

THE CHRIST LIFE WORLD

aka The Christ Life Commission International

PURCHASE OF THE MAIN CHURCH IN KEMPTON PARK WEST





The Christ Life World is a non-denominational Christian church. We have been renting a church facility in Kempton Park West from the Dutch Reformed Church of Edleen since 2015. During this time, we have built our congregation and have thriving extra-Sunday service activities, including youth meetings on Fridays and prayers on Saturday mornings. We also have a training institute for ministers, a marriage academy, counselling opportunities, a mid-week service, and a myriad of other activities and programmes. Our Sunday services habitually draw over 1,000 attendees online.

Recently, our landlords notified us that they intend to sell the property and that we have the first option. It is our earnest desire to purchase this property. The asking price was R3.8 million but the owners accepted our offer of R3 million because the asbestos roof is crumbling and our quote for fixing it is R1.403 million (see photos of the roof in Addendum A and the quotation in Addendum B).

The costs that we currently have are the following:

Purchase Price	R3,000,000.00
Transfer Costs***	R58,071.5
Bond Costs (which we are trying to avoid)	R56,506.25
Fixing the Asbestos Roof	R1,403,000.00
Removing the Asbestos Tiles	Approximately R150 000.00
Upgrade of the Sewerage System	Unknown
Walls with Damp, Broken Windows, etc.	Unknown
TOTAL	R4,667.577.50

*** We are registered as a Non-Profit Organisation (NPO) and are exempt from Transfer Duty under S9(1)(c) of the Transfer Duty Act

We are proud to report that we already have commitments of more than R300,000.00. However inspiring it might be, it is a far cry from the funds required.

We request that you come alongside us to make the vision of "Making Men Like Christ" a reality by assisting us in purchasing this property. We invite you to discuss the possibilities with our Presiding Bishop or the Ministry Administrator (contact details below). Our financial statements are available upon request.

With brotherly love and great expectation,

Dr Able Akpanke

bishop@thechristlifeworld.org
+27 (0)79 425 8628

PRESIDING BISHOP

The Presiding Pastor
The Christ Life Commission
14 Bloekom Curve
Kempton Park West 1619
011 393 6016 RSA

Pastor Marita (Ariel) Oosthuizen

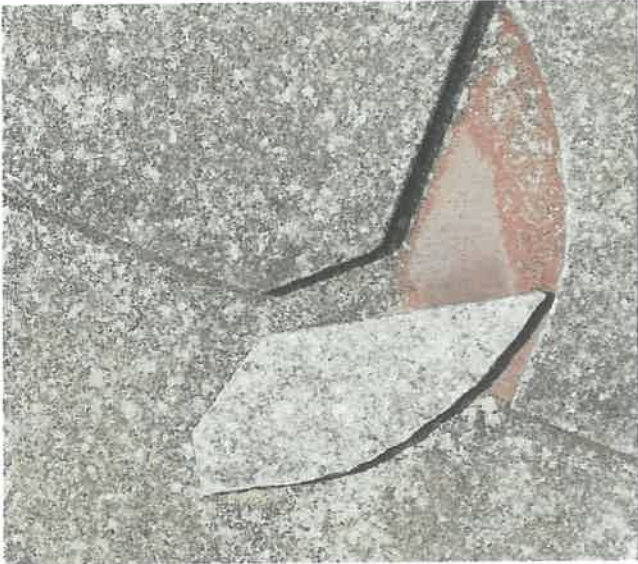
admin@thechristlifeworld.org
+27 (0)82 378 4903

MINISTRY ADMINISTRATOR



ADDENDUM A: Photos of the Church Roof

Broken asbestos tiles that further crumble on impact.



The Christ Life World



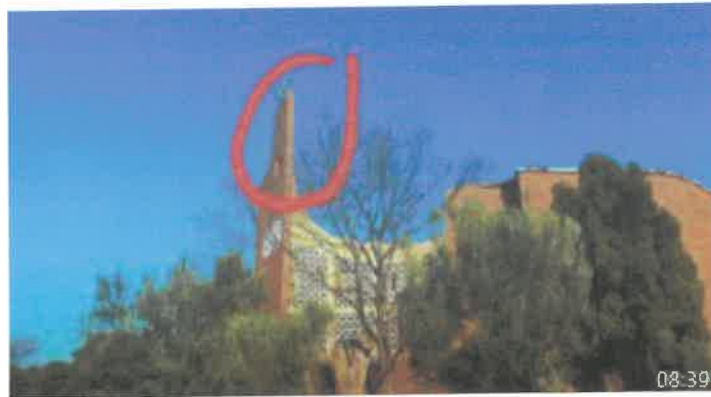
Lack of maintenance over the years.





The Christ Life World

The church tower and the slanting roof that make it a difficult job from a health and safety point of view.



The roof of the administrative building that also needs upkeep and attention.





