



AUCTIONEERS



SA CALCIUM CARBIDE

TENDER SALE

Massive Industrial Facility & Plant

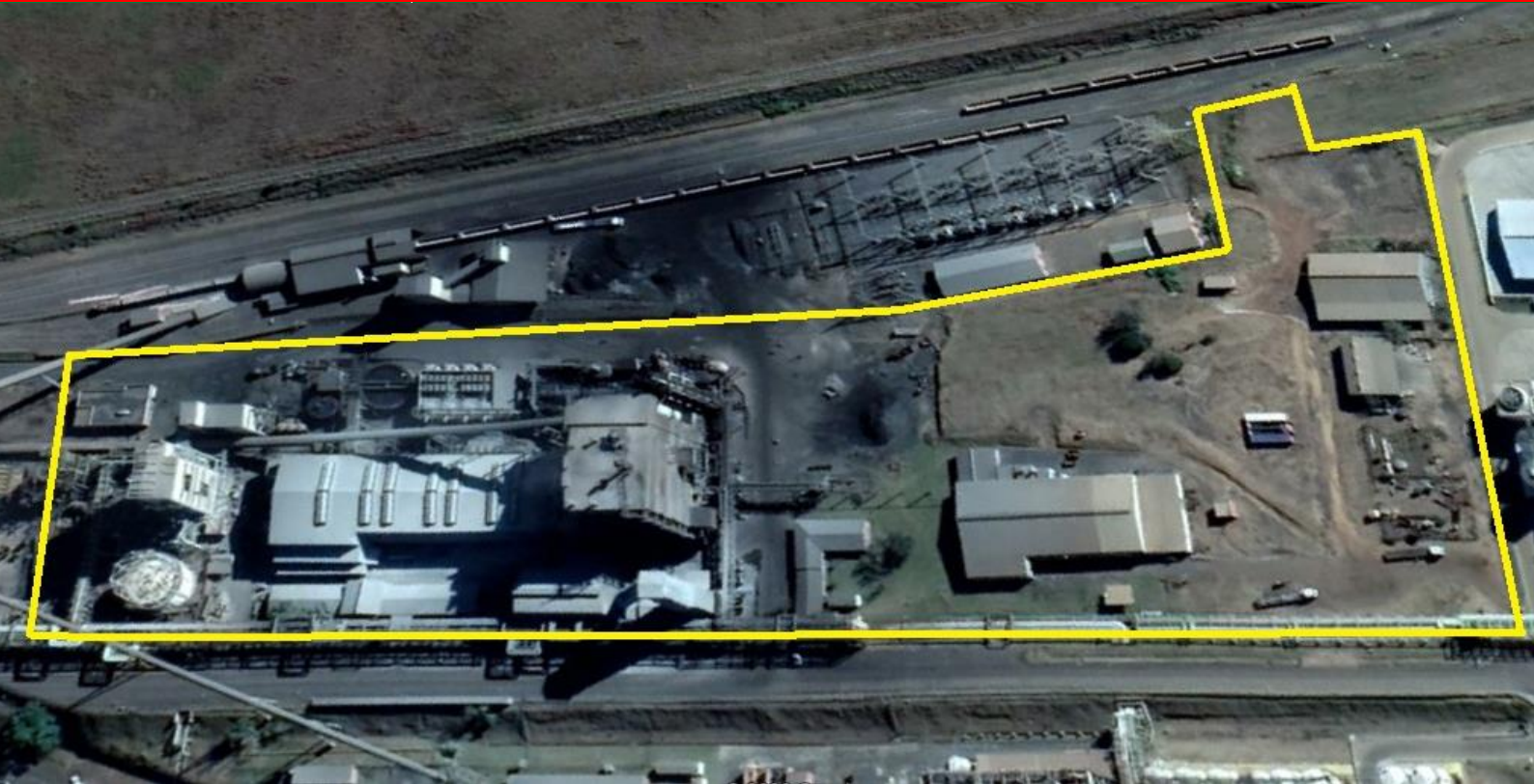
Warehousing, Offices and Yard

Large Power Supply

Airport Industrial – Newcastle KZN

1 Karbochem Road Airport Industrial | Newcastle

SA Calcium Carbide (Pty) Ltd (In Liquidation)



TOGETHER WITH PLANT & EQUIPMENT – LIST BELOW

WH Auctioneers Properties (PTY) Ltd
578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com

Contact for further info:

Daniel Pelkowitz Cell: 072 360 7510 • Email: danielp@wh.co.za
(Property Practitioner – Certificate Number 2023332288)

Prelena Narainsamy Cell: 082 340 1001 • Email: prelenan@wh.co.za

SUBMISSION DATE: 05 MAY 2023 - 12pm

1. DISPOSAL PROCESS, GUIDELINES AND TIMEFRAMES

Offers: **Signed offers** to be submitted to WH properties by no later than **12pm on Friday 5 May 2023**

Acceptance Period: **21 Business Days from Offer Date**

Deed of sale: Pre-approved deed of sale available on request

Due Diligence: **Not applicable to the conditions of sale** (the period leading to 05 May 2023 serves as period for purchasers to conduct any necessary due diligence work, property sold Voetstoets)

Finance: **Not applicable to the conditions of sale** (purchasers may elect to raise finance but this will require pre-approval or the funding to be in place prior to the submission of the offer).

Purchasers will be requested to provide proof of funds / financial assurances to the Seller

Deposit: **25% of the purchase price (non-refundable) due on submission of Offer to Purchase and balance / guarantees** due by no later than 15 (Fifteen) Business Days after the Acceptance Date

Commission: **12% Buyers Premium excluding VAT**

COCs: The **PURCHASER is liable to obtain certificates of compliance if Necessary/Applicable**

VAT: Applicable at 15% or as otherwise directed by SARS

- The properties are sold Voetstoets and NOT SUBJECT TO VACANT OCCUPATION
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable
- Purchaser responsible for any environmental liabilities

Format: Offers submitted electronically to danielp@wh.co.za & prelenan@wh.co.za or hard copy (in a sealed envelope) to Daniel Pelkowitz, WH Auctioneers Properties – 578 16th Road, Randjespark, Midrand, 1685, the **contents of which will remain strictly confidential** until the opening date which takes place in front of the brokers and Business Rescue Practitioners.

