

INFORMATION MEMORANDUM

27 Karee Avenue, Mooinooi

AUCTION SALE: 18 JUNE, 11:45AM | 27 KAREE AVENUE, MOOINOOL.



**TERMS: 10% DEPOSIT +10% BUYERS COM EXCL VAT, AT THE FALL OF THE HAMMER,
BALANCE CASH OR GUARANTEES, 14 DAYS FROM CONFIRMATION**

Contact : (012) 6534444 / 0825952242

auctions@choprop.co.za



INFORMATION MEMORANDUM

27 Karee Avenue, Mooinooi

AUCTION SALE: 18 JUNE, 11:45AM | 27 KAREE AVENUE, MOOINOOI.

PROPERTY DESCRIPTION

PRIME COMMERCIAL INVESTMENT OPPORTUNITY IN THE HEART OF MOOINOOION

AUCTION – 27 Karee Avenue, Mooinooi

Positioned in a strategic high visibility location within the growing commercial node of Mooinooi, this exceptional multi tenanted income producing commercial property presents a compelling opportunity for investors seeking immediate returns and long term growth potential. Generating an attractive monthly income of approximately R80 900 pm, this property is ideally suited for investors looking for a stable, diversified income stream with multiple tenants already in place.

Property Highlights

- Multi Tenanted Commercial Investment
- Approximate Rental Income: +/- R80 900 pm
- Stand Size: 1489m²
- Prime Position on Karee Avenue
- Strong Visibility and Accessibility
- Existing Retail Foot Traffic
- Immediate Income Producing Asset
- Excellent Future Growth Potential

Mooinooi is strategically positioned between Rustenburg and Brits, along a busy corridor supported by mining activity, industrial operations and surrounding residential communities. The town benefits from strong economic activity driven by mining, local businesses and a growing population base, making it a key commercial and service hub within the region. The area also enjoys proximity to some of the North West Province's most popular tourism and lifestyle attractions, strengthening future commercial growth and visitor movement.

Nearby attractions include:

- * Magalies Canopy Tours for adventure tourism and eco experiences
- * Mountain Sanctuary Park offering hiking, rock pools and outdoor activities
- * Mooinooi Lavender Farm adding lifestyle appeal to the area
- * Mooinooi Shopping Complex serving as a growing retail hub
- * Hartbeespoort tourism routes and family attractions nearby

This investment is more than a property purchase, it is an opportunity to acquire an income generating commercial asset in a town positioned for continued growth and economic activity.



DEFINITIONS



AGENTS	Choprop Sales & Letting (Pty) Ltd
ADDRESS	27 Karee Avenue, Mooinooi
CA	Confidentiality Agreement
GFA	Gross Floor Area
LGA	Local Government Area
m	Metres
M ²	Square metres
M	Millions
MEMORANDUM	Information Memorandum
NLA	Nett Lettable Area
RECIPIENT	Parties receiving the Memorandum
RELEVANT PERSONS	The Agent, partners, employees, agents and representatives or advisors and the company.
SUBJECT	27 Karee Avenue, Mooinooi

INTRODUCTION

Choprop Sales & Letting (Pty) Ltd is pleased to present this Information Memorandum on behalf of the vendor for 27 Karee Avenue, Mooiooi.

This Information Memorandum outlines key information in relation to the property and is being provided to prospective purchasers to assist with the sale due diligence.

On behalf of the Vendor we thank you for taking an interest in the property and trust you will find this Information Memorandum of use.

All enquiries should be directed to our Property Professional Yusuf Essa.



Mobile: | 082 595 2242
Email: | ceo@choprop.com

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

KEY FEATURES:

Positioned in a strategic high visibility location within the growing commercial node of Mooinooi, this exceptional multi tenanted income producing commercial property presents a compelling opportunity for investors seeking immediate returns and long term growth potential. Generating an attractive monthly income of approximately R80 900 pm, this property is ideally suited for investors looking for a stable, diversified income stream with multiple tenants already in place.

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PROPERTY LOCATION



BUILDING SIZE:

+/- 440 m²

LAND SIZE :

+/- 9 764 m²

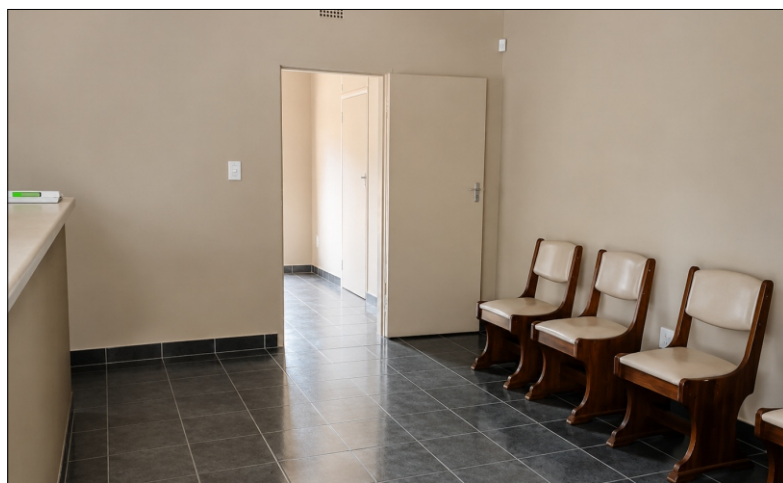
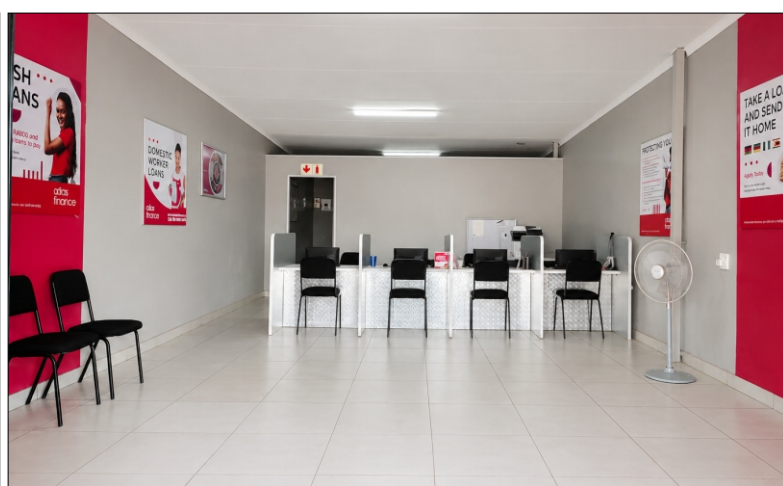
ERF:

