

PROOF OF RECEIPT OF DOCUMENTS SUBMITTED WITH LODGEMENT.

NAME OF PREMISES: STRINGER BELL RESTAURANT
APPLICANT: STRINGER BELL RESTAURANT (PTY) LTD
CONSULTANT: PIET SNYMAN
IN TERMS OF SECTION: 23

DOCUMENTS SUBMITTED:

TYPE OF SECTION (1 Original set & 1 Copy set)	23 Y/N	39 Y/N	40 Y/N	43 Y/N	104 Y/N	89 Y/N
APPLICATION FORM and COMMISSIONED -	✓					
LODGEMENT FEES receipt	✓					
REPRESENTATION / MOTIVATION in writing	✓					
DESCRIPTION of premises in writing	✓					
SMOKE Affidavit & marked on plan	✓					
500 meter Affidavit	✓					
SAPS clearance certificate - original						
SARS clearance certificate - original	✓					
ASSOCIATION membership certificate or other proof	✓					
PLO - Proof of lawful occupation - Can't grant IN VACUO	✓					
ID - Certified copy of applicant's ID - To verify no. & names	✓					
WORKING & RESIDENTIAL PERMIT if non SA citizen	N/A					
COI - Cert. Of Incorporation - if Applicable	✓					
RESOLUTION - If more than one member - if applicable	✓					
LAA - Local Auth. Approval - Tavern, pub, pool club, liquor store, night club Sec 23 (1) (d) & Sec 23 (4)	N/A					
PLAN - with demarcations & showing smoke area if applicable Sec 23 (1) (b)	✓					
PHOTO'S - In colour, showing internal & external features Sec 23 (1) (c)	✓					
MENU - if on-consumption - food	✓					
2 X NEWSPAPER adverts - Original pages of current dates	✓					
GOVERNMENT GAZETTE notice - Original page	✓					
ZONING DOCUMENTS - where applicable	N/A					
CURRENT RENEWAL NOTICE COPY & receipt or payment proof - If not renewed, license has lapsed & transaction can't be done						
AMENDED FOUNDING STATEMENT WITH NEW PARTICULARS						

RML/MyDoc/Forms/App/Sec23 to 104 Checklist of rec/070803
This document is to acknowledge receipt of the marked documents submitted with lodgement. The correctness of the documents have not yet been analyzed.

Signed 

GAUTENG DEPARTMENT OF ECONOMIC DEVELOPMENT
JOHANNESBURG REGION
06 DEC 2019
Office stamp
GAUTENG LIQUOR BOARD



APPLICATION REFERENCE NUMBER **GLB7000012633**

DOCUMENT FORMALITIES

ORIGINAL

Application Type **New Application**

License Type **Restaurant**

Applicant Natural Person Non-Natural Person (Trust, Company, Partnership or Close Corporation)

SECTION 0

Application submitted by:

**GAUTENG DEPARTMENT OF
ECONOMIC DEVELOPMENT**
JOHANNESBURG REGION
06 DEC 2019
GAUTENG LIQUOR BOARD

I am the applicant or I am, a consultant / agent, submitting on behalf of the applicant

First Name	Poet	Surname	Snyman
Second Name	n/a	Street Number	PO Box 26640
Street Name	East Rand	Suburb	n/a
City	Boksburg	Code	1462
Mobile Phone	0825527916	Land Line	0118235167
Email Address	psnyman@acenet.co.za		

LICENSE COST
AMOUNT **R4.500.00**

PAYMENT DUE
AMOUNT **R22.500.00**

SECTION 1 - APPLICANT DETAILS

No.	DESCRIPTION OF APPLICANT'S INFORMATION	INPUT
	Name of Business	Stringer Bell Restaurant (Pty) Ltd
1.1	Surname of Applicant	N/A
1.2	Age of the Applicant	0
1.3	Company Registration Number	2019/560186/07
	Residential Address or Registered Office Address	
	Street Number	6
	Street Name	Main Road
1.4	Suburb	Melville
	City	Johannesburg



Absa Online: Notice of Payment

05 December 2019

Dear TOMMY VORSTER-PIET SNYMAN CC

Subject: Notice Of Payment: GautengLiquorBoard N

Please be advised that you made a payment to GautengLiquorBoard N as indicated below.

Transaction number:	8017D5F9DE-3543
Payment date:	2019-12-05
Payment made from:	Current account
Payment made to:	GautengLiquorBoard N
Beneficiary bank name:	FIRSTRAND
Beneficiary account number:	62309767608
Bank branch code:	255005
For the amount of:	2,250.00
Immediate interbank payment :	N
Reference on beneficiary statement:	GLB7000012633
Additional comments by payer:	Section 23 Application Fee : Stringer Bell Restaurant



Please remember that the following apply to Absa Online payments to non-ABSA bank accounts.

- Payments made on weekdays before 15:30 will be credited to the receiving bank account by midnight of the same day but may not be credited to the beneficiary's bank account at the same time.
- Payments made on weekdays after 15:30 will be credited by midnight of the following day.
- Payments made on a Saturday, Sunday or Public holiday will be credited to the account by midnight of the 1st following weekday.

If you need more information or assistance, please call us on 08600 08600 or +27 11 501 5110 (International calls).

If you have made an incorrect internet banking payment, please send an email to digital@absa.co.za

Yours sincerely

General Manager: Digital Channels

This document is intended for use by the addressee and is privileged and confidential. If the transmission has been misdirected to you, please contact us immediately. Thank you.



1.5	P.O. Box Number	P O Box 26640, East Rand
	Postal Code	1462
1.6	Business Telephone Number	0792665077
1.7	Email Address	psnyman@acenet.co.za
1.8	Cellphone Number	079 266 5077
Physical Address of the premises for which the liquor permit is required		
	Street Number	Shop 3, Melville Court
	Street Name	6 Main Road, Erf 184,
1.9	Suburb	Melville
	City	Johannesburg
	ERF Number	6 Main Road, Erf 184

SECTION 2 - APPLICANT ENVIRONMENT

IS THE APPLICANT A PERSON WHO:-

QUESTION	ANSWER	INPUT
2.1	has in the Republic or elsewhere in the preceding ten years been convicted and sentenced for any offence to imprisonment without the option of a fine?	<input type="radio"/> YES <input checked="" type="radio"/> NO
2.2	has in the preceding five years been convicted of an offence in terms of The Gauteng Liquor ACT, 2003 (Act Number 2 of 2003 or the Liquor ACT, 1989 (ACT number 27 of 1989) and was sentenced to a fine of not less than R 200-00 or to imprisonment without the option of a fine or both imprisonment and a fine ?	<input type="radio"/> YES <input checked="" type="radio"/> NO
2.3	is not domiciled in the Republic?	<input type="radio"/> YES <input checked="" type="radio"/> NO
2.4	is an unrehabilitated insolvent ?	<input type="radio"/> YES <input checked="" type="radio"/> NO
2.5	is a minor ?	<input type="radio"/> YES <input checked="" type="radio"/> NO
2.6	is the spouse of a person contemplated in questions (2.1), (2.2), or (2.4) ?	<input type="radio"/> YES <input checked="" type="radio"/> NO

THE APPLICANT IS A COMPANY, CLOSED CORPORATION, PARTNERSHIP OR TRUST, STATE WHETHER THE PERSON CONTEMPLATED IN QUESTIONS 2.1 - 2.6:-

QUESTION	ANSWER	INPUT
2.7	has a controlling interest in such a company, closed corporation or trust ?	<input type="radio"/> YES <input checked="" type="radio"/> NO



2.8 is a partner in such a partnership ?

YES NO

2.9 is the main beneficiary under such a trust ?

YES NO

SECTION 3 - GENERAL DETAILS

INPUT

3.1 State the **name, identity** number and **address** of each person, including the applicant, who will have any financial interest in the business and in each case the **nature of such interest**. If the applicant is a public company, statutory institution or a cooperative as contemplated in the cooperatives ACT, 1981 (ACT number 91 of 1981),it shall be sufficient if only the **name and postal address** of such company, statutory institution or co-operative, as the case may be, the name of such director (if any), thereof and the nature and extent of the financial interest of such company, statutory institution or co-operative are furnished and not also the interests of individual members of such company statutory institution or co-operative. INPUT TABLE BELOW

	Name	Surname	Identity Number	Address	Nature Of Interest / Notes
1)	Annexure A	Annexure A	Annexure A	Annexure A	Annexure A

3.2 State the applicants **financial interest** in the liquor trade in the Republic and if the applicant is a private company, closed corporation, partnership or trust, also of every shareholder, member or partner thereof or beneficiary there under. (If the applicant or the said shareholder, member, partner or beneficiary has no such interest, this fact shall be specifically mentioned).

Annexure A

3.3 In the case of an application for a liquor store licence, sorghum beer for off-consumption or micro manufacturer's licence is the applicant a manufacturer of liquor or the agent.

YES NO

4 State type of liquor applicant intends selling

All kinds of liquor

In the case of an application for a micro-manufacturer's licence :-

5.1 Is the applicant a person who manufactures fermented beverages ?

YES NO

5.2 State the volume of liquor produced or the volume of liquor intended to be produced by the applicant per year.

0 - 500 liters



		INPUT
5.3	Describe the situation of the premises where the business is to be conducted with reference to the erf, street or farm number	ERF n/a Street n/a Farm number n/a
6	In the case of an application for a sorghum beer license, state whether it is intended to sell beer for on consumption or off consumption	<input checked="" type="radio"/> On Consumption <input type="radio"/> Off Consumption
7	Under what name is the business to be conducted?	Stringer Bell Restaurant
8	In which region are the premises situated?	Johannesburg Liquor Licenses
9	Will the applicant have the right to occupy the premises referred to in question 8?	<input checked="" type="radio"/> YES <input type="radio"/> NO
10	In the case of an on consumption license state in which portion of the premises the sale of liquor will take place.	In the areas depicted on the plans of the premises as: "Seating areas" on the Ground and Mezzanine Levels and "Bar Area".
11.1	Is the application made in respect of premises which has not yet been erected?	<input type="radio"/> YES <input checked="" type="radio"/> NO
11.2	Are the premises already erected but require additions or alterations in order to make them suitable for the purpose of the proposed business?	<input checked="" type="radio"/> YES <input type="radio"/> NO
info	the date on which such erection, additions or alterations will be commenced with	Alterations & additions will commence during January 2020.
and	the period which will be required for the erection, additions to or alterations	Expected date of completion being March 2020.
11.3	Are the premises already erected and in the applicant's opinion do not require additions to or alterations in order to make them suitable for such purpose?	<input type="radio"/> YES <input checked="" type="radio"/> NO



12 Is an application made for any determination, consent, approval or authority which could be granted by the board? YES NO

info Furnish full details relating to the positive affirmation of the above statement: Authority in terms of Section 42(1)(a) of the Gauteng Liquor Act, 2003.

13 In the case of an application for a club liquor license, please accompany this document with a copy of the constitution or rules of the club. Are you applying for a club liquor license? YES NO



SECTION 4 - Declaration *(pen-to-paper only section)*

I declare or truly affirm that the information contained in this application is true.

Signature of Applicant
or Authorized Person

[Handwritten Signature]

Date 04/12/2019

SECTION 5 - Commissioner Of Oaths *(pen-to-paper only section)*

I certify that this declaration has been signed and sworn to or affirmed before me by the applicant or an authorised person who acknowledged that (i) he or she knows and understands the contents of this declaration; (ii) that he or she has no objection to taking the prescribed oath or affirmation; and (iii) he or she considers the prescribed oath or affirmation to be binding on his or her conscience and that he or she uttered the following words "I swear that the contents of this declaration are true, so help me God" or "I truly affirm that the contents of this declaration are true".

Commissioner Of
Oaths Signature

COMMISSIONER OF OATHS
[Handwritten Signature]
DANIEL JACOBUS CRAUWCAMP
Commissioner of Oaths
South African Institute of Professional Accountants
Membership No. 5736
Office 1, Glen Eagles Office Park, Monument Road
Glen Marais, Kempton Park, 1630

Date 04/12/2019

First Name(s)

Surname

Business Address Line 1

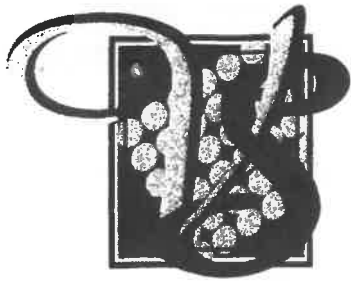
Business Address Line 2

Business Address Line 3

Designation

Area for which appointment is held

Office held if appointment is Ex Officio



Tommy Vorster - Piet Snyman

LIQUOR AFFAIRS CONSULTANTS

Unit 2, Dayan Glen Office Park | Dayan Road, Dayanglen | Boksburg 1459 | E-mail : psnyman@acenet.co.za
PO Box 26640 | East Rand, 1462 | Tel : (011) 823-5167/8 | Fax : (011) 823 5183

GAUTENG LIQUOR ACT, 2003

FORM 1

[Reg. 2]

Date-stamp of secretary receiving application

Amount : R2 250-00

APPLICATION FOR A LICENCE IN TERMS OF SECTION 23 (GLB7000012633)

Name of applicant	Stringer Bell Restaurant (Pty) Ltd
Kind of licence	Restaurant Liquor Licence - alternatively any other licence that the Board, in its discretion, will deem appropriate.
Proposed name of business	Stringer Bell Restaurant
Magisterial District	Johannesburg
Regional Liquor Licensing Office	Johannesburg

INDEX

	Description of document	Annexure
(i)	Application	Form 1
(ii)	Answer to Question 3(a) & (b)	A
(iii)	Written Representations	B
(iv)	Description of the premises	C
(v)	Coloured photographs	D
(vi)	Proof of publication of notices	E
(vii)	Plans	F

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APPLICATION PREPARED BY:

**Tommy Vorster – Piet Snyman
Unit 2, Dayan Glen Office Park
Dayan Road, Dayanglen
Boksburg
1459**

(Refer : MPJ Snyman)

**P.O. Box 26640
East Rand
1462**

**Telephone : (011) 823-5167/8
Fax : (011) 823-5183
E-mail : psnyman@acenet.co.za**

- | | | | |
|---|-----|---|---|
| 1 | (a) | Full names of applicant | Stringer Bell Restaurant (Pty) Ltd |
| | (b) | Age | Not applicable |
| | (c) | Identity number or in the case of a company or close corporation, its registration number | Reg. No : 2019/560186/07 |
| | (d) | Residential address or address of registered office | 6 Main Road, Melville, Johannesburg |
| | (e) | Business address | Shop 3, Melville Court, 6 Main Road, Erf 184, Melville, Johannesburg. |
| | (f) | Postal address | C/o Tommy Vorster – Piet Snyman
P O Box 26640, East Rand, 1462 |
| | (g) | Business telephone number | 079 2665 077
(Contact : Andrew Clements) |
| | (h) | Email address | psnyman@acenet.co.za |
| | (i) | Cell phone number | 079 2665 077
(Contact : Andrew Clements) |

(Delete (b) if applicant is not a natural person)

2. (a) Is applicant a person who -

(i) has in the Republic or elsewhere in the preceding 10 years been convicted and sentenced for any offence to imprisonment without the option of a fine ?

Yes	No X
-----	------

(ii) Has in the preceding 5 years been convicted of an offence in terms of Gauteng Liquor Act, 2003 (Act No. 2 of 2003) or the Liquor Act, 1989 (Act No 27 of 1989) and was sentenced to a fine of not less than R200 or to imprisonment without the option of a fine or to both imprisonment and fine?

Yes	No X
-----	------

(iii) is not domiciled in the Republic ?

Yes	No X
-----	------

(iv) is an unrehabilitated insolvent ?

Yes	No X
-----	------

(v) Is a minor ?

Yes	No X
-----	------

(vi) is the spouse of a person contemplated in subparagraphs (i), (ii) or (iv)? (Mark the applicable square)

Yes	No X
-----	------

(b) If the applicant is a company, close corporation, partnership or trust, state whether a person contemplated in subparagraph (a) -

(i) has a controlling interest in such a company, close corporation or trust

Yes	No X
-----	------

(ii) is a partner in such a partnership

Yes	No X
-----	------

(iii) is the main beneficiary under such a trust (Mark the applicable square)

Yes	No X
-----	------

(c) If answer to subparagraph (a) or (b) is in the affirmative, furnish full details. (Use an annexure if necessary)

Not applicable

3. (a) State the name, identity number and address of each person, including the applicant, who will have any financial interest in the business and in each case the nature and extent of such interest. If the applicant is a public company, statutory institution or a co-operative as contemplated in the Co-operatives Act, 1981, (Act No 91 of 1981), it shall be sufficient if only the name and postal address of such company, statutory institution or co-operative, as the case may be, the name of each director (if any) thereof and the nature and extent of the financial interest of such company, statutory institution or co-operative are furnished and not also the interests of individual members of such company, statutory institution or co-operative) (Use an annexure if necessary)

Please refer to Annexure "A"

(b) State the applicant's financial interest in the liquor trade in the Republic and if the applicant is a private company, close corporation, partnership or trust, also of every shareholder, member or partner thereof or beneficiary there-under. (If the applicant or the said shareholder, member, partner or beneficiary has no such interest, this fact shall be specifically mentioned.) (Use an annexure if necessary).

Please refer to Annexure "A".

(c) In the case of an application for a liquor store licence, sorghum beer for off-consumption or micro-manufacturer's licence is the applicant-

Not applicable

(i) a manufacturer of liquor or the agent?

Yes	No
-----	----

4. (a) State kind of licence applied for

Restaurant Liquor Licence - alternatively any other licence that the Board, in its discretion, will deem appropriate.

(b) State type of liquor applicant intends selling

All kinds of liquor

5. In the case of an application for a micro-manufacturer's licence-

Not applicable

(a) is applicant a person who -

(i) manufactures any fermented beverages?

Yes	No
-----	----

(b) If the answer to subparagraph (i) is in the affirmative, furnish full details.

Not applicable

(c) State the volume of liquor produced or intended to be produced by the applicant per year.

Not applicable

(d) Describe the situation of the premises where the business is to be conducted with reference to the erf, street or farm number.

Not applicable

6. In the case of an application for sorghum beer licence, state whether it is intended to sell beer for on-consumption or off-consumption

Not applicable

7. Under what name is the business to be conducted?

Stringer Bell Restaurant

8. (a) Describe the situation of the premises where the business is to be conducted with reference to the erf, street and farm number

Shop 3, Melville Court, 6 Main Road, Erf 184, Melville, Johannesburg.

(b) In which district is the premises referred to in subparagraph (a) situated ?

Johannesburg

9. Will applicant have the right to occupy the premises referred to in paragraph 8? (Mark the applicable square)

Yes X	No
-------	----

10. In the case of an application for an on-consumption licence, state in which portion of the premises the sale of liquor is to take place.

In the areas depicted on the plans of the premises as: "Seating areas" on the Ground and Mezzanine Levels and "Bar Area".

11. (a) Is application made in respect of premises which -

(i) have not yet been erected ?

