



AfriSam

PROPERTY AUCTION

Afrisam Readymix – Rosslyn, Pretoria

Property, Readymix Plant and Assets being Sold

Offices, Workshop and Large Hardstand Concrete Yard

Erf Size: 9 153m²

94 Piet Rautenbach Street | ROSSLYN, PRETORIA
Erf 95 Rosslyn Ext. 1

CORPORATE DISPOSAL // NON-CORE REDUNDANT ASSETS



Property and Readymix Assets Being Sold

BID LIVE ONLINE VIA WEBCAST

Auction Date: Thursday 6 November 2025 @ 10h30 (10am)

Venue: ONLINE @ WWW.WHAUCTIONS.COM

Video Guide: <https://youtu.be/wKYX9UIDqzQ>

Contact for further info:

Maswati Dlamini Cell: 063 742 8183 Email: maswati.dlamini@wh.co.za
(Candidate Property Practitioner)

Lebogang Sekhitla Cell: 083 377 9880 Email: lebogangs@wh.co.za
(Candidate Property Practitioner-20237761635)

Joshua Pelkowitz Cell: 072 536 5482 Email: joshuap@wh.co.za
(Property Practitioner FFC Number - 2023332289)

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate
Number 2023119384)

www.whauctions.com



GUIDELINE OF THE AUCTION

Auction Date & Venue: **Thursday 6 November at 10 30am online @ www.whauctions.com**

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R25 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Deposit payable: 21.5% of bid price on fall of the hammer

Confirmation period: 7 business days

Balance of the purchase price payable within 21 business days after confirmation of sale.

A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely 11.5%) plus a 10% deposit on the purchase price of the Property.

The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 10% plus VAT over and above the bid price
- 21.5% deposit payable by Purchaser on fall of the hammer.
- 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 connecting water AND OR electricity back to the municipal line (if applicable)

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

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

WWW.WHAUCTIONS.COM

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READYMIX SITE – ROSSLYN

GENERAL

Property Address: 95 Piet Rautenbach Street, Rosslyn, Pretoria

Erf & Suburb & City: Erf 95 Rosslyn Ext. 1, Pretoria

TITLE DEED INFORMATION

Municipality: Tshwane

Title Deed No. T21743/1985

Erf Size: 9 153m²

Zoning: Industrial 1

LOCALITY

Rosslyn is a suburb of Pretoria, part of the City of Tshwane Municipality. This is a specialised industrial area best known for its automotive industry, in particular the BMW factory, which opened in 1968, BMW's first factory outside Europe as well as the Nissan South Africa factory.



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DESCRIPTION OF IMPROVEMENTS

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The subject property comprises a large flat, concreted stand, with a full ready-mix plant erected onsite, as well as offices and a workshop. The site was utilised by Afrisam as a ready-mix/batch plant. The site has been vacated and is no longer in use

The property is improved as follows:

Offices

The offices on site consist of a rectangular, brick-built structure with a concrete roof measuring approximately 150m². The building is divided into offices, a small kitchenette, a storeroom, staff ablutions and change rooms and a small laboratory. There is air conditioning in the office and floors are a combination of tiles and concrete screed.

Adjacent to the ready-mix plant is an elevated office measuring approximately 15m² on concrete piles used as the batch room and control room to control and activate the ready-mix plant. This office is fitted with a basin, tiled floors, a staircase and air conditioning.

Workshop

Adjacent to the offices is the workshop which measure approximately 150m². The workshop is constructed using steel framework on concrete foundation work. The walls are constructed mainly of IBR sheeting with some walls being constructed using brickwork. The roofs are IBR/steel sheeting. Access is gained via to large swinging doors. The workshop height 5 – 6m. There is a small parts store adjacent to the workshop. There is a 2-3m deep inspection pit within the workshop, used for inspecting and repairing trucks and vehicles

Yard, Aggregate Bins, Wash-bay

The balance of the site comprises open concrete paved yard space used for truck articulation, aggregate storage in 4 concrete aggregate bins as well as was bays and platforms for washing and de-concreting (and dumping concrete) the concrete trucks. There are also water storage pits on site which collect rainwater and wastewater which in turn is used for washing truck and for processing of concrete. There is ample space truck articulation

Power supply, water supply

Power supply as confirmed by management is 3-phase. Water and electricity are supplied by local municipality. There is also an on-site borehole with 2 JOJO tanks – used for processing. The borehole does have a switch to change municipal supply into borehole supply. **Note***** Water and electricity supply have been vandalised and stripped. A new electrical municipal meter has been installed.