391

COORDINATES (LAT/LONG):

(28.248389°E)

PROPERTY PHOTOS



SHOPS RENTING

Item No	Description	Amount (R)
1	Hardware	R 12 500,00
2	Mooinooi SM	R 26 620,00
3	Atlas c l	R 17 173,00
4	Surgery	R 10 000,00
5	Tuck shop & House	R 14 641,00
TOTAL		R 80 900,00
Prepaid Electricity Meters Rates & Water: +/- 1500		R 1 500,00 +/-
GRAND TOTAL (Including +/- for Prepaid Electricity Meters Rates & Water)		R 82 400,00 +/-

Property Report

27 Karee Drive, MOOINOOI, North West



Armaan Essa Suliman

REPORT

26CCE064-47E9-4B94-AFF4-AADF08027DB5

Property Details

FREEHOLD



27 Karee Drive, Mooinooi, North West

Suburb: Mooinooi

LEGAL

Erf 109

Township: "MOOINOOI"

Mun: "MADIBENG LOCAL MUNICIPALITY"

Province: "NORTH-WEST"

Coordinates: [-25.752179,27.556353](#)

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

1489 m²

LAND SIZE (CADASTRAL)

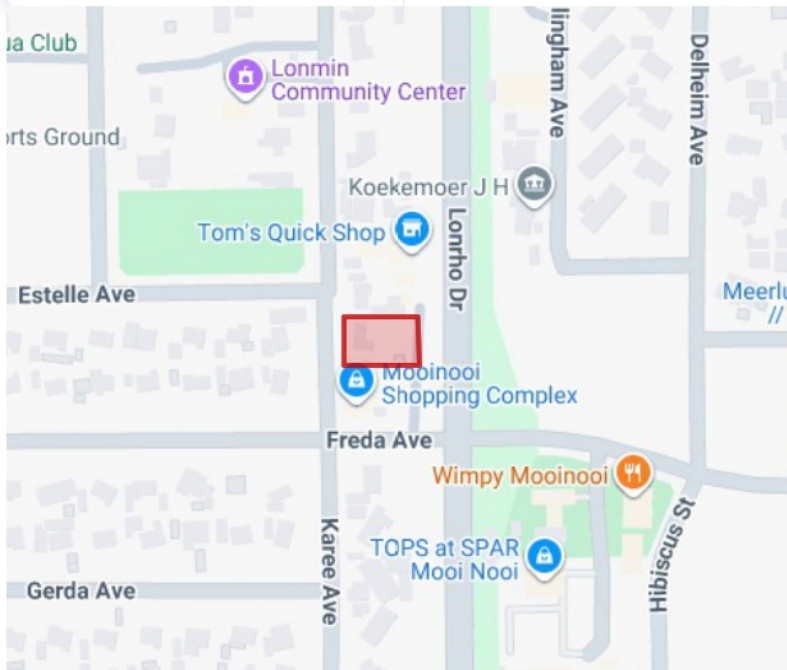
1492 m²

LAST SALES PRICE

R780 000

LAST SALES DATE

2008/11/17



Owner Details

ST

NAME

ID

TITLE DEED NO

MARITAL STATUS

SHARE

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Transfer History

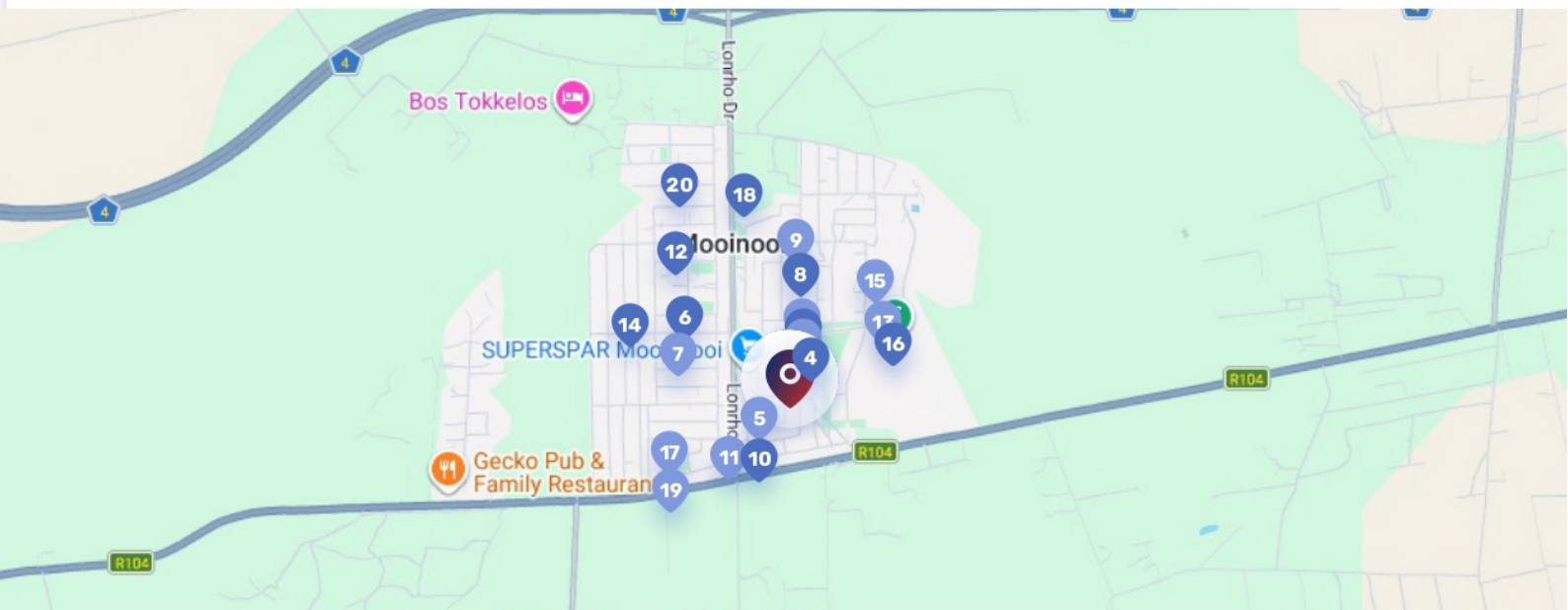
2009	BUYER	REG DATE	PURCHASE DATE
	SELLER	TITLE DEED NO.	PURCHASE PRICE
2006	BUYER	REG DATE	PURCHASE DATE
	Natural Person	2006/04/04	2006/03/03
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Legal Entity	T38975/2006	R 178 500