Yes	No X
-----	------

(ii) are already erected, but require additions or alterations to make them suitable for the purposes of the proposed business

Yes X	No
-------	----

(iii) are already erected and, in applicant's opinion do not require additions or alterations in order to make them suitable for such purpose ?

Yes	No X
-----	------

(b) If paragraph 11(a) (i) or (ii) applies, state -

(i) the date on which such erection, additions to or alterations will be commenced with; and

Alterations and additions to the proposed premises will commence during January 2020.

(ii) the period which will be required for the erection, additions or alterations

Expected date of completion being March 2020.

12. (a) Is an application made for any determination, consent, approval or authority which may be granted by the Board? (Mark the applicable square)

Yes X	No
-------	----

(b) If so, give full particulars with reference to the relevant section in terms of which application is made (Use an annexure if necessary).

Authority in terms of Section 42(1)(a) of the Gauteng Liquor Act, 2003.

13. In the case of an application for a club liquor licence, attach a copy of the constitution or rules of the club.

Not applicable

I declare/truly affirm that the information furnished in this application is true.

Signature of applicant or authorised person.

04/12/2019
Date

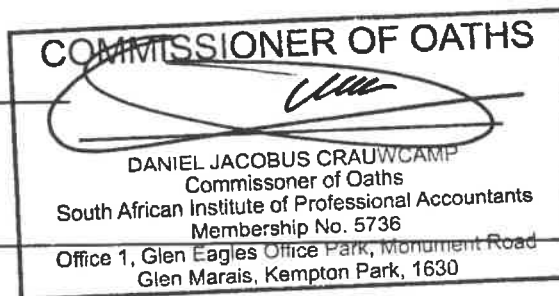
I certify that this declaration has been signed and sworn to/affirmed before me at **KEMPTON PARK** this 4th day of December 2019 by the applicant/authorised person who acknowledged that -

- (i) he/~~she~~ knows and understands the contents of this declaration;
- (ii) he/~~she~~ has no objection to taking the prescribed oath/affirmation; and
- (iii) he/~~she~~ considers the prescribed oath to be binding on his/~~her~~ conscience,

and that he/~~she~~ uttered the following words :

"I swear that the contents of this declaration are true, so help me God"/"I truly affirm that the contents of this declaration are true".

COMMISSIONER OF OATHS



Full name : _____

Business address : _____

Designation : _____

Area of which appointment is held : _____

Office held if appointment is ex officio : _____

ANSWER TO QUESTIONS 3(a) AND (b) OF FORM 1

QUESTION 3(a)

The applicant who will hold a 100% interest in the liquor license in respect of Stringer Bell Restaurant is the company **Stringer Bell Restaurant (Pty) Ltd**, Registration No: 2019/560186/07 with registered address being 6 Main Road, Melville, Johannesburg, 2092.

The applicant company has a sole director and shareholder, namely :-

- **Andrew Michael Clements**
I.D. 810125 5092 080
31 Roscommon Road, Parkview, Johannesburg, 2193
100% financial interest.

QUESTION 3(b)

Besides the applicant and sole shareholders prospective interest in the liquor trade as per this application the applicant company has no other interest in the liquor trade in the Republic of South Africa.

The sole shareholder / director Andrew Michael Clements however has, beside his prospective interest, and the following interests no other interests in the liquor trade in the Republic :-

Licensee	Licensed business	Interest held
DJ Events CC	Milner Park Hotel, 5 De Beer St, Braamfontein, Johannesburg	100%
Prideshelf 1055CC	The Colony Arms, 345 Jan Smuts Ave, Craighall, Randburg	50%

DESCRIPTION OF PREMISES

The address of the premises is given as Shop 3, Melville Court, 6 Main Road, Erf 184, Melville, Johannesburg.

Main Road Melville, also known as the M5 road, is the main road through Melville connecting Auckland Park (Kingsway Avenue) to the northern suburbs of Roosevelt Park and Northcliff and from 1st Avenue right through to 11th Avenue retail business have been established along Main Road.

Proposed Premises

The proposed premises will make provision for an internal customer seating area on the ground floor, mezzanine seating area, a fully equipped kitchen, toilet facilities, storage area and a small admin office. Although the proposed premises at the time of lodgement of this application has not yet been shop fitted and equipped the competent authority can be assured that, taking due cognizance of the sole director of the applicants experience in the restaurant and catering industry and his existing well operated restaurants that also Stringer Bell restaurant will be an up-market, quaint and cozy restaurant. The plan herewith clearly reflects that the proposed premises is to be shop fitted, decorated and equipped as an up-market restaurant premises suitable for the conducting therein of a bona fide liquor licensed restaurant and will make provision for the following:

1. Entrance

The entrance door to the proposed premises is a solid wooden swing door leading from the public walkway on Main Road.

2. Seating Area

Upon entering the internal restaurant area one immediately encounters the ground level internal seating area which makes provision for seating of some 14 patrons on loose standing wooden chairs and a fixed upholstered wall mounted bench around wooden and steel tables, a further 5 patrons can be accommodated at the bar service counter which will also serve as a waiting area for patrons waiting for a dining table.

As integral part of the internal seating area provision is made for a L-shaped brick and cement constructed service counter which in turn will accommodate an under counter fridge, display shelving and coffee dispensing machines. All beverages to be served to patrons are to be served over this service bar counter.

A second seating area is provided for on the mezzanine level which is accessed via a flight of stairs from the ground level seating area. The mezzanine level will also make provision for seating of some 14 patrons on similar styled furniture as to be utilized on the ground level seating area.

3. Kitchen Area

The kitchen area is indicated on the plan as such and will be equipped with all food prep equipment, grillers, wash-up equipment expected to be encountered in a high standard restaurant business of this stature, the stainless steel preparation tables and stainless steel sinks form an integral

part of the equipment. (Please see equipment schedule as reflected on the enclosed plan). A storeroom, situated on the service passage behind the kitchen complements the total kitchen area and will be used for the storage of perishable goods and foods not needed for immediate use.

4. Toilet Facilities

The proposed premises will make provision for exclusive restaurant patron toilet facilities accommodated on the mezzanine level and includes two unisex water closets, two urinals for gents and three hand wash basins one positioned in each water closets and one in the urinal area.

5. Managers office

Adjacent to the aforementioned toilet facilities provision is made for a manager's office for the conducting therein of managerial administrative tasks.

6. Structural specifications

The proposed premises are situated in a building complex which has been erected with bricks and cement between concrete pillars. The walls of the premises are cement plastered and will be covered with ceramic tiles and acrylic PVC paint. In the seating areas the cement flooring is to be covered with porcelain tiles and laminated wooden flooring, in the kitchen and toilet areas the floors are covered with ceramic tiles.

The entrance door is a solid wooden door while the external door leading onto

the service passage and all internal doors are to be solid wooden doors. The entire restaurant is to be air conditioned.

~000~

WRITTEN REPRESENTATIONS IN SUPPORT OF THE APPLICATION

Introduction

This application is brought to the Liquor Board (Gauteng Province) via the agency of the Regional Liquor Licensing Office (Johannesburg) for a restaurant liquor licence in respect of a restaurant business to operate under the name and style of Stringer Bell Restaurant situated at Shop 3, Melville Court, 6 Main Road, Erf 184, Melville, Johannesburg.

Applicant

The applicant who will hold a 100% interest in the liquor license in respect of Stringer Bell Restaurant is the company **Stringer Bell Restaurant (Pty) Ltd**, Registration No : 2019/560186/07 with registered address being 6 Main Road, Melville, Johannesburg, 2092.

The applicant company has a sole director and shareholder, namely :-

- **Andrew Michael Clements**
I.D. 810125 5092 080
31 Roscommon Road, Parkview, Johannesburg, 2193
100% financial interest.

Andrew Michael Clements, after completing his matric year in 1998 at Michaelhouse, KwaZulu-Natal he went to London for a period of two and a half years. Returning to South Africa in 2001 he enrolled as a Marketing student at AAA School of Advertising, while a student he work part time in various restaurants

/2.....

around the greater Cape Town Waterfront. From 2004 to 2009 he applied his trade as Art Director and Graphic Designer at various companies in both Cape Town and Johannesburg. In 2009 he purchased the Milner Park Hotel in Braamfontein and later established the ever popular Kitcheners Carvery Bar, a business he still owns to this day. During April 2019 he joined up with a partner and together they purchased and revamped the long established Colony Arms Pub in Craighall, his commitment in the latter business a financial and advisory commitment.

It is quite obvious that the sole director / shareholder has extensive restaurant and retail business acumen and that he is a suitable and fit person to operate this new up-market cozy restaurant. Furthermore neither the applicant company nor its director are disqualified of being the holders of a liquor licence and are therefore considered fit and proper persons to be granted the licence applied for.

Melville

The following extract from the internet gives the reader a clear background to the suburb Melville :-

"Melville, a suburb west of the Johannesburg CBD is a bohemian suburb of Johannesburg, It is the location of many restaurants and bars, which are frequented by residents of the surrounding suburbs as well as students from the nearby University's of Johannesburg and Witwatersrand. It is one of the city's most popular tourist destinations accommodating over 30 guest houses in the vicinity rendering it a popular stopover in Johannesburg for both local and

international tourists

Along with Parkhurst, Greenside, Parkview, Norwood and Emmarentia, Melville is one of the many older Northern suburbs of Johannesburg still to have high streets with cafes, restaurants and shops lining the streets rather than in enclosed shopping centres. In Melville, the majority of these retail businesses are located along 7th Street, although there are also several on other streets, such as 4th Avenue and Main Street (the latter also accommodating a suburban shopping centre with a supermarket). On 7th Street, in addition to restaurants, there are several bars and tattoo studios rendering this street a popular hang-out for the cosmopolitan crowd will the more "moderate crowd" frequent restaurants situated along Main Street."

Nature of application

The application herein is for a new restaurant liquor licence in respect of premises to be situated in the densely populated retail line development along Main Street, Melville, an area of Melville which accommodates literally hundreds of line development smaller retail shops adhering to almost all the daily needs of residents, commuters and shoppers who make use of this area.

Within the immediate area there are numerous fine restaurants offering a discerning diner an extensive variety of different specialist restaurants varying from take-out diners, steakhouse to seafood to European and Asian cuisine.

The applicant did an intensive viability study as to, firstly, the establishing of a new

restaurant in premises with due cognizance taken of existing restaurants within the Melville business node along Main Street (and in a lesser degree those situated in 7th Avenue and 4th Street – some 400 metres plus removed) and the type of cuisine and meals the existing restaurants provide, and secondly if the new restaurant would operate to the convenience of the general public. Without doubt the study revealed that with the continued influx of shoppers, business employees, residents and in particular restaurant goers in the greater Melville area that there is a tremendous demand for a cozy small well operated “chic” restaurant with a well-balanced individual appointed menu.

The restaurant will cater for a substantial menu although not an extensive menu however the emphasis will be on quality great value for money food as reflected on the enclosed menu. The proposed restaurant will target the younger trendy restaurant patrons as well as employees who work in the immediate surrounding area and residents residing in close proximity, offering wholesome affordable meals.

The applicant has to invest a substantial amount of capital in this restaurant (approximately R1.2 million) and this restaurant is to be furnished to operate primarily to comply with the demand for meals. The standard of the restaurant will be high, the furniture to be modern styled wooden furniture chairs, wooden and steel tables. The cutlery is stainless steel cutlery, the crockery continental China, and the glasses South African Consol glasses. It is without a doubt therefore an up-market yet affordable trendy “chic” restaurant establishment.

The restaurant will provide seating accommodation for approximately 33 persons at a time internally at loose standing tables and chairs while toilet facilities for patrons to the restaurant are conveniently situated on the mezzanine level of the restaurant. According to viability studies the applicant expects to serve some 70 - 90 meals per day although it is expected that over week-ends approximately 110 -130 meals will be sold daily. As staff the applicant will appoint a manager, 2 chefs, 10 kitchen assistants and waiters.

Menu

The menu herewith is the proposed menu which provides for a large variety of food dishes and complies too that of a bona fide restaurant as envisaged in Section 54 of the Gauteng Liquor Act, 2003.

Submission of photographs (Section 23 (1)(c))

The proposed restaurant premises is yet to be renovated, shop-fitted, equipped and set into operation with its doors expected to be opened to the public during March 2020, the photographs herewith however reflecting the outside of the building wherein Stringer Bell Restaurant will be accommodated.

The provisions of the Tobacco Control Amendment Act.

The applicant is aware of the provisions of the Tobacco Control Amendment Act and smoking will not be permitted in the entire restaurant premises. Please refer to Annexure "C9".

The Legal Position in regard to the consideration of a Liquor Licence Application

One of the most profound impacts of the Liquor Amendment Act, 1995, Act No. 57 of 1995 is that the erstwhile subjective yardstick of "satisfied" was scrapped leaving the parameters for the considering of liquor applications as an objective test of fact and this is also the Legislators intention with the promulgating of the Gauteng Liquor Act, 2003. This is very much in line with the Constitution, Act No. 108 of 1996. It is submitted with respect that the Gauteng Liquor Act in its current format calls on the Liquor Board objectively to consider the submissions before it, not to apply any sort of a burden of proof, and of necessity, and to decide on applications in the spirit of the Bill of Rights as contained in Chapter 2 of the Constitution.

The applicant respectfully submits that he need not convince or satisfy the Honourable Board of anything. Having considered all the evidence, the Honourable Board must objectively decide on the application with reference to the provisions of Section 30(2) and (3) namely:-

Section 30(2)(a) :-

"Whether the premises are or will be suitable on completion for the conducting therein of a liquor licensed business".

It is submitted that the Gauteng Liquor Act simply requires that the Honourable Board should determine whether the premises as shown on the submitted plan, read with the description of the premises and accompanying photographs conform / will conform with the requirements in respect of premises as is contained in the Gauteng Liquor Act and more in particular, the provisions of Section 41. The enclosed plan fully complies

with the aforesaid requirements.

Section 30(2)(b) :-

“Is the applicant of good character and a fit and suitable person to be granted a licence? ”

The terms of reference given by the Gauteng Liquor Act in this regard are contained in Section 37 of the Act. It is submitted that the applicant and directors / shareholders are suitable and fit persons to be granted the prayed for licence.

Section 30(2)(c) :-

“Will the granting of the licence be in the public interest ?”

A proper scrutiny of the Law reports will show that the decisions of the Court dealing with the consideration of applications for permits or licenses make it clear that the granting of a licence for, inter alia restaurant liquor licenses, is a right not a privilege and that the term **“public interest”** in essence is the doing of something, which would better serve the public than when it is not done.

The applicant wishes to refer the reader to the following extracts of quotes by the presiding judges in the said judgements :-

Estate Agents Board vs LEK 1979 (3) SA 1048 (AD) on 1064 (D-E):-

“It is, of course, clear that ordinarily a person is free to carry on the trade, calling, or profession of his choice. That is a right, which the Law recognizes and protects from unlawful interference from others..... It can be regarded as a real right in the sense

that it is an absolute right, one available and enforceable against everybody.”

Tabaikan vs District Commissioner Salisbury 1974 (2) SA 604 (RS) on 606 (E-G):-

The complexities of modern society have enormously multiplied the controls to which people are subjected in the exercise of their general rights and there is increasingly a tendency to regard permits of all kinds as a form of a privilege. I would resist a notion of regarding a permit as a sort of delectable crumb that might or might not be dropped from the bureaucratic dinner table. To withhold such a permit is to affect a citizen adversely in his rights by denying him the opportunity of exercising his trade in a manner that is normal for everyone of good character.”

Tayob vs Ermelo Local Road Transportation Board and Another 1951 (4) SA 440 (A) on 449 (A-C):-

“The Chairman went on to suggest that the granting of an exemption was not a right but merely a privilege. It almost amounts to saying that granting of an exemption is in the gift of a Commission or a Local Board. This is a wrong approach to adopt by a Statutory Board, which is empowered by Parliament to grant permission to carry on a trade. It is not an exception or privilege or monopoly which depends on the issuing of the permission. Even the humblest citizen has the right to approach such a Board and is entitled to get that permission he requires unless there are sound reasons to the contrary.”

Although these judgements and pronouncements were made before the acceptance of the current day Constitution, it is exactly in line with the provisions of the Constitution, more particularly with the provisions of Section 22 of the Constitution.

In fact, the accepted definition of "public interest" which perfectly harmonises with the above 3 quoted decisions is encompassed in:-

It is submitted that the yardstick to be applied to "public interest" is in fact unquestionably that laid down in the **Leicester Properties (Pty) Ltd vs Farran 1976 (1) Sa 492 (DCL)** quoted from **Argus Printing and Publishing Company Ltd vs Darby's Artware (Pty) Ltd** namely :

"The Court must take a broad common sense of view of the position as a whole and it must be considered whether the public will be better served if the applicant were to be allowed to proceed with its scheme than by continuation of the existing state of affairs."

"Public", it is submitted, is not necessarily the public at large in a province, a district or even a town. It can be defined as a logical perception of a group of people who will utilize a facility because of its locality within their sphere of economic and social behaviour.

It is therefore obvious that the approval of this liquor licence will be in the public interest and also adhere to a demand of the general public who have over the past number of years become accustomed to being served with alcoholic refreshments while enjoying bona fide meals at up-market restaurant venues similar to that of the prospective licensed premises herein.

It is accordingly submitted that unless it is subjectively clear from the substantial evidence that a further licence will lead to malpractice and illegal behaviour which will

detrimentally affect the public at large and / or the area will be negatively affected by the issue of a liquor licence, a licence applied for should be granted.

Section 30(2)(d) :-

"Whether the granting of the application may cause a harmful monopolistic condition to arise or be aggravated".

In the present case it is quite obvious that in the greater district of Johannesburg and that of Melville in particular there are numerous liquor licensed businesses (both on- and off-consumption) and the granting of this application could not cause or aggravate a monopolistic condition in the liquor trade in the Melville, Johannesburg or Gauteng area.

Section 30(2)(e) :-

"Whether the premises, accommodation, equipment and facilities in respect of which the licence is to be issued are, or will be in compliance with this Act and Regulations".

It is submitted that the Gauteng Liquor Act simply requires that the Honourable Board should determine whether the premises as shown on the submitted plan read in conjunction with the description of the premises and photographs conforms / will conform to the requirements in respect of premises as is contained in the Gauteng Liquor Act, 2003. With all due respect it is the applicant's submission that the proposed licensed restaurant will fully comply.

Section 30(3) :-

“Whether the proposed business will be conducted in such a way that it will not detrimentally affect place of worship or school within a 500 metre radius (thereby this could also include any residents of a residential area or unit), or whether the granting of the similar licence will not over saturate an area of a certain type of licensed business”

This is a very profound and important provision and it needs to be analyzed carefully :-

It is submitted that :- The question to be considered is not whether there is a place of worship or school (or similar licensed premises) per se in the vicinity of the proposed premises, though this is not irrelevant by itself it does not signify anything. The Honourable Board must subjectively decide whether there is any objective reason to find that an applicant will not carry on his proposed business in a way, which will not detrimentally affect the residential area, place of worship or school. The fact that there might be anyone of the 3 defined facilities in the area, does not at all mean that the Board can objectively find that the provisions of Section 30 have not objectively been met.

