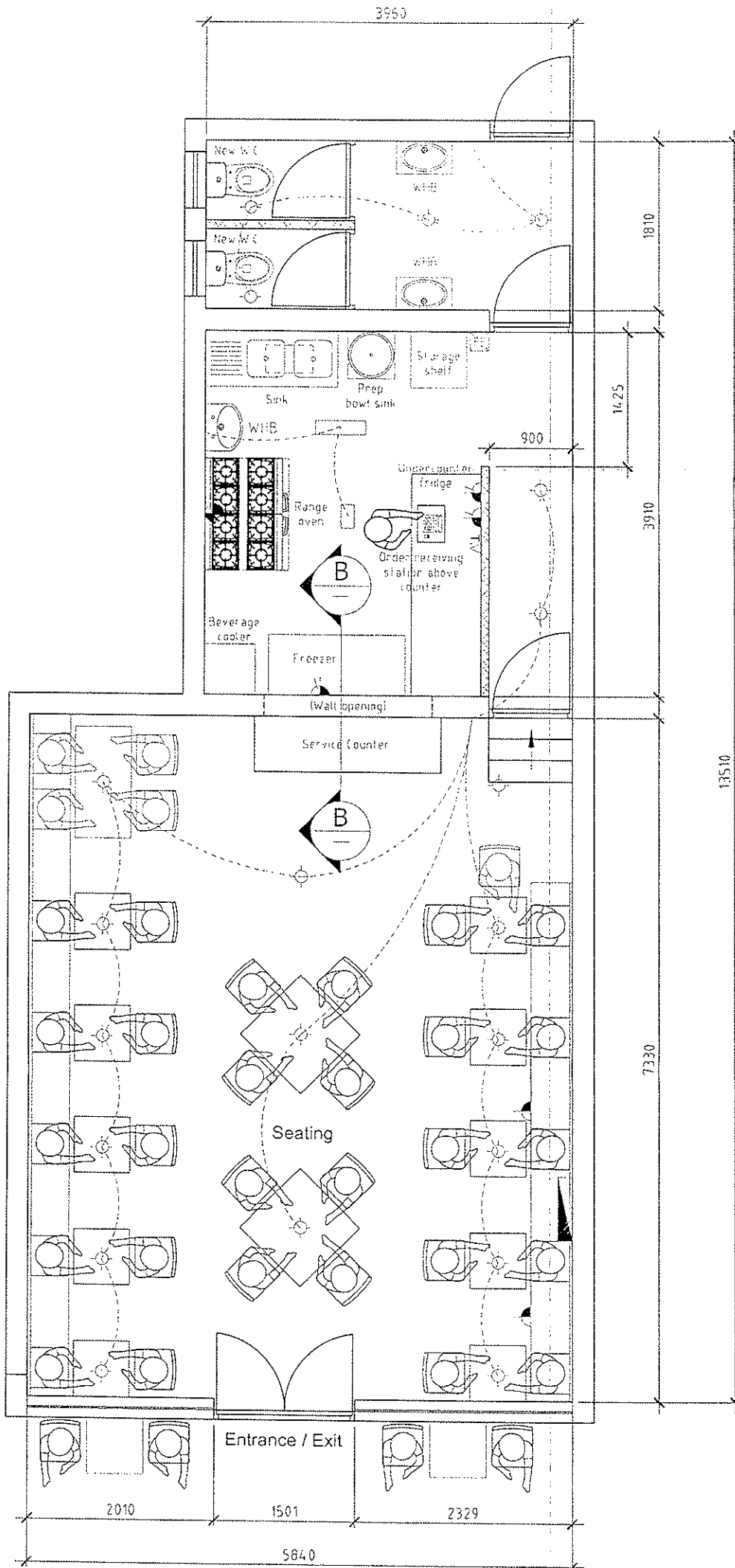
JULY 2016

**DRAWN BY**

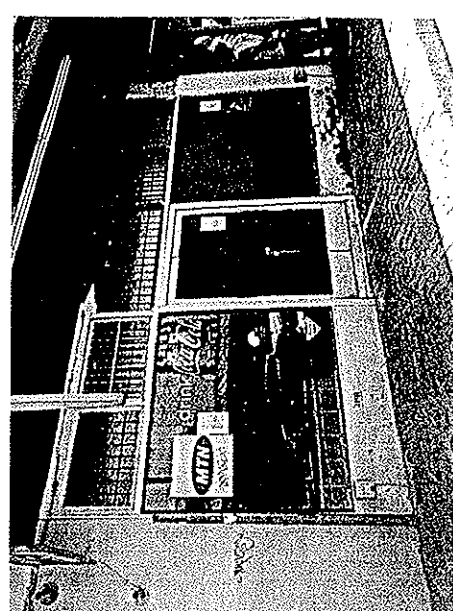
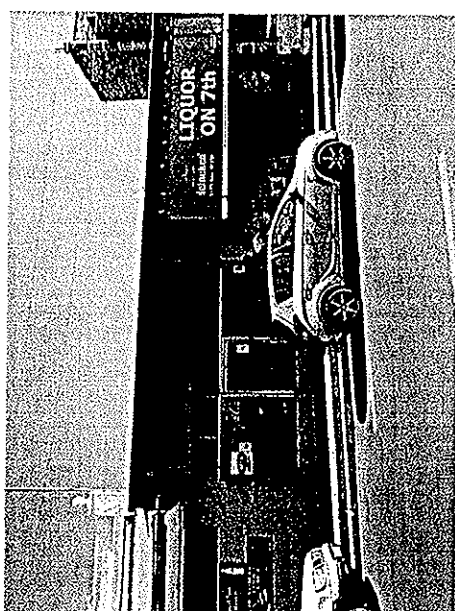
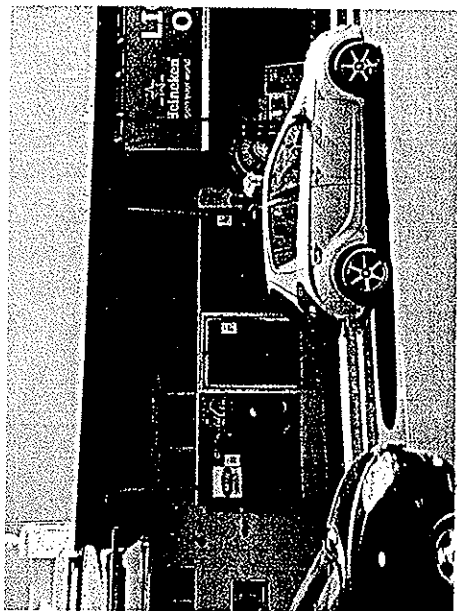
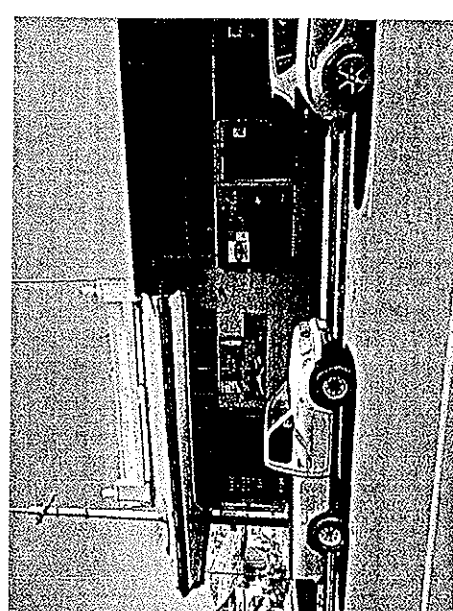