Street Transfer History

BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET NUMBER	ERF PORTION	PURCHASE PRICE
Natural Person	Legal Entity	2026/03/24	2025/09/02	T15873/2026	Karee 48	292 0	R 400 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET NUMBER	ERF PORTION	PURCHASE PRICE
Natural Person	Legal Entity	2026/02/10	2025/10/17	T5545/2026	Karee 43	287 0	R 200 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET NUMBER	ERF PORTION	PURCHASE PRICE
Natural Person	Natural Person	2025/09/05	2025/06/11	T52801/2025	Karee 285	271 0	R 1 800 000

Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 850 280	na	2024		RESIDENTIAL	RESIDENTIAL



27 Karee Drive, MOOINOOI, North West

ERF 109, Madibeng Municipality

0 m² Estimated Area Under Roof

1489 m² ERF Size

4 Bedrooms **2 Bathrooms** **1 Garages**

Average Sales Price

R 1 348 350

	ADDRESS	ERF/PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
1	1 Delheim Avenue Mooi-nooi	794 0	232	2025/12/02	2025/10/09	1925 R 1 247/m ²	379 R6 332/m ²	R 2 400 000	3		
2	3 Delheim Avenue Mooi-nooi	795 0	244	2025/08/29	2025/06/24	1963 R 509/m ²	-	R 1 000 000 cash	3	2	
3	5 Delheim Avenue Mooi-nooi	796 0	264	2025/08/29	2025/06/24	1959 R 613/m ²	-	R 1 200 000 cash	3	2	
4	Not Available	1036 1	275	Offer to purchase	2026/03/26	2194 R 775/m ²	257 R6 614/m ²	R 1 700 000	3	3.5	2
5	38 Karee Drive Mooi-nooi	282 0	369	Offer to purchase	2026/02/18	1477 R 670/m ²	620 R1 596/m ²	R 990 000	3	2.5	
6	14 Illex Avenue Mooi-nooi	5 0	414	2025/03/20	2025/01/18	1349 R 815/m ²	205 R5 365/m ²	R 1 100 000 cash	3	2	1
7	27 Maroela Avenue Mooi-nooi	468 0	420	Offer to purchase	2025/12/23	926 R 1 048/m ²	183 R5 300/m ²	R 970 000	3	2	1
8	5 Robinson Avenue Mooi-nooi	757 0	433	2025/09/01	2025/04/17	1962 R 663/m ²	365 R3 561/m ²	R 1 300 000	3	3	1
9	28 Backsberg Avenue Mooi-nooi	636 0	579	2025/10/31	2025/08/04	1157 R 1 037/m ²	484 R2 479/m ²	R 1 200 000	4	2.5	1
10	44 Karee Drive Mooi-nooi	288 0	587	2025/08/28	2025/05/21	1697 R 796/m ²	293 R4 607/m ²	R 1 350 000	3		
11	253 Linda Avenue Mooi-nooi	253 0	600	2026/02/18	2025/12/11	1206 R 1 090/m ²	315 R4 174/m ²	R 1 315 000	3	1.5	

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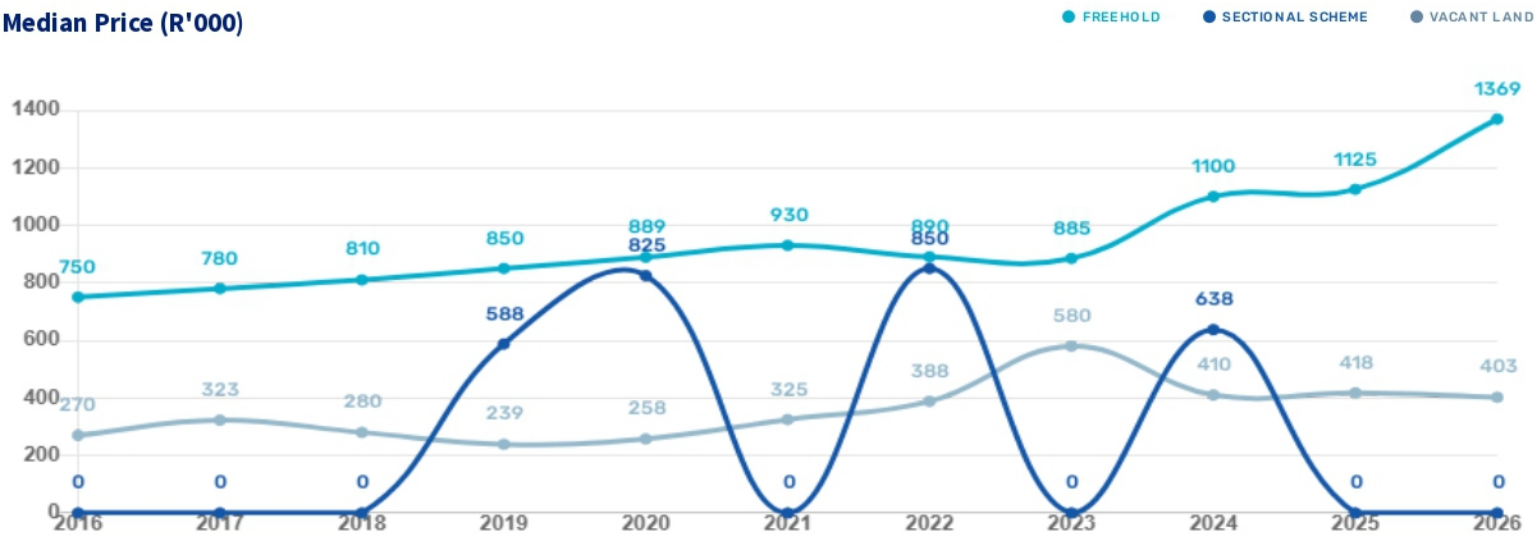
We simplify the complex