In a judgement **Cleaver J. in the matter of Bulk Deals 6 CC vs Chairman WP Liquor Board and Others 2002(2) SA 99** on page says the following about Section 22(2)(d)(i)(cc) of the Liquor Act, 1989 (Section 30 of the Gauteng Liquor Act, 2003 being the section succeeding the former said Section 22) - *“finally, it may well be that the Board misinterpreted the provisions of Section 22(2)(d)(i)(cc) (Section 30 (3) of the Gauteng Liquor Act, 2003). This section enjoins the Board to have regard to the*

manner in which a business will be carried on in assessing whether or not such business would prejudice the residents of a residential area. This section is clearly directed against the manner in which a business is to conducted,

The judgement delivered on the 25th November 1996 in case number 15470/95 in the matter of **Anesh Naidoo vs Chairman of the Liquor Board (as first respondent) and Luin Investments CC (second respondent)** by Justice Le Roux in the Transvaal Provincial Division of the Supreme Court, has bearing.

In his reasons for the refusal of the application by Anesh Naidoo, the first respondent, being the Chairman of the Liquor Board, said the following:- *“Although a liquor store licence at the proposed premises would have been more convenient to the general public to a certain degree, any considerations of convenience were cancelled by the fact, on the one hand, that no need for an additional liquor licence was shown or alleged to exist and by the fact on the other hand that there was no indication that the service of the existing need by other liquor store licensees was so inconvenient that consideration of convenience must outweigh consideration of need”*. Judge Le Roux's comment on this reason was as follows :-

“I pause to say at this stage that there are pronouncements which indicate that the public interest consist mainly of the convenience of the purchasing public, and it seems to me that by elevating the question of other outlets has being sufficient to the level which it has been recorded here by the first responded might constitute a misdirection. It presupposes that the adjudicator has made up his mind without considering the question of convenience. It certainly seems to run counter to

the trend of decisions that an application of this nature is not to be judged on the basis that we have sufficient outlets in the area, and therefore whoever applies after that has no chance of obtaining a liquor licence. That was the exact problem that faced the court in the well-known case of Pretoria North Town Council vs A1 Electric Ice-Cream Factory (Pty) Ltd, 1993 Volume 3 SA (A) where it was held that this was an extraneous consideration which vitiated the decision”

Surely the fact that there are and in future will no doubt be several more on – consumption liquor licensed premises within greater business node of Melville cannot disqualify the applicant of being granted a similar licence (on – consumption licence) in respect of a restaurant which will cater for a different type of cuisine and menu which is already catered for in the immediate area. It is the public’s constitutional right of choice to frequent a restaurant of his choice and he is entitled to receive a comprehensive service from that restaurant which could include liquor with meals.

The situation of similar licensed on–consumption premises within a 500-meter radius and the granting of a further similar licence in that area must be carefully scrutinized and the power vested within the Board as to the Board exercising its discretion and consideration of the application within the public interest must be motivated as has been extensively done by the applicant herein.

The restaurant liquor licensed premises situated within a 500 metre radius of the proposed premises are mainly situated in retail business node along Main Road, Melville, each catering for a different market segment with their own style, cuisine

and "type" of menu served. The proposed licensed premises will be in the public interest offering the public a wider variety of cuisine and freedom of choice, the corner stone of the term "public interest".

If the competent authority takes due cognizance of the representations herein, read in conjunction with the description, photographs and plans of the proposed licensed premises one must conclude that the restaurant is an up-market restaurant offering the potential patrons to Stringer Bell Restaurant a cuisine not at this point in time offered by any other venue within the immediate area.

Conclusion

It is the applicant's humble submission that it is a suitable applicant to be entrusted with the liquor licence applied for, that the viability study in respect of the viability of the sale of liquor at Stringer Bell Restaurant has proved that there is and in future will be a very definite need for this privilege, that the restaurant operation is to be conducted to the convenience of the general public and that the liquor licensed operation will be in the public interest affording the public a variety of choice as to the cuisine favoured for a specific occasion. Furthermore the applicant submits that the restaurant is to be well equipped to operate a high standard restaurant and therefore it is their humble request that this application please be approved as expeditiously as possible to place them in a position that they can offer a total restaurant service to existing and future potential patrons which will then include the sale of liquor under a licence issued to them as licensee.

Documents attached hereto :

- Company Resolution & Special Power of Attorney (Annexure "C1")
- Company registration documentation (Annexure "C2")
- Right of Occupation (Annexure "C3")
- SAPS Certificate of suitability of Director (Annexure "C4")
- Certified copies of Director ID's (Annexure "C5")
- Proof of affiliation to an association (Section 38) (Annexure "C6")
- SARS Tax Clearance certificate (Annexure "C7")
- Affidavit confirming display of applicant's notice re application Section 24(1) (Annexure "C8")
- 500-meter radius affidavit (Annexure "C9")
- Smoking affidavit (Annexure "C10")
- Menu (Annexure "C11")

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"C. 1"

**EXTRACT OF A RESOLUTION OF THE SOLE DIRECTOR OF STRINGER BELL
RESTAURANT (PTY) LTD (REG. NO : 2019/560186/07) PASSED AT
JOHANNESBURG IN TERMS OF THE COMPANY'S MEMORANDUM OF
INCORPORATION**

PRESENT:

- **Andrew Michael Clements**

IT WAS RESOLVED THAT:

1. The company applies, in terms of Section 23 of the Gauteng Liquor Act, 2003, for a restaurant liquor licence in respect of the business to trade as Stringer Bell Restaurant to be situated at Shop 3, Melville Court, 6 Main Road, Melville, Johannesburg.
2. Mattheus Petrus Johannes Snyman and/or Liesel Edna Lange of the firm Tommy Vorster – Piet Snyman be authorised and instructed to do such application, appear before the Gauteng Liquor Board on behalf of the company and sign any documentation on behalf of Stringer Bell Restaurant (Pty) Ltd relating to any liquor licence application in terms of the Gauteng Liquor Act, 2003.
3. Andrew Michael Clements in his capacity as director of Stringer Bell Restaurant (Pty) Ltd be and is authorised to negotiate, settle and sign the necessary documents, and further to do all things necessary to give effect to this Resolution.


ANDREW MICHAEL CLEMENTS

27/11/2018
DATE

SPECIAL POWER OF ATTORNEY

I, the undersigned,

ANDREW MICHAEL CLEMENTS
(I.D.780424 5075 088)

In my capacity as sole director of and authorised thereto by

STRINGER BELL RESTAUARNT (PTY) LTD
(Reg. No : 2019/560186/07)

do hereby nominate, constitute and appoint Mattheus Petrus Johannes Snyman (I.D. 550531 5066 087) and / or Liesel Edna Lange (I.D. 730703 0202 081) in their capacity as our appointees to do all such things as may be required to give effect to any application in terms of the Gauteng Liquor Act, 2003 in respect of the licensed premises which carries on business / will carry on business under the name and style of **Stringer Bell Restaurant** to be situated at **Shop 3, Melville Court, 6 Main Road, Melville, Johannesburg** and do all such things as our appointees in their sole discretion may deem necessary and to sign all such documents as they in their sole discretion may deem necessary to give effect to the authorities given in this power of attorney, and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I/we might or could or if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said appointees shall lawfully do, or cause to be done, by virtue of these present.

SIGNED at JOHANNESBURG this 27 day of NOVEMBER 2019.


ANDREW MICHAEL CLEMENTS
For and on behalf of Stringer Bell Restaurant (Pty) Ltd

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, November 6, 2019 at 13:49



Companies and Intellectual Property Commission
a member of the dti group

COR14.3: Registration Certificate

Registration Number: 2019 / 560186 / 07
Enterprise Name: STRINGER BELL RESTAURANT

ENTERPRISE INFORMATION

Registration Number: 2019 / 560186 / 07
Enterprise Name: STRINGER BELL RESTAURANT
Registration Date: 06/11/2019
Business Start Date: 06/11/2019
Enterprise Type: Private Company
Enterprise Status: In Business
Financial Year End: February

TAX Number: 9929174176

Addresses: POSTAL ADDRESS
6 MAIN ROAD
MELVILLE
JOHANNESBURG
GAUTENG
2092

ADDRESS OF REGISTERED OFFICE
6 MAIN ROAD
MELVILLE
JOHANNESBURG
GAUTENG
2092

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
CLEMENTS, ANDREW MICHAEL	Director	8101255092080	06/11/2019	Postal: 6 MAIN ROAD, MELVILLE, JOHANNESBURG, GAUTENG, 2092 Residential: 31 ROSCOMMON ROAD, PARKVIEW, JOHANNESBURG, GAUTENG, 2193

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9573



Melville Court

**AGREEMENT OF LEASE FOR BUSINESS
AND COMMERCIAL PREMISES**

Made and entered into by and between:

Company: Carmel Choc and Sweet Pty Ltd.

Reg. No: 1945/018786/07

Represented by Victoria Lena Meyer (Who is duly authorized to do so)
(hereinafter referred to as the Landlord)

AND

Company: Stringer Bell Restaurant Pty Ltd.

Reg. No: 2019/560186/07

Represented by Andrew Clements (Who is duly authorized to do so)
(hereinafter referred to as the Tenant)

The Landlord hereby lets to the Tenant who hires from the Landlord the Premises (hereinafter referred to as the "Leased Premises") described in the Schedule set out hereunder for the period and rental and subject to the further terms and conditions contained in the said Schedule and General Conditions of Lease annexed hereto:

A handwritten signature in black ink, consisting of a stylized 'A' or similar character, located in the bottom right corner of the page.

SCHEDULE

1) LEASED PREMISES

- a) Street Address: 6 Main Road, Melville, 2109, Johannesburg, South Africa
- b) Shop No.: 3
- c) Measuring Approximately: 45 m²
- d) Parking Bays: 0

2) LEASED PERIOD

- a) Period: 2 years
- b) Commences: 1st April 2020
- c) Terminates: 30th March 2022
- d) Beneficial occupation will commence once the deposit has been paid

3) RENEWAL PERIOD

- a) To be exercised by the Tenant in writing 3 months prior to the expiry of the lease
- b) Period: 3 Years
- c) Commencement Date: 1st April 2022
- d) Termination Date: 30th March 2022

4) MONTHLY RENTAL DURING LEASED PERIOD

The rental shall be calculated as follows –

Shop Rental	R180 /m ² x 45 m ² = R 8,100.00
Sewerage	R 150
Refuse	R 150
Gross Rental	R 8,400.00

EXTRA CHARGES

METER READING

Prepaid Electricity and Water meter to be charged on a monthly basis at municipal rates

5) RENTAL ESCALATION:

The rental will increase by 8% per annum coming into effect after the 1st year of the lease.



6) DEPOSIT

Deposit for purposes of clause 6. of the General Conditions of Lease shall be R 12,100.00

7) DOMICILIUM CITANDI ET EXECUTANDI

i) of Landlord: **Address:** 32 Congo Rd, Emmarentia, 2195, Johannesburg, South Africa

Email: Vickymeyer1@gmail.com

Phone: +27823321426

ii) of Tenant : **Address:** 6 Main Road, Melville, 2109, Johannesburg, South Africa

Email: andrewthedj@gmail.com

Phone: +27792665077

8) USE OF LEASED PREMISES

The leased premises shall only be used for the following purposes:

Restaurant and Bar

9) SPECIAL CONDITIONS

Lease will only come into effect should the tenant be granted a liquor license

10) ADDITIONAL ANNEXURES

This lease is also subject to the provisions contained in the following additional annexures (if any) annexed hereto, and namely: **Annexure "A" - General Conditions of Lease**

11) Tenant Installation Allowance

The tenant will not be granted a tenant installation allowance.



FOR THE TENANT:

SIGNED AT THIS TIME _____ on the _____ day of 201 _____

WITNESS

TENANT

WITNESS

TENANT

FOR THE LANDLORD:

SIGNED AT THIS TIME November on the 14th day of 201 19

WITNESS



LANDLORD



WITNESS

SIGNED AT THIS TIME November on the 14th day of 201 19



Annexure "A"

INDEX – GENERAL CONDITIONS OF LEASE (FOR IDENTIFICATION PURPOSES ONLY)

CLAUSE	CONTENT
1.0	Definitions
2.0	Monthly Rental
3.0	Rental Variation
4.0	Renewal Period
5.0	Value Added Tax
6.0	Deposit
7.0	Tenant's Rights & Obligations
8.0	Landlord's Rights & Obligations
9.0	Damage and Destruction
10.0	Breach
11.0	Notices and Domicilia
12.0	No Variation
13.0	Re-Building
14.0	Costs
15.0	Late Payment of Rental
16.0	Tobacco Products Control Act (83 of 1993)
17.0	Trustee for a Company or Close Corporation to be formed




1.1 DEFINITIONS

In these General Conditions of Lease unless the context clearly otherwise indicates: -

1.2 the head notes are for reference purposes only and shall not govern the interpretation hereof;

1.3 "the Premises" means the premises let in terms of this Lease and as described in Section 1 of the Schedule, and all the Landlord's fixtures, fittings, appliances, equipment and electrical and sanitary installations therein and appertaining thereto;

1.4 "the Building" means the building of which the Premises form a portion or which comprises the Premises (as the case may be);

1.5 "the Commencement Date" means the date upon which the Lease commences, as set out in the Schedule;

1.6 words importing the singular shall include the plural and vice versa and words importing any one gender shall include the other two and words importing persons shall include partnerships and bodies corporate.

2.1 THE MONTHLY RENTAL

2.2 The basic monthly rental payable by the Tenant to the Landlord during the Lease Period is set out in Section 4 of the Schedule.

2.3 The Tenant shall pay the monthly rental free of bank charges, without deduction or set-off whatsoever, on or before the first day of each and every month to the Landlord at the address set out in Section 6 of the Schedule or

2.4 To such other person and/or at such other place as the Landlord may from time to time nominate in writing. The obligation of the Tenant in terms of this clause 2.0 shall not have been complied with until the rental is actually received by the Landlord or the Landlord's Agent on or before the due date.

2.5 The Tenant shall pay the monthly rental for the first calendar month of this Lease on signature hereof by the Tenant and Landlord. Should the Commencement Date not fall on the first day of the month or if the Tenant is unable to take occupation on the first day of the month due to the inability of the Landlord to provide unfettered occupation of the Leased Premises on such date, then the then the rental for that first month shall be pro-rated.

2.6 The Landlord shall be entitled at any time, without assigning any reason, therefore, to refuse to accept any payments from the Tenant made in any mode otherwise than in cash by legal tender

2.7 At the commencement date of the lease, or at any time thereafter during the continuation of the Lease, the Landlord or the Landlord's Agent shall be entitled to call upon the Tenant to: -

2.7.1 The Landlord arrange for the Tenant to sign a Debit Order instructing its bank to make payment of the rental due through a computerized system known as ACB Magnetic Tape Service, or

2.7.2 arrange that the rental shall be paid free of any deduction whatsoever and free of bank commission through an automatic electronic fund transfer system into a banking account nominated in writing by the Landlord.

3.1 RENTAL VARIATION

3.2 Should: -

3.2.1 the rates and/or taxes payable in respect of the land upon which the Building is situated



and /or in respect of the Building itself be increased at any time(s) during the period of this Lease so as to exceed the rates and taxes payable in respect of the year during which the Commencement date occurs or the year during which the Lease is signed (whichever year is the earlier), or

3.2.2 any new tax(es) and/or charges be imposed upon the Landlords at any time(s) during the period of this Lease in respect of the Premises and/or the Building and/or the land on which the Building is situated, or

3.2.3 the Levies payable on the building of which the premises form part, be increased at any time during the duration of this Lease, as a result of tenant's occupation then and in any such event, the Landlord shall be entitled to increase the rental payable by the Tenant.

3.3 Any increase in rental in terms of 3.1 shall: -

3.3.1 take effect from the date on which each such increase in the rates or premiums or new taxes become effective, provided that the Landlord has notified the Tenant in writing.

3.3.2 be dealt with as an increase to the monthly rental, equal to 1/12th (ONE TWELFTH) of a "pro rata shares" of each such increase or new tax (The expression "pro rata share shall in this clause denote the same proportion of the increase in the rates and/or the insurance premium and/or the new tax as the monthly rental payable by the Tenant bears to the total monthly rentals payable to the Landlord for the whole of the Building at the date referred to in 3.2.1).

3.4 For the purpose of determining the total monthly rental referred to in 3.2.2, if any lettable space in the Building is not let at the date in question, then the current market rental value of that space (as agreed upon between the Landlord and the Tenant, and failing agreement, determined by the Landlord's managing agent) shall be deemed to be the rental payable therefore.

3.5 Save as hereinbefore otherwise provided, should any dispute arise between the Landlord and Tenant as to when any increase of rental in terms of this clause becomes effective, or the amount of any such increase, the decision of the Auditors of the Landlord for the time being acting as experts and not as arbitrators, as to such dispute shall be final and binding on the parties.

4.1 RENEWAL PERIOD

4.2 The Tenant shall have the right to renew this Lease for the Renewal Period set out in Section 3 of the Schedule by written notification to reach the Landlord during the period stipulated in the aforementioned Section 3 of the Schedule. Such renewal shall be on the same terms and conditions, except that there shall be no right of further renewal and that the rental shall be that determined pursuant to the provisions of clause 4.2 and 4.3 and provided further that the Tenant shall at all times have faithfully and punctually and materially performed all its obligations under this Lease.



4.3 Not later than three (3) months prior to the Commencement Date of the Renewal Period the Landlord and the Tenant will review (for increase only and not for any decrease) the monthly rental payable with effect from the said Commencement Date, and escalation thereof, to determine a market related rental and escalation thereon which is consistent with rentals and escalations payable and applicable at that time for substantially similar premises in a substantially similar market. If by a date two (2) months prior to the Commencement Date of the Renewal Period the Landlord and the Tenant have not agreed on the rental payable during the renewal period, then, that rental shall be determined by a single expert (who shall act as such and not as an arbitrator) appointed by the parties or, failing agreement between them within seven (7) days, nominated by the president for the time being of the institute of Realtors of South Africa and the decision by the appointed or nominated expert shall be final and binding upon the parties. The costs of the expert shall be borne in equal shares by the Parties.

4.4 If the rental has not been determined by the Commencement Date of the Renewal Period the Tenant shall, until such determination has been made, pay a monthly rental equal to the rental payable in the last month of the Lease Period referred to in clause 4 of the Schedule from such commencement date and any differential shall be paid as soon as the determination has been made.

5.1 VALUE ADDED TAX (VAT)

5.2 The rentals provided for in clause 4 of the Schedule distinguish between monthly rentals and the Value-Added Tax ("VAT") thereon.

5.3 All or any VAT arising from the supply of any goods and/or services (as defined in the Value-Added Tax Act No. 89 of 1991, as amended) by the Landlord to the Tenant in terms of this Lease shall become due for payment and shall be paid by the Tenant forthwith upon presentation of the relevant invoice by the Landlord to the Tenant.