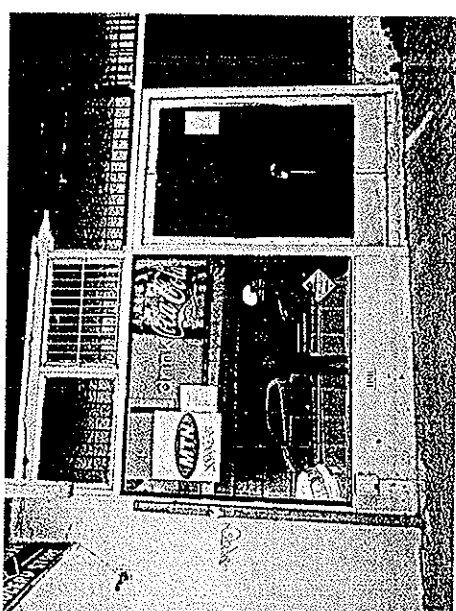
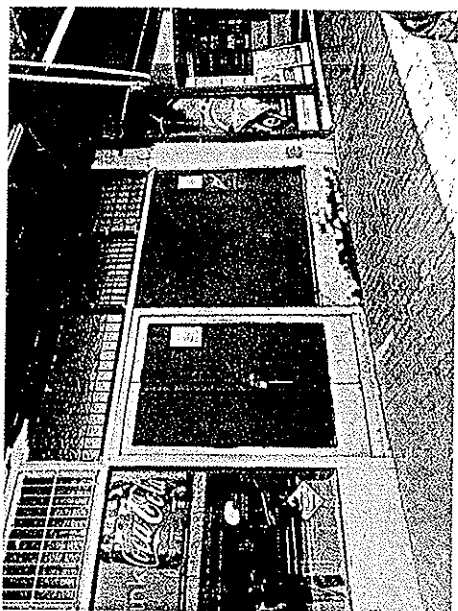
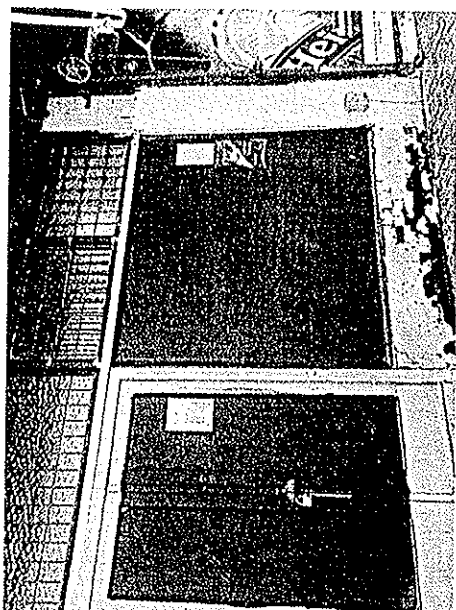
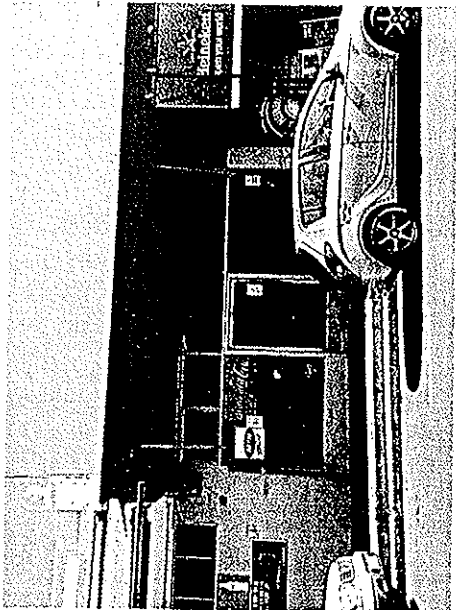
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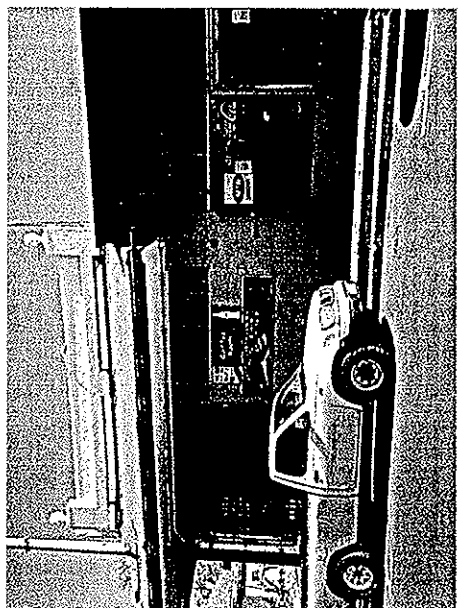
