



ENTERPRISE RISK MANAGEMENT LIMITED

REGISTRATION NO.: 1995/001603/07

VAT NO.: 4670150004

**HEAD OFFICE:**

BLOCK A, FIRST FLOOR, 53 KYALAMI BOULEVARD,  
KYALAMI PARK, KYALAMI, 1684

**TEL: 010 023 2535**

**E-MAIL: [info@adamint.co.za](mailto:info@adamint.co.za)**

46 LANDMARKS AVENUE

KOSMOSDAL, CENTURION, 0157

**TEL: 083 327 7499**

**EMAIL: [info@stor-it.co.za](mailto:info@stor-it.co.za) / [jolene@adamint.co.za](mailto:jolene@adamint.co.za)**

**STOR-IT: 46 LANDMARKS AVENUE – PROPERTY RULES**

Good Day Tenants,

19 August 2025

1. **SIGNAGE:**

- 1.1. The Samrand Owners Association (SOA) for Samrand Property does not allow any signage on the street fence and will be removed if it has not been approved.
- 1.2. All signage boards need to be approved by the SOA before any installation can commence either on the outside or inside of the property.
- 1.3. Rental for signage area will be R500.00 + VAT = R575.00 per month at the entrance of the Property.
- 1.4. The Tenant shall, at its own cost, remove all signs and signage when vacating the Property.

2. **RUBBLE REMOVAL:**

- 2.1. Tenants are required to keep the Property clean at all times. All rubble needs to be removed immediately to the bins provided in the allocated area.

3. **PARKING AND FIXING CARS / TRAILERS:**

- 3.1. NO trucks / cars / trailers are to be fixed, including panel beating, upholstery and / or servicing, in the parking area of the Property.
- 3.2. There is limited parking and Tenant's are to use parking bays and not to block any clients coming to their units.
- 3.3. Charges for overnight parking with prior approval:
  - 3.3.1. Car / Small Trailers: R1 000.00 + VAT per month
  - 3.3.2. Trucks / Big Trailers: R2 000.00 + VAT per month
  - 3.3.3. Trucks Over 2 Tons: R5 000 + VAT per month

4. **ALTERATIONS TO THE PROPERTY:**

- 4.1. The Tenants shall not make any alterations to the Property including its interior, nor install any fixtures, fittings, lights, plugs or signs in or around the Property, without the prior written consent of the Landlord.
- 4.2. The Landlord shall be entitled to require that the Tenant to provide it with quotations, drawings and / or plans as a condition to it, prior to considering any request for consent on alterations proposed.
- 4.3. Where any damage has been caused by the Tenant and / or its Representatives and / or its Customers, the Tenant shall be responsible for the cost of the repairs to the Property and a penalty fee of R500.00 + VAT will be charged. The damage includes but not limited to damage caused to structures by loading or offloading vehicles.
- 4.4. No Tenant is allowed to install electricity to any units without the Landlords written approval.  
Should the Landlord have approved such the Landlord will require an electrical certificate of compliance, which will be paid for by the Tenant.

Should the Landlord not give approval, Tenant will be liable for the cost of the electrical compliance certificate plus a penalty fee of R2 000.00 + VAT. In addition, the Tenant will be charged on an estimate on the electricity consumption after 1 month for 3 months.



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**5. FIRE REGULATIONS:**

- 5.1. The Tenant shall purchase and install at its own cost, SABS approved fire extinguishers, the number of which shall comply with regulations in terms of the square meterage.
- 5.2. The Tenant shall ensure the fire extinguisher equipment is serviced on a regular basis and shall furnish Landlord with proof thereof once service has been completed.
- 5.3. It is illegal to use the fire hose reel unless for its intended purpose. By using the fire hose reel for any other purpose could result in the fire department closing the Property down and a fine. Should the Tenant be found using the fire hose reel, the Landlord will need to get its approved fire company to inspect and service the equipment, which will be for the Tenants cost plus a penalty fee of R2 000.00 + VAT.

**6. REPAIR & MANUFACTURING:**

- 6.1. No repairs or manufacturing is allowed outside the storage units. Should you find that you are unable to complete your business in the space you are renting, please request a larger unit. No business will be allowed to continue outside (in front of) the unit/s rented.
- 6.2. No painting and cleaning of equipment outside the units is allowed. If the Tenant has been found doing so, and after receiving notice of the breach, and the matter is not fixed within 7 days from the date of the notice, the Landlord will arrange for independent contractors to repair, and this will be for Tenants cost + penalty fee of R2 000.00 + VAT.

**7. OPERATION COST:**

**All tenants operating from Storit will be charged a monthly operational cost of R350 – R2 500 including VAT.**

This operational cost contributes towards the upkeep of the property, including security, common area maintenance including the toilets, and general facility management, ensuring a clean, safe, and professional environment for all.

**8. 1<sup>ST</sup> FLOOR UNITS:**

Please note that the upper floor units are not waterproofed. Only light mopping is permitted on these floors. Water must not be allowed to stand or seep into the floor slab under any circumstances.

Any requests for approval must be emailed to: [jolene@adamint.co.za](mailto:jolene@adamint.co.za) / [info@adamint.co.za](mailto:info@adamint.co.za)

Yours faithfully,

Jolene Meyer  
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ERM LIMITED T/A STOR-IT SAMRAND  
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