



BRAMLEY & ASSOCIATES CC

FIRE PROTECTION CONSULTANTS



1995/44383/23

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8th October 2010

Letter No.001
Our Ref. BWM/PL/am

Abacus Asset Management (Pty) Limited
P. O. Box 1559
Stellenbosch
7599

ATTENTION: MR. GAVIN BLOWES

Dear Sir

BAY WEST SHOPPING CENTRE
BASE SPECIFICATION FOR PREMISES

Fire Items Base Specification for Premises for inclusion in Tenant's Specification.

1. DIVISION WALLS

Where drywalls are provided, Tenants may not use these demising walls for the support of any shelves or fittings, etc. Division walls at occupancy divisions will conform to the requirements of S.A.B.S. 0400 with regard to fire safety. The Rational Fire Design may influence the position of some of these occupancy divisions.

2. CEILINGS

Should the Tenant request that the standard ceiling be omitted and this variation to the Tenant Design Criteria is approved by the Landlord, the cost of treating the void area shall be to the Tenant's account. This includes all costs associated with the relocation of services as well as specific costs incurred in affecting changes to the Sprinkler / Smoke Detection Systems, to ensure that the systems installed by the Landlord functions as per its design. Tenants to make provision for access hatches / trap doors where required.

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3. DOORS (EXTERNAL)

Where required by the Local Authorities or Rational Fire Design, each shop leading onto escape / service passages will be provided with a fire rated door. As specified, doors will be fitted with emergency door devices. No deviation to this will be permitted.

4. FIRE FIGHTING EQUIPMENT AND FIRE ESCAPES

The Tenant shall provide and maintain the number and type of fire extinguishers that are required in terms of the Standard Building Regulations and any relevant authority. ***If the Tenant's business activities necessitate the use of additional or special types of extinguishers, these shall be for the Tenant's account.*** Each Tenant is to provide a minimum of 1 (one) typed DCP (dry chemical powder) 4,5kg fire extinguisher per every 200m² on his premises.

All fire fighting equipment and escape routes within the Tenant's premises shall be clearly demarcated with S.A.B.S. approved signage. Escape doors to be fitted with the suitable device/s meeting safety and security requirements.

5. FIRE SPRINKLERS

Where sprinkler protection is provided to individual shops, it is done on the basis of an open area. Any changes to the standard sprinkler layout, due to Tenants installing full height partitions, bulk-heads, etc., ***will be for the Tenant's account.*** All changes to the standard sprinkler layout must be undertaken by the Contract Fire Protection Consultant. The Tenant shall pay for any additional drain down and refills of the sprinkler / hose reel installations. All work to the sprinkler system will ***be executed by the Landlord's contractor.***

6. SMOKE DETECTION

Smoke detection sensors will be installed to a predetermined grid (based on an open area) as designed ***by the Landlord's Fire Protection Consultant.*** Should any Tenant require changes or alternations to the standard layout, the cost shall be to the ***Tenant's account.***

Yours faithfully

PETER LIPSCHITZ

cc John Townsend
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