For queries regarding the property contact:

Daniel Pelkowitz: 072 360 7510
Prelena Narainsamy: 082 340 1001
Tim Varenzakis: 083 264 1646



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Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

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TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA
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2. GENERAL

Property Address: 1 Karbochem Road Airport Industrial Newcastle
Erf & Suburb & City: Erf 15569 Newcastle & Portions 1, 4 and 5 of Erf 13744 Newcastle

3. TITLE DEED INFORMATION

Deeds Office: Ekurhuleni

Title Deed No. Erf 15569: T41369/2018
Portion 1 of Erf 13744: T70300/2003
Portions 4 and 5 of Erf 13744: T9440/2013

Erf Size: Erf 15569: ± 1.3505 Hectares
Portion 1 of Erf 13744: ± 1.8761 Hectares
Portion 4 of Erf 13744: 4089m²
Portion 5 of Erf 13744: ± 1.7398 Hectares
TOTAL ± 5.3753 Hectares

Zoning: Industrial

4. LOCALITY

The subject area being **Airport Industrial Newcastle** is predominantly categorized by large scale industrial buildings.

On a micro level these properties are located in an industrial node, south east of Newcastle CBD and just south of Newcastle Municipal Airport, known as Airport Industrial. Airport Industrial is an industrial node that seems to be used for chemical plant operations. Surrounding properties comprise similar industrial type buildings (probably also specialised of nature) with plant and machinery.

On a macro level these properties are located in the southern boundaries of Newcastle. Newcastle is the third-largest city in the province of KwaZulu-Natal and is known to be the industrial centre of KwaZulu-Natal. Surrounding suburbs include Riverside Industrial (north), Kwamathukuza (east) and Arbor Park (west).



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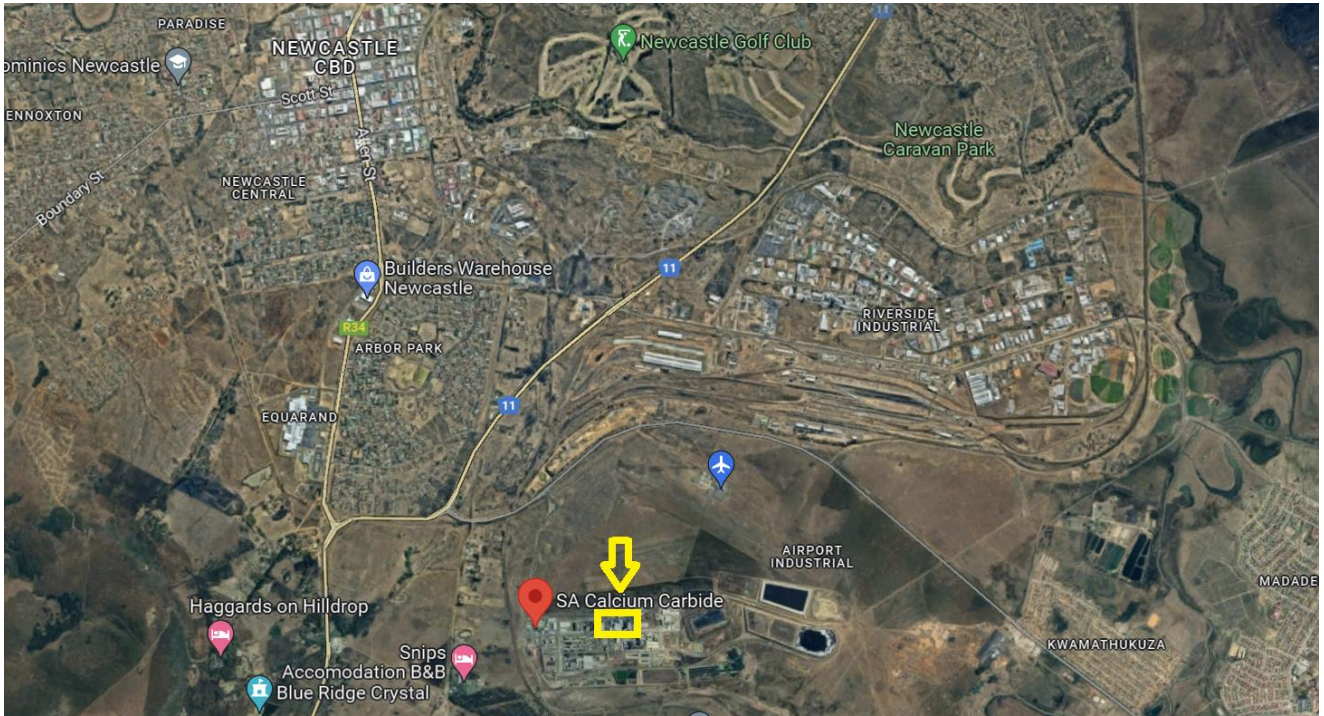
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Massive Industrial Facility & Plant – Airport Industrial Newcastle KZN



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5. DESCRIPTION OF IMPROVEMENTS

The subject property consists of an enormous industrial compound which has been improved by numerous large warehouses, workshops, offices and yard space as well as a full calcium carbide plant and ancillary equipment.

The property is located in Airport Industrial Newcastle in a very large and secure industrial type park.

The site has been used for the milling, manufacturing, storage, bagging and packaging of various calcium carbide products and by-products, including carbide dust, lime and acetylene carbon black (ACB)

The property measures approximately 5.3753 Hectares in extent..

Improvements on the property include:

- Numerous warehouses and workshops
- Office components servicing the warehouses
- Open fields and yard space
- Full scale calcium carbide plant and ancillary components

Services

Municipal services are available on site. There seems to be a very high power supply. Exact power supply is not confirmed and the buyer will need to confirm this.

Yard & Parking

There is yard space and ample on-site parking with carports. There is ample space for truck access.

Site Access and Security

Access is gained to the site via numerous main access gates Karbochem Road. The property is secured by 24-hour on-site security within an industrial park.

The improvements have not been utilised for many years and are in a poor condition. Significant maintenance and upkeep is required to get the buildings into a usable condition.

PLANT AND EQUIPMENT – List of plant and equipment being sold with the property is listed below.

Tailings are the left-over materials from the processing of mined ore. They consist of ground rock, unrecoverable and uneconomic metals, chemicals, organic matter and effluent from the process used to extract the desired products from the ore.

The Tailings are included in the sale.

A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans.



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6. ENVIRONMENTAL LIABILITY PER THE SALE AGREEMENT

1. ENVIRONMENTAL LIABILITIES

- 1.1. The Parties note and record that the Assets and Newcastle Properties were previously utilised by the Seller for the manufacture and processing of calcium carbide. The manufacture of calcium carbide includes input materials such as lime, pitch coke and coal as well as other allied by-products and materials.
- 1.2. The Purchaser warrants and records that:
 - 1.2.1. it is aware of the nature of the operations previously conducted by the Seller on the Newcastle Properties;
 - 1.2.2. it is aware of all environmental considerations and consequences arising from the manufacture and processing of calcium carbide;
 - 1.2.3. it has inspected the Newcastle Properties and has familiarised itself with all remaining materials, of whatsoever nature, remaining on the Newcastle Properties; and
 - 1.2.4. it has conducted its own environmental due diligence in relation to the acquisition of the Newcastle Properties and Assets in terms of this Agreement.