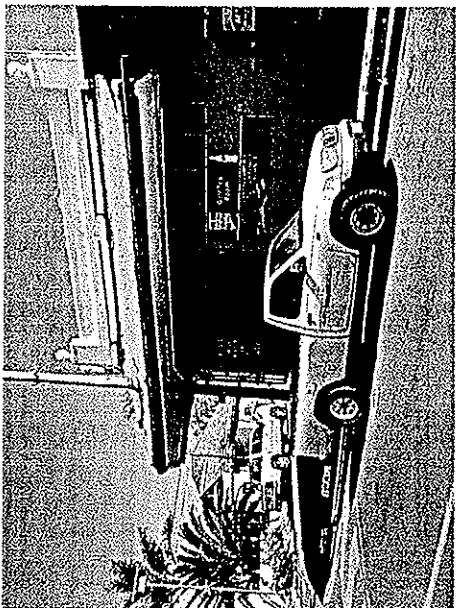
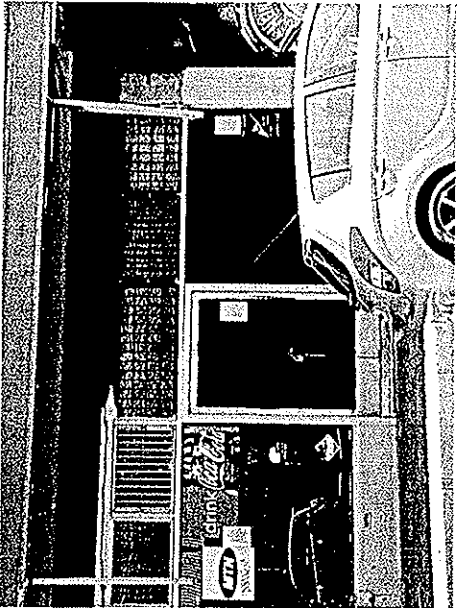
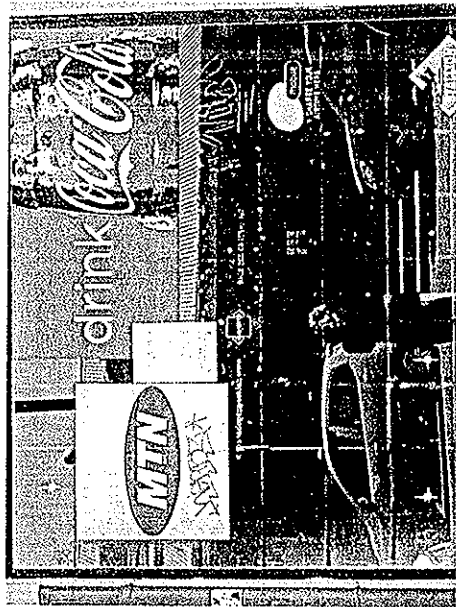
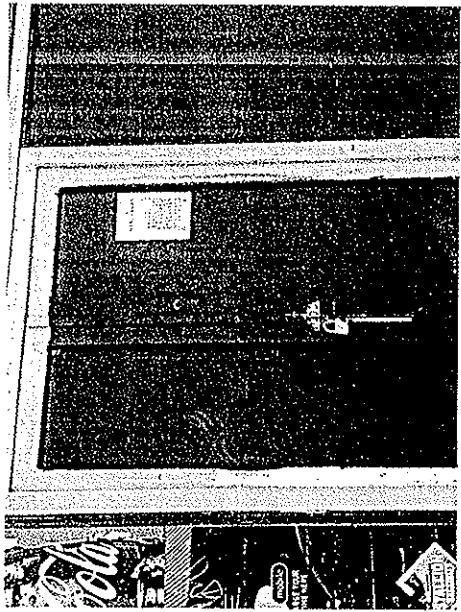
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16-DMR01 REV 0