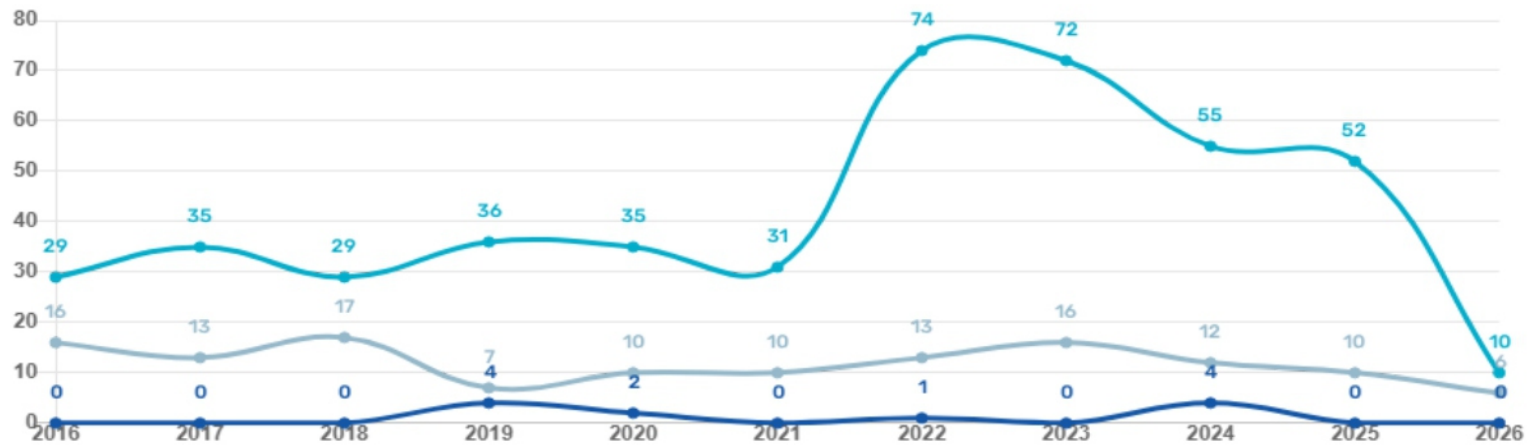
	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
12	5 Maroela Avenue Mooinooi	396 0	645	2026/04/22	2025/12/15	1404 R 869/m2	376 R3 244/m2	R 1 220 000	3	2	2
13	26 Rowland Drive Mooinooi	879 0	660	Offer to purchase	2026/02/27	2601 R 634/m2	222 R7 432/m2	R 1 650 000	4	2	2
14	11 Palm Avenue Mooinooi	421 0	676	2025/09/16	2025/04/25	1700 R 706/m2	229 R5 240/m2	R 1 200 000	3	2	1
15	19 Tambotie Avenue Mooinooi	894 0	690	2026/02/27	2025/11/25	1552 R 966/m2	441 R3 401/m2	R 1 500 000	3	2.5	
16	16 Rowland Drive Mooinooi	884 0	701	2026/03/10	2025/12/18	2248 R 667/m2	370 R4 054/m2	R 1 500 000 cash	4	2	2
17	60 Maroela Avenue Mooinooi	588 0	716	2026/02/10	2025/11/10	1420 R 1 002/m2	301 R4 727/m2	R 1 423 000	3	2	1
18	1 Beryl Avenue Mooinooi	358 0	790	2025/12/12	2025/11/06	1645 R 790/m2	194 R6 701/m2	R 1 300 000		2	1
19	70 Maroela Avenue Mooinooi	593 0	877	2025/10/24	2025/06/30	1388 R 829/m2	194 R5 927/m2	R 1 150 000 cash	3	2	
20	18 Beryl Avenue Mooinooi	340 0	938	2026/03/09	2025/10/13	1338 R 1 120/m2	291 R5 151/m2	R 1 499 000	3	1	

Offer to purchase

Trends

Median Price (R'000)





Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report

Amenities



FILLINGSTATION

0.15 km TotalEnergies
1.07 km BP Elandskraal
2.13 km Rti Fuels Diesel Depot



POLICESTATION

1.04 km South African Police Service
Mooינווי Police Station



BUS STATION

No bus stations in the proximity



SHOPPINGCENTRE

0.21 km Mooינווי Shopping Centre



HOSPITAL/CLINIC

No hospitals in the proximity



EDUCATION

0.19 km Morsjorsie Kleuterskool
0.31 km Mooינווי Tutor Centre
0.49 km Tokon Karate Mooינווי

Disclaimer

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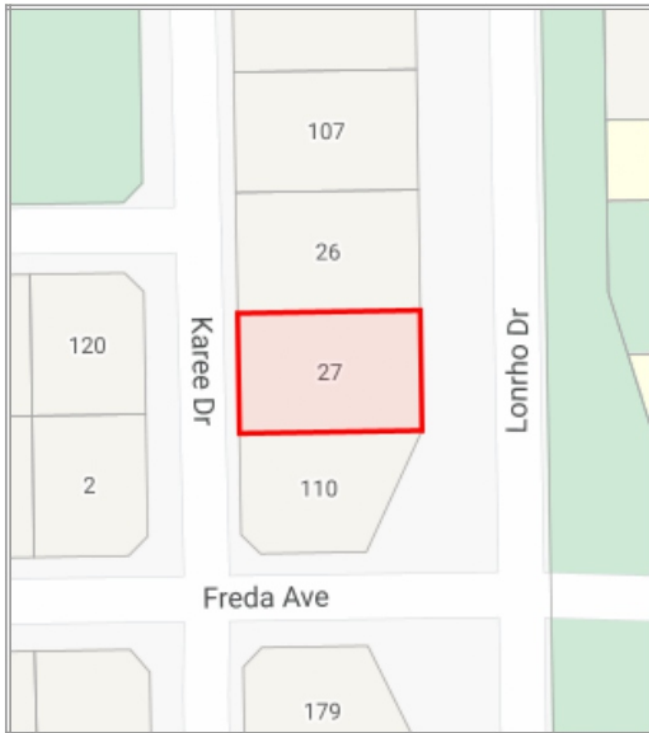