Assumption of Environmental Liabilities

- 1.3. For the purpose of this section, “*Environmental Liabilities*” shall refer to and include:
 - 1.3.1. any and all duties and / or obligations of the Seller in relation to the Newcastle Properties and Assets arising from any Applicable Law, including but not limited to the:
 - 1.3.1.1. National Environmental Management Act, 107 of 1998 ;



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- 1.3.1.2. National Environmental Management: Air Quality Act, 39 of 2002;
 - 1.3.1.3. National Environmental Management: Waste Act, 59 of 2008 ;
 - 1.3.1.4. Mineral and Petroleum Resources Development Act, 28 of 2002; and
 - 1.3.1.5. National Water Act, 36 of 1998.
- 1.3.2. any liability or costs arising from:
- 1.3.2.1. the removal of any waste material from the Newcastle Properties;
 - 1.3.2.2. the decontamination and / or rehabilitation of the Newcastle Properties.
- 1.4. The Purchaser unconditionally and irrevocably indemnifies and holds the Seller harmless against any and all Environmental Liabilities in relation to the Newcastle Properties and the Assets.



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7. LIST OF ASSETS FOR SALE WITH THE PROPERTY

Qty	Description
	<u>Newcastle Site</u>
	<u>34 Meter Floor</u>
2	Double Deck Vibrating Screens (2m x 1m)
2	Pipe Vibrators (6m)
2	Conveyors (10m x 450m)
1	Bucket Elevator
	<u>29 Meter Floor</u>
4	Suction Fans
1	Delamatic Air Filter System
1	Nitrogen Purge System
1	Conveyor (20m x 450mm)
1	Conveyor (15m x 450mm)
3	Hopper feeders with Scales (Delamatic Filters on top of each)
3	Screw Conveyors (5m)
2	Shuttle Conveyors (10m x 400mm)
1	Pumps and Motors with Piping and Valves
4	Pneumatic Isolation Gas Valves
2	Seal Pots
1	Receiving Tank
1	Overhead Gantry with Hoist (3 Ton - 25m) - 40 m of Lift
	<u>22 Meter Floor</u>
1	Hoist on Steel Structure (25Ton)
1	Steel Storage Room
2	Steel Lockers
1	Steel Workbench and Vice
1	Hopper System with 8 Outlets
1	Hopper System with 9 Outlets
2	Pallet Trolleys
1	Lincoln Welder (TM400/400)
2	Welding Rod Electrode Casing
1	Pipe Stand with Pipes
1	Steel Cabinet
	<u>16 Meter Floor</u>
1	Steel tank
1	Steel Cupboard
	<u>12 Meter Floor</u>



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3	Transformers (132Kw)
	8 Meter Floor
1	Concrete Mixer
1	Pump and Motor with dipping Bath
	4 Meter Floor
10	Pipe Vibrators (5m)
2	Pipe Vibrators (1m)
1	Screen (2m x 800mm)
1	Mixing Screw with Small Hopper Feeders
1	Vibrating Pan Feeder
1	Scrapper Chain Conveyor (30m)
1	Gas Plant (Some Rust - Not Working)
	8 Meter Floor Continued
1	Assorted Office Furniture and Computers
1	Plant Control Room
1	Caterpillar 216B Skid steer with Boom Attachment
1	3 Ton Overhead Gantry with Hoist
1	Drill Press
1	Steel Cages and Work Table
1	Lincoln Welder (Tm-400/400)
2	Flood Lights on Stand
	4 Meter Floor Continued
1	Assorted Steel Lockers
1	52 Mega Watt Furnace Including Electrode Clamping, Furnace Welding Unit Furnace Top, Chillpot Trolleys x 80 and Ramrods
2	Blowers
3	Sand Blasting Pots
1	Steel Stand and Trolleys
1	Railway Tracks (±1km)
1	Windhoff Machine (Push off) With Booms
3	Windhoff Tele-Track (RW50DH) Locomotives
1	7.5 Ton Double Overhead Gantry Crane with Hoist (25m)
1	3 Ton Single Overhead Gantry with Hoist (10m)
1	Steel Belt Conveyor (60m x 1,3m) With Trolley Loading Platform (60m x 8m)
	Crushing Plant
1	Vibrating Screen (3m x 2m)
1	Steel belt Conveyor (30m x 1.3m)
1	Krupp Cone Crusher (Type ESCH) with Structure
1	Double Gantry Overhead crane (20 Ton) with Hoist (10m)
1	Air Cooler
1	Spare Cone



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1	Pan Vibrator (6m x 800mm)
	Bag House
1	Blowers With Hopper, Screw Conveyor and Structure
1	Inclined Conveyor
1	Vibrating Screen (3m x 1.5m)
1	Vibrating Screen (2m x 1m)
1	Osborne Jaw Crusher
4	Loading Hoppers
4	Pipe Vibrators
	Furnace Cooling Section
3	Steel Tanks
2	Pumps and Motors (Big)
2	Pumps and Motors (Small)
1	Plate Heat Exchanger
1	Diesel Tank
1	Diesel Engine with Pump
1	Receiving Tank
	Drying Section
3	Pipe Vibrators
1	Hopper on Stand with Screw Conveyor
1	Bucket Elevator
1	Blower
2	Pneumatic Pots
2	Blowers
3	Hopper Scales
1	Hopper Scale (Stripped)
1	Conveyor (20m x 400mm)
1	Bucket Elevator (40m)
1	Filter Press on Stand with Pump
1	Storage Tank with Pumps and Motors
2	Blowers
	Kiln
1	Kiln(30m) Including, Large Storage Tank with Motors and Pump, Heat Extraction Units, Blower Unit (Not Working), Air Cooler, Pipe Vibrators, Dust Scrubbing Unit and 2 Ton Small Single Gantry and Hoist
	Sludge Drying
1	Fluidized Bed (Tank) With Blower
1	Cyclones x 8 with Rotary Valves and 3 Screw Feeders
1	2 Ton Overhead Gantry with Hoist (6m)
2	Hopper Feeders
2	Conveyors (5m x 800mm)