# ADVERTS





- (5) Liquor Store License.
- (6) (1) Ezibukweni Junior Primary School (260m); (2) Dr Vilakazi High School (650m); (3) Khulani Primary School (700m); (4) Fontanus Comprehensive Secondary School (650m)
- (7) (1) Santori Liquor Store; (2) Looky Land.
- (8) (1) Uniting Reformed Church In South Africa; (2) Zola Methodist Church.

MELVILLE / JOHANNESBURG

- (1) La Petite Enterprises (Proprietary) Limited..
- (2) Bread and Roses Restaurant (Melville).
- (3) No.2015/201173/07.
- (4) Bread and Roses Restaurant (Melville), Shop No.80, 4th Avenue, corner of 7th Street, Melville, being Erf 374 Melville, District Johannesburg..
- (5) Restaurant liquor licence alternatively such other liquor licence as the Honourable Board in its discretion may decide.
- (6) Melville Primary School – 500m – Foundation Primary – 475m..
- (7) Johannesburg Suites on 7, Lulu Kati Kati, Café De La Crème, BB Die Agterplaa, 84th on 4th Guest House, Lucky Bean, Ant Café, Saffron Guest House, La Luna of Melville, Ratz Cocktail Bar, Kea Bara ent African Cuisine, Shwarma & Grill, Liberation Café, Die Grot Otter Eat In & Take-Away, Poppy's Juice Bar, Xai Xai Hot Slots, Nuno's, Golf Tea Room, Pubco Breakfast, La Santa Muerse, Mzansi Take-Away's, The Court In Melville, The Sleep Ghecko Guest House, The Incredible Indian Cuisine, Bambanani Family Food, Obsession Ultra Hooking Lounge, Sat Kur, IT Corner Melville, Six Cocktail Bar, Buzz 9, Gin & Juice – all within 400m, Rubi Roastery Coffee Bar, The Countess Bar, The Shop Play Eat, Crumbs in Smiles, Philly Cheese Steak Co., Widmer & Co., Curry in a Box, The Good American Bistro, Kwar Phayao Authentic Thai Cuisine, XO Patisserie – all at the 27 Boxes within 350m, Love Books, Service Station Café – both within 600m, Chickenland, Big Time Taverna, Ocean Basket, Chinese Lantern, Stones, Lingo Restaurant, Cool Runnings Café, Rascosse Cocktail Lounge, Jester Restaurant & Pub, Fontana Roastery, 900 Salute Restaurant – all within 1km, Wimpy, Dros, WW Café, Roman's Pizza, Anat, Chicken Licken, Rocomama's – at all Campus Square – 1km, McDonalds & KFC – 1km..
- (8) Melville Methodist Church - 400m, Ned Hervormde Kerk Melville - 400m, Apostle Faith Church - 400m, Anglican Church - 600m, AGS Kerk Melville – 400m, Melville Gemeente – 500m, Philip Liebenberg Die Kapel – 500m..