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PROPERTY INFORMATION

Erf	109	GPS	27.556354°E 25.752179°S
Township	MOOINOOI	Extent	1 489 m²
Address	27 KAREE STREET	Cadastral extent	1 489 m²
Suburb	MOOINOOI	Usage	Residential
Municipality	LOCAL MUNICIPALITY OF MADIBENG	Type	
Province	NORTH WEST	Zoning	
		Zoning Desc	

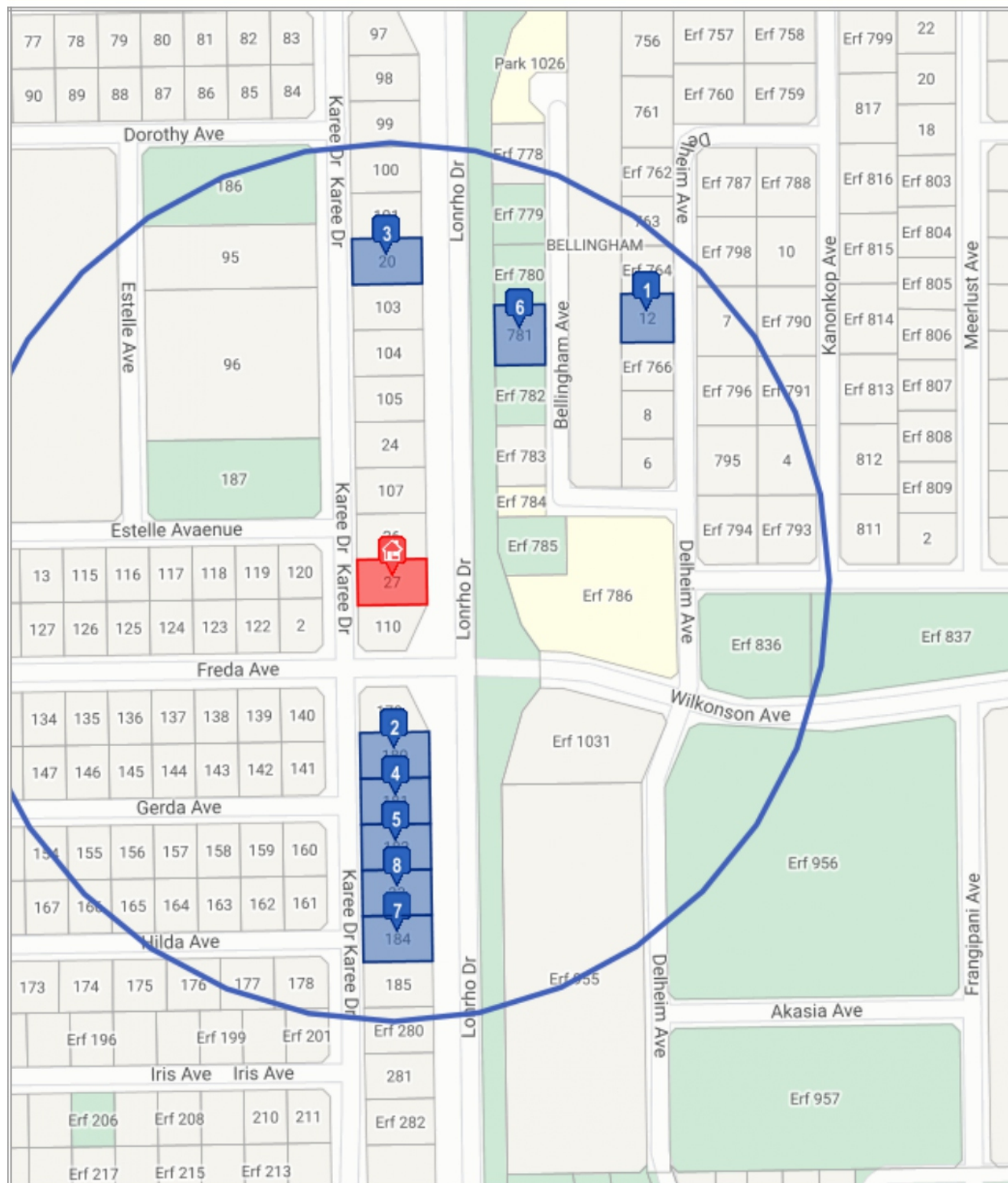
MUNICIPAL VALUATION

Total Value	R 850 280
Valuation Year	2024

ACCOMMODATION

Condition	Avg	Age		Building Extent	-		
Bed Rooms	-	Reception Rooms	-	Alarm	-	Perim Security	-
Bath Rooms	-	En Suite	-	Pool	-	Tennis Court	-
Study	-	Domestic Accom.	-	Garden	-	Sprinkler System	-
Garages	-	P Bays/C Ports	-	Borehole	-	Outside Accom.	-
Special Features							

Properties included for Comparative Market Analysis





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CMA - Indexed Value

SUBJECT PROPERTY			
Erf Number	Address	Purchase Date	Purchase Price
109	27 KAREE STREET, MOOINOOI	2008/11/17	R 780 000
Indexed Value R 1 627 000 as at 2026/05/19			
Compound Annual Growth Rate: 4.17%			

The **indexed value** of a property is calculated by taking the most recent sale data, and for each year since the last sale date, up until today, adding the average property inflation (price increase) for that particular year to the sale price. This is the same as if we invested our money in the bank and were paid interest at the property inflation rate.

For example, we have a property that sold for R 1,000,000 on 1 January 2012 and want to calculate the indexed value on 1 January 2015. We will **assume** property inflation of 4% for 2012, 3% for 2013 and 5% for 2014:

Sale Price	on 2012/01/01 = Sale Price	= R 1,000,000
Indexed Value	on 2013/01/01 = R 1,000,000 + eg. 4% (property inflation 2012)	= R 1,040,000
Indexed Value	on 2014/01/01 = R 1,040,000 + eg. 3% (property inflation 2013)	= R 1,071,200
Indexed Value	on 2015/01/01 = R 1,071,200 + eg. 5% (property inflation 2014)	= R 1,124,760

Compound Annual Growth Rate (CAGR) is the smoothed annualized gain of an investment over a given time period.