Additional Improvements

- Compressor room
- 7 carport parking bays
- On-site substation

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**Site Access and Security**

Access to the property is gained via a 2 main access points along Piet Rautenbach Street. The perimeter is secured by palisade and concrete fencing with electric fencing.

Condition:

The property appears to be in average condition with general maintenance required. There are areas which have been vandalised and badly damaged, particularly at the substation, and electrical and water installations.

Disclaimer

A structural survey of the buildings 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. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser.

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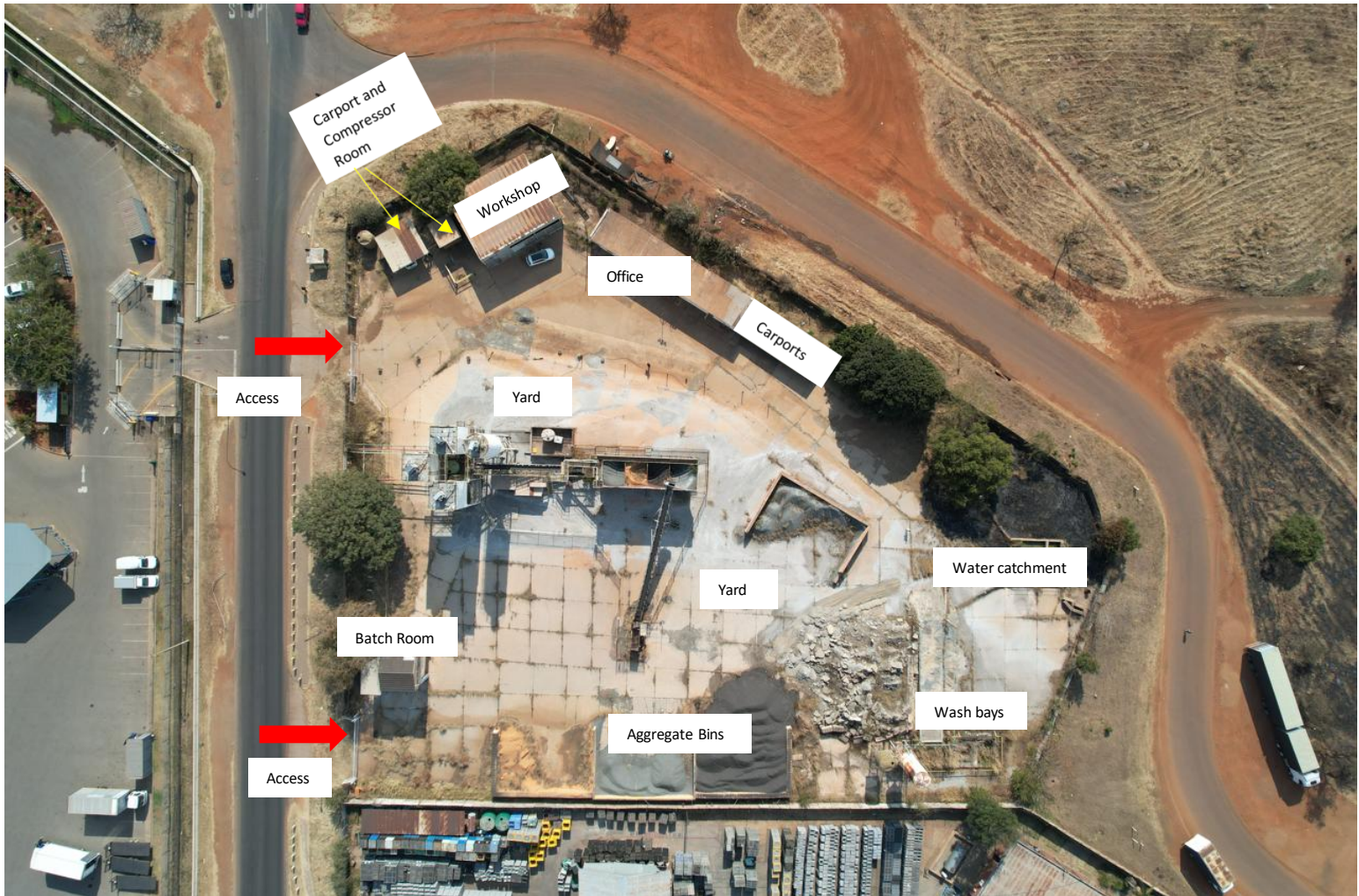
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SITE LAYOUT