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1	Mixing Screw
1	Blower
1	Kiln (Small)
4	Screw Conveyors (1,5m)
3	Blowers
1	Hopper on Stand with Blower
	<u>Plant Feeding Silos</u>
9	Silos (±300 Tons)
1	Assorted Steel Structure and Piping In Plant
	<u>Power plant</u>
2	Blowers and Motors with Pneumatic Valves
4	Jenbacher General Electric 20 Cylinder Gas Engines Generators
4	Extractor Filtration Systems (for Generator Rooms)
4	Horizontal Cooling Radiators with 8 Fans per Unit
4	Exhaust Systems for Generators
2	Oil Tanks on Stands with Pumps and Motors (10 000L)
	<u>Water Purifications</u>
1	Pumps and Motor
1	Pump and Motor (not working)
1	Clarifier Steel Tank with Agitator, Pumps and Motors
1	Batch Mixing Tank
4	JoJo Tanks (used for Cyanide)
1	Pumps and Motors with Piping and Valves
1	Separator (Not Working)
15	Assorted Flow bins
2	Filter Presses (not Working)
1	JoJo Tank (2500L)
1	Steel Tank on Structure (Scrap)
	<u>General</u>
1	Assorted Lockers and Filing Cabinets
1	Trans-Vac Suction Unit (Scrap)
1	Scissor Lift (scrap)
1	Hyster Forklift (Scrap)
1	Steel Cage and Cabinets
1	Assorted Scrap Steel
1	Acetylene Tank with Receiving Tank (Used as Water Tank)
1	Suzuki BX120 Motorcycle (Non Runner) Reg# NN19255
1	Kiln Wheel Grinder
1	Toyota Forklift (4 Ton) (Non Runner)



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1	Hyundai H100 LDV (Non Runner) Reg# NN69440
1	Trailer Reg# NN42273
	<u>Workshop Office</u>
1	Assorted Furniture and Contents
6	Assorted Hand Tools
2	Mac Welders (200)
3	Air Grinders
	<u>Workshop</u>
1	Steel Cabinets (Assorted)
2	Double Head Grinders
1	Drill Press
2	Ladders
1	Steel Work Bench with 2 Vices
1	Desktop Computer
1	Assorted Computer Equipment (Not Working)
1	Assorted Furniture and Contents
1	Wooden Tables & Chairs
	<u>Sample Room / Lab</u>
1	Screen
2	Jaw Crushers
1	Hammer Mill
1	Pulveriser
1	Small Steel tables
1	Lenco Analyser
2	Computers
1	Assorted Furniture
4	Lab Scale
	<u>Workshops</u>
1	Assorted Cabinets and Workbenches
1	Hydraulic Press
1	Enterprise 1550 Lathe (2m)
1	Double Head Grinder
1	2 Ton Single Girder Overhead Gantry with Hoist (10m)
1	Assorted Pumps (assumed not working)
1	Assorted Rigging Equipment
1	Assorted Furniture and Contents
1	Lincoln Electric Welder on Trolley
2	Mat-Weld (250)
1	Hypertherm Powermax 105



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4	Gas Welding Trolleys with Gauges
1	Drill Press (Not Working)
1	Double Head Grinder
1	Matweld (Matarc-400)
1	Lincoln Ideal arc (DC600) Welder with Feeder
1	Bobcat 853 (Non Runner)
1	Cut Off Saw
4	Steel Work Tables with Vices
1	Steel Cabinets (Assorted)
1	Steel Cutting Table
1	Electric Motor
1	3 Ton Single Overhead Gantry with Hoist
1	Angle Grinder
1	Assorted Scrap Steel
14	Assorted Steel Cabinets
1	Steel Workbench with Vice
1	Drill Press (TA Drill Master)
1	Isuzu 250 Diesel LDV (Runner - No Keys) Reg# 38399
	<u>Administration Office</u>
1	Assorted Office Contents and Computers
1	Site Office (12m)
1	Site Office (6m)
	<u>Drumming Plant</u>
1	Transformer 1
1	Transformer 2
1	Transformer 3
1	Control Panels
1	Atlas Copco GA45FF Compressor Hours: 50380
1	Receiving Tank
1	Lot Assorted Drums
2	Conveyor Belt Rolls (300m x 600mm)
1	Tamini Transformers (Unused) 132kw
1	Trafo-Union Transformer (Reconditioned) - 132kw
1	Tapping Transformer
1	Guillotine (Not Working)
1	Thermadyne (TSM-2005) Welder
2	Bays Industrial Shelving
1	Maxi Press
1	Large Press



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1	Rhodes RF100 Press
1	Glue Applicator
1	Furnace
1	Cage with Mixer Motor
1	Plate Roller
1	Seam Welding Machine
1	Flanger
1	Corrugator
1	Tops & Bottom Drum Press
1	Drum Pressure Tester
1	Drum Rotating Machine
1	Drum Spraying Machine with Drying Tunnel, Rollout Structure, Label Table and Extraction System, Control Panel
1	Drum Tilting Machine with 32m Chain Drum Conveyor
1	1 Ton Overhead Gantry with Manual Hoist
1	Paint Mixer
1	Nissan Hardbody LDV Reg# NN63824
1	Massey Ferguson Tractor Reg# NN13582
1	Steel Cages (for Drum Packing)
1	Assorted Office Furniture and Chairs
1	Single Axle Tautliner Trailer (15m) Reg# NW18641
1	Isuzu NQR 500 Freighter Turbo Chassis Cab Reg# NN40912
1	Double Head Grinder
1	Assorted Work Tables & Steel Cabinets
1	Lot Assorted Scrap
1	Lot Assorted Office Furniture and Contents
2	Cone Crushers (Incomplete)
	<u>Warehouse</u>
1	Assorted Scrap
1	Overhead Crane Attachment
1	Transformer with Control Panel
1	Ford Tractor (Stripped and Parts Missing)
1	Suzuki Motorcycle (Non Runner)
1	Four Poster Hoist
	<u>Open Yard</u>
1	Bell L120.4D Front End Loader with Forklift Attachment and Bucket- Non Runner



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Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

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TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA
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AUCTIONEERS

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1	Double Axle Flatbed Drawbar Trailer
1	Drawbar Bin Trailer with Bin (Rusted)
1	Bag Filter Hopper on Structure
1	Conveyor (250m x 600mm)
	<u>Cement Silo</u>
10	Vibrating Feeders
2	Conveyors (30m x 600mm)
1	Conveyor (5m x 600mm)
1	Delamatic Bag Filters



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8. SITE PHOTOGRAPHS



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The way auctions should be.