ADDENDUM B: Quotation for the Roof



PECHÉ
ROOFING SPECIALISTS

Date Wed, 14-Aug-2024
Valid Until Sat, 14-Sep-2024
Payment Terms 70% Deposit. Balance on
Co-ordinator Elias Ntuli
Sales Rep Elias Ntuli
Purchase Order

Q31827

PECHÉ CC

VAT 4030110409
Tel +27 (011) 708-7411

Other

Email ella@peche.co.za
Reg No 1986/014403/23
 Elsecar St & Kelvin St
 Kya Sand South Africa Gauteng 2169 South Africa

Jaco Redelinghuys

Phone 0745061324
Contact
Contact No
VAT
Email jakes.redelinghuys@gmail.com

Billing Address
 14 Bloekomdraai Street
 Kempton Park

Shipping Address
 14 Bloekomdraai Street
 Kempton Park

Quotation

QTY	DESCRIPTION	PRICE EACH	NETT PRICE EXCL
1,200.00	Everite Re-roof	988.00	1,185,600.00
<p>Strip off the existing Everite slates. Supply and fix all new 7mm Everite Nu-tec Fibre cement roof slates to the new battens. Each slate fixed with 2 galvanised clout nails and 1 copper disc rivet. - (per m²)</p>			
<p>Comment</p> <p>NOTE: A quote will be needed for the safe stripping and removal of the hazardous asbestos slate by an approved contractor.</p>			
160.00	Sheeting Maintenance Paint	215.00	34,400.00
<p>Sand down all loose rust and paint. Clean with a general purpose cleaner. Clean off entire roof covering with a high pressure cleaner. Apply a coat of Paint Masters Rust X rust inhibitor to affected areas. Apply a coat of Paint Masters Metal Primer to entire surface. Re-seal all overlaps and roof screws with our Acrylic Bitumen that is used in conjunction with a reinforced membrane. Paint entire surface with 2 coats of Paint Masters roof paint. (per m²)</p>			

Bank: Standard Bank
Account: To be confirmed
Branch Code: on acceptance
Type: Cheque
Reference: **M241099**

Items Total Excl. VAT	1,220,000.00
- Overall Discount	0.00
+ Charges	0.00
Pre VAT Total	1,220,000.00
+ VAT	183,000.00
Adjustment	0.00
Total Including VAT	1,403,000.00

Print Name

Signature

Date Signed

General Terms and Conditions:

1. All quotes are valid for a period of 30 days only
2. A 70% deposit is payable on all accepted quotes
3. The balance of the quoted amount is payable on the completion of the scope of work stated in the quotation and on presentation of the final invoice, completion certificate and after photos.
4. The guarantee will only be issued on full and final payment of the invoice.
5. It is the responsibility of the client to ensure that all items of furniture, all fixtures, all fittings and vehicles etc. are removed from the area where the work in order to alleviate any damage being caused during the duration of the contract.
6. All quotes exclude any structural timber work, unless specified, or for unforeseen items.
7. If the quote is not accepted in its entirety by the client, Peché Roofing reserves the right to amend the guarantee based on the scope of work agreed to and accepted by the client
8. Although extreme caution will be taken by Peché Roofing when working on skylights, Peché Roofing will not be held liable for skylight glass that may get broken or damaged.
9. Although extreme caution will be taken by Peché Roofing when working near TV/Satellite dish cabling, Peché Roofing will not be held liable for damage to these cables.
10. Unspecified areas in terms of the quote will be excluded from the scope of work to be undertaken.
11. Amendments and/or additions to the quotation will only be valid once the additional work has been quoted on and signed for by the client
12. Peché Roofing reserves the right to take legal action against any client should final payment not be received within 7 days of the client receiving the final invoice. The client will be liable for all legal costs pertaining

Liabilities and Indemnities:

The Client indemnifies Peché Roofing and all its representatives for all damages, force majeure, unforeseen damages, loss of income or any other loss suffered by the Client and or any 3rd party as a result of any activities, whilst work is being performed by Peché Roofing in terms of the scope of work as described in the quotation.

The Client hereby undertakes to notify Peché Roofing, in writing to denis@peche.co.za, of any dissatisfaction with regard to remedial works undertaken within 7 days of such work being completed

Peché roofing undertakes to address all complaints and rectify any unsatisfactory work timeously according to the written guarantee

" >

General Terms and Conditions:

1. All quotes are valid for a period of 30 days only
2. A 70% deposit is payable on all accepted quotes
3. The balance of the quoted amount is payable on the completion of the scope of work stated in the quotation and on presentation of the final invoice, completion certificate and after photos.
4. The guarantee will only be issued on full and final payment of the invoice.
5. It is the responsibility of the client to ensure that all items of furniture, all fixtures, all fittings and vehicles etc. are removed from the area where the work in order to alleviate any damage being caused during the duration of the contract.
6. All quotes exclude any structural timber work, unless specified, or for unforeseen items.
7. If the quote is not accepted in its entirety by the client, Peché Roofing reserves the right to amend the guarantee based on the scope of work agreed to and accepted by the client
8. Although extreme caution will be taken by Peché Roofing when working on skylights, Peché Roofing will not be held liable for skylight glass that may get broken or damaged.
9. Although extreme caution will be taken by Peché Roofing when working near TV/Satellite dish cabling, Peché Roofing will not be held liable for damage to these cables.
10. Unspecified areas in terms of the quote will be excluded from the scope of work to be undertaken.
11. Amendments and/or additions to the quotation will only be valid once the additional work has been quoted on and signed for by the client
12. Peché Roofing reserves the right to take legal action against any client should final payment not be received within 7 days of the client receiving the final invoice. The client will be liable for all legal costs pertaining

Liabilities and Indemnities:

The Client indemnifies Peché Roofing and all its representatives for all damages, force majeure, unforeseen damages, loss of income or any other loss suffered by the Client and or any 3rd party as a result of any activities, whilst work is being performed by Peché Roofing in terms of the scope of work as described in the quotation.

The Client hereby undertakes to notify Peché Roofing, in writing to denis@peche.co.za, of any dissatisfaction with regard to remedial works undertaken within 7 days of such work being completed

Peché roofing undertakes to address all complaints and rectify any unsatisfactory work timeously according to the written guarantee