MELVILLE / JOHANNESBURG

- (1) MamaSan (Proprietary) Limited.
- (2) MamaSan (Melville).
- (3) No.2016/285159/07.
- (4) MamaSan (Melville), Shop No.2, 7th Street, corner of 1st Avenue, Melville, being Erf 24, Melville, District Johannesburg.
- (5) Restaurant liquor licence alternatively such other liquor licence as the Honourable Board in its discretion may decide.
- (6) Melville Primary School – 450m – Foundation Primary – 500m, Auckland Park Preparatory – 950m Milpark Business School – 850m.
- (7) Johannesburg Suites on 7, Lulu Kati Kati, Café De La Crème, BB Die Agterplaa, 84th on 4th Guest House, Lucky Bean, Ant Café, Saffron Guest House, La Luna of Melville, Ratz Cocktail Bar, Kea Bara ent African Cuisine, Shwarma & Grill, IT Corner Melville, Six Cocktail Bar, Liberation Café, Die Grot Otter Eat In & Take-Away, Poppy's Juice Bar, Xai Xai Hot Slots, Nuno's, Golf Tea Room, Pubco Breakfast, La Santa Muerse, Buzz 9, Mzansi Take-Away's, The Court In Melville, The Sleep Ghecko Guest House – all within 100m – 450m, Bambanani Family Food, Obsession Ultra Hooking Lounge, Sat Kur, The Incredible Indian Cuisine, Gin & Juice, Rubi Roastery Coffee Bar, The Countess Bar, The Shop Play Eat, Crumbs in Smiles, Philly Cheese Steak Co., Widmer & Co., Curry in a Box, The Good American Bistro, Kwar Phayao Authentic Thai Cuisine, XO Patisserie – all within 500m – 550m, Love Books, Service Station Café – both within 900m, Chickenland, Big Time Taverna, Ocean Basket, Chinese Lantern, Stones, Lingo Restaurant, Cool Runnings Café, 900 Salute Bar, Rascosse Cocktail Lounge, Jester Restaurant & Pub, Fontana Roastery – all within 650m, Wimpy, Dros, WW Café, Roman's Pizza, Anat, Chicken Licken, Rocomama's – at all Campus Square – 750m.
- (8) Melville Methodist Church - 500m, Nederduitse Gereformeerde Kerk Melville - 475m, Apostle Faith Church - 600m, Anglican Church - 500m, AGS Kerk Melville – 550m, Melville Gemeente – 550m, Philip Liebenberg Die Kapel – 600m.

JOHANNESBURG / GLENHAZEL EXT.2

- (1) Nussbaum Kosher Butchery CC.
- (2) Nussbaums Deli (Glenhazel).
- (3) No.CK2005/180751/23.
- (4) Nussbaums Deli (Glenhazel), Shop No.4 Longridge, 53 Ridge Road, off Long Avenue, Glenhazel, being Erf 367 and 368, Glenhazel Extension 2, Johannesburg.
- (5) Restaurant liquor licence alternatively such other liquor licence as the Honourable Board in its discretion may decide.

**POMONA ROAD**  
0829749705  
Gorgeous Busty  
Older Blonde  
CA000625

**READY, WILLING & EAGER**  
0724547852 Randburg  
CK001299

**SMALL, PETITE, BRUNETTE**  
0763346277 Randburg  
CK001301

**1 NUWE BOSVELD ROOIKOP**  
BOKSBRG TVI  
076 972 8238  
CK001274

**10 CLASSY AFRICAN Ladies in Paradise** 011 609 0932 Edenvale TVI Ladies required  
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Boksburg 0798339370  
CK001245

**BIG LIPS HOT SEXY**  
Afro Babe  
0711381393 Cresta  
CA000604

**CHINESE LADIES**  
Bonaero Park  
0762663045  
CA000555

**CHINESE LADIES NEAR G/REEF CITY**  
0799697662  
CK001288

**CHINESE MASSAGE LOLLY** 0834658299  
CK001287

**CHINESE YOUNG LADIES PVT TVL**  
Boksburg 0715701556  
CK001291

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**LICENCES**

**60 LIQUOR**

**Beerhouse (Menlyn)**  
NOTICE OF APPLICATION IN TERMS OF SECTION 24 OF THE GAUTENG LIQUOR ACT, 2003 DE BEERS / MENLYN / PRETORIA  
Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for a Pub liquor licence alternatively such other liquor licence as the Liquor Board in its discretion may decide with the secretary of the local committee of the local committee of PRETORIA at TSHWANE on FRIDAY 5 AUGUST 2016 1.Full names of applicant Beerhouse (Proprietary) Limited (name being changed to Beerhouse Menlyn (Proprietary) Limited)  
2.Intended trading name Beerhouse (Menlyn)  
3.Identity number or registration number of applicant (No.2016/037321/07)  
4.Full address and location of premises Beerhouse (Menlyn), Building D, Summit Place, 220 Garsfontein Road, Menlyn, being Erf 47 De Beers, Menlyn, Pretoria.  
5.Type of licence applied for Pub liquor licence alternatively such other liquor licence as the Liquor Board in its discretion may decide  
6.Names and nature of educational institutions within a radius of 1 kilometre from the premises in paragraph 4 - New Hope School - 950m, The Glen High School - 1.1km, Pro Arte Alphen Park School - 1.1km  
7.Names and distances to similar licensed premises with a radius of 1 kilometre from the premises in paragraph 4 - The applicant is not aware of any Pub liquor licences in the area. There are however a number of restaurants in the area as follows: Baobab Cafe, Cape Town Fish Market, Cappuccino's, Maxis, Milky Lane, Mugg & Bean, Ocean Basket, Parrots, Panarotti's, Primi Piatto, Seattle Coffee, Arapaho Spur, Wimpy, Harley Davidson (special liquor licence), Piatto, John Dory's, Nu Motro, Steers, KFC, Chicken Licken, Debonairs, Karai, Kauai, Fish-Away's, Anat, McDonalds, Yoghurt, Cinnabon, Smooch - all at Menlyn Park Shopping Centre - 600m, Cafe Bugatti, The Place - both at Menlyn Retail Park - 500m, McDonalds - 850m, Rhapsody's, News Cafe, Dacys, Boston Tea Party - all at 900m  
8.Places of worship within a radius of 1 kilometre from the premises in paragraph 4 - Church of Christ - 750m, Maritati Church - 850m  
Any interested person is entitled to lodge an objection in terms of Section 25 of the Liquor Act with the Secretary of the local committee