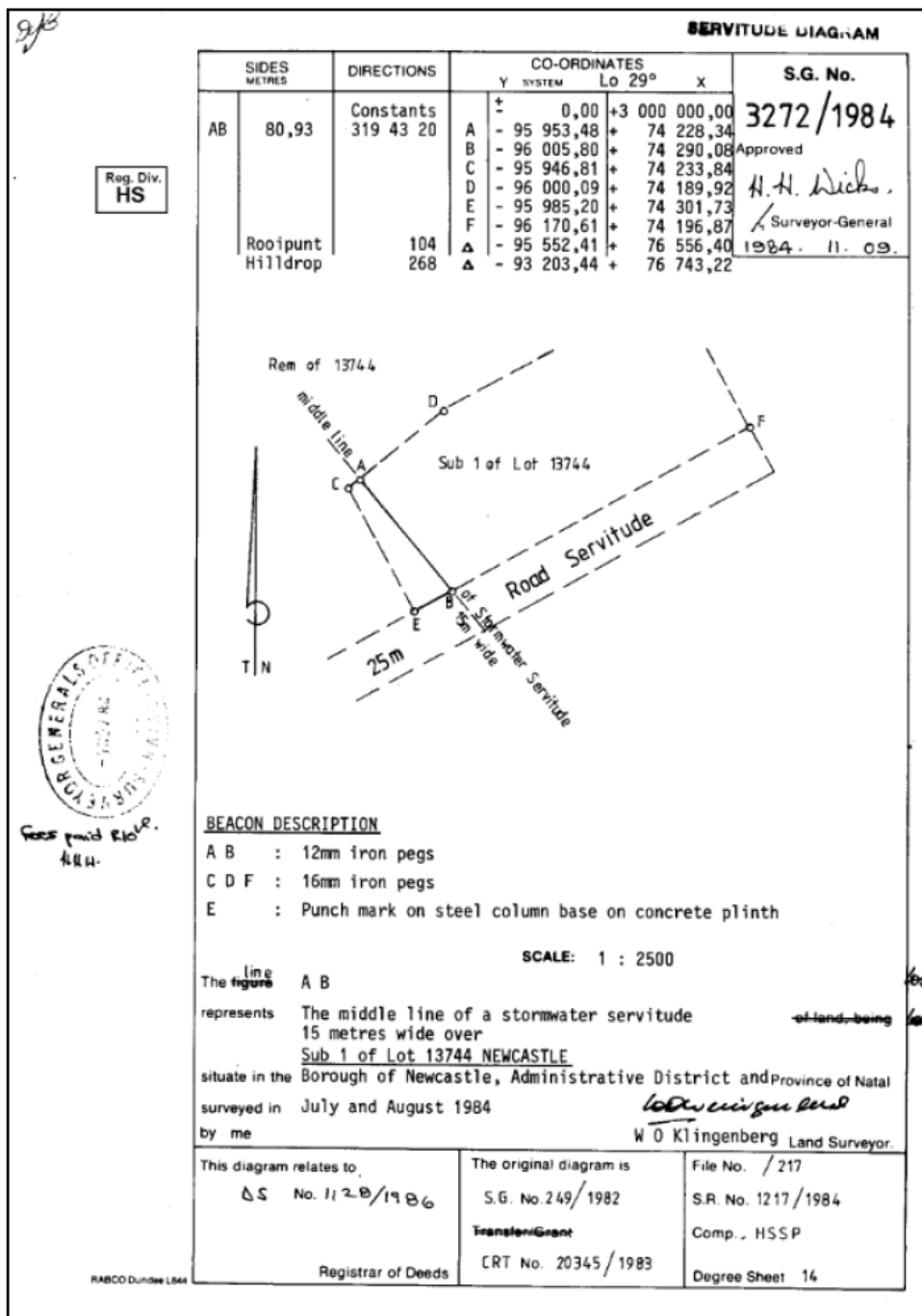
WH AUCTIONEERS PROPERTIES (PTY) LTD.
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9. SG DIAGRAMS