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AERIALS



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SITE PHOTOGRAPHS



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TITLE DEED (Extract – Full Copies on File)

T 49629 1990

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT **LYNN MARGARETE CRESSWELL** appeared before me,
REGISTRAR OF DEEDS at JOHANNESBURG she the said appearer
being duly authorised thereto by a Power of Attorney
signed at JOHANNESBURG on the 3rd day of DECEMBER, 1990
and granted to her by:

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2.

PIONEER READY MIXED CONCRETE (WEST RAND)
(PROPRIETARY) LIMITED

(No. 68\06087\07)

AND the Appearer declared that she said:-

PIONEER READY MIXED CONCRETE (WEST RAND)
(PROPRIETARY) LIMITED

had truly and legally sold and that she in her capacity
aforesaid did by these presents cede and transfer in full
and free property to and on behalf of:-

PIONEER READY MIXED CONCRETE (PROPRIETARY) LIMITED

(No. 61\01532\07)

- WHITE GROUP -

its successors in title or assigns:-

ERF 33 TECHNIKON TOWNSHIP;
Registration Division I.Q. Transvaal;

Measuring 4283 (FOUR THOUSAND TWO HUNDRED AND EIGHTY
THREE) Square Metres;

Held by Deed of Transfer No. F16091\1968.

SUBJECT to the following conditions:-

- A. All rights to minerals and precious stones including
all rights which may be or become vested in the
freehold owner to share in any proceeds which may
accrue to the State from the disposal of the
undermining rights of the township, and also the
share of claim licence moneys and any share of rental
or profits which may accrue to any owner under any
mining lease granted in respect of the land covered
by the township, and the like are reserved by "DIE