5.4 Any dispute which may arise between the Landlord and the Tenant as to the liability for and/or payment of VAT (or the amount thereof) in terms of clause 5.2 shall be referred to the auditors of the Landlord acting as an expert for the time being for decision and their decision shall be final and binding between the parties and carried into effect.

5.5 In the event of a variation in the rate of VAT, the total rental inclusive of VAT payable by the tenant shall, upon such variation becoming effective, immediately increase or decrease, as the case may be.

5.6 Should the Landlord at the time that this Lease is executed not be registered as a vendor for Value Added Tax (VAT) purposes become registered at any time during the lease period, then all rentals payable from the date of registration shall automatically be subject to VAT at the ruling rate.

6.1 DEPOSIT

6.2 The Tenant shall within 7 days on the signing and acceptance by the landlord hereof, pay the deposit stated in Section 5 of the Schedule. The Landlord shall have the right to apply the whole or any portion thereof towards payment of rental, electric current, key replacements, renovations or any other Liability of whatsoever nature for which the Tenant is responsible. If the whole or any portion of the deposit is so applied, the Landlord shall notify the Tenant in writing and the Tenant shall immediately reinstate the deposit to its original amount. Such deposit will be placed in an interest-bearing account which interest will accrue to the tenant.

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6.3 The deposit shall be retained in trust by the Landlord or its agents until the expiry of this Lease or any renewal thereof, the vacating of the premises by the Tenant and the complete discharge of all the Tenant's obligations to the Landlord arising from this Lease. The Landlord shall on termination of the Lease Agreement, notify the Tenant of any defects in the Leased premises. The deposit shall earn interest at the deposit rate offered by the Landlord's bankers.

6.4 The Tenant shall not be entitled to set off against the deposit any rental or other amount payable by it.

6.5 Should there be any dispute as to whether the Tenant has paid the deposit then the production of proof referring to such deposit by the Tenant shall be final and binding on the parties. Failing the production of such a receipt the Tenant will be deemed not to have the deposit.

6.6 The deposit plus interest shall be refunded to the Tenant within 60 (sixty) days from the date of termination of this agreement.

6.7 The deposit amount of **R4,000.00** and the 1st Months rental of **R8,100.00**, which totals **R12,100.00** shall be paid into the following bank account on acceptance of this offer document:

Account Name: Carmel & Choc
Bank: FNB
Branch Code: 253705
Type: Cheque
Account: 6280994776

7.1 TENANT'S RIGHTS AND OBLIGATIONS

The Tenant shall have the following specific rights and obligations in relation to its lease of the Premises, namely: - The Tenant: -

7.2 Electricity, Water and Sundry Costs

7.2.1 shall pay all electricity consumed by the Tenant in or on the Premises together with any charges related thereto by the building & common areas;

7.2.2 shall not alter, interfere with or overload the electrical, lighting or heating installations in the Premises;

7.2.3 shall pay all sewerage, sanitation, availability and refuse charges levied in respect of the premises by the relevant authority from time to time provided always that should the amount so payable by the Tenant not be apparent *ex facie* the accounts of such Authority, then the Landlord shall in its reasonable discretion apportion the amounts so payable by the various occupiers in the Building which amounts shall be pro-rated.

7.2.4 shall upon demand in writing pay the sum so apportioned to him under Clauses 7.2.1 and/or 7.2.3. Should any dispute arise between the Landlord and the Tenant as to the amounts so payable by the Tenant, the decision of the auditors of the Landlord for the time being as to such dispute shall be deemed to be *prima facie* proof thereof on the parties.

7.2.5 shall notify the Landlord and the relevant Authority should all or any of the services as provided for in this Clause cease or become defective or be interrupted.



7.3 MAINTENANCE

7.3.1 shall keep and maintain in the same state of repair and condition as at the date of commencement of this lease (and repair and replace, if necessary) at the Tenant's cost, the interior of the Premises, including all the Landlord's fixtures, fittings, equipment and appliances therein or appertaining thereto (which includes but is not limited to all water taps, washers, waste plugs, lavatory pans and cisterns, hand basins, baths, hot water cylinders, firefighting equipment, interior plumbing, electrical fuses, locks, keys, roller shutter and/or sliding doors, hoists, wall tiles, door handles, window including glass, catches and fittings – doors, light bulbs, fluorescent tubes, starters and ballasts in respect thereof and individual or dedicated air-conditioning units, if any) and on termination of this Lease shall deliver the same to the Landlord in such state of repair and condition in which they were at date of commencement of lease (fair wear and tear excepted);

7.3.2 shall maintain and keep the Premises in a clean, tidy and sanitary condition;

7.4 ALTERATIONS & TENANT INSTALLATION

7.4.1 Subject to clause 8.6, The tenant shall not make any alterations or additions of any nature whatsoever to the Premises without the Landlord's prior written consent (which consent shall not be unreasonably withheld), provided that the Tenant shall not at any time or under any circumstances have any claim whatsoever against the Landlord for improvements so effected to the Premises or the Building.

7.4.2 Any plans regarding previously agreed alterations possibly made to the premises will be submitted to the Landlord prior to any work taking place in the unit. Such plans must be approved or disapproved by the Landlord within 1 (one) week after their submission to enable the Tenant to begin working on such plans.

7.4.3 Once the landlord is satisfied the plans meet the necessary requirements and are in keeping with the buildings operational design, the Landlord will in writing allow the Tenant to proceed with such alterations.

7.4.4 The bathrooms will be off limits to alteration unless a written agreement is met between the Landlord and Tenant.

7.4.5 If any alterations or additions are made to the Premises with the Landlord's prior written consent, then the Tenant shall, if so required by the Landlord, upon the termination of this Lease, reinstate the Premises to the same condition that they were prior to such alterations or additions;

7.5 FIXTURES AND FITTINGS

7.5.1 may at any time install any fixtures, fittings and equipment in the Premises for the purpose of carrying on the Tenant's business;

7.5.2 may at any time and shall, prior to the termination of this Lease, remove any fixtures or fittings installed in terms of 7.4.1 provided that the Tenant shall at its own costs and expense repair any damage caused by the installation and/or removal of such fixtures, fittings or equipment;

7.6 NOTIFICATION OF DEFECTS

7.6.1 shall notify the Landlord in writing within 14 (fourteen) days after the Commencement Date of this Lease of any defects in the Premises;

7.6.2 shall, if he has not notified the Landlord as aforesaid, be deemed to have acknowledged that

the Premises were received in good order and condition and the Tenant shall have no claim against the Landlord for any defect which may subsequently be found therein;

7.7 AIR CONDITIONERS AND BLINDS

7.7.1 shall not install any blind, air-conditioner or like device on or adjacent to any window of the building.

7.7.2 shall not damage or remove any of the original air-conditioning equipment that exists prior to occupation.

7.7.3 shall provide an exact plan for any air-conditioning ducting that might be installed during alterations.

7.7.4 shall remove any blind, air-conditioner or like device affixed in terms of 7.6.1 at the expiration or earlier termination of this Lease and reinstate the relevant part of the Premises to the same good order and condition as they were at the Commencement Date;

7.8 ADVERTISING SIGNS

7.8.1 shall not affix or paint any advertising sign on the exterior or on the windows, doors, roof or any other part of the Premises without the Landlord's & Body Corporates prior written consent, which consent shall not be unreasonably withheld; shall maintain the good appearance of any advertising sign erected in terms 7.7.1 and keep that sign in proper working order;

7.8.2 shall have to reach a financial arrangement with the Body Corporate in order to display any signage on the exterior of the property. The Landlord will facilitate this arrangement and if necessary bill the Tenant directly based on the needs of the Body Corporate.

7.8.3 shall remove any sign affixed or painted in terms of 7.7.1 at the expiration or earlier termination of this Lease and reinstate the relevant part of the Premises to the same good order and condition as they were at the Commencement Date less fair wear and tear excepted.

7.9 MUNICIPAL REGULATIONS

shall, subject to the provisions of 7.3 above, at its own cost comply with all requirements of the Municipality and/or any other competent Authorities in connection with the conduct of its business in the Premises;


7.10 NO ASSIGNMENT, SUB-LEASING ETC

shall not cede any of its rights; delegate any of its obligations; or mortgage, pledge or encumber any of its rights under this Lease which consent may not be unreasonably withheld;

7.10.1 shall not sub-let, permit anyone else to occupy, or part with possession of the Premises or part thereof without the Landlord's prior written consent, provided that the Landlord's consent to sub-letting shall not be unreasonably withheld;

7.10.2 Notwithstanding anything to the contrary herein contained, the Landlord shall, in the event of it consenting to the premises or any portion thereof being sublet, be entitled to receive as additional rent such amount of rental received from the Sub-Tenant that exceeds the rental paid by the Tenant to the Landlord in terms of this lease agreement.

7.10.3 Should the Tenant be a company or close corporation then any transfer of its issued shares, unissued share capital, any future increased share capital or change in its membership of

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its issued share capital or change in its membership, as the case may be, whether in consequence of a sale, assignment or by operation of law or otherwise, after the date of signature hereof, shall be deemed to be a cession by the Tenant of its rights under the Agreement and accordingly shall be subject to the Landlord's prior written consent which consent may not be unreasonably withheld.

7.11 FLOOR OF PREMISES

shall not exceed the loading capacity of the floor or lay down any floor covering which may subject any part of the floor of the Premises to damage of any nature;

7.12 NO WITHHOLDING PAYMENTS

shall not be entitled to withhold, delay or abate payment of any amounts due to the Landlord in terms of this Lease by reason of any breach or alleged breach of the Landlord's obligations hereunder;

7.13 REFUSE

shall ensure that refuse does not remain on or outside the Premises, save in the place provided therefore;

7.14 BLOCKAGE OF PIPES

7.14.1 shall use its best efforts to prevent any blockage of sewerage or water pipes or drains in or connected with the Premises shall use its best efforts to prevent any blockage of sewerage or water pipes or drains in or connected with the Premises;

7.14.2 shall remove at the Tenant's cost any obstructions or blockage in any sewerage, water pipes or drains serving the Premises and where necessary repair the sewer pipe or drain concerned; providing the blockage originates from the leased premises.

7.15 NUISANCE

N/A

7.16 NO CLAIMS

Subject to Clause 8.1, shall not have any claims of any nature against the Landlord for any loss, damage or injury which the Tenant may directly or indirectly suffer by reason of any latent or patent defects in the Premises or Building or fire in the Premises or Building or theft from the Premises or Building or by reason of the Premises or any part thereof being in a defective condition or state of disrepair or any particular repair not being effected by the Landlord timeously or at all, or arising out of the functioning or malfunctioning of the air-conditioned (if any) serving the Premises, or arising out of vis major or casus fortuitous or any other cause either wholly or partly beyond the Landlord's control or arising out of a change of the Building's name, its façade, appearance or any other feature thereof, or arising in any manner whatsoever out of the use of the lift (if any) in the Premises or Building by any person whatsoever, for any purposes whatsoever, or arising from any other cause whatsoever.

Subject to Clause 8.1, In view of the provisions of this clause, the Tenant is advised to take the necessary steps to insure its interest. The Tenant undertakes to pay to the Landlord an amount equal to any claim made against the Landlord for any loss, damage or injury suffered in or on the



Premises or in consequence of any act or omission by the Tenant or the Tenant's servants or agents;

7.17 INSURANCE

shall not do or omit to do anything or keep in or on the Premises anything or allow anything to be done or kept in or on the Premises which in terms of any fire insurance policy held from time to time by the Landlord in respect of the Premises may not be done or kept therein, or which may render any policy(ies) void or voidable and the Tenant shall comply in all respects with the terms of any such policy(ies), provided that if any premium payable in respect of any such policy(ies) is increased:

7.17.1 by reason of the nature or scope of the business which the Tenant carries on in the Premises in terms of this Lease; or

7.17.2 as a result of the Tenant not complying with the aforesaid provisions then without prejudice to any other rights which the Landlord may have as a result of that breach, the Tenant shall on demand refund to the Landlord the amount of that additional premium;

7.18 BUILDING

shall not be entitled to claim a remission or reduction of rent or cancellation of this Lease by reason of alterations or additions to the Building being carried out by the Landlord from time to time, provided that the Landlord shall use its best endeavours to ensure that as little inconvenience as is reasonably possible is caused to the Tenant; provided no part of the Premises is thereby rendered unusable

7.19 LICENCES

shall be liable for obtaining all necessary licenses and permits in respect of the Tenant's business;

7.20 VACATION OF PREMISES

shall on vacating the Premises, forthwith deliver all keys to the Landlord or its agents;

7.21 CANCELLATION OF LEASE AGREEMENT

7.21.1 shall only be eligible to cancel the lease agreement after at least 2 years of renting the property.

7.21.2 shall provide the Landlord with a written letter requesting cancellation of the agreement at least 5 months prior to the requested day of cancellation.

7.21.3 shall provide the Landlord with a justifiable reason for ending the agreement that may include but not withstanding to. Financial difficulties, poor maintenance conducted by the Landlord, unsustainable business operations, theft or break-ins. Frivolous reasons that do not effect the operation of the tenant's business will not be considered justifiable by the Landlord and the request for cancelation will be null and void. These may include but are not withstanding to unhappy with the buildings design / layout, unhappy with the cost of electricity or other utilities, complex staff not being friendly or helpful.

7.21.4 and Landlord must both agree that the reason for ending the agreement is justifiable. Both parties should work to resolve any issues causing the Tenant to seek cancelation to

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the best of their abilities and only be a last resort.

7.21.5 and landlord both agree there is no other option but for the cancelation of the agreement the Tenant will remain liable for the rental for the full agreement of the lease unless a new tenant is found. If so the Tenant will cease to be liable for the rental only when the new tenant occupies the property.

7.21.6 will also be liable for the agent's commission for the period in which they cancelled this agreement. The Tenant will also be liable for any new tenant's agent's commission for the same period

7.22 CONVEYANCE OF MOVABLES

shall make good any damage caused to the Premises or the Building or any lift or hoist as a result of the conveyance of movables in or out of the Premises, provided that such damage was caused by the Tenant.

7.23 USAGE

shall use the Premises only for the purpose described in the Schedule and for no other purpose whatsoever without the Landlord's prior written consent, which consent shall not be unreasonably withheld;

7.24 TRADING HOURS

shall keep the Premises open continually during at least normal business hours;

7.25 HOUSE RULES

shall comply with the house rules stipulated by the Landlord or the Body Corporate where applicable from time to time in terms of clause 8.6 hereunder, provided such House Rules are communicated to the Tenant in writing;

7.26 CHANGE OF OWNERSHIP

shall not in the event of the Landlord selling, disposing of or alienating the Property wherein the Premises are situating be entitled to resale from this Lease but shall continue to be bound by all the terms and conditions set out herein as if the Tenant and the New Owner of the Property were the original contracting parties;

7.21 SUBSTITUTION OF TENANT

shall, in case of an individual, ensure that its obligations remain in full force and effect and that the identity of the tenant shall not be substituted by a close corporation or limited liability company unless the parties hereto agree in writing to such substitution with the necessary sureties being entered into;

7.22 LIABILITY

7.26.1 liability based on contract law, negligence or any other area of law towards the Landlord shall not exceed the maximum amount of rental, fines, fees, utility charges, rates & taxes or levies.

7.26.2 shall not be liable for any indirect consequential harms, losses, damages, loss of profit, loss of revenues, loss of product, delays in operations, anticipated profit or production. If Tenant has caused any damage intentionally, by wilful misconduct or gross negligence or in case of personal injury, it shall be liable without limitation. The above mentioned limitation of liability only applies to the extent which is permitted by law.



8.1 THE LANDLORD'S RIGHTS AND OBLIGATIONS

The Landlord shall have the following rights and obligations in relation to its lease of the Premises, namely: - The Landlord:

8.2 SECURITY

8.2.1 The Landlord shall, ensure that they do everything in their power to ensure adequate security measures pertaining to both the premises and the building are provided. Adequate security measures for the building shall include, security personnel, security alarm systems, security gates and/or fences and/or any other reasonable forms of security as agreed upon by the Tenant in writing upon signing the lease. The Landlord will do everything in their power to represent the best interests of the tenant and their concerns regarding security, also keeping the quality of the security to its highest possible standard.

8.2.2 As part of fulfilling its obligations in 8.1.1, the Landlord will do everything in their power as a voting party in the sectional title office block to ensure that the body corporate, its employees, agents, representatives and/or any person and/or entity tasked with the provision and maintenance of such adequate security exercises a degree of care, diligence and skill which a reasonably competent and prudent person would expect from a person and/or entity tasked with providing such adequate security.

8.2.3 Should the Landlord breach clause 8.1.1 and/or clause 8.1.2, then the Tenant shall be entitled to give the Landlord 30 (thirty) days' written notice or such longer period of time as the Tenant may specify in the notice, to remedy the breach. If the Landlord fails to comply with the notice, the Tenant may exercise any rights that it may have under this Agreement or in law, including the right of cancellation."

8.2.4 The Tenant is entitled to employ their own additional security at their cost. Provided the security company conducts its operations in a manner that adheres to the rules and requirements of the body corporate. This includes but is not limited to, security equipment, personnel and vehicles.

8.2.5 Any additional security measures installed on the premises, such as anti smash and grab film on the glass, security beams or additional locks must be approved in writing by the Landlord within 15 (fifteen) days of request by the Tenant. No burglar bars or any type of security measures that alter the exterior of the building will be permitted, this also includes but is not limited to any other rules / items set out by the body corporate that are required for the Landlord to meet with the body corporate.

8.3 MAINTAIN EXTERIOR

at its own cost, shall keep and maintain the exterior structure and roof of the premises (except the glass in the windows and doors of the Premises) in good order and condition;

8.4 MAINTAIN COMMON AREA

The Landlord may take all such steps as it may consider necessary in its sole and absolute discretion which discretion shall apply reasonably, for the maintenance and operation of the common area:

8.5 ACCESS

may at any time:

8.5.1 have reasonable access to the Premises for the purpose of inspecting or repairing the Premises or for any other purpose associated therewith provided that the Landlord has given the Tenant 1 (one) day written notice of its intention to access the Premises;

8.5.2 repair or add to the Premises;

8.5.3 alter the Premises when required to do so by any lawful Authority;

8.5.4 suspend the operation of the lifts (if any) serving the Premises for service and/or repair or any other similar purpose; provided that the Landlord shall exercise its rights in terms hereof with the least possible inconvenience to the Tenant; without rendering and part thereof unusable for any



8.6 LIABILITY

8.6.1 shall not be liable for any indirect consequential harms, losses, damages, loss of profit, loss of revenues, loss of product, delays in operations, anticipated profit or production related to the Tenant.