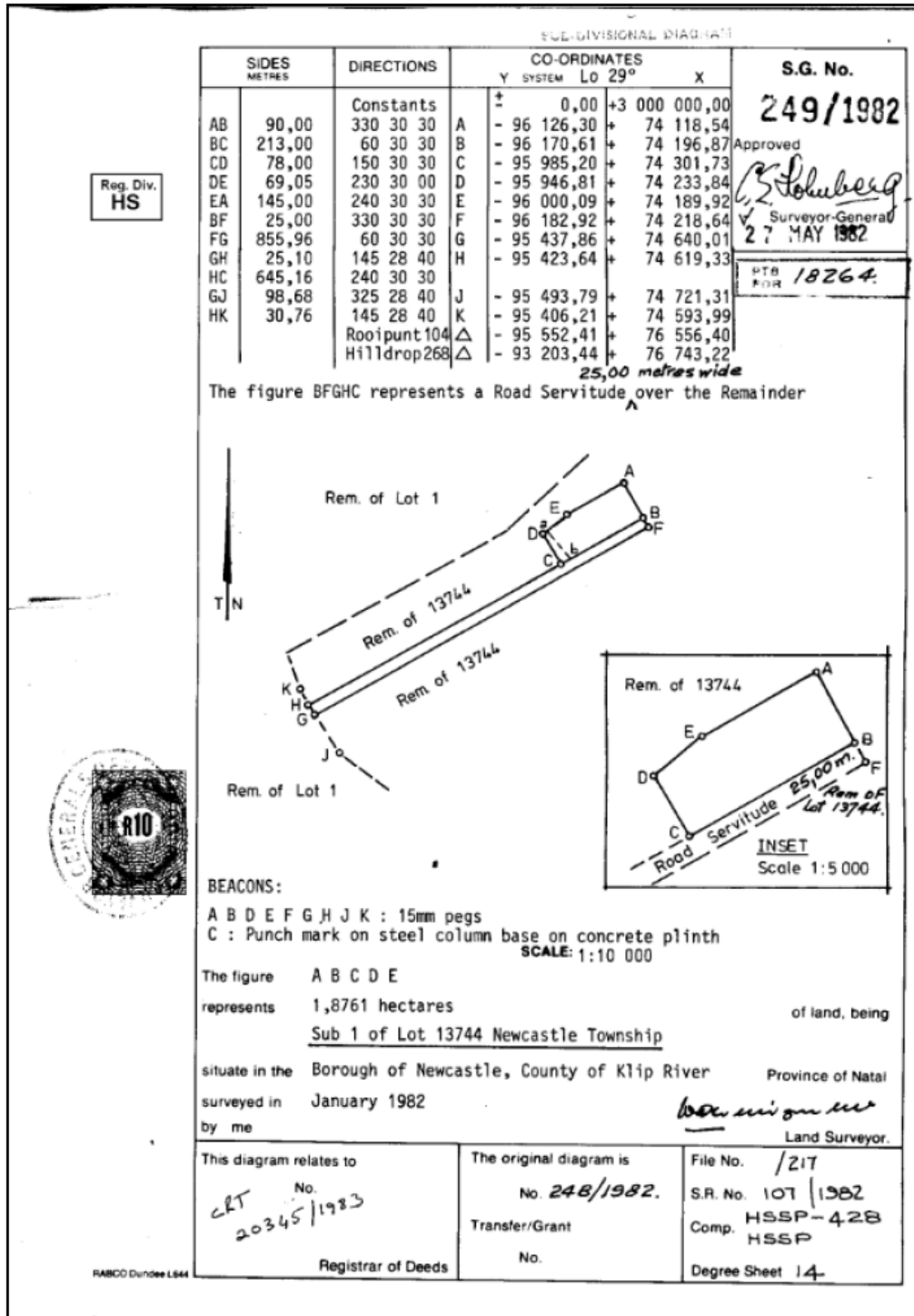
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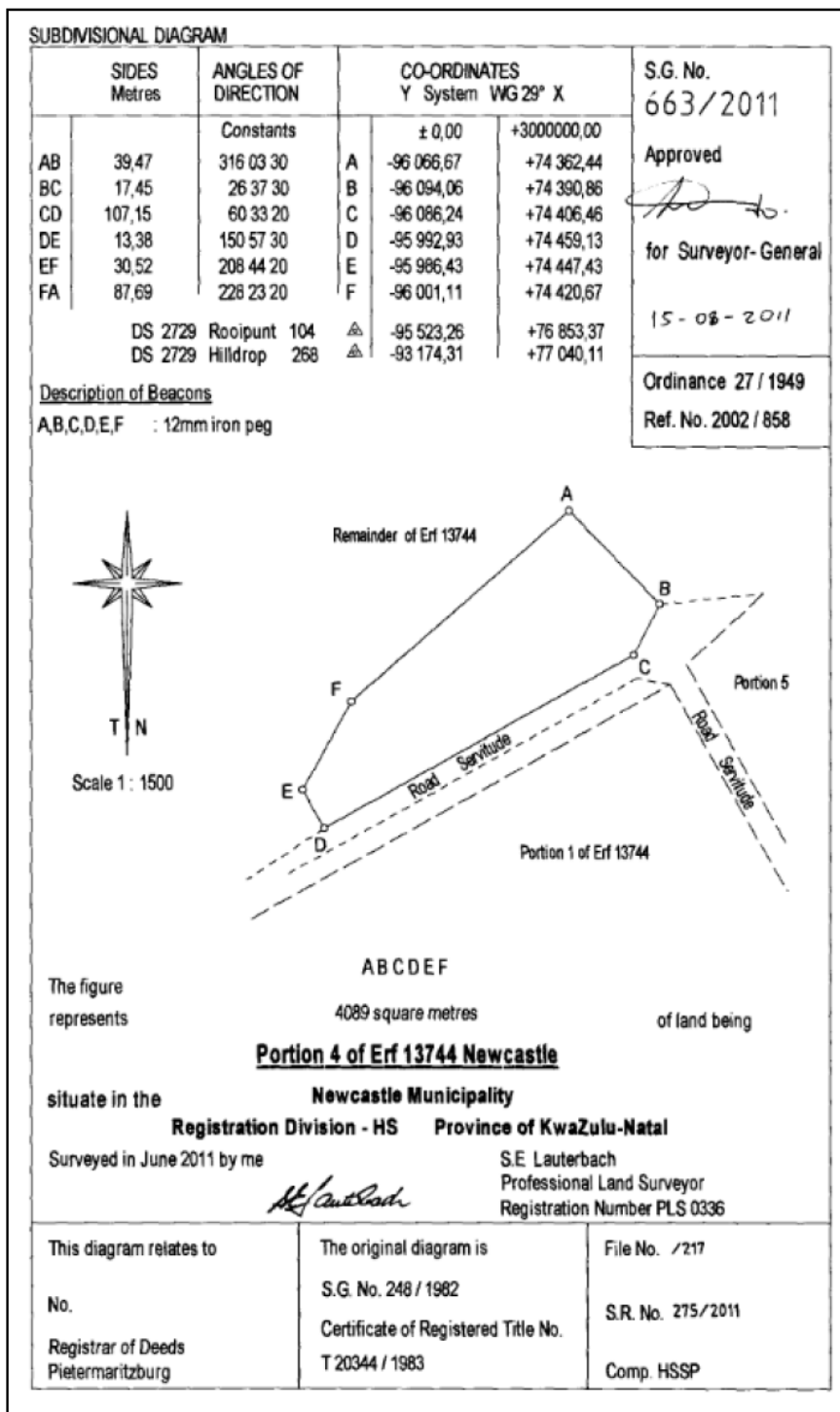
578 16TH ROAD, RANDJESPARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
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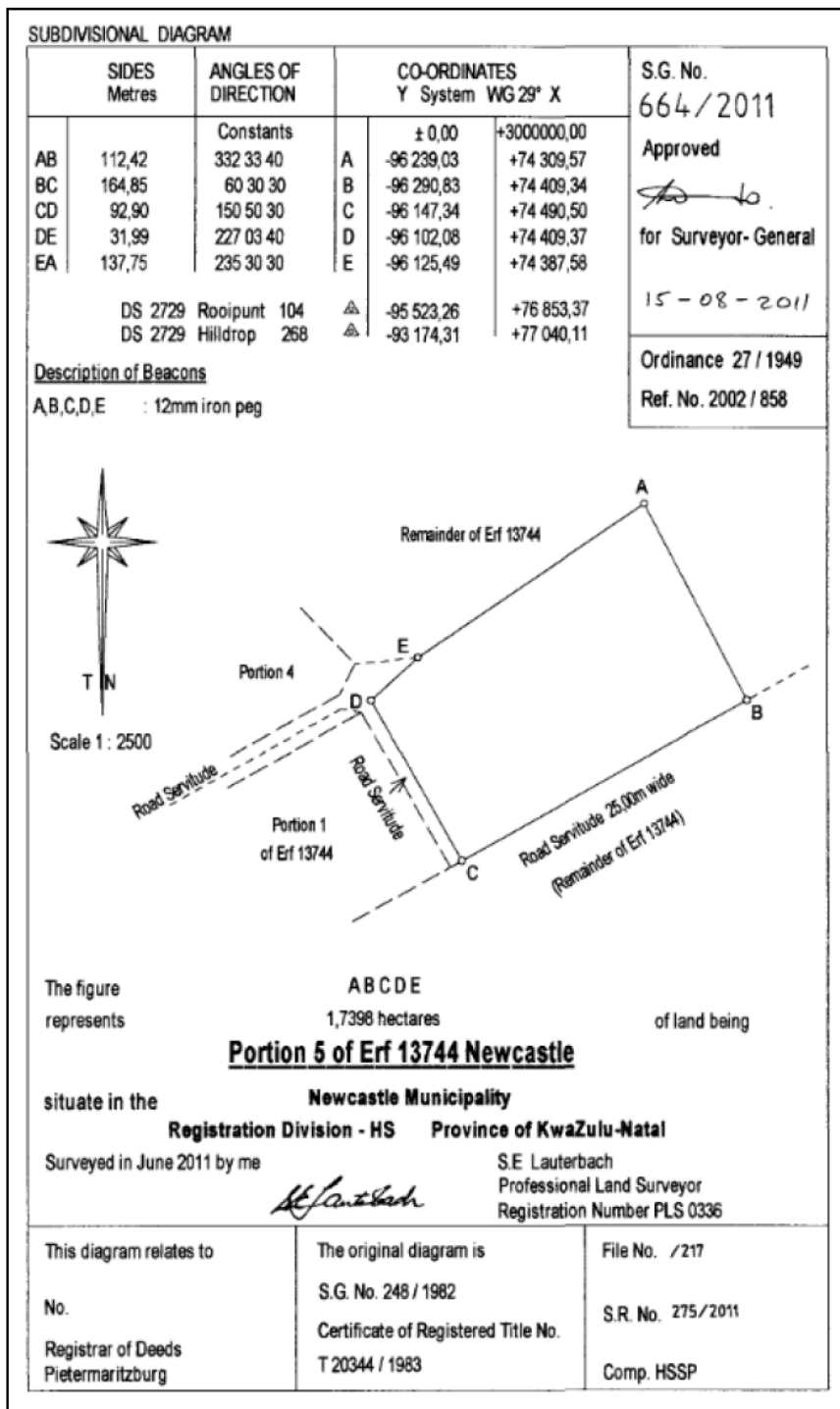
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10. TECHNICAL REPORT