Ans

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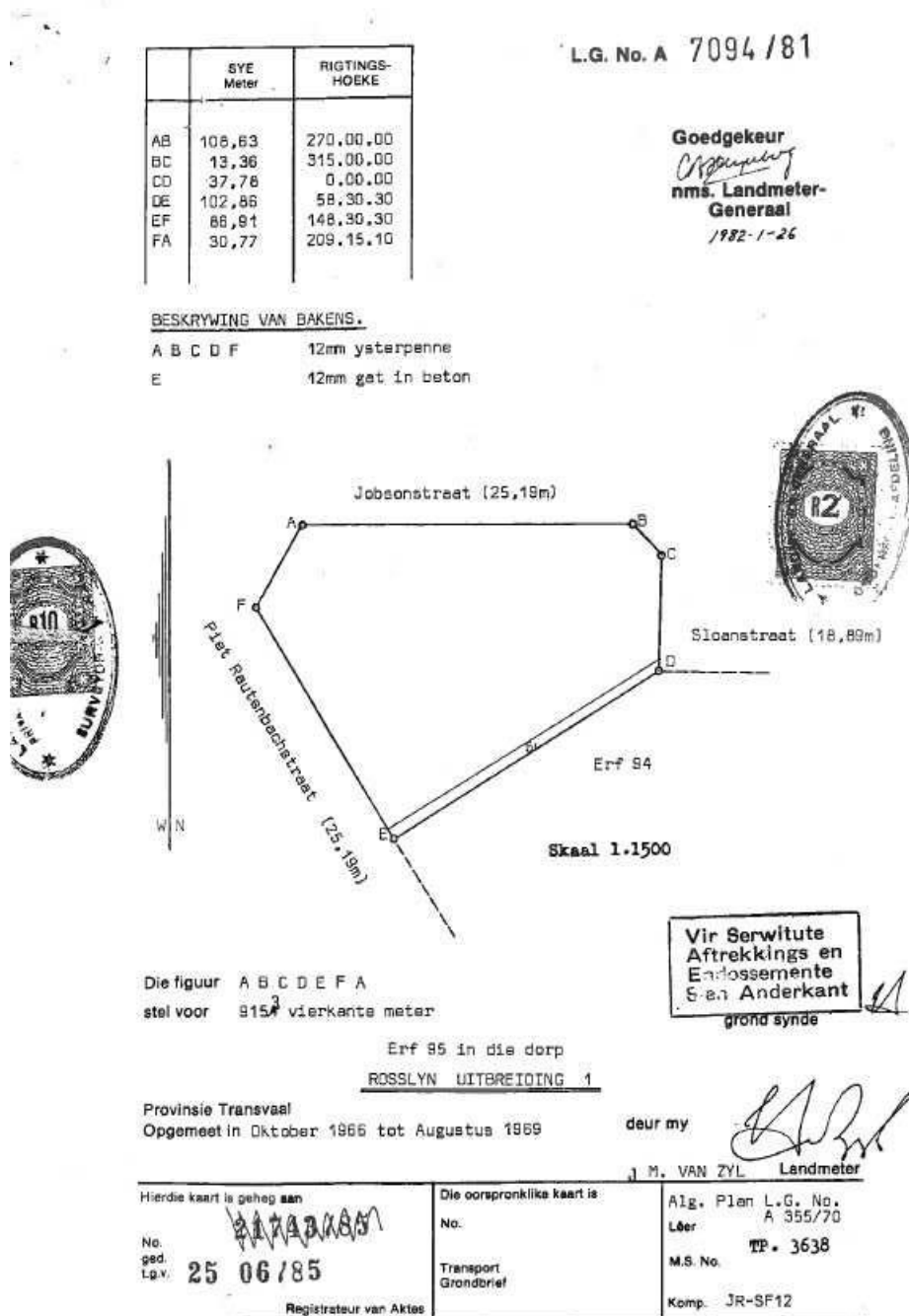
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SG DIAGRAM



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MUNICIPAL ACCOUNTS



HOLCOM (SOUTH AFRICA) (PTY) LTD
PO BOX 6367
WELTEVREDEN PARK
1715

TAX Invoice : 912507386393
Issued : 11/09/25

Tel: 012 358 9999
Fax: 012 359 6111
E-Mail: customercare@tshwane.gov.za
Address: P O Box 408 I Pretoria I 0001

Account No.

1033016266

197301208207 /

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Account for		Stand no		Township		Days	
P05		00095		ROSSLYN XD1		34	
Address				Sectional Title Scheme		Unit no.	
95 JOBSON						00000	
Meter reading unit	Group account	Deposit date		Deposit	Guarantee date	Guarantee	
05KVA02A	NT00001	20/07/05		37 964.00		0.00	
GISKEY: 097700095				BP : 603287			

DATE	DETAILS	(R) AMOUNT (excl. VAT)	(R) VAT	(R) AMOUNT (Incl. VAT)
08/08/25	Balance Brought Forward	24 784.58	0.00	24 784.58
28/08/25	Payment (Thank You)	-24 784.58	0.00	-24 784.58
11/09/25	SUB TOTAL (A)	0.00	0.00	0.00
11/09/25	Property Rates	3 417.17	0.00	3 417.17
11/09/25	Waste Management	388.74	58.31	447.05
11/09/25	Electricity	18 356.29	2 753.44	21 109.73
11/09/25	Water	0.00	0.00	0.00
11/09/25	Sanitation	0.00	0.00	0.00
	VAT 14% on services of R 0.00	0.00	0.00	0.00
	VAT 15% on services of R 18745.03	0.00	2 811.75	0.00
11/09/25	TOTAL LEVY (B)	22 162.20	2 811.75	24 973.95
TOTAL AMOUNT PAYABLE (A + B)		22 162.20	2 811.75	24 973.00