8.7 FUTURE TENANTS

8.7.1 may display in or near the Premises "TO LET" notices during the 6 (six) months immediately preceding the expiration of this Lease, provided that the option of renewal in clause 3 of the Schedule has not been exercised by the Tenant, and a "FOR SALE" notice at any time during the period of this Lease;

8.7.2 may at all reasonable times by prior arrangement with the Tenant show any prospective tenants or buyers the interior of the Premises;

8.7.3 may display on the Premises any notice which may be required by the Landlord or any of the Landlord's tenants or prospective tenants in connection with any application for a licence for any business to be carried on in the Premises;

8.8 MUNICIPAL REGULATIONS

shall not be obliged to effect any repairs and/or alterations and/or additions to the Premises in order to comply with the requirements of the Municipality and/or other competent Authorities in connection with the conduct of the Tenant's business on the Premise. Should the Tenant be required to effect any repairs, alterations and/or additions to the Premises in order to comply with the requirements of the Municipality and/or other competent authorities, then, notwithstanding clause 7.3.1, the Landlord shall be obliged to give written consent authorizing the Tenant to effect such repairs, alterations and/or additions;

8.9 NO WARRANTY

Save for the existing infrastructure in the unit obtaining a valid Certificate of Compliance in respect of the Occupational Health and Safety Act No 85 of 1993 Electrical Installation Regulations. The landlord does not warrant or represent that the Premises are fit for any specific purpose or that any permit or licence in respect of the Premises or the conduct of the Tenant's business therein will be granted or renewed;

8.10 HOUSE RULES

shall be entitled to stipulate house rules and regulations or adopt those of the body Corporate from time to time for the efficient management of the Building by the Landlord and/or for the general benefit of the Tenants in the Building and/or to maintain the general appearance and tone of the Building at a high standard, where applicable the House Rules of the Body Corporate shall apply.

9.1 DAMAGE OR DESTRUCTION

9.2 For the purpose of this clause:

9.2.1 "the Property" shall mean the Premises and/or the Building; and

9.2.2 the Property shall be deemed to be rendered partially unlettable if it cannot be used by the Tenant substantially for the purpose intended.

9.3 If the Property is rendered partially unlettable, the Landlord shall expeditiously reinstate such Property to a lettable form and the Tenant shall be entitled to a reimbursement of any rental charged



during the period they were unable to occupy the unit. If the Property is rendered substantially unlettable either Party shall be entitled within 30 (thirty) days of the date of the destruction or damage on written notice to the other Party to terminate the Agreement whereupon the Agreement shall be deemed to have terminated on the date of destruction. If neither Party gives notice as aforesaid, the Landlord shall restore the Property to a lettable condition as expeditiously as practicable and the tenant will be reimbursed for any rental charged during the is period but not entitled to claim any losses or damages during this period to the landlord. Any dispute as to whether the Property has at any time during the operation of this Agreement been rendered partially unlettable or as to whether they have at any such time been rendered substantially unlettable or as to the remission of rent to which the Tenant may be entitled hereunder shall be submitted to and architect agreed upon between the Landlord and the Tenant, whose decision shall be final and binding on the Parties.

10.1 BREACH

10.2 Should the Tenant: -

10.2.1 fail to make any rental payment on due date or fail to make payment of any other amount due in terms of this Lease on due date and fail to remedy that breach within a period of 5 (five) days after; or

10.2.2 commit any other breach of any terms of this Lease and fail to remedy that breach within a period of 5 (five) days; or

10.2.3 repeatedly breach any of the terms of this Lease in such manner as to justify the Landlord in holding that the Tenant's conduct is inconsistent with the intention or ability of the Tenant to carry out the terms of this Lease and fail to remedy that breach within a period of 5 (five) days; or

10.2.4 commit an act of insolvency or be provisionally or finally wound-up or placed under judicial management; then and in any one of such events the Landlord shall without prejudice to its rights to damages or to its right to eject the Tenant from the Premises or to any other claim of any nature whatever that the Landlord may have against the Tenant as a result thereof;

10.3 be entitled to cancel this Lease; or

10.3.1 in the case of **10.1**, be entitled to remedy such breach and immediately recover the total cost incurred by the Landlord in so doing from the Tenant.

10.4 Should the Landlord institute action against the Tenant pursuant to a breach by the Tenant of this Lease, then without prejudice to any other rights which the Landlord may have, the Landlord shall be entitled to recover all legal costs incurred by it including Attorney/own Client charges, tracing fees and such collection commission as the Landlord is obliged to pay to its Attorney or Managing Agent, from the Tenant.

10.5 Should the Landlord cancel this Lease and the Tenant dispute the Landlord's rights to do so and remain in occupation of the Premises pending the determination of that dispute then:

10.5.1 the Tenant shall continue to pay, on due date, all amounts due by the Tenant in terms of this Lease and to perform all the obligations of the Tenant in terms of this Lease;

10.5.2 the Landlord shall be entitled to recover and accept those payments and to enforce these obligations;

10.5.3 the acceptance by the Landlord of those payments and the enforcement by the Landlord of those obligations shall be without prejudice to and shall not in any manner whatever affect the Landlord's claim to cancellation of this Lease or of any other nature whatever;

10.6 Should the dispute between the Landlord and the Tenant be determined in favour of the Landlord then the payments made to the Landlord in terms of 10.4 shall be regarded as damages paid by the Tenant on account of the loss sustained by the Landlord as a result of the




holding over by the Tenant of the Premises.

10.7 The Landlord shall be entitled at its option to institute any legal proceedings which may arise out of or in connection with this Lease in any Magistrate's Court having jurisdiction, notwithstanding the fact that the claim or value of the matter in dispute might exceed the jurisdiction of such Magistrate's Court in respect of the cause of action.

10.8 Without prejudice to all or any of the Landlord's other rights, from due date to date of payment or remedies of the Landlord, the Tenant shall pay interest during the period while the payment is outstanding on all amounts (rental or otherwise) due by it to the Landlord in terms of or arising out of this Lease, including any monies disbursed by the Landlord on behalf of the Tenant.

10.8.1 The rate of interest shall be that referred to in 15.0 below.

10.9 Without derogating from the provision of Clause 10.1.1, should the Tenant fail to pay the rent punctually on due date. The Tenant accepts liability for and agrees to pay the Landlord a fee of R100 a day, 5 (five) days after the due date up until all of the invoiced amount that is in arrears is settled in full. The fee will not exceed R2,500 for each invoicing period but will apply each month the Tenant falls into arrears.

11.1 NOTICES AND DOMICILIA

11.2 All notices which are given by the Landlord to the Tenant may be given to it at the address set out in Section 6 of the Schedule or at such other address of which the Tenant may advise the Landlord by written notice duly received by the Landlord.

11.3 All notices, which are given by the Landlord may be given to it at the address set out in Section 6 of the Schedule or at such other address of which the Landlord may advise the Tenant by written notice duly received by the Tenant.

11.4 All notices sent by either party to the other shall be delivered by email, hand or prepaid registered post.

11.5 All notices delivered or sent as aforementioned to the respective addresses provided for in this clause shall be deemed to have been received by the addressees on the date of delivery if delivered by hand, and on the fifth business day after posting, if sent by prepaid registered post.

12.1 NO VARIATION

12.2 No variation of this Agreement shall be of force or effect unless it is in writing and is signed by both the Landlord and the Tenant.

12.3 This Lease contains all the terms and conditions of the agreement between the Landlord and the Tenant. The parties acknowledge that there are no understandings, representations or terms between the Landlord and the Tenant in regard to the letting of the Premises other than those set out herein.

12.4 No act of relaxation on the part of the Landlord in regard to the carrying out of any of the Tenant's obligations in terms of this Lease shall prejudice or be deemed to be a waiver of any of the Landlord's rights in terms hereof.

13.1 RE-BUILDING

13.2 The Landlord may terminate this Lease at any time during the Lease Period and, if applicable, the Renewal Period by giving the Tenant 6 (six) months written notice accordingly in either or both of the following circumstances: -




13.2.1 should the Landlord (or its successor in title) intend to demolish the Building or the Premises; or

13.2.2 should the Landlord (or its successor in title) intend to carry out a major reconstruction or development of the Building or the Premises or to renovate the Building or the Premises.

13.2.3 The Landlord shall, moreover, be entitled to commence the work contemplated in clause

13.2.4 while the Tenant is in occupation of the Premises, provided only that inconvenience to or interference with the business operations of the Tenant shall be limited insofar as is possible, and provided further that no part of the Premises will thus be rendered unusable.

14.1 COSTS

The costs of and incidental to the preparation of this Agreement of Lease together with the stamp duty applicable hereon shall be borne by the Landlord.

15.1 LATE PAYMENT OF RENTAL

15.2 If the Landlord receives the rent or any other amount after the date on which the Tenant must pay it in terms of this contract or does not receive it at all the Landlord may, whilst retaining his other legal remedies, collect a penalty interest of R50 per week

15.3 The Tenant will also be held liable to the fee indicated in clause 10.8 of Annexure A

16.1 TABACCO PRODUCTS CONTROL ACT (83 of 1993)

The Tenant is fully conversant with the Act, Amendments and Regulations thereto and shall not permit the smoking of tobacco products on the premises nor any public place within the building which includes lobbies, passages, stairs and any area that is Common Property.

The Tenant accepts responsibility for complying with the Act and Regulations and indemnifies the Landlord accordingly.

17.1 TRUSTEE FOR A COMPANY OR CLOSE CORPORATION TO BE FORMED

If this Lease is signed for the Tenant by a person ("the signatory") who professes to act as agent or trustee on behalf of a company or a Close Corporation (each herein referred to as "the corporate body") not yet formed, then -

17.1 the signatory in his personal capacity hereby warrants to the Landlord that the corporate body which he is acting will within 60 days from the date of signature of this Lease by the Landlord-

17.1.1 be duly formed and incorporated;


17.1.2 pass a resolution adopting this Lease without modification;

17.1.3 take all other steps necessary to render this Lease binding on it; and

17.1.4 deliver to the Landlord its memorandum and articles of association in the case of a company or founding statement in the case of a close corporation together with a duly certified copy of the resolution referred to in 17.1.2;

17.2 until the corporate body has become the Tenant hereunder the signatory in his personal capacity shall be liable for all obligations imposed on the Tenant in terms of this Lease;

17.3 if the corporate body is not formed within the period prescribed in 17.1, or, if having been so formed, it does not within the said period comply with its obligations in terms of 17.1.2, 17.1.3 and



17.1.4, then the signatory in his personal capacity shall be deemed to be the Tenant in terms of this Lease; and

17.4 if the corporate body is formed within the period prescribed in 17.1 and does within the said period comply with its obligations in terms of 17.1.2, 17.1.3 and 17.1.4.

Signed on behalf of:
Tenant:  _____

Landlord:  _____

Print name: A. Clementis

Print name: Victoria Meyer

ANNEXURE "C.4"

SAPS SUITABILITY / CLEARANCE CERTIFICATE

The director of the applicant company, **Andrew Michael Clements**, has applied for a new SAPS Clearance Certificate however as of date has not received the said Certificate and hence formal request for condonation for submission of the certificate at a later point in time is requested.

~~000~~

PROOF OF PAYMENT



TAKING NR: 104946466
PURPOSE NR: 1

PURPOSE RECEIPT NR: 21023706
DATE: 2019-11-26

BENEFICIARY: A.M CLEMENTS 31 ROSCOMMON RD PARKVIEW

AMOUNT: 114.00

NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	ONE	ONE	FOUR	-	NIL	NIL
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	---	-----	-----

ISSUED BY: 0520497-1 MUSAC M-D MUDAY MUDAU MP (90Y093) 2019-11-27 09:27:42
AT CASHIER NR: 434 PARKVIEW

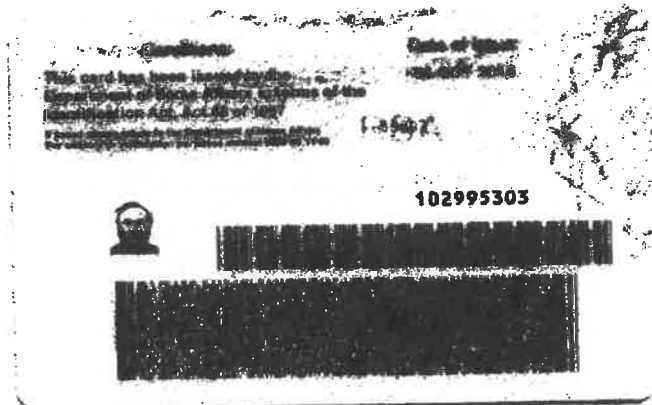
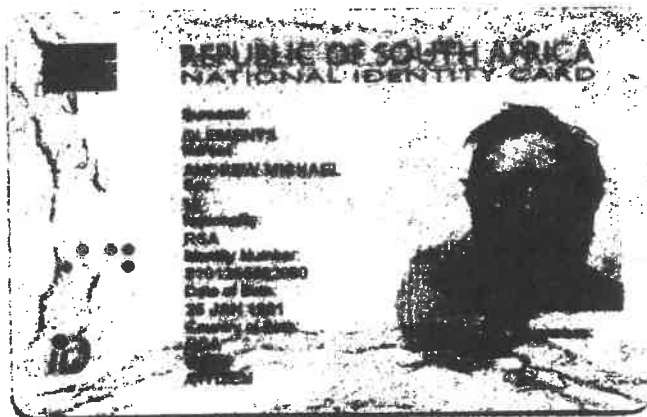
PURPOSE OF TAKING

PRODUCT (STATE INCOME)

POLICE SERVICE: CLAS.FINGERPRINT:POL CLEAR SAP365 (1 @ R 114 EACH)
ID NR: 8101255092080

114.00

TAKING NR 104946466 PRINTED 2019-11-27 - 09:27:42 TDF6H9HF BY MUDAU MP (90Y093)
NOTHING MAY BE MODIFIED ON THE PROOF OF PAYMENT. FOR QUERIES IN THIS REGARD CONTACT HEAD OFFICE BOOKKEEPING SECTION



CERTIFIED A TRUE COPY OF THE ORIGINAL

[Signature]

DANIEL JACOBUS CRAUWCAMP
 Commissioner of Oaths
 South African Institute of Professional Accountants
 Membership No. 5736
 Office 1, Glen Eagles Office Park, Monument Road
 Glen Marais, Kempton Park, 1630

Certificate



NATIONAL
TOURISM &
HOSPITALITY
ASSOCIATION

Membership No. 000895
22 NOV 2019

This certifies that

STRUNGER BELL RESTAURANT

is a member of this association
in good standing until
31 NOVEMBER, 2020



Id No/Reg No. 2019/560186/07

Address: SHOP 3, MELVILLE COURT
6 MAIN ROAD, MELVILLE
JOHANNESBURG

[Signature]
President



TAX COMPLIANCE STATUS
PIN Issued

STRINGER BELL RESTAURANT
6 MAIN ROAD
MELVILLE
JOHANNESBURG
GAUTENG
2092

Enquiries should be addressed to SARS:

Contact Detail

SARS
Alberton
1528

Contact Centre Tel: 0800 00 SARS (7277)
SARS online: www.sars.gov.za

Details

Taxpayer Reference Number: 9929174176

Always quote this reference number when contacting SARS

Issue Date: 2019/11/18

Dear Taxpayer

TAX COMPLIANCE STATUS PIN ISSUED

The South African Revenue Service (SARS) has issued your tax compliance status (TCS) PIN as indicated below:

TCS Details:	
Taxpayer Name	Stringer Bell Restaurant
Trading Name	STRINGER BELL RESTAURANT
Tax Reference Number(s)	IT - 9929174176
Purpose of Request	Good Standing
Request Reference Number	0045485075GS1811190812577
PIN	9GC1432231
PIN Expiry Date	18/11/2020

You may authorise a third party to view your TCS by providing them the PIN. The PIN only allows the third party access to your TCS. All other tax information remains secure.

Your TCS displayed is based on your compliance as at the date and time the PIN is used.

You may cancel this PIN at any time before the expiry date reflected above. Once cancelled, a third party will not be able to verify your TCS.

SARS reserves the right to cancel this PIN in the event that it was fraudulently issued or obtained.

Should you have any other queries please call the SARS Contact Centre on 0800 00 SARS (7277). Remember to have your taxpayer reference number at hand when you call to enable us to assist you promptly.

Sincerely
ISSUED ON BEHALF OF THE SOUTH AFRICAN REVENUE SERVICE



M Mattheus Petrus
Johannes
SNYMAN

Portfolio Taxpayer
psnyman... MPJ SN... Individual



Tax Reference Number
1831152648

Identification Number
5505315066087

My Profile

Tax Compliance Status

Tax Compliance Status Verification

Special Links

Result Summary

Entity Details

Registered Name:	STRINGER BELL RESTAURANT
Reg/CC/Trust No:	2019/560186/07
INCOME_TAX:	9929174176
PIN:	9GC1432231
Date/Time:	2019-11-30 11:14:07

The response represents the taxpayer's compliance status at the date and time of this response. It is important to note that the overall compliance status is not static and will change as the compliance status changes.

Indicator	Description	Purpose Refresh Open
	The taxpayer is registered for tax and is currently compliant in respect of filing and payment responsibilities	Good Standing Refresh

AFFIDAVIT

I,

MATTHEUS PETRUS JOHANNES SNYMAN

(I.D. 550531 5066 087)

being the authorised person appointed by **Stringer Bell Restaurant (Pty) Ltd** and having knowledge of the facts in an application in terms of Section 23 of the Gauteng Liquor Act, 2003 for a restaurant liquor licence in respect of **Stringer Bell Restaurant** situated at **Shop 3, Melville Court, 6 Main Road, Erf 184, Melville, Johannesburg** hereby state under oath that the notice of the applicant's intention to apply for the said licence was affixed at the premises on Monday, 02 December 2019.

MATTHEUS PETRUS JOHANNES SNYMAN

04 December 2019
DATE

I certify that this declaration has been signed and sworn to/affirmed before me at **KEMPTON PARK** this **04th** day of **DECEMBER 2019** by the applicant/authorised person who acknowledged that -

- (i) he knows and understands the contents of this declaration;
- (ii) he has no objection to taking the prescribed oath; and
- (iii) he considers the prescribed oath to be binding on his conscience,

and that he uttered the following words :

"I swear that the contents of this declaration are true, so help me God".

COMMISSIONER OF OATHS

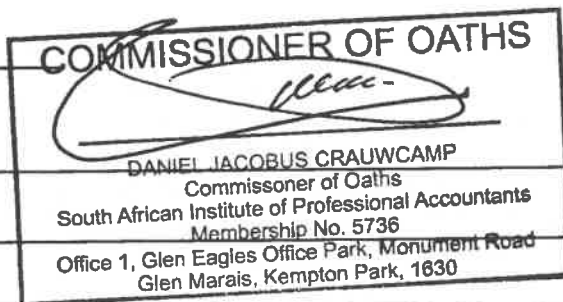
Full name : _____

Business address : _____

Designation : _____

Area of which appointment is held : _____

Office held if appointment is ex officio : _____



AFFIDAVIT

I,

MATTHEUS PETRUS JOHANNES SNYMAN

(I.D. 550531 5066 087)

being the authorised person appointed by **Stringer Bell Restaurant (Pty) Ltd** and having knowledge of the facts in an application in terms of Section 23 of the Gauteng Liquor Act, 2003 for a restaurant liquor licence in respect of **Stringer Bell Restaurant** situated at **Shop 3, Melville Court, 6 Main Road, Erf 184, Melville, Johannesburg** (herein after referred to as the "premises") hereby state under oath that to the best of my knowledge there are several licensed restaurant premises situated in the immediate area as indicated on the applicants advertisement of intention to lodge the application, furthermore there are also places worship and education within the said 500m radius.