Norwood, 2117 Tel.(011) 867-2595  
Fax 086 676 7499 E-mail  
info@slotow.co.za  
MP002279

**Brooklyn Brothers (Boksburg)**  
NOTICE OF APPLICATION IN TERMS OF SECTION 24 OF THE GAUTENG LIQUOR ACT, 2003 BOKSBURG / JANSEN PARK EXT.9  
Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for a Restaurant liquor licence alternatively such other liquor licence as the Honourable Board in its discretion may decide with the secretary of the local committee of EKURHULENI at GERMISTON on FRIDAY 5 AUGUST 2016 1.Full names of applicant Ganabemar (Proprietary) Limited  
2.Intended trading name Brooklyn Brothers (Boksburg)  
3.Identity number or registration number of applicant (No.2016/124175/07)  
4.Full address and location of premises Brooklyn Brothers (Boksburg), Shop No. 11 & L14A, East Point Shopping Centre, corner Northrand & Rietfontein Roads, Jansen Park, being Erf 177 Jansen Park Extension 9 Township, Boksburg  
5.Type of licence applied for Restaurant liquor licence alternatively such other liquor licence as the Honourable Board in its discretion may decide  
6.Names and nature of educational institutions within a radius of 1 kilometre from the premises in paragraph 4 - Concordia Primary - 1km, Dr EG Jansen High - 1km, Melman Damelin School - 600m, Millennium Kids Kindergarten - 600m  
7. Names and distances to similar licensed premises with a radius of 1 kilometre from the premises in paragraph 4 - Hello Tomato, Nino's, Parrots (all in the same shopping centre), Anat, Bitong & Nut Hut, Cappuccino's, Chicken Licken, Debonairs, Jimmy's Pizza & Jimmy's Fish & Chips, Kauai, McDonalds, Milky Lane, Mochacho's, Mugg & Bean, Nando's, Ocean Basket, Panarotti's, Sausage Saloon, Slice Of Life, Sugar & Spice, Wimpy, Silver Peak Spur Restaurant, Atega Express, Baglios, Boost Juice Bar, Chip 'n Dip, Interbake, KFC, King Pie, McDonalds, Old Fashioned Coffee Bar, Sweets from Heaven, (all in the East Rand Mall shopping centre), Hao Kung Golden Goose, Spice Express, KFC, Maxis, Mochachos (all in East Rand Galleria - 800m), Classic India (Upstairs), News Cafe, Classic India, The Boma, Bingo, House of Rihs, Saddels, Birchwood Spur, Birchwood Hotel, Prime Grill, Cullinan Inn Restaurant, Grand Airport Hotel and Conference Centre (all within 1km), Dulce East Rand Square - 700m, Tum 'n Tender (K90 Shopping Centre) 8.Places of worship within a radius of 1 kilometre from the premises in paragraph 4 - None Any interested person is entitled to lodge an objection in terms of Section 25 of the Liquor Act with the Secretary of the local committee reflected above within twenty-one (21) days of the above date. Leon Slotow Attorney, P.O. Box 92345, Norwood, 2117, Tel.(011) 887-2595 Fax 086 676 7499 E-mail info@slotow.co.za  
MP002281