90 Days	90 + Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
0.00	0.00	22 162.20	2 811.75	24 973.00

THIS STUB MUST ACCOMPANY PAYMENT

OVERDUE AMOUNT	DUE DATE	IMMEDIATELY	0.00
CURRENT ACCOUNT	DUE DATE	02/10/25	AMOUNT PAYABLE

Name	Final date for payment	Account no	
HOLCOM (SOUTH AFRICA) (PTY) LTD	02/10/25	1033016266	24 973.00

Please use this Ref. no. when making Bank Payments Ref. no. 1033016266

TAX Invoice 912507386393

CITY OF TSHWANE VAT REG NO 4000142267



10330162664



9 1945 1033016266 4



Tel: 012 358 9999

Fax: 012 359 6111

E-Mail: customercare@tshwane.gov.za

Address: P O Box 408 I Pretoria I 0001

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08/08/25		Balance Brought Forward	24 784.58	0.00	24 784.58
28/08/25		Payment (Thank You)	-24 784.58	0.00	-24 784.58
		Sub Total (A)	0.00	0.00	0.00
11/09/25		Property Rates			
		Industrial Property			
		Market Value: 1400000.00 Tariff: 0.0292900			
		2025/09 Market Value x Tariff ? 12	3 417.17	0.00	3 417.17
11/09/25		Waste Management			
		Waste removal charge: domestic Waste Removal Charge: No of bins 1 @ R388.74	388.74	58.31	447.05
11/09/25		Electricity			
		Reading dates: Curr 31/08/25 Prev 02/08/25 (30 days)			
		Meter: 3507439100752(Estimate) Curr 16498 Cons 122 KWH (E PK)			
		Meter: 3507439100752(Estimate) Curr 28771 Cons 418 KWH (E OFF PK)			
		Meter: 3507439100752(Estimate) Curr 42957 Cons 293 KWH (E STD)			
		Standard Energy Charge ELOWV TOU	808.61	121.29	929.90
		Peak Energy Charge ELOWV Time of Use	876.65	131.50	1 008.15
		Off Peak Energy Charge ELOWV Time Of Use	660.21	99.03	759.24
		Fixed Charge ELOWV Time of Use	4 992.88	748.93	5 741.81
		Reading dates: Curr 05/09/25 Prev 01/09/25 (5 days)			
		Meter: 3507439100752(Estimate) Curr 16518 Cons 20 KWH (E PK)			
		Meter: 3507439100752(Estimate) Curr 28840 Cons 69 KWH (E OFF PK)			
		Meter: 3507439100752(Estimate) Curr 43006 Cons 48 KWH (E STD)			
		Standard Energy Charge ELOWV TOU	90.96	13.64	104.60
		Peak Energy Charge ELOWV Time of Use	60.02	9.00	69.02
		Off Peak Energy Charge ELOWV Time Of Use	91.86	13.78	105.64
		Reading dates: Curr 05/09/25 Prev 05/09/25 (1 days)			
		Meter: 3507439100752(Estimate) Curr 0 Prev 0 Cons 30 KVA			
		Demand Charge E_LOWV Time of Use	10 775.10	1 616.27	12 391.37
11/09/25		Water			
		Reading dates: Curr 04/09/25 Prev 02/08/25 (34 days)			
		Meter: 13319939(Estimate) Curr 2259 Prev 2259 Cons 0 KL			
		Meter: 972290905(Actual) Curr 62039 Prev 62039 Cons 0 KL			
		TOTAL CONSUMPTION 0 KL			
		Water Chrg Scale D: Business/Other	0.00	0.00	0.00
11/09/25		Sanitation			
		Reading dates: Curr 04/09/25 Prev 02/08/25 (34 days)			
		Meter: 13319939(Estimate) Curr 2259 Prev 2259 Cons 0 KL			
		Meter: 972290905(Actual) Curr 62039 Prev 62039 Cons 0 KL			
		TOTAL CONSUMPTION 0 KL			
		Sanitation: Without Industrial Effluent	0.00	0.00	0.00
11/09/25		VAT			

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1033016266

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DATE	ICON	DETAILS	AMOUNT (R) excl. VAT	VAT	AMOUNT (R) incl.VAT
		VAT 14% on services of R0		0.00	
		VAT 15% on services of R18745.03		2 811.75	
		Total Current Levy (B)	22 162.20	2 811.75	24 973.95
		Total Amount Payable (A+B)	22 162.20	2 811.75	24 973.00