TECHNICAL MEMORANDUM

DATE 20 June 2022

Project No. 22521493

TO Prelena Narainsamy / Tim Varenzakis
WH Auctioneers

CC Heidi Snyman

FROM Olivia Allen

EMAIL olivia.allen@wsp.com

ENVIRONMENTAL SITE INSPECTION - SA CALCIUM CARBIDE & KC ENERGY

1.0 INTRODUCTION

WH Auctioneers (Pty) Ltd appointed Golder Associates (now a member of WSP), to provide an overview of the enviro-legal requirements for the disposal of the assets of SA Calcium Carbide (SACC) & KC Energy, situated in Newcastle, Kwa-Zulu Natal. A site inspection of the SACC Ballengeich and Newcastle SACC & KC Energy sites was conducted by Golder on 07 June 2022.

This technical memorandum summarises the findings of the site inspection as well as the recommended way forward in terms of enviro-legal requirements for the disposal of assets of SACC and KC Energy.

2.0 ASSESSMENT RESULTS

2.1 SACC Ballengeich

The following were noted during the site inspection:

- The site is owned by Silicon Technology (Pty) Ltd.
- SACC has been using the site for milling, manufacturing, storage, bagging and packing of the various calcium carbide products and by-products, including carbide dust, lime, and acetylene carbon black (ACB).
- Large volumes of carbide dust are being stored at this facility, in bags, and in fugitive heaps on site. It has been estimated that there is in excess of 6000 tons of carbide dust on the property. Some of this dust contains pockets of reactive carbide and to a lesser extent ferrochrome (approximately 0.05%).
- Lime and acetylene were secondary products generated through wetting off-speck carbide.
- The lime generated at the facility was historically sold to farmers for agricultural purposes. Fugitive heaps of solidified as well as a large stockpile can be found on the site. Ponds for slaking the lime are located adjacent to the retort plant.
- The acetylene gas plant was used to capture acetylene which was burned to generate ACB on site. ACB is mostly contained in either bags or in the ACB warehouse.



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Based on the site visit findings, the following conclusions and recommendations can be made:

- Most of the carbide dust, containing residual CaC_2 , is contained within enclosed areas such as warehouses, and hence unlikely to have caused significant contamination. Having said that, the calcium carbide dust cannot be easily removed by contractors, as it contains pockets of unreacted carbide and to a lesser extent ferrochrome.
- There are fugitive heaps of carbide dust as well as lime lying on bare ground on the site.
- From a legal perspective, there is an obligation from SACC, as a tenant of the site to:
 - Have the carbide dust, ACB and waste lime classified and assessed in terms of SANS 10234 as per Waste Classification and Management Regulations (GN R. 634, 2013), the National Norms and Standards for the Assessment of Waste for Landfill Disposal (GN R. 635, 2013) and National Norms and Standards for Disposal of Waste to Landfill (GN R. 636, 2013).
 - Develop safety data sheets for all the material that will be removed from site.
 - Undertake a clean-up exercise which entails:
 - Removal of all carbide dust, lime, ACB, fugitive waste heaps, containers, drums, crates, etc. from the facility.
 - Cleaning the process related infrastructure that was used by SACC, to a level where the facility can either be decommissioned or re-commissioned.
 - Cleaning the warehouses to the standard required by the landowner.
- Once the clean-up exercise has been completed, it is advised that SACC conduct a contaminated land assessment to quantify the impact of SACC's contribution any contamination that has occurred on site.
- Given the large volume of waste/materials that need to be removed from the site, and significant costs associated therewith, it is advised that:
 - SACC continue to seek third parties willing to accept and responsibly re-use the products/secondary products remaining on site.
 - Once the material has been removed, SACC must quantify the residual material that will remain on site and conduct a cost-benefit analysis on options available for the disposal of the material, i.e., on site disposal vs off-site disposal at a hazardous waste disposal facility.
 - In the event that a responsible third party cannot be identified to remove most of the material for re-use, the cost benefit analysis should be done to include the development of a dedicated on-site disposal facility. Should an on-site facility be the most cost-effective option, the landowner (Silicon Technology) will need to give consent for the development of such a facility in the form of a land purchase, lease, contractual agreement, etc. This facility could also be used for the disposal of waste/material stockpiled at the SACC Newcastle site, and potentially Silicon Technology's legacy waste.
- Post-clean-up, should SACC wish to decommission and sell infrastructure¹ owned by SACC, an application for environmental authorisation in terms of the National Environmental Management Act



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(NEMA) will need to be submitted to the KZN Department of Economic Development, Tourism and Environmental Affairs. The application would need to be supported by a basic assessment process (200-day process). Golder can provide a list of the infrastructure that triggers this requirement once SACC provides the asset register for all of SACC's plant and equipment.

- Should the decision be made to develop an on-site landfill for the disposal of the waste/material, an application for a waste management licence in terms of the National Environmental Management Waste Act (NEMWA) will be required. The application will need to be supported by a full environmental impact assessment (EIA) process, which is a 300-day process. The development of hazardous waste disposal site will require compliance to strict liner/engineering design requirements, which would need to be presented to the Department prior to approval. The process could be further delayed if a water use licence in terms of the National Water Act (NWA), is also required.
- Given the above timeframes and potential costs associated with disposal, pursuing third parties that could responsibly re-use the materials on site is pertinent.