The proposed licensed premises will be in the public interest and continue offering the public a wider variety of cuisine and freedom of choice, the corner stone of the term "public interest", and will not prejudice any place of education, place of worship nor an residents in that the proposed premises is situated in an existing shopping centre which in itself accommodates numerous retail businesses which all operate within the broader public interest."

MATTHEUS PETRUS JOHANNES SNYMAN

04 December 2019
DATE

I certify that this declaration has been signed and sworn to/affirmed before me at **KEMPTON PARK** this **04th** day of **DECEMBER 2019** by the applicant/authorised person who acknowledged that -

- (i) he knows and understands the contents of this declaration;
- (ii) he has no objection to taking the prescribed oath; and
- (iii) he considers the prescribed oath to be binding on his conscience,

and that he uttered the following words :

"I swear that the contents of this declaration are true, so help me God".

COMMISSIONER OF OATHS

Full name : _____


Business address : _____

Designation : _____

Area of which appointment is held : _____

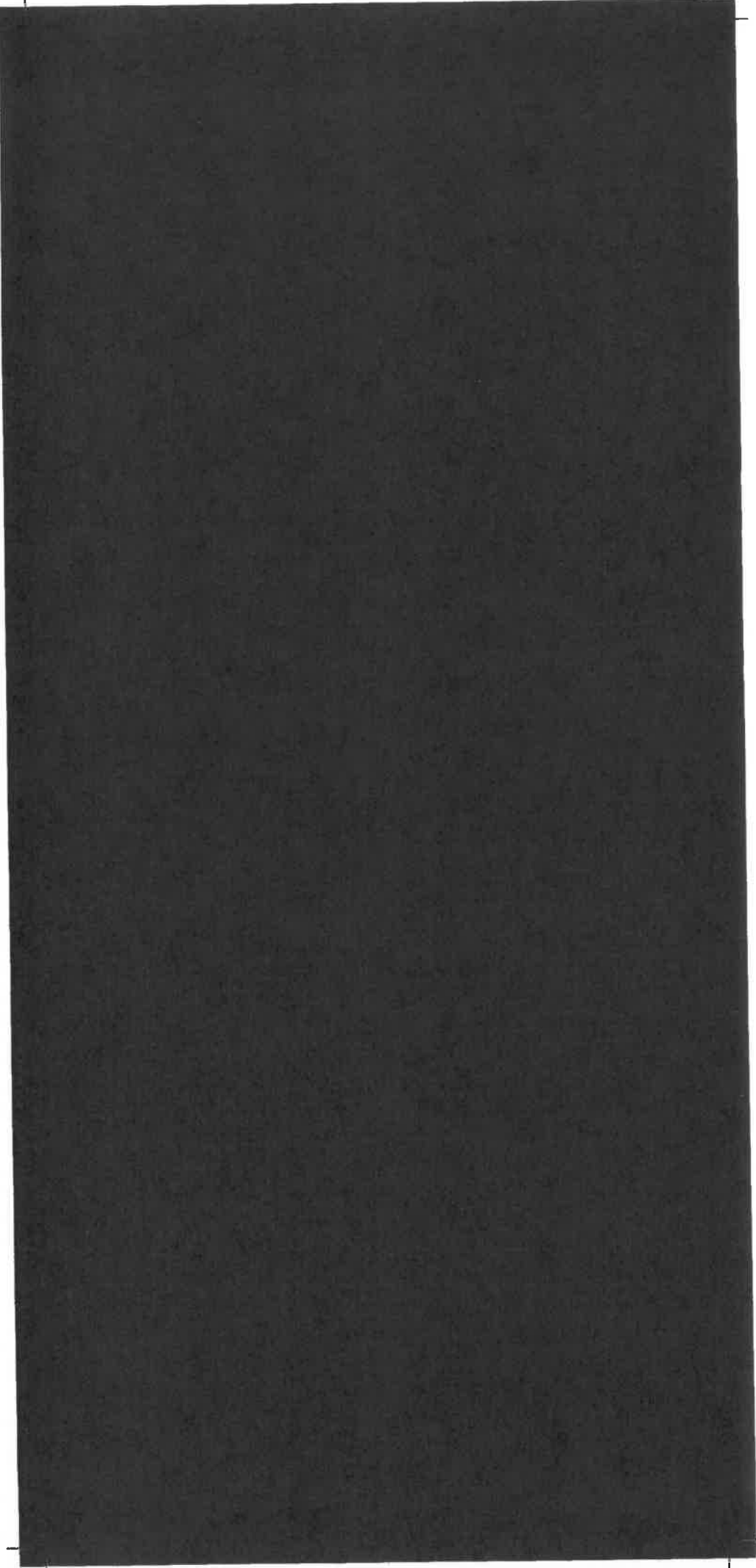
Office held if appointment is ex officio : _____

COMMISSIONER OF OATHS



DANIEL JACOBUS GRAUWCAMP
 Commissioner of Oaths
 South African Institute of Professional Accountants
 Membership No. 5736
 Office 1, Glen Eagles Office Park, Monument Road
 Glen Marais, Kempton Park, 1630

"C. II"



o

o

STARTERS

Chicken Livers Peri-Peri ... R60.00

Peri Peri Chicken Livers Served with Ciabatta

Chorizo & Chicken Skewer ... R60.00

Traditional Chorizo & Tender Chicken Kebab

Cheesy Garlic Roll ... R40.00

A Garlic Roll Topped with Mozzarella

Greek Plate ... R50.00

Spanakopita & Halloumi Fingers

MAINS

300g Rump Steak ... R120.00

Rump Steak with Pepper or Mushroom Sauce served with Home Fries, Sweet Potato Fries or a Garden Salad

Grilled Chicken Breast ... R85.00

Served with a medley of seasonal Vegetables or a Greek Salad

Chicken Schnitzel ... R90.00

Topped with Cheese Sauce and served with Home Fries, Sweet Potato Fries or a Garden Salad

Fish And Chips ... R95.00

Grilled or Beer Battered Hake with Tartar Sauce or Lemon Butter and Parsley. Served with Home Fries or Sweet Potato Fries & a Garden Salad

BURGERS

All served with Home Fries,
or a Garden Salad

Beef Burger ... R75.00

200g Classic Beef Burger with or without Cheese

Chicken Burger ... R75.00

150g Chicken Burger with Chipotle Mayo

Joburger ... R95

Bacon and Bananal

Blue Cheese & Bacon Burger ... R90.00

200g Beef Burger with Crispy Smoked Bacon and
Gorgonzolla with Pickle Relish

Veggie Danish Feta Burger ... R80.00

A Veggie Burger with Danish Feta And Avocado

Mozzarella Filled Burger ... R90.00

200g Beef Burger filled with Mozzarella Cheese &
Pickle Relish

Traditional Prego Roll ... R85.00

150g Beef or Chicken

Halloumi, Bacon & Avo Sandwich ... R85.00

Served on a Ciabatta

SHARING

Rib N' Wing Basket ... R140.00

Bbq Riblets, Buffalo Wings & Home Fries
or Sweet Potato Fries

Chicken Basket ... R140.00

6 Buffalo Wings, 3 Chicken Kebabs &
Crumbed Chicken Strips with Home Fries, Sweet Po-
tato Fries with a Garlic Chive Dip

Snack Basket ... R140.00

6 Spanakopita, 3 Spring Rolls, 3 Cheese &
Jalapino Rissoles with Haloumi
Fingers And Tzatsiki Dip

Veggie Basket ... R115.00

Haloumi Fingers, Veggie Spring Rolls,
Spanakopita & Crumbed Mushrooms, Cheese & Jala-
peno Rissoles with Sweet Chilli Dip

Chicken Wings ... R119

8 juicy wings served with chips
and a choice of either
peri-peri or BBQ basting

Rib Platter ... R129

A portion of pork riblets
served with chips

Meat Platter (serves 2-4) ... R299

8 Juicy wings, Steak and Crumbed Chicken
strips with 400g of ribs

PHOTOGRAPHS

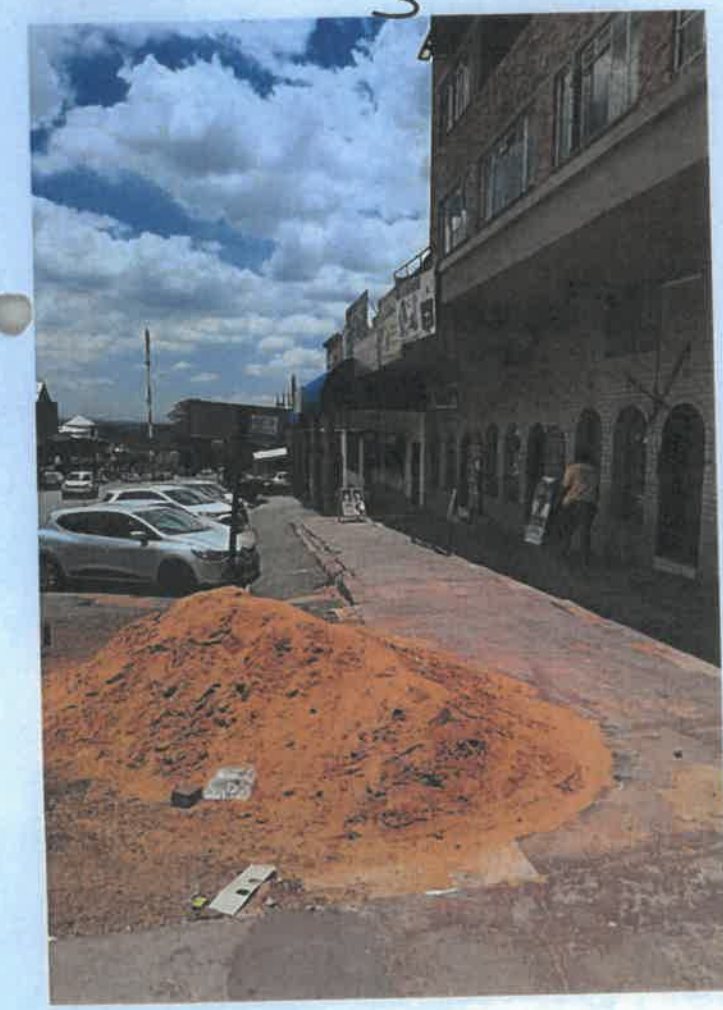
1. Outside elevation of Melville Court wherein Stringer Bell Restaurant will be accommodated
2. Position of Stringer Bell Restaurant indicated with "X"
3. Position of Stringer Bell Restaurant indicated with "X"
4. Position of Stringer Bell Restaurant indicated with "X" – wooden entrance door to restaurant
5. Main Road Melville – photo taken from front of proposed Stringer Bell Restaurant
6. Position of Stringer Bell Restaurant indicated with "X"

~000~

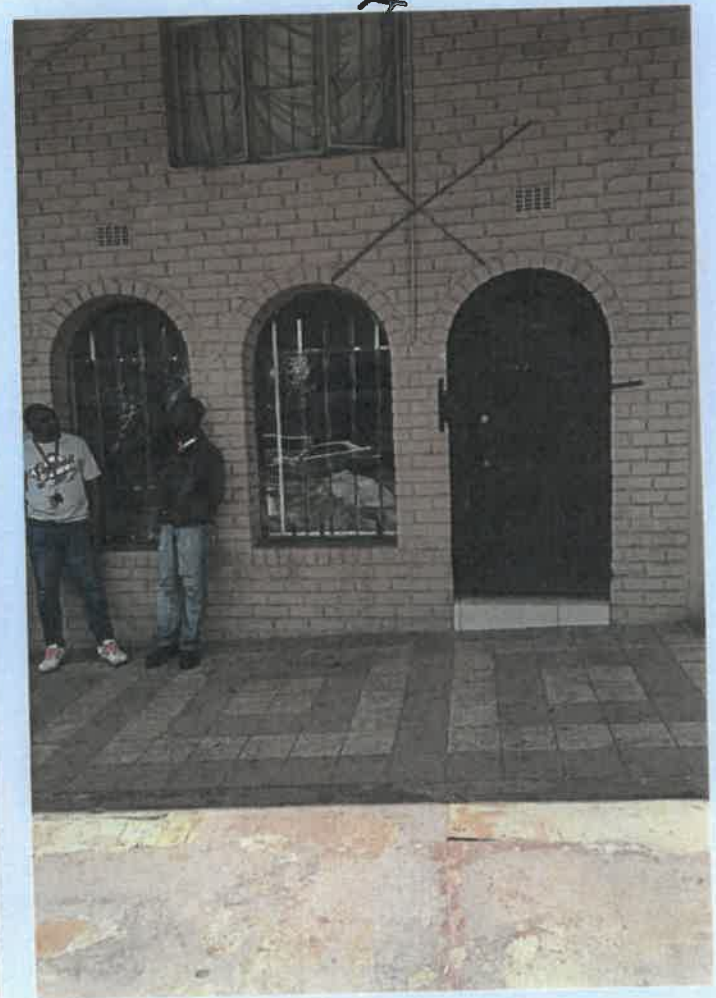
2



3



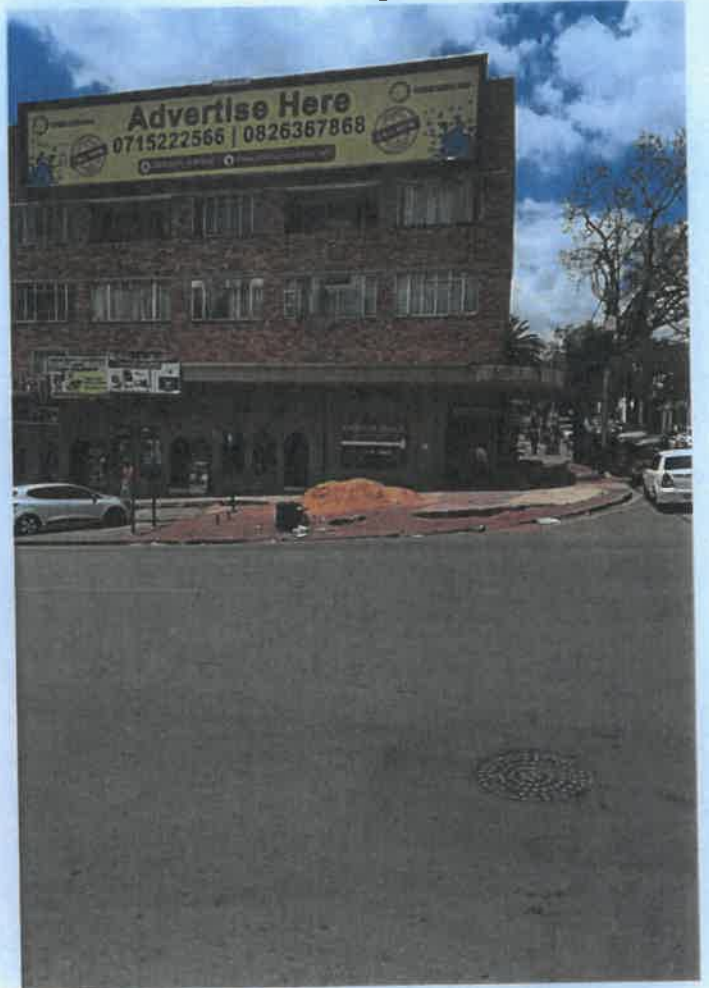
4



5



6



- (3) 2018/480129/07.
- (4) Shop 2, Ground Floor, Delta Central, Corner Conrad Drive and Hillcrest Avenue, Blairgowrie, Johannesburg.
- (5) Pub Liquor Licence (or any other licence the Board in its discretion will deem appropriate).
- (6) Aurum International College, Vega College, St. Teresa's School (to the best of the applicant's knowledge).
- (7) Namak Indian Cuisine - 80m, Naickers Durban Curry - 400m, The Bushveld Pub & Diner - 400m, Burnside Cafe - 400m, San Lorenzo Trattoria - 400m, Treviso - 400m, La Forchetta - 450m, Patisserie De Paris - 450m (to the best of the applicant's knowledge).
- (8) St. Martin Catholic Church (to the best of the applicant's knowledge).

MODDERFONTEIN, JOHANNESBURG

- (1) **AJP Foods (Pty) Ltd.**
- (2) Hava Java Coffee Stonehill Crossing.
- (3) 2016/368078/07.
- (4) Shop 8, Stonehill Crossing Shopping Centre, Cnr Stoneridge Drive and Greenstone Place, Erf 1354, Greenstone Hill Extension 24, Modderfontein, Johannesburg.
- (5) Restaurant Liquor Licence (or any other licence the Board in its discretion will deem appropriate).
- (6) None (to the best of the applicant's knowledge).
- (7) The Bolshoi Cafe - 50m (situated in the same shopping centre) - Curry Lounge, John Dory's, Mochachos, Mugg & Bean, Oriental Fusion, Panarottis, 7 Eagles Spur, Steers, Wimpy (all situated in Greenstone Mall Shopping Centre removed 350m - 600m), Dros, Nando's Edenmeadows (both removed some 450m), RocoMarnas, Ocean Basket, Papachinos, Q-Ba, Piatto, Greek-ish, Piccola Rosa, Tataki, Yaiyal's Kitchen (all situated some 700m removed) (to the best of the applicant's knowledge)..
- (8) NG Kerk, Gereformeerde Kerk (to the best of the applicant's knowledge).

ALEXANDRA, JOHANNESBURG

- (1) **Joseph Hluphi Mathebula.**
- (2) Big Daddy's Pub.
- (3) 550930 5408 085.
- (4) Erf 3403, Phil Ziquba Street, Corner Thoko Mngoma Street, Far East Bank, Alexandra, Johannesburg..
- (5) Pub Liquor Licence - alternatively any other licence that the Board, in its discretion, will deem appropriate.
- (6) Kwabhekilanga Secondary School, M.C. Weiler Primary School, East Bank High School, Skeen Primary School (to the best of the applicant's knowledge)..
- (7) Tsuysumani - 300m, T & M - 400m, Pirates Inn - 600m, Lily's Place - 600m (to the best of the applicant's knowledge)..
- (8) Tsutsumani Assembly of God, The New Church of Alexandra, The Kingdom Hall of Jehova Witnesses (to the best of the applicant's knowledge)..