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ZONING CERTIFICATE



Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lillian Ngoyi (Van der Walt) Street | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 7988
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\JanaN

Date 2021/04/30

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 097700095

ZONING KEY: 097700095

SPLIT ZONING: NULL

PROPERTY DESCRIPTION: Erf 95 ROSSLYN X01 (6626 PIET RAUTENBACH STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

A. USE ZONE 10: INDUSTRIAL 1

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Business Building subject to Schedule 10 Cafeteria Car Wash Commercial Use Industry Light Industry Parking Garage subject to Schedule 10 Parking Site subject to Schedule 10 Place of Refreshment Retail Industry Shop subject to Schedule 10	Municipal Transitional Settlement subject to Schedule 27 Noxious Industry subject to Clause 14(6)(d)(ii) Uses not in Columns 3 and 5	Wind Turbine

B ANNEXURE T	NULL
C MINIMUM ERF SIZE	NULL
D UNITS PER HA	NULL
E COVERAGE	Table E, Coverage Zone 18, subject to Clause 27
F FLOOR AREA RATIO	Table C, FAR Zone 20, subject to Clause 25
G HEIGHT	Table D, Height Zone 10, subject to Clause 25
H DENSITY	NULL
I CONSENT USE	NULL Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J BUILDING LINES	Streets : Subject to Schedule 1 Other : Subject to Clause 12
K SCHEDULE 5	NULL
L ATTACHED DOCUMENTS	Schedule 1-P30

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Kind regards



f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Deurplanning • Lefapha la Tseletsapele ya Ikonomi le Polane
Ya Sebaka • Umnyango wezokuthuthukiswa kwezomtho namaPlani weeNdawo • Kgoro ya Thabollo ya Ikonomi le Thulaganyo ya Mafelo •
Muhawo wa Mveliso ya Ekonomi na Vupulani ha Fethu • Ndawulo ya Nkhukiso wa Ikonomi na Vupulani bya Ndawo • Umnyango
wezokuthuthukiswa Konnotho Nokuhelwa Kwendawo

On request, this document can be provided in another official language

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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

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

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Schedule 1

Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Rooihuiskraal Noord	180-197, 202, 204, 206-210	Road P158-1 and/or Road P1-2	20 (single storey) 30 (multi-storey)	Road P158-1 and/or Road P1-2		Along Road P158-1 and/or Road P1-2
Roseville		All streets	3,5			
Roseville X2		All streets	6			
		Other boundaries	2			
Rosslyn X1	71-73, 91, 106-109, 117/R, 118/R, 118/4, 134, 144	Southern boundary (P980)	16			2 m high brick or concrete wall
	79/R, 90	Southern boundary (P980)	9			2 m high brick or concrete wall
	97, 98	North-eastern boundary (P31)	13			2 m high brick or concrete wall
	99/R, 507, 102/R, 102/1	North-eastern boundary (P31)	16			2 m high brick or concrete wall
	103/R	Eastern boundary (P31)	16			2 m high brick or concrete wall
	104, 105/R	South-eastern boundary (P31)	16			2 m high brick or concrete wall
	105/1	Southern boundary (P980)	16			2 m high brick or concrete wall
	118/R,	Southern boundary (P980)	16			2 m high brick or concrete wall
	118/1, 118/2, 118/3, 118/R, 114/4, 114/5, 115	Western boundary (P31)	16			2 m high brick or concrete wall
Rosslyn X2	363	Eastern boundary (P1407)				2 m high brick or concrete wall
	364-369	Eastern boundary (P1407)	16			2 m high brick or concrete wall
	370	Eastern boundary (P1407)	16			
		South-eastern boundary for a distance of 20 m measured from the south-eastern beacon (Tungsten Road)				2 m high brick or concrete wall

TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)
(Promulgated 17 September 2014)
[Date of this corrected document: March 2019]



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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	

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**ADDITIONAL INFORMATION****Condition:**

The property appears to be in average condition with general maintenance required. There are areas which have been vandalised and badly damaged, particularly at the substation, and electrical and water installations.

The property is sold Voetstoots.

Paul Engelbrecht

Signed on Behalf of Seller at Pretoria on 15 September 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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