2.2 SACC Newcastle

The following were noted during the site inspection:

- The site is owned by SACC.
- The site was constructed in 1982; SACC has been using the site for calcium carbide manufacturing.
- A 52 MW arc furnace is present on site.
- Yenbacher gas engines are located on site.
- Input materials to the process include lime, pitch coke and coal.
- A filter press sludge containing cyanide and carbide dust was generated as part of the process.
- A fluidised bed was used to burn off the cyanide, but this plant never functioned.
- The sludge was then disposed of at shared slimes dams; however, this practice was stopped when cattle died after drinking the water from the dams.
- The sludge was then stockpiled in flow bags in an area between the main plant and the slimes dams, and subsequently removed and disposed to hazardous landfill.
- Approximately 300 tons of lime is still present in the silos. The silos were hired from Carbochem.
- Large amounts of carbide dust is present in the cooling hall, at the bottom of the furnace, and the crusher.

Based on the site visit findings, the following conclusions and recommendations can be made:

- The site is likely to be associated with significant contamination, due to the filter press sludge, containing cyanide, historically being stockpiled on site. The facility will need to undertake a Part 8 contaminated land process in terms of the NEMWA.
- It is advised that the above conclusion be confirmed via a legal opinion and meeting with the regulatory authorities.
- The drumming plant is unlikely to be associated with contaminated land and the decommissioning thereof will not require an environmental authorisation. The drumming plant can therefore be immediately demolished/sold to a third party.



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2.3 KC Energy

KC Energy was established to generate energy to supply energy to the industrial complex and steam to the rubber plant. The following were noted during the site inspection:

- The facility was constructed in 2013 and commissioned in 2016/2017.
- Input material (coal and lime) to the two boilers on site is stored in two bunkers, each with a capacity of 45 tons.
- The turbine has a capacity to generate 6MW of energy.
- Two transformers of 132 kV.
- There is an existing AEL in place for the site, for the boiler stack.
- Boiler ash was sent to a brick-making facility which has since been decommissioned.
- A shared (with Carbo Chem) water purification plant supplies water to the boilers.
- Other infrastructure on site includes compressors, a control room, distribution units, kitchen, offices, etc.
- It is understood that the facility is a superstructure bolted to the floor, and hence cannot be easily dismantled.

Based on the site visit findings, the following conclusions and recommendations can be made:

- It is unlikely that the activities on site would have resulted in significant contamination.
- In the event that the facility is sold in situ, no additional environmental authorisation would be required; existing authorisations such as the AEL in place for the facility would need to be transferred.
- In the event that the facility is dismantled/decommissioned, an application for environmental authorisation in terms of the NEMA may need to be submitted to the KZN Department of Economic Development, Tourism and Environmental Affairs, for the coal bunker specifically, as it was used for the storage of a dangerous good. The application would need to be supported by a basic assessment process (200-day process).

3.0 PROPOSED WAY FORWARD

- For the SACC Ballengeich site:
 - Responsible third parties should be sought for the removal and re-use of the products/secondary products stockpiled on the site. It is important to note that SACC remains responsible for the downstream application of the material. SACC will need to ensure that the material is provided to reputable third parties and should request from the third parties a report detailing what the material will be used for.
 - An application for environmental authorisation, supported by a basic assessment process, must be applied for the SACC movable assets that were used for the storage and handling of calcium carbide, ACB, and acetylene.
 - A Part 8 contaminated land process in terms of the NEMWA should also be initiated, to quantify SACC's contribution to contamination on the site.



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AUCTIONEERS
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11. MUNICIPAL ACCOUNTS

Debtor Master

11 APRIL 2023 13:54

KZN252 • NEWCASTLE Municipality • Production Revenue

Account No

Rates: Yes

Group

Master No

External References

Bank Reference

EasyPay No

Previous AccNo

Multi Record Key

Statement Month

Bank Manual Recon

Suppress Statement Print

Personal Information

Surname

Names

Initials

Title

Date of Birth

ID Number

Spouse ID

Gender

Language

Vehicle Reg

Monthly Income Zero Income

Contact Information

Home Preferred Com

Work

Fax

Cell

E-Mail

Agreement Information

Agreement No Date

Cancellation No Date

Active Account

* Being Levied *

Residential Address

Line 1

Line 2

Line 3

Code

Stand Number

NEWCASTLE TOWN

0 MADADENI ROAD

AIRPORT INDUSTRIAL

Company Information

Registration No

VAT Number

Postal Address

Line 1

Line 2

Line 3

Code

Deposit

Levy Deposit

Amount

Handover Information

Allow

Hand over

Related AccNo

Date

Amount

Doc Sent On

Previous Address

Line 1

Line 2

Code

Account Summary

Accept Cheques

Balance

Notes



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AUCTIONEERS
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KZN252 * NEWCASTLE Municipality * Production Revenue

Account No
 Rates: Yes
Group
 Master No

External References
 Bank Reference
 EasyPay No
 Previous AccNo
 Multi Record Key

Statement Month
 Bank Manual Recon

Suppress Statement Print

Personal Information
 Surname
 Names
 Initials
 Title
 Date of Birth
 ID Number
 Spouse ID
 Gender
 Language
 Vehicle Reg
 Monthly Income Zero Income

Contact Information
 Home Preferred Com
 Work
 Fax
 Cell
 E-Mail

Agreement Information
 Agreement No Date
 Cancellation No Date

Active Account
 * Being Levied *

Company Information
 Registration No
 VAT Number

Residential Address
 Line 1
 Line 2
 Line 3
 Code

Stand Number

 NEWCASTLE TOWN
 KARBOCHEM ROAD
 AIRPORT INDUSTRIAL

Postal Address
 Line 1
 Line 2
 Line 3
 Code

Deposit
 Levy Deposit
 Amount

Handover Information
 Allow
 Hand over
 Related AccNo
 Date
 Amount
 Doc Sent On

Previous Address
 Line 1
 Line 2
 Code

Account Summary
 Accept Cheques
 Balance

Notes

Successful Read

[View](#) [Add](#) [Change](#) [Delete](#)



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Language

Vehicle Reg

Monthly Income Zero Income

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Agreement No Date

Cancellation No Date

Active Account
* Being Levied *

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Code

Deposit

Levy Deposit

Amount

Company Information

Registration No

VAT Number

Previous Address

Line 1

Line 2

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Balance

Handover Information

Allow

Hand over

Related AccNo

Date

Amount

Doc Sent On

Notes

Successful Read

View Add Change Delete



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12. CONDITION REPORT

Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	



The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.
Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

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TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA
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The Tender Sale is conducted in terms of the Regulations contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied. Registered with the PPRA.



ADDITIONAL INFORMATION

The properties are in a condition consistent with their use. Generally the property appears to be in a poor condition They do require maintenance throughout.

Signed on Behalf of Seller at _____ on _____ 2023

Signed on Behalf of Agent at _____ on _____ 2023

Signed on Behalf of Purchaser at _____ on _____ 2023



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