The CAGR on the example above from 2012 to 2015 would then be 4.0%.



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CMA - Comparative Market Analysis

	Dist	Erf Number	Address	Usage	Property Type	Erf Extent	Last Sale Date	Last Sale
SUBJECT PROPERTY								
		109	27 KAREE STREET, MOOINOOI	Residential		1 489 m²	2008/11/17	R 780 000
COMPARATIVE PROPERTIES								
1	251 m	765	12 DELHEIM STREET, MOOINOOI	Residential		1 192 m²	2024/05/23	R 1 250 000
2	118 m	180	180 KAREE DRIVE, MOOINOOI	Residential		1 488 m²	2023/06/22	R 1 200 000
3	219 m	102	20 KAREE STREET, MOOINOOI	Residential		1 498 m²	2023/06/21	R 1 585 000
4	150 m	181	181 KAREE DRIVE, MOOINOOI	Residential		1 491 m²	2016/03/15	R 750 000
5	181 m	182	182 KAREE DRIVE, MOOINOOI	Residential		1 488 m²	2016/01/14	R 850 000
6	190 m	781	781 BELLINGHAM AVENUE, MOOINOOI	Residential		1 428 m²	2015/10/09	R 550 000
7	244 m	184	184 KAREE DRIVE, MOOINOOI	Residential		1 489 m²	2015/04/30	R 870 000
8	212 m	183	33 KAREE STREET, MOOINOOI	Residential		1 484 m²	2008/09/29	R 850 000
Comparative Market Analysis Value R 1 314 000 as at 2026/05/19							Lower Range:	R 1 077 000
							Middle Range:	R 1 314 000
							Upper Range:	R 1 558 000



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CMA - Comparative Municipal Valuation

	Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Municipal Valuation	Valuation Year
SUBJECT PROPERTY								
	109	27 KAREE STREET, MOOINOOI	Residential		1 489 m ²		R 850 280	2024
COMPARATIVE PROPERTIES								
1	765	12 DELHEIM STREET, MOOINOOI	Residential		1 192 m ²		R 946 560	2024
2	180	180 KAREE DRIVE, MOOINOOI	Residential		1 488 m ²		R 1 092 720	2024
3	102	20 KAREE STREET, MOOINOOI	Residential		1 498 m ²		R 1 736 520	2024
4	181	181 KAREE DRIVE, MOOINOOI	Residential		1 491 m ²		R 1 881 520	2024
5	182	182 KAREE DRIVE, MOOINOOI	Residential		1 488 m ²		R 1 153 040	2024
6	781	781 BELLINGHAM AVENUE, MOOINOOI	Residential		1 428 m ²		R 2 227 200	2024
7	184	184 KAREE DRIVE, MOOINOOI	Residential		1 489 m ²		R 1 126 360	2024
8	183	33 KAREE STREET, MOOINOOI	Residential		1 484 m ²		R 1 286 440	2024



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CMA - Comparative Accommodation

	Address	Erf Extent	Build Extent	Age	Cond	Bed Rooms	Reception Rooms	Study	Bath Rooms	En Suite	Domestic Accom	Garages	P Bays / C Ports	Alarm	Perimeter Security	Pool	Tennis Court	Garden	Sprinkler System	Borehole	Outside Accom
SUBJECT PROPERTY																					
	27 KAREE STREET, MOOINOOI	1 489 m ²			Avg																
COMPARATIVE PROPERTIES																					
1	12 DELHEIM STREET, MOOINOOI	1 192 m ²			Good																
2	180 KAREE DRIVE, MOOINOOI	1 488 m ²			Good																
3	20 KAREE STREET, MOOINOOI	1 498 m ²			Good																
4	181 KAREE DRIVE, MOOINOOI	1 491 m ²			Good																
5	182 KAREE DRIVE, MOOINOOI	1 488 m ²			Good																
6	781 BELLINGHAM AVENUE, MOOINOOI	1 428 m ²			Good																
7	184 KAREE DRIVE, MOOINOOI	1 489 m ²			Good																
8	33 KAREE STREET, MOOINOOI	1 484 m ²			Good																