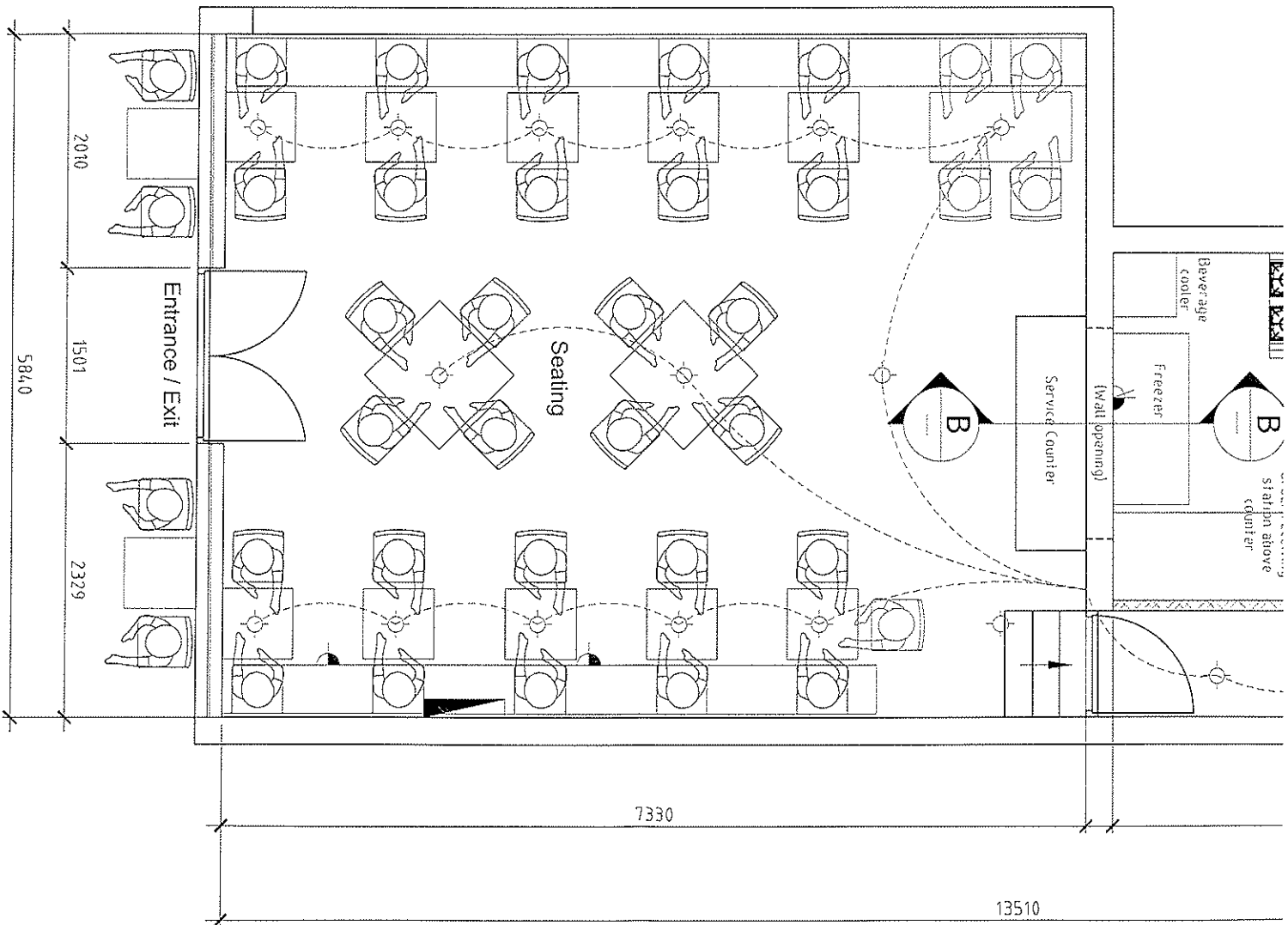
**Captain Dorego's (West Park) Liquor Act 2003**  
Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for a RESTAURANT LIQUOR LICENCE with the