MELVILLE, JOHANNESBURG

- (1) **Stringer Bell Restaurant (Pty) Ltd.**
- (2) Stringer Bell Restaurant.
- (3) 2019/560186/07.
- (4) Shop 3, Melville Court, 6 Main Road, Melville, Johannesburg..
- (5) Restaurant Liquor Licence - alternatively any other licence that the Board, in its discretion, will deem appropriate.
- (6) University of Johannesburg, Sparrow School, The Foundation School, Melpark Primary School, Orbanskool, Auckland Prep School for Girls (to the best of the applicant's knowledge)..
- (7) Al-Falah Restaurant - 60m, Stones - 100m, Good Place Chinese Lantern Restaurant - 100m, Nando's - 100m, Catz Pyjamas - 100m, Mi-Vami - 100m, Cool Runnings - 150m, Schwarma Company - 200m, 24 Hour Restaurant - 300m, Koala Blue Restaurant - 350m, Dros, News Cafe, Wimpy, Havana, Melon Restaurant, Cafe Pico Bella Trattoria (all removed some 400m), Chill Taste Afro Nirvana - 450m, Hard Times Cafe - 500m, Nunos Portuguese Restaurant, Yo Sushi, The Portuguese Fish Market, Yentafo Thai Cuisine, Wish Restaurant and Bar, Yasoq Cuisine, Cafe Mexicho, The Loft (all removed some 650m) Liquid Blue Cocktail Bar, Fishmonger, The Melville Grill, Lucky Bean Restaurant (all removed some 750m)(to the best of the applicant's knowledge)..
- (8) Melville Church, Potters House Christian Fellowship, Christ Embassy Church, Melville Gemeente, AGS Kerk, Baptist Church, Anglican Church, Auckland Park Musallah (to the best of the applicant's knowledge)..

HORIZON VIEW, ROODEPOORT

- (1) **FLM SA (Pty) Ltd.**
- (2) Food Lover's Market Westgate Mall.

ANDERJULFAH, 1911.
Advertiser Email:
ngoshi@gmail.com
Advertiser Telephone: 060 832
1186.

LV004819

**Manana Rest Guesthouse
GAUTENG LIQUOR ACT,
2003 (ACT NO 2 OF 2003)
NOTICE OF APPLICATION IN
TERMS OF SECTION 24.**
Notice is hereby given that it is
the intention of the person
whose details are set out below
to lodge an application for the
grant of a new Liquor Licence
to the Secretary of the Local
Committee of West Rand
located at 50 Park Street,
Inchofortin, 1780 on date:
01/12/06. Province:
Gauteng. 1. Full names of the
applicant: ROMANS REST
(PTY) LTD. 2. Intended Trading
Name: ROMANS REST
RESTHOUSE. 3. ID Number
or Registration Number of the
applicant: 2019/45854/07. 4.
Full address and location of the
premises: Stand 4078, 5
Coburg Street, Carletonville,
99. City / Suburb / Town /
Wardship where premises are
located: Carletonville. 5. Type
of Licence applied for: Hotel
Liquor Licence. 6. Names and
nature of educational
institutions within a radius of 1
kilometre from the premises in
par (4): None. 7. Names and
distances to similar licensed
premises within a radius of 1
kilometre from the premises in
par (4): None. 8. Places of
worship within a radius of 1
kilometre from the premises in
par (4): None. Advertiser name
& address: H G ALCAMP
ATTORNEYS, 10 Hiltje Street,
Wille Park, Potchefstroom,
0131. Advertiser email:
afani@hgaprok.co.za Tel:
(018) 290 8479.

J0028465

**Ronny's Place
LIQUOR ACT, 2003
NOTICE OF APPLICATION IN TERMS
OF SECTION 24** 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 to the secretary of
the local committee of
TSHWANE on 08 DECEMBER
2019. 1. Full names of the
applicant: RONNY PHASUDI
JMA. 2. Intended trading
name: RONNY'S PLACE. 3.
Identity number or Registration
number of the applicant
r12195408084. 4. Full
address and location of the
premises: 799 Erf 12248
Amello and Hlaha Street
Levenhoutbosch Ext 37
Munition Pretoria. 5. Type of
licence applied for:
RESTAURANT LIQUOR
LICENCE. 6. Names and nature
of educational institutions
within a radius of 1 kilometre
from the premises in paragraph
(4) (Use annexure where
necessary). 7. Names and nature
of similar licensed premises
within a radius of 1 kilometre
from the premises in paragraph
(4) (Use annexure where
necessary). 8. Places of
worship within a radius of 1
kilometre from the premises in
paragraph (4) (Use
annexure where necessary). 9.
Mst 488m, Dohna 502m
Mve's Lounge 475m. 8 Places
of worship within a radius of 1
kilometre from the premises in
paragraph (4): Cornerstone
ledom Centre God Glory
Inistries. New Creation
Inistries Kingdom Hall of
fohah's Witness, Apostolic
in Mission Any person may
lodge an objection to the
granting of a licence in terms of
the Act, in the prescribed
manner, with the local
committee and the applicant
within twenty-one (21) days
from date of lodgement of the
application with the secretary of
the local committee referred to
in section 23. Signed at
PRETORIA on this 22nd day of
DECEMBER 2019. Ronny
Tasudi Huma.

LV004888

**Alida Bistrot and Cafe
Liquor Act, 2003**

of educational institutions
within a radius of 1 kilometer
from the premises in paragraph
4: LINDEN HIGH SCHOOL,
LOUW GELDENHUYVS
PRIMARY SCHOOL,
FRANKLINROOSEVELT
PRIMARY SCHOOL, HOLY
CROSS PRIMARY SCHOOL,
CROSSROADS, SCHOOL
FOR REMEDIAL EDUCATION,
PINNACLE COLLEGE. 7.
Names and distances to similar
licensed premises within a
radius of 1 kilometer from the
premises in paragraph 4:
Ploois, Van Der Linde, Choo
Choo, Satori, Bikaner
Restaurant, The Argentinean
(bakery and coffee shop),
Hashi/Jalapeno, The Fat
Zebra, The Whippet, Papuzite,
Pebbles, Pron Chinese
Restaurant, The Cheese Cafe,
Fam Table, Tane 'n Tonic.
(all these restaurants are
situated within a 1 kilometer
radius from the proposed
premises) 8. Place of worship
within a radius of 1 kilometer
from the premises in paragraph
4: THE FAMILY CHURCH,
TRINITY METHODIST
CHURCH, N G KERK
LINDEN. This information is
to the best knowledge of the
applicant. Interested persons to
lodge objections with the
secretary of the local
committee of Gauteng Liquor
Affairs, Johannesburg, no. 124
Main Street, Johannesburg.
OtsoKartWolf Telephone no.
(083) 4373573.

NW007039

**S & J Pub & Grub
GAUTENG LIQUOR ACT,
2003 NOTICE OF
APPLICATION IN TERMS OF
SECTION 23 FOR THE
MONTH 04 DECEMBER 2019**
Notice is hereby given that it is
the intention of the person
whose details are set out below
to lodge an application for
Restaurant Liquor Licence to
the secretary of the local
committee of GERMISTON
REGIONAL LIQUOR
LICENSING OFFICE situated
at GEP Building, Cnr. Victoria
& Spitsburg Street, Germiston
on the 04 December 2019
1. Full names of the applicant:
S and J Salvage Agents (Pty)
Ltd. 2. Intended trading name:
S & J Pub & Grub
3. Registration Number of the
applicant: - 2018/497564/07
4. Full address and location of
the premises: - Erf No. 187,
No. 87B Springs Road,
Witpoort Estates AH in the
magisterial district of Braekpan
5. Type of licence applied for:
- Restaurant Liquor Licence (On-
Consumption); - alternatively
Section 8 Names and nature of
educational institutions within a
radius of 1 kilometre from the
premises in paragraph 4 (Use
annexure where necessary); -
To the best of the applicant
knowledge, there are no
educational institutions within a
radius of 1 kilometre from the
premises. 7. Names and nature
of similar licensed premises
within a radius of 1 kilometre
from the premises in paragraph
4 (Use annexure where
necessary); - To the best of
the applicant's knowledge,
there are no similar licensed
businesses within a radius of 1
kilometre from the premises.
8. Places of worship within a
radius of 1 kilometre from the
premises in paragraph 4: To
the best of the applicant's
knowledge, the following
places of worship are within a
radius of 1 kilometre from the
premises: - 1. Nederduits
Gereformeerde Kerk. 2. The
Rivival Church. Any person is
entitled to lodge an objection to
the granting of the licence in
the prescribed manner in terms
of Section 25 of the Gauteng
Liquor Act, 2 of 2003. Signed at
BRAKPAN on this 02 day of
DECEMBER 2019. Riaan
Nicolaas Viljoen Unsigned;
Electronically Send Riaan
Nicolaas Viljoen of Liquor
Licence Specialists 27
Witsinkhout Street, Sonneveld
Estate, Braekpan, 1541
0117421385 0824455989
riaan@lqspecialists.co.za P O
Box 3468, DALVIEW, 1544.

LV004877

School and * Nokuthula School
7. Names and distances to
similar licensed premises within
a radius of 1 kilometre from the
premises in paragraph 4; To
the best of the applicant's
knowledge: * None. 8. Places
of worship within a radius of 1
kilometre from the premises in
paragraph 4; To the best of the
applicant's knowledge: * Alex
Baptist Church * AFM Church
Alexandra and * Uniting
Presbyterian Church Signed at
ALBERTON on this 20th day of
November 2019 CHRIS
OELOFSE & COMPANY 28
NEWQUAY STREET, NEW
REDRUTH, ALBERTON TEL
(011) 907-3348 FAX (011)
907-3398

J0028908

**Skate World Sports Bar
Gauteng Liquor Act, 2003 (Act
No. 2 of 2003) Notice of
Application in terms of Section
24. Notice is hereby given that
it is the intention of the person
whose details are set out below
to lodge an application for THE
GRANT OF NEW LIQUOR
LICENCE to the Secretary of
the Local Committee of:
EKURHULENI situated at
STANDARD BANK TOWERS,
PRESEDENT STREET,
GERMISTON CBD,
GERMISTON on date 2019/12
/06, Province: Gauteng. 1. Full
Names of Applicant: CONRAD
STANDER. 2. Intended Trading
Name: SKATE WORLD
SPORTS BAR. 3. ID or
Registration Number of
Applicant: 6903215040089. 4.
Full address and Location of
the Premises: CENTRIC
BUSINESS PARK UNIT B13 &
B14 CORNER OF ROMEO &
NORTH RAND ROAD
HUGHES BOKSBURG. 5.
Type of License applied for:
PUB LIQUOR LICENCE. 6.
Names and nature of
educational institutions within a
radius of 1 kilometre from the
premises in par (4): None. 7.
Names and distances to similar
licensed premises within a
radius of 1 kilometre from the
premises in par (4): None. 8.
Places of worship within a
radius of 1 kilometre from the
premises in par (4): None.
Advertiser Name: Positive
Fingerprint Solutions.
Advertiser Address: 1 Marlands
Court, 4th Street, Marlands,
Germiston. Advertiser email:
pfs2010.kevin@gmail.com
Advertiser Telephone: 082 740
0544.**

LV004808

**Stringer Bell Restaurant
GAUTENG LIQUOR ACT,
2003 NOTICE OF
APPLICATION IN TERMS OF
SECTION 24** 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 to the secretary
of the local committee of
Johannesburg. 1. Full names of
the applicant: Stringer Bell
Restaurant (Pty) Ltd. 2.
Intended trading name:
Stringer Bell Restaurant. 3.
Registration Number of the
applicant: 2019/560186/07
4. Full address and location of
the premises: Shop 3, Melville
Court, 6 Main Road, Erf 184,
Melville, Johannesburg. 5. Type
of licence applied for:
Restaurant Liquor Licence -
alternatively any other licence
that the Board, in its discretion,
will deem appropriate.
6. Names and nature of
educational institution within a
radius of 1km from the
premises in paragraph 4:
University of Johannesburg,
Sparrow School. The
Foundation School, Melpark
Primary School, Orbaniskool,
Auckland Prep School for Girls
(to the best of the applicant's
knowledge) 7. Names and
distances to similar licensed
premises within a radius of 1km
from the premises in paragraph
4: Al Falah Restaurant - 60m,
Stones - 100m, Good Place
Chinese Lantern Restaurant -
100m, Nando's - 100m, Catz
Pyjamas - 100m, Mi-Vami -
100m, Cool Runnings - 150m,
Schwama Company - 200m,
24 Hour Restaurant - 300m,

5183
e-mail:penyman@acenet.co.za
KP034070

**Strong Base Restaurant
Gauteng Liquor Act 2003.
(Act No. 2 of 2003)
NOTICE OF APPLICATION IN
TERMS OF SECTION 24**
Notice is hereby given that it is
the intention of the person
whose details are set out below
to lodge an application for:
STRONG BASE
RESTAURANT to the
Secretary of the Local
Committee of: TSHWANE
situated at: PRETORIA on
date: 2019/12/06. Province:
Gauteng. 1. Full Names of the
Applicant: SMANGELE JOYCE
NGOMA. 2. Intended Trading
Name: STRONG BASE
RESTAURANT. 3. ID Number
OR Registration Number of the
Applicant: 7109080711084. 4.
Full Address and Location of
the Premises: 1993 BLOCK A
MABOPANE 0190. 5. Type of
Licence Applied for:
RESTAURANT LIQUOR
LICENCE. 6. Names and nature
of educational institutions
within a radius of 1 kilometre
from the premises in par (4):
NONE. 7. Names and
distances to similar licensed
premises within a radius of 1
kilometre from the premises in
par (4): NONE. 8. Places of
worship within a radius of 1
kilometre from the premises in
par (4) NONE. Advertiser
Name: MPHIKELELI
TSHABALALA. Advertiser
Address: 1879 BLOCK L
SOSHANGUVE 0152.
Advertiser email:
mpihcka18@gmail.com
Advertiser Telephone:
0723778293.

LV004885

**Taal Indian Restaurant
GAUTENG LIQUOR ACT,
2003 NOTICE OF
APPLICATION IN TERMS OF
SECTION 24 FOR THE
MONTH 04 DECEMBER 2019**
Notice is hereby given that it is
the intention of the person
whose details are set out below
to lodge an application for
Restaurant Liquor Licence
alternatively Section 28 (1) (c)
to the secretary of the local
committee of Tshwane
Regional Liquor Licensing
Office situated at Central
Towers Building, 7th Floor,
Cnr. Central & Pretorius
Streets (On top of KFC)
Pretoria on the 04 December
2019. 1. Full names of the
applicant: Taal Indian
Restaurant (PTY) Ltd. 2.
Intended trading name: - Taal
Indian Restaurant. 3.
Registration Number of the
applicant: 2018/407739/07
4. Full address and location of
the premises: Ryneveld
Lifestyle Centre, Shop No. E4,
No. 75 Van Ryneveld & Pieter
Botha Street, Pieter Van
Ryneveld in the magisterial
district of Tshwane. 5. Type of
licence applied for: -
Restaurant Liquor Licence (On-
consumption) - alternatively
Section 28 (1) (c). 6. Names
and nature of educational
institution within a radius of
1km from the premises in
paragraph 4; - To the best of
the applicant knowledge the
following educational
institutions are within a radius
of 1 kilometre from the
premises: - 1. Creative Minds
Drama School. 7. Names and
distances to similar licensed
premises within a radius of 1km
from the premises in paragraph
4: - To the best of the
applicants knowledge, the
following similar licensed
businesses are within a radius
of 1 kilometre from my
premises: - Within the
Ryneveld Lifestyle Centre; -
Luck Kitchen. 2. Cheers.Pub.
3. Thrifty's Sports Bar. 4. Ming
Chinese Restaurant. 5. Butcher
Block. Within irene mall some 1
000 km away; - 1.
Roccomamas. 2. Karoo Cattle
Land. 3. Piza E. Vino. 4.
Mythos. 5. Mugg & Bean. Fego
café. 6. Farmstead Café. 7.
Wild Hawk Spur. 8. Places of
worship within a radius of 1km
from the premises in paragraph
4: To the best of the applicant

Liquor License to the Secretary
of the Local Committee of:
Tshwane situated at 5483,
Lesedi Street, Nelmapius Ext
2, Pretoria, on date: 2019-
11-18. Province: Gauteng. 1.
Full Names of the Applicant:
Maleke Thaittha Phatlane 2.
Intended Trading Name:
Thaittha's Place 3. ID Number
or Registration number of the
Applicant: 650910515082. 4.
Full Address and Location of
the Premises: 5483, Lesedi
Street, Nelmapius Ext 2,
Pretoria. 5. Type of license
applied for: Liquor Restaurant.
6. Names and nature of
educational institutions within a
radius of 1 kilometer from the
premises in par (4): None. 7.
Names and distances to similar
licensed premises within a
radius of 1 kilometer from the
premises in par (4): None. 8.
Advertiser Name: Jessica.
Advertiser Address: 294
Chelverton Avenue, Mondor.
Advertiser Email:
jessica@nakiconsulting.com
Advertiser Telephone:
0790471451.

NW006790

**The African Corner
Restaurant
Liquor Act, 2003**
Notice of Application in terms
of Section 24. Notice is hereby
given that it is the intention
of the person whose details are
set out below to lodge an
application for RESTAURANT
LIQUOR LICENCE - ON
CONSUMPTION to the
secretary of the local
committee of
JOHANNESBURG. 1. Full
names of the applicant: The
Bekoos African Corner
2. Intended trading name: The
African Corner Restaurant. 3.
Identity Number of applicant:
2018/010776/07. 4. Full address
and location of premises: Shop
No 2 Genoa Court, 27
Kenmore Road, Yeoville
5. Type of License applied
for: Restaurant Licenses
6. Names and nature of
educational institutions within a
500 meter radius from the
premises in paragraph 4:
Yeoville Boys School - within
300m, Sha- Arai-Torah
School-Within 400M, United
Church Schools- Within 400m.
7. Names and distances to
similar licensed premises within
a 500 meter radius from the
premises in paragraph 4:
Casanova Bar- 500m, Palace
Pub- 500m. 8. Places of worship
within a 500 meter radius from
the premises in paragraph 4:
New Apostolic Church within
300 meters. Signed at
GERMISTON on this 1st day of
Dec 2019. MS NDLOVU
CONSULTING - Liquor
Licensing Consultants -
0723254852.

KP034098

**The Establishment
Notice of Application in Terms
of Section 24. Notice is hereby
given that it is the intention
of the person whose details are
set out below to lodge an
application for Restaurant
Liquor Licence to the secretary
of the local committee of
Johannesburg. 1. Full names
of the applicant NEELANDREN
PROSOTHTHA 2. Intended
trading name
THE ESTABLISHMENT. 3.
Identity number or Registration
number of applicant
7207195913085. 4. Full
address and location of the
premises Shop 1 SPRUITVIEW
SHOPPING CENTRE, CNR
BRICKFIELD AND MOGOWI
ROAD, SPRUITVIEW. 5. Type
of Licence applied for Tavern
Liquor Licence. 6. Names and
nature of educational
institutions within a radius of 1
kilometer from the premises in
paragraph 4 (1) MAMPUDI
PRIMARY SCHOOL. 7. Names
and distances to similar
licensed premises within a
radius of 1 Kilometer from the
premises in paragraph 4 (1)
WHITE HOUSE
RESTAURANT. 8. Places of
worship within a radius of 1
Kilometer from the premises in**

licence applied for: GROCERS
WINE LICENCE. 6. Names and
nature of educational
institutions within a radius of 1
kilometer from the premises in
paragraph 4: Deutsche Schule
-570 m; University JHB
Campus B- 800m; John Orr
Tech School-780; Christ Like
Academy- 270m (to the best of
the applicants knowledge) 7.
Names and distances to similar
licensed premises within a
radius of 1 kilometer from the
premises in paragraph 4: Pick
& Pay, Woolworths- both in the
same centre (to the best of the
applicants knowledge) 8.
Places of worship within a
radius of 1 kilometer from the
premises in paragraph 4:
NONE - (to the best of the
applicants knowledge) in terms
of Section 24(4) of the Liquor
Act supra interested persons
are invited to lodge objection in
terms of Section 25 of the Act
to the Local Committee. Notice
prepared by: H S DESIGNS, P
O Box 104, Randburg. 2125.
Tel: 011 7042549/082585229.