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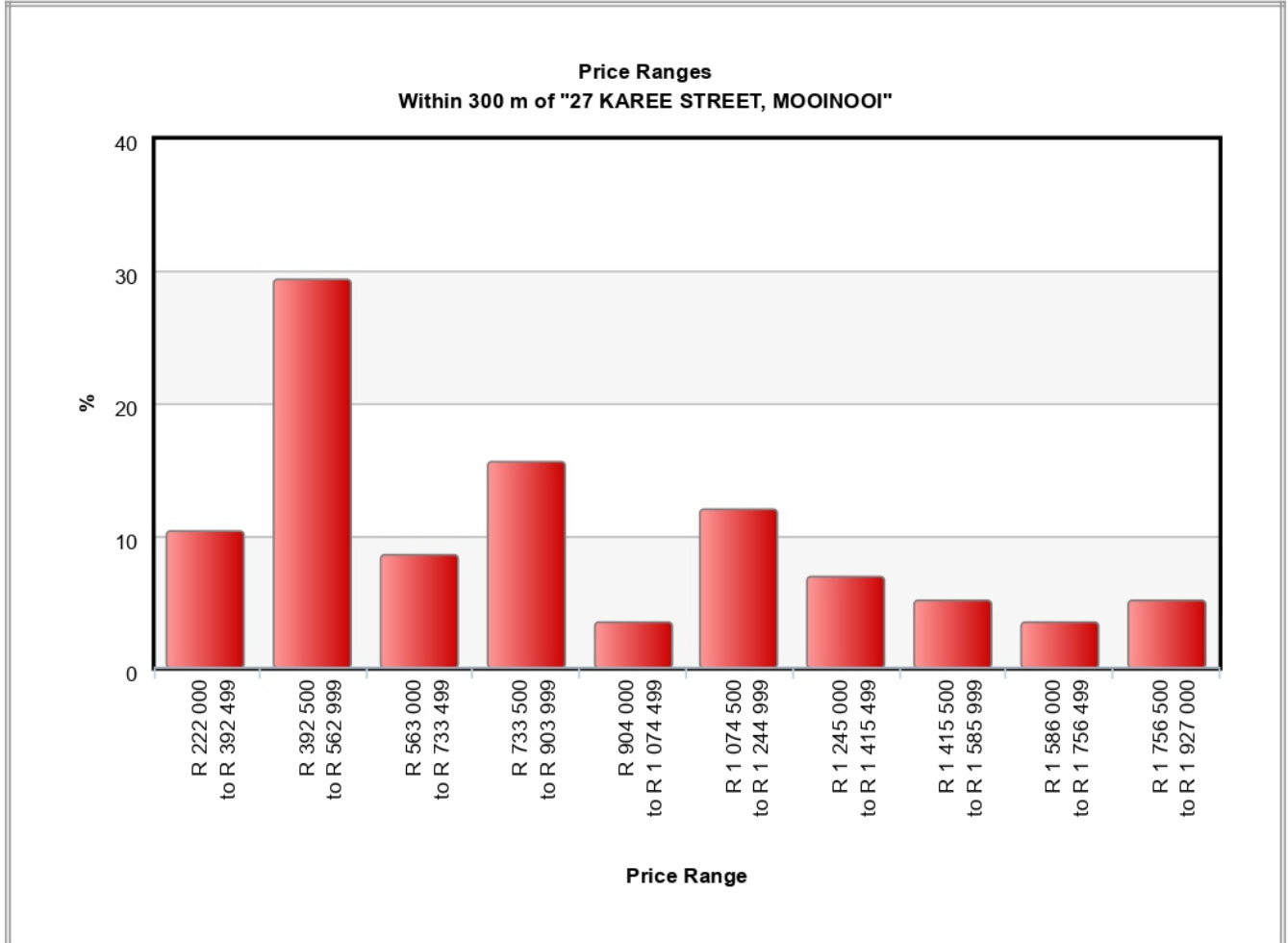
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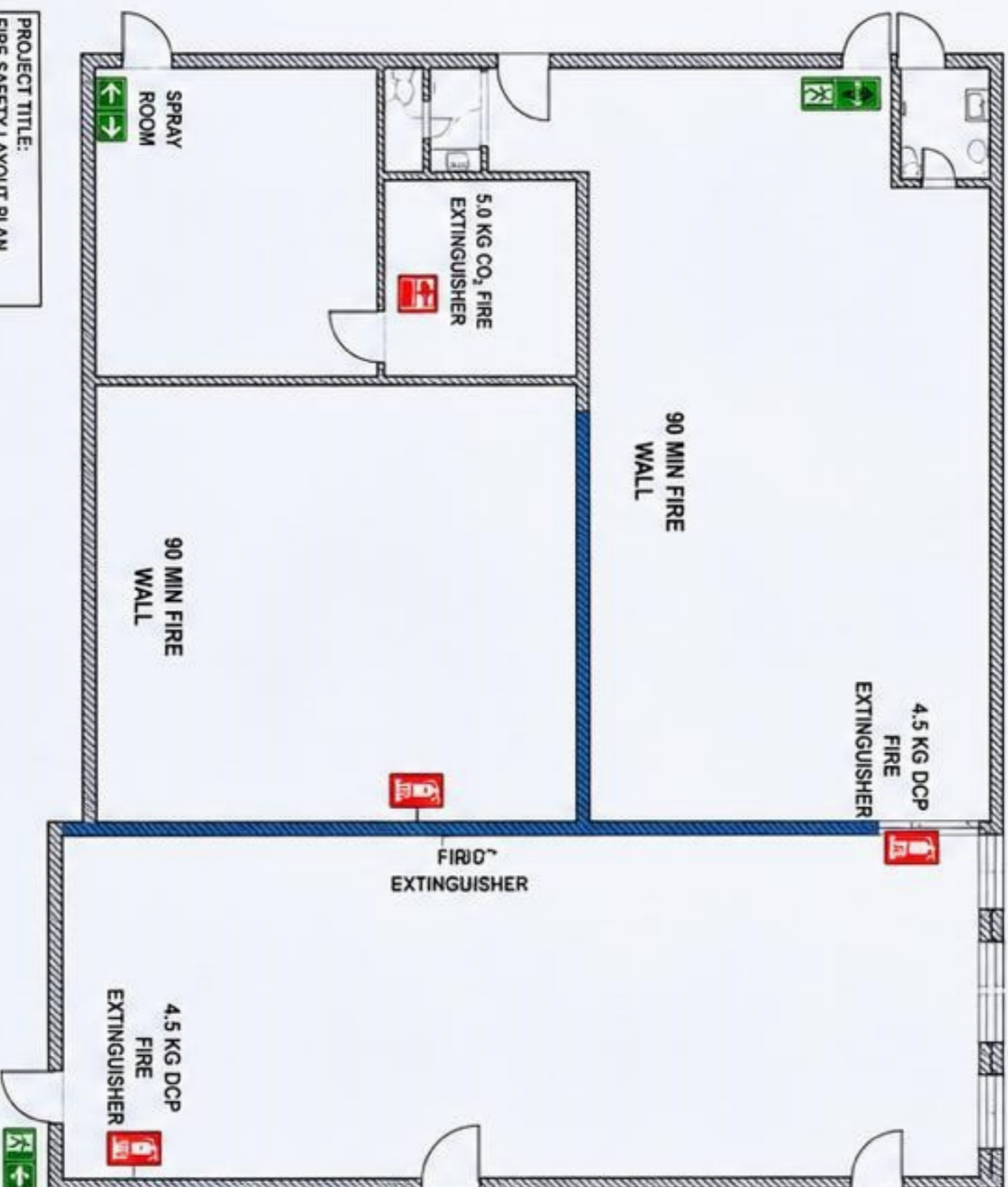


15 most recent sales in "KAREE STREET"

Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Last Sale Date	Last Sale	R/m²
292	KAREE STREET, MOOINOOI	Residential		1 622 m²		2025/09/02	R 400 000	R 247
271	KAREE STREET, MOOINOOI	Residential		1 227 m²		2025/06/11	R 1 800 000	R 1 467
288	KAREE STREET, MOOINOOI	Residential		1 697 m²		2025/05/21	R 1 350 000	R 796
269	KAREE STREET, MOOINOOI	Residential		1 238 m²		2025/01/17	R 750 000	R 606
285	KAREE STREET, MOOINOOI	Residential		1 700 m²		2024/11/27	R 400 000	R 235
270	KAREE STREET, MOOINOOI	Residential		1 238 m²		2024/08/06	R 720 000	R 582
289	KAREE STREET, MOOINOOI	Residential		1 696 m²		2024/04/12	R 300 000	R 177
306	KAREE STREET, MOOINOOI	Residential		1 445 m²		2024/02/20	R 1 250 000	R 865
273	KAREE STREET, MOOINOOI	Residential		1 229 m²		2024/01/09	R 850 000	R 692
391	KAREE STREET, MOOINOOI	Residential		1 343 m²		2023/08/30	R 800 000	R 596
264	KAREE STREET, MOOINOOI	Residential		4 470 m²		2023/08/23	R 1 850 000	R 414
102	20 KAREE STREET, MOOINOOI	Residential		1 498 m²		2023/06/21	R 1 585 000	R 1 058
282	KAREE STREET, MOOINOOI	Residential		1 477 m²		2023/01/12	R 1 540 000	R 1 043
388	KAREE STREET, MOOINOOI	Residential		1 347 m²		2022/07/19	R 820 000	R 609
280	KAREE STREET, MOOINOOI	Residential		1 492 m²		2022/02/09	R 680 000	R 456



The "Price Distribution" graph shows where the main area of value occurs. Where two or more peaks are evident, we could be looking at more than one distinct base value, normally the result of older unrenovated house prices on the one hand and newly built house prices on the other. The sample used comprises the most recent free-market, residential sales to a maximum of 100 sales or the year 2000. All sale prices used are at today's indexed values.



PROJECT TITLE:
FIRE SAFETY LAYOUT PLAN
SCALE: NTS
DATE: 20/11/2025

EXIT	
EMERGENCY EXIT	
4.5 KG DCP FIRE EXTINGUISHER	
5.0 KG CO ₂ FIRE EXTINGUISHER	
FIRE HOSE REEL	
FIRE ALARM BREAK GLASS	
90 MIN FIRE WALL	

ITEM	QTY	TYPE
4.5 KG DCP FIRE EXTINGUISHER	3	ABC POWDER
5.0 KG CO ₂ FIRE EXTINGUISHER	1	CO ₂
FIRE HOSE REEL	1	30m
FIRE ALARM BREAK GLASS	2	MANUAL CALL POINT
EMERGENCY EXIT	4	-
90 MIN FIRE WALL	-	-

All fire fighting equipment to be installed as indicated. Fire extinguishers to be installed at a height of 1.0m above floor level with signage above.
Exit doors to open in the direction of escape and to be kept free from obstruction.
Fire hose reel to be installed as indicated with 1.2m clearance in front.
All signage to comply with SANS 1186.
This drawing is to be read in conjunction with the Fire Safety Plan and the relevant National Building Regulations.
Any deviation from this plan must be approved by the local authority / Fire Department.



PUBLIC SAFETY FLEET AND FACILITIES FIRE AND DISASTER MANAGEMENT

c/o o Hendrik Verwoerd and Crocodile Street, Brits
PO Box 819, Brits, 0250
(012) 250 2222/2135/2136/2127/2128
(012) 250 3175



TAX INVOICE :

BUSINESS NAME:	Moonloed 27 Carry Avenue	
DATE:	20 November 2025	
STORAGE AND USE OF DANGEROUS GOODS		
a) Spray Room		
b) Flammable Liquid Store		
c) Mixing/ Decanting Room		
d) Dangerous Goods Store		
e) Piped Gas Installation		
f) Transport Permit		
GROUP 1 EXPLOSIVES		
None		
GROUP 2 FLAMMABLE GAS		
Gas		
GROUP 3 FLAMMABLE LIQUIDS		
DIESEL 238.000L AND PETROL 46.000L		
GROUP 4 FLAMMABLE SOLIDS		
Flammable Solids & Water Reactive Substance		
GROUP 5 OXIDISING AGENTS AND ORGANIC PEROXIDES		
None		
GROUP 6 TOXIC/ INFECTIOUS SUBSTANCES		
Toxic Substances		
GROUP 8 CORROSIVE/ CAUSTIC SUBSTANCES		
Acids		
GROUP 9 MISCELLANEOUS SUBSTANCES		
Solids		
MISCELLANEOUS FEES		
a) Duplicate Document		
b) Certificate of Fitness Public Building/ Event Safety Certificates		
c) Review of Building Plan/ Fire Design		R661.87
TOTAL (Vat Inclusive)		R661.87

SEE ATTACHED COPY OF SUNDRY FORM



Local Municipality of

Madibeng

P O Box 106
BRITS
0250
Tel: (012) 318 9100
Fax: (012) 318 9203
e-mail:
madibeng@icon.co.za

Reference:	16/4/8/B
Contact Person:	M M Tladiyane

Civic Centre 53 Van Velden Street BRITS

APPROVAL OF BUILDING PLANS

APPLICANT	T F Surtee
ERF/PTN NO	109 (27 Kante Street)
TOWNSHIP/VILLAGE/FARM	Moonloed
TYPE OF BUILDING	Proposed New Shops
AREA OF BUILDING	415 m ²
OFFICIAL PLAN NO	22/05/23
DATE SUBMITTED	24/05/23
DATE OF APPROVAL	20/11/25

Set/Madam

- The abovementioned Building Plans has been approved in terms of Section 7 of the National Building Regulations and Building Standards Act, 1977, (Act No 103 of 1977) subject to the following conditions :
 - The alterations/ or self flushing builder's toilet, in good working condition, be installed on site before arranging any inspection.
 - That all electrical work is to be registered and tested according to SABS 0142 and that Council is to be provided with a copy of the test certificate prior to the issuing of an Occupancy Certificate.
 - That all fire work connected with the erection of such building(s) are carried out in accordance with the National Building Regulations and Building Standards Act 1977, (Act No 103 of 1977) as well as the Town Planning Scheme in operation.
 - NOTE : Inspections Compliance Manual and Inspections Monitors Sheet are attached to the approved plans. Please ensure that the Inspections Monitor Sheet is updated with every inspection by the owner/contractor and the Building Inspector on site for control purposes.**

20 - 11 - 2025

For: **MANAGER: BUILDING CONTROL**