**MamaSan (Melville)**  
NOTICE OF APPLICATION IN TERMS OF SECTION 24 OF THE GAUTENG LIQUOR ACT, 2003 MELVILLE / JOHANNESBURG  
Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for a Restaurant liquor licence alternatively such other liquor licence as the Honourable Board in its discretion may decide with the secretary of the local committee of JOHANNESBURG on FRIDAY 5 AUGUST 2016 1.Full names of applicant MamaSan (Proprietary) Limited  
2.Intended trading name MamaSan (Melville)  
3. Identity number or registration number of applicant (No.2016/295159/07)  
4.Full address and location of premises MamaSan (Melville), Shop No.2, 7th Street, corner of 1st Avenue, Melville, being Erf 24, Melville, District Johannesburg  
5.Type of licence applied for Restaurant liquor licence alternatively such other liquor licence as the Honourable Board in its discretion may decide  
6.Names and nature of educational institutions within a radius of 1 kilometre from the premises in paragraph 4 - Melville Primary School - 450m - Foundation Primary - 500m; Auckland Park Preparatory - 950m Mipark Business School - 650m  
7.Names and distances to similar licensed premises with a radius of 1 kilometre from the premises in paragraph 4 - Johannessburg Suites on 77, Lulu Kati Kati, Café De La Crème, BB Die Agterplaas, 84th on 4th Guest House, Lucky Bean, Ant Café, Saffron Guest House, La Lune of Melville, Ratz Cocktail Bar, Kea Bar and African Cuisine, Shawama & Grill, IT Corner Melville, Six Crock Bar, Liberation Café, Die Grot Otter Eat In & Take-Away, Poppy's Juice Bar, Xai Xai Hot Spots, Nuno's, Golf Tea Room, Pubco Breakfast, La Santa Muerte, Buzz 9, Mzansi Take-Away's, The Court in Melville, The Sleep Ghetto Guest House - all within 100m  
8. Obsession: Ultra Family Food, Philly Cheese Hocking Lounge, Sal Kur, The Incredible Indian Cuisine, Gin & Juice, Rubi Restaurant Coffee Bar, The Countess Bar, The Shop Play Eat, Crumbs In, Smiles, Philly Cheese Steak Co., Widmer & Co., Curry in a Box, The Good American, Siskowat Phatsoane Authentic Thai Cuisine, XO Palisade - all within 500m - 550m, Love Books, Service Station Café, both within 900m, Chickenland, Big Time Taverna, Ocean Basket, Chinese Lantern, Stones, Lingo Restaurant, Cool Runnings, Café, 900 Salute Bar, Rasossee Cocktail Lounge, Jester Restaurant & Pub, Fontant Roastery - all within 650m, Wimpy, Dros, WW Café, Roman's Pizza, Anat, Chicken Licken, Rocomama's - at all Campus Square - 750m  
8. Places of worship within a radius of 1 kilometre from the premises in paragraph 4 - Melville Methodist Church - 500m, Nederduits Gereformeerde Kerk Melville - 475m, Apostle Faith Church - 600m, Anglican Church - 500m, AGS Kerk Melville - 550m, Melville Gemeente - 550m, Philip Liebenberg Die Kapei - 600m  
Any interested person is entitled to lodge an objection in terms of Section 25 of the Liquor Act with the Secretary of the local committee reflected above within twenty-one (21) days of the above date. Leon Slotow Attorney, P.O. Box 92345, Norwood, 2117 Tel.(011) 887-2595 Fax 086 676 7499 E-mail info@slotow.co.za  
MP002280

**MOTSE MARIA INN TRADING (PTY) LTD**







**EQUIPMENT SCHEDULE**

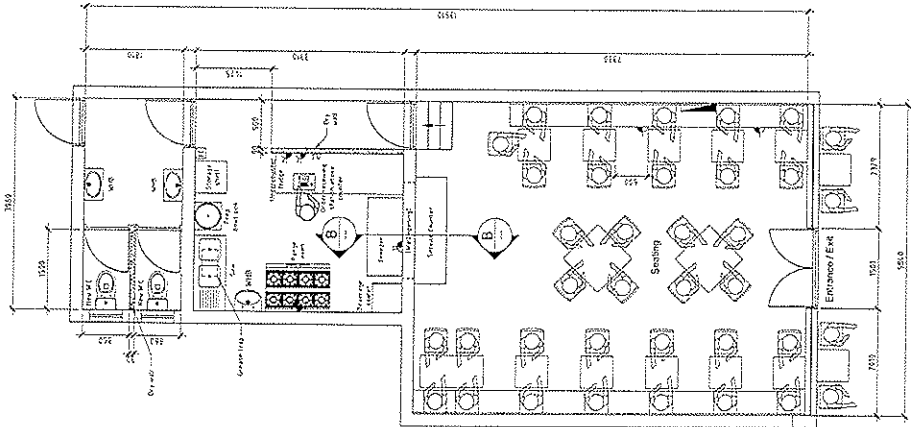
NO.	DESCRIPTION
1	Range oven 1800x600x600
1	Undercounter fridge (1200x750x850)
1	Freezer 1800x600x600
1	Beverage cooler 1800x550x850
1	Sink non double put 750mm with mixer tap
1	5 Tier storage shelf wall mounted
1	2000mm tall mounted pot rack
1	Grease trap 1800mm
1	2000mmx2000mm Extraction canopy

SYMBOL	DESCRIPTION
[Symbol]	200 V SINGLE PHASE POINT HEATER 1000W AFEL
[Symbol]	230 V SINGLE PHASE HEAT 2000W AFEL
[Symbol]	230 V SINGLE PHASE 60A RATED DISCONNECTED
[Symbol]	100 AMP DISCONNECT

**General Notes:**  
 1. CHECK ALL WORK FOR COMPLIANCE TO ALL APPLICABLE STANDARDS AND REGULATIONS.  
 2. DESIGNER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES THAT ARISE AFTER VERIFICATION OF THESE DRAWINGS HAS BEEN COMPLETED.  
 3. CONSULT WITH ALL APPLICABLE REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.  
 4. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE REGULATIONS.

CLIENT: **DAWOOD PETERSEN**  
 ARCHITECTS: **DAWOOD PETERSEN ARCHITECTS**  
 CURVE: **DAWOOD PETERSEN ARCHITECTS**

PROJECT: **PROPOSED INTERNAL LAYOUT FOR MAMMISON RESTAURANT IN MELVILLE ERF 24 OF STAND 24, SHOP No. 2 716 STREET MELVILLE RESTAURANT AREA - 67sqm**



PLAN VIEW  
 SCALE: 1:100