KP034026

**The Lifestyle Southern Sun
Hyde Park
GAUTENG LIQUOR ACT,
2003. NOTICE OF
APPLICATION IN TERMS OF
SECTION 24. Notice is hereby
given that it is the intention
of the person whose details are
set out below to lodge an
application for a Liquor Licence
in terms of Section 28 (1) (c)
(off-consumption) to the
secretary of the local
committee of Johannesburg.
1. Full names of the applicant:
Southern Sun Hotel Interests
(Pty) Ltd. 2. Intended trading
name: The Lifestyle Southern
Sun Hyde Park. 3. Registration
Number of the applicant: 1989
/001385/07. 4. Full address and
location of the premises: Level
P8, Southern Sun Hyde Park,
bounded by William Nicol
Drive, 6th Road and Hyde
Close, Erf 214 Hyde Park,
Johannesburg. 5. Type of
licence applied for: Liquor
Licence in terms of Section 28
(1) (c) (off-consumption) -
alternatively any other licence
that the Board, in its discretion,
will deem appropriate.
6. Names and nature of
educational institution within a
radius of 1km from the
premises in paragraph 4: Hyde
Park High School, Craighall
Primary School (to the best of
the applicant's knowledge) 7.
Names and distances to similar
licensed premises within a
radius of 1km from the
premises in paragraph 4:
Whisky Brother and Pick 'n
Pay Liquor (both situated in
Hyde Park Corner Shopping
Centre removed some 200m)
(to the best of the applicant's
knowledge) 8. Places of
worship within a radius of 1km
from the premises in paragraph
4: Amen Global Ministry,
Kongo Bravo Christian Ministry,
Wesleyan Church (to the best
of the applicant's knowledge).
PIET SNEYMAN Tommy Vorster
- Piet Snyman Tel: (011) 823-
5187/8 Fax: (011) 823-5183
e-mail:penyman@acenet.co.za**

KP034066

**The Sound Room
LIQUOR ACT 2003
(GAUTENG)
NOTICE OF APPLICATION IN
TERMS OF SECTION 24 TO
APPLY FOR A LIQUOR
LICENCE** Notice is hereby
given that it is the intention
of the person whose details are
set out below to lodge an
application for a LIQUOR
LICENCE to the Secretary of
the local committee of
JOHANNESBURG, 124 Main
Street, Johannesburg. 1. Full
names of the applicant:
FUNKIE EVENTS CC. 2.
Intended trading name: THE
SOUND ROOM. 3. Identity
number or Registration number
of the applicant: CK NO: 2009
/174166/23. 4. Full address
and location of the premises:
The Sound Room, Dytchley
Road cor Marcus Road,
Barbeque Downs, Kyalami,
Sandton. Erf : 219, Barbeque
Downs Ext 23. 5. Type of licence
applied for: NIGHTCLUB

Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for a Liquor Store Licence to the secretary of the local committee of Johannesburg

1. Full names of the applicant Shoprite Checkers (Pty) Limited
2. Intended trading name Shoprite Liquor Shop (Kew)
3. Identity number or Registration number of the applicant 1923/001817/07
4. Full address and location of premises Shop 2, Kew U-Save Centre, 100 4th Avenue, Corner Wynberg Road, Being Erf 581, Kew, District Johannesburg
5. Type of licence applied for Liquor Store Licence
6. Names and nature of educational institutions within a radius of 1 kilometre from the premises in paragraph 4; (Use annexure if necessary) To the best of the applicant's knowledge:
 - a. Alexandra High School
 - b. Nokuthula School
7. Names and distances to similar licensed premises within a radius of 1 kilometre from the premises in paragraph 4; (Use annexure if necessary) To the best of the applicant's knowledge: None
8. Places of worship within a radius of 1 kilometre from the premises in paragraph 4; To the best of the applicant's knowledge:
 - a. Alex Baptist Church
 - b. AFM Church Alexandra
 - c. Uniting Presbyterian Church

Signed at ALBERTON on this 20th day of November 2019

CHRIS DELOPSE & COMPANY
28 NEWQUAY STREET
NEW REDRUTH
ALBERTON
TEL: (011) 807-3348
FAX: (011) 807-3398
(STAR 11215932)

Skate World Sports Bar

GAUTENG LIQUOR ACT, 2003 (ACT NO. 2 OF 2003)

NOTICE OF APPLICATION IN TERMS OF SECTION 24

Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for the grant of New Liquor licence to the secretary of the local committee of Ekurhuleni, situated at: Standard Bank, Germiston, President street, Germiston CBD, Germiston on date: 2019-12-06, Province: Gauteng.

1. Full names of the applicant: Conrad Stander
2. Intended trading name: Skate World Sports Bar
3. Identity number or Registration number of the applicant: 69032150-40089
4. Full address and location of the premises: Centrio Business Park, Unit B13 & B14, Corner of Romeo & North Rand road, Hughes, Boksburg
5. Type of licence applied for: Pub Liquor Licence
6. Names and nature of educational institutions within a radius of 1 kilometre from the premises in paragraph 4: None
7. Names and distances to similar licensed premises within a radius of 1 kilometre from the premises in paragraph 4: None
8. Places of worship within a radius of 1 kilometre from the premises in paragraph 4: None

Positive Fingerprint Solutions
1 Marlinda Court
4th street, Marlinda
Germiston, 1401
pfs2010.kevin@outlook.com
Tel: 082 740 0644
(STAR 11217724)

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1. Full names of the applicant Sparrow School, The Foundation School, Melpark Primary School, Orbenkschool, Auckland Prep School for Girls (to the best of the applicant's knowledge)
7. Names and distances to similar licensed premises within a radius of 1 km from the premises in paragraph 4: Al-Falah Restaurant - 60m, Stones - 100m, Good Place Chinese Lantern Restaurant - 100m, Nendo's - 100m, Catz Pyjamas - 100m, Mi-Vani - 100m, Cool Runnings - 180m, Schwarmas Company - 200m, 24 Hour Restaurant - 300m, Koola Blue Restaurant - 350m, Dros, News Cafe, Wimpy, Havana, Melon Restaurant, Cafe Pico Bella Trattoria (all removed some 400m), Chili Taste Afro Mirvane - 450m, Hard Times Cafe - 500m, Nunoo Portuguese Restaurant, Yo Sushi, The Portuguese Fish Market, Yentafo Thai Cuisine, Vish Restaurant and Bar, Yasoq Cuisine, Cafe Mexico, The Loft (all removed some 600m), Liquid Blue Cocktail Bar, Fishmonger, The Melville Grill, Lucky Bean Restaurant (all removed some 750m) (to the best of the applicant's knowledge)
8. Places of worship within a radius of 1 km from the premises in paragraph 4: Melville Church, Potters House Christian Fellowship, Christ Emmanuel Church, Melville Gemeente, AOB Kerk, Baptist Church, Anglican Church, Auckland Park Musielah (to the best of the applicant's knowledge)

PIET SNYMAN
Tommy Vorster - Piet Snyman
Tel: (011) 823-5187/8
Fax: (011) 823-5183
piet.snyman@sacenet.co.za
(STAR 11218086)

STRONG BASE RESTAURANT

GAUTENG LIQUOR ACT, 2003

NOTICE OF APPLICATION IN TERMS OF SECTION 24

Notice is hereby given that it is the intention of the legal person whose details are set out below to lodge an application for Strong Base Restaurant to The Secretary of the Local Committee of Tshwane, situated at: Pretoria, on 2019-12-06

- Province: GAUTENG
1. Full names of the applicant: Smangets Joyce Ngwenya
 2. Intended trading name: Strong Base Restaurant
 3. ID Number or Registration Number of the Applicant: 7109060711084
 4. Full address and location of the premises: 1993 Block A, Mabopane, 0190
 - * City / Suburb / Township where Premises located: Midopane
 5. Type of licence applied for: Restaurant
 6. Names & nature of educational institutions within a radius of 1 km from the premises in paragraph 4: None
 7. Names & distances to similar licensed premises in a radius of 1 km from the premises in paragraph 4: None
 8. Places of worship within a radius of 1 km from the premises in paragraph 4: None

MPHIKELI TSHABALALA
1701 Block UX
Mabopane, 0190
072-377-8293
mphicks18@gmail.com
(STAR 11217877)

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1. Full names and nature of educational institution within a radius of 1 km from the premises in paragraph 4: - To the best of the applicant knowledge, the following educational institutions are within a radius of 1 kilometre from the premises: - 1. Creative Minds Drama School.
7. Names and distances to similar licensed premises within a radius of 1 km from the premises in paragraph 4: - To the best of the applicants knowledge, the following similar licensed businesses are within a radius of 1 kilometre from my premises: - Within the Ryneveld Lifestyle Centre: - Luck Kitchen, 2. Cheers Pub, 3. Thirsty's Sports Bar, 4. Ming Chinese Restaurant, 8. Butcher Block. Within Irene mall some 1 000 km away: - 1. Rocomamas, 2. Karoo Cattle Land, 3. Piza E' Vino, 4. Mythos, 5. Mugg & Bean. Fogo café, 6. Farmstead Café, 7. Wild Hawk Spur.
8. Places of worship within a radius of 1 km from the premises in paragraph 4: To the best of the applicant knowledge, the following places of worship are within a radius of 1 kilometre from the premises: - 1. Pierre Van Ryneveld Community Church.

Any person is entitled to lodge an objection to the granting of the licence in the prescribed manner in terms of Section 25 of the Gauteng Liquor Act, 2 of 2003

Signed at BRAKPAN on this 02 day of DECEMBER 2019

Riaan Nicolass Viljoen
Unsigned; Electronically Sent
Riaan Viljoen of Liquor Licence Specialists
27 Witsinkhout Street
Sonneveid Estate
Brakpan, 1541
Tel: (011) 742-1385 (A/H)
Fax: 086-681-1365
Cell: 082-445-5989
riaviljoen07@vodamail.co.za
P.O. Box 3468
DALVIEW, 1544
(STAR 11217328)

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1. Full names and nature of educational institution within a radius of 1 km from the premises in paragraph 4: NONE

JESSICA
294 Chelverton Avenue
Mondeo
079-047-1451
jessicab@nkcconsulting.com
(STAR 11217907)

THE BERLINER AT SANDTON BUTCHERY (CAMBRIDGE CROSSING)

GAUTENG LIQUOR ACT, 2003 (ACT NO. 2 OF 2003)

NOTICE OF APPLICATION IN TERMS OF SECTION 24

Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for Discretionary Licence - Section 28(1)(C) (Off) or Grocer's Wine Licence to the Secretary of the Local Committee of Johannesburg, situated at 2nd Floor, 124 Main Street Johannesburg, on date: 2019-11-01. Province: Gauteng

1. Full name of Applicant: The Berliner at Sandton Butchery (Pty) Ltd
2. Intended trading name: The Berliner Off-Consumption (Cambridge Crossing)
3. ID Number or Registration Number of the applicant: 2011/008192/07
4. Full address and location of the premises: Portion 1 of Erf 989, Shop L01, Cambridge Crossing Centre, Witkoppen Road, Paulshof, Sandton
5. Type of licence applied for: Discretionary Licence - Section 28(1)(C) (Off) or Grocer's Wine Licence as pleases the Board
6. Names and nature of educational institutions within a radius of 1 km from the premises in paragraph 4: None that the applicant is aware of
7. Names and distances to similar licensed premises within a radius of 1 km from the premises in paragraph 4: Paulshof Liquors; Woolworths - all in the same centre within 50 metres
8. Places of worship within a radius of 1 km from the premises in paragraph 4: None that the applicant is aware of

LEON BOTHA
PO Box 8649
Centurion, 0046
Tel: 079-505-0118
leonb@netective.co.za
(STAR 11217774)

THE ESTABLISHMENT

NOTICE OF APPLICATION IN TERMS OF SECTION 24

Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for Restaurant Liquor Licence to the secretary of the local committee of Johannesburg

1. Full names of the applicant: Neelander Prosthema
2. Intended trading name: The Establishment
3. Identity number or Registration number of applicant 7207198913088
4. Full address and location of the premises: Shop 1 Spruitview Shopping Centre, corner Brinkhoff and Mogogwi Road, Spruitview
5. Type of licence applied for: Restaurant Liquor Licence
6. Names and nature of educational institutions within a radius of 1 kilometre from the premises in paragraph 4: (1) Mampudi Primary School
7. Names and distances to similar licensed premises within a radius of 1 kilometre from the premises in paragraph 4: (1) White House Restaurant
8. Places of worship within a radius of 1 kilometre from the premises in paragraph 4: (1) Methodist Church Spruitview (STAR 11218014)

Southern Sun Hyde Park, bounded by William Nicol Drive, 6th Road and Hyde Close, Erf 214 Hyde Park, Johannesburg

5. Type of licence applied for: Liquor Licence in terms of Section 28(1)(c) (off-consumption) - alternatively any other licence that the Board, in its discretion, will deem appropriate
6. Names and nature of educational institution within a radius of 1 km from the premises in paragraph 4: Hyde Park High School, Craighall Primary School (to the best of the applicant's knowledge)
7. Names and distances to similar licensed premises within a radius of 1 km from the premises in paragraph 4: Whisky Brother and Pick 'n Pay Liquor (both situated in Hyde Park Corner Shopping Centre removed some 200m) (to the best of the applicant's knowledge)
8. Places of worship within a radius of 1 km from the premises in paragraph 4: Amen Global Ministry, Kongo Bravo Christian Ministry, Wesleyan Church (to the best of the applicant's knowledge)

PIET SNYMAN
Tommy Vorster - Piet Snyman
Tel: (011) 823-5187/8
Fax: (011) 823-5183
piet.snyman@sacenet.co.za
(STAR 11218074)

THE SOUND ROOM

LIQUOR ACT, 2003 (GAUTENG)

(BARBEQUE DOWNS, KYALAMI, SANDTON)

NOTICE OF APPLICATION IN TERMS OF SECTION 24 TO APPLY FOR A LIQUOR LICENCE

Notice is hereby given that it is the intention of the person whose details are set out below to lodge an application for a LIQUOR LICENCE to the Secretary of the local committee of JOHANNESBURG, 24 Main Street, Johannesburg

1. Full names of the applicant: Funkke Events CC
2. Intended trading name: The Sound Room
3. Identity number or Registration number of the applicant: CK 2008/174166/23
4. Full address and location of the premises: The Sound Room, Dytchey Road, cnr. Marcus Road, Barbeque Downs, Kyalami, Sandton, Erf: 219
5. Type of licence applied for: NIGHTCLUB LIQUOR LICENCE
6. Names and nature of educational institutions within a radius of 1 kilometre from the premises in paragraph 4: NONE (to the best of the applicant's knowledge)
7. Names and distances to similar licensed premises within a radius of 1 kilometre from the premises in paragraph 4: NONE (to the best of the applicant's knowledge)
8. Places of worship within a radius of 1 kilometre from the premises in paragraph 4: NONE (to the best of the applicant's knowledge)

Interested persons are invited to lodge objection in terms of Section 25 of the Act to the Local Committee.

Notice prepared by:
H. S. DESIGNS
P.O. Box 104
Randburg, 2125
Tel: (011) 704-2549 / 082-858-8229
(STAR 11216490)

SCHOOL, BLUE BIRD PRIMARY SCHOOL, ACADEMY FOR KIDS NURSERY SCHOOL, DAMELIN EDEN HIGH SCHOOL, VEGA WISDOM WITH MAGIC COLLEGE, (ALSO KNOWN AS CAMPUS COLLEGE) RUMBLE IN THE JUNGLE PRE-PRIMARY, LITTLE CEASERS PRE-PRIMARY SCHOOL, RUTLAND COLLEGE (SOME OF THESE PLACES OF EDUCATION MAY BE WITHIN OR SLIGHTLY OUTSIDE 1 KILOMETER RADIUS FROM THE PROPOSED PREMISES

7. Names and distances to similar licensed premises within a radius of 1 kilometre from the premises in paragraph 4: Within 1 kilometre radius from the proposed premises: Italian Bell & Cafe, Trattoria San Lorenzo, Willow Cafe & Take-away, Trattoria's Mediterranean Restaurant (both in Willow Centre), McDonald's (Lancaster Centre) Mastrantonio (Albany Centre), Craighall B & B (corner Alexandre & Athol Avenues), B & Bon 23 Hamilton (corner Hamilton & Marlborough Avenues), Glenarin Lodge (corner Jan Smuts & Albany Avenues), Cafe Doct.
8. Places of worship within a radius of 1 kilometre from the premises in paragraph 4: ST. MARTIN DE PORRES CATHOLIC CHURCH, AMEN GLOBAL CHURCH, WESLAYAN CHURCH, CRAIGHALL PARK CHURCH, OLD APOSTOLIC CHURCH (SOME OF THESE PLACES OF WORSHIP ARE WITHIN A 1 KILOMETER RADIUS OR SLIGHTLY OUTSIDE 1 KILOMETER RADIUS FROM THE PROPOSED PREMISES

This information is to the best knowledge of the applicant. Interested persons to lodge objections with the secretary of the local committee of Gauteng Liquor Affairs, Johannesburg, no. 124 Main Street, Johannesburg.

Otto Karl Wolf
Telephone no. 0834373573
Email: liquorwolf@gmail.com
(STAR 11217182)

719 Abbreviated Summons

Divorce action to Pamela MUTOKO (nee Mukandiona)

Take notice that your husband Christopher Mutoko, herein called the plain fill has instituted proceedings against you in this honourable court in which he prays for divorce and other ancillary relief on the ground of irretrievable break down of marriage. If you wish to oppose this action you are required to file your appearance to defend with the Registrar of the high court of Zimbabwe Harare and serve same on the Plaintiff's legal Practitioners whose address for service is shown here under within twenty one (21) days of this advertisement should you fail to comply with the above this claim will be heard and dealt with by high court as Unopposed

KOTO AND COMPANY
Plaintiff's Legal Practitioners
1st floor, suit 4, kofe house
Cnr R Mugabe/ kaguri street
Harare
THE REGISTRAR
High Court of Zimbabwe
Harare
(STAR 11216888)

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