CONDITION ASSESSMENT REPORT FOR THE ~~KZN ROWING ASSOCIATION~~

Project Name	: Condition Assessment (Ex-Del Shipping and Trading (PTY)Ltd)
Project Number	: TBA
Author	: Nduduzo Mkhize
Owner	: Transnet National Ports Authority
Client/User	: Transnet National Ports Authority
Revision Number	: 00

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CONTENTS

Table of Figures

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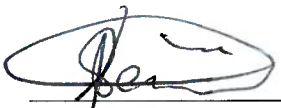

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20/6/2025
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Approved by:

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Acting Port Engineer

20/06/2025
Date

1 EXECUTIVE SUMMARY

1.1 General Description

The Bayhead area in the Port of Durban is a multifaceted complex comprising storage container yards, ship repair facilities, fishing and recreational zones, and various support services. This technical report presents the findings of a condition assessment conducted at the Ex-Del Shipping and Trading (PTY) Ltd building in Bayhead on 26 May 2025.

Condition assessments are critical for verifying that structures comply with applicable building codes, particularly regarding structural integrity and electrical installations. These assessments aim to identify potential structural failures resulting from inadequate maintenance or other uncontrollable factors. Structural integrity ensures that a building functions effectively, withstands various structural loads—including its own weight—and remains stable without significant deformation, brittle fractures, or collapse, while fulfilling its intended purpose.

Regular inspections and maintenance are essential to maintain a structure's optimal performance. Failure to conduct these activities may lead to structural failure.

It is important to note that this inspection was carried out without access to as-built drawings; therefore, all evaluations and observations are based solely on visual inspection

1.2 Property Description

Ex-Del Shipping and Trading (PTY) Ltd holds a lease in the Bayhead precinct of the Port of Durban, specifically within the sub-precinct known as Fishing Wharf. The surrounding area primarily comprises workshops, crane companies, and cold cargo storage facilities. Figure 1 presents an aerial view of the site.

Figure 1: Locality

Property Details:

Name: Ex-Del Shipping and Trading (PTY) Ltd

Description: Lease L46020 of Erf 12355, Durban

Address: Bayhead Precinct, Durban, 4001

Purpose: Storage, sell distribution of perishable and non-perishable goods

Size: 1209 m^2

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Del Shipping and Trading property in the Bayhead Precinct on 26 May 2025. The assessment aimed to evaluate the physical condition of the existing building, the electrical installations within the facility, and the electrical connection from the Municipality. It is important to note that this evaluation was limited to a visual inspection of the structural aspects of the buildings on the property.

The findings in this report are intended to guide the Transnet (NPA) Property Department in making decisions regarding the property's future, which may include demolition, upgrading, or repurposing of the building.

2.2 Scope of Investigation

The scope of the assessment was mainly focused on the structural elements of the buildings and including the electrical installations. The civil engineering team had to establish the condition of the structure and whether it is structurally sound and fit for purpose.

The main structural elements inspected consist of the following:

- Walls/ Columns
- Floors/ Foundation
- Roof/ Beam and Trusses

Other structural elements:

- Doors and windows
- Plumbing
- Sprinkler systems
- Gutters

The team was also looking for any visible sign of defects caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storms, floods, and volcanic eruptions.
- Vandalism
- Fire

The electrical engineering team had to establish the condition of all electrical installations including air-conditioning units (if applicable) caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storms, floods, and volcanic eruptions.
- Vandalism
- Fire

3 CONDITION ASSESSMENT FINDINGS

This section presents the findings from the visual inspection conducted on 26 May 2025. It provides a structural description of the building, a detailed assessment of defects and deterioration, and an evaluation of exposure to the aggressive marine environment. The conclusions and recommendations reflect engineering judgment and assessment; however, these may vary depending on the professional engineer assigned to conduct the inspection.

3.1 Layout Property Details

Figure 2: Site Layout

The property is located in Grunter Gully and consists of several buildings, some of which are interconnected, while others are standalone structures

3.2 Assessment Findings

The building is constructed with masonry walls. Another section of the complex is designed as a cold storage facility featuring a steel frame, with some sides clad in masonry walls and others covered with galvanized steel sheeting.

Buildings 1 and 2

The land area occupied by this building is approximately 1,209 m².

The exterior of the complex is generally in fair condition, with minor issues that should be addressed to improve its appearance.

The entire roof structure is covered with metal sheets, some of which show signs of corrosion. This has resulted in water ingress during rainfall.

The roof lacks a drainage system, and there is no evidence of any stormwater management system within the property boundaries

Figure 3: Building Exterior

Exterior

The roof of this building is in very poor condition, with leaks allowing water to pass through to the floor, causing water pooling.

Small gaps between roofing panels were identified, which could lead to water damage of the trusses

Figure 4: building 1 exterior

Roof

Some roof sheets are missing, allowing rain and stormwater to damage the interior walls and floors.

Figure 6: building 2 interior walls

- The external walls are in good condition.

Figure 7: building 1 window

Building 3 and 4 The entire roof structure is covered with metal sheets that have developed corrosion.	 *Figure 8: building 3 exterior*
	 *Figure 9: building 3 exterior*

Floors

The floor is in good condition but requires cleaning.

Figure 9: building 3 floor

Doors

The sliding door has been vandalized.

Figure 10: building 3 front door

Roof

Although a roof sheet is missing, the overall structure remains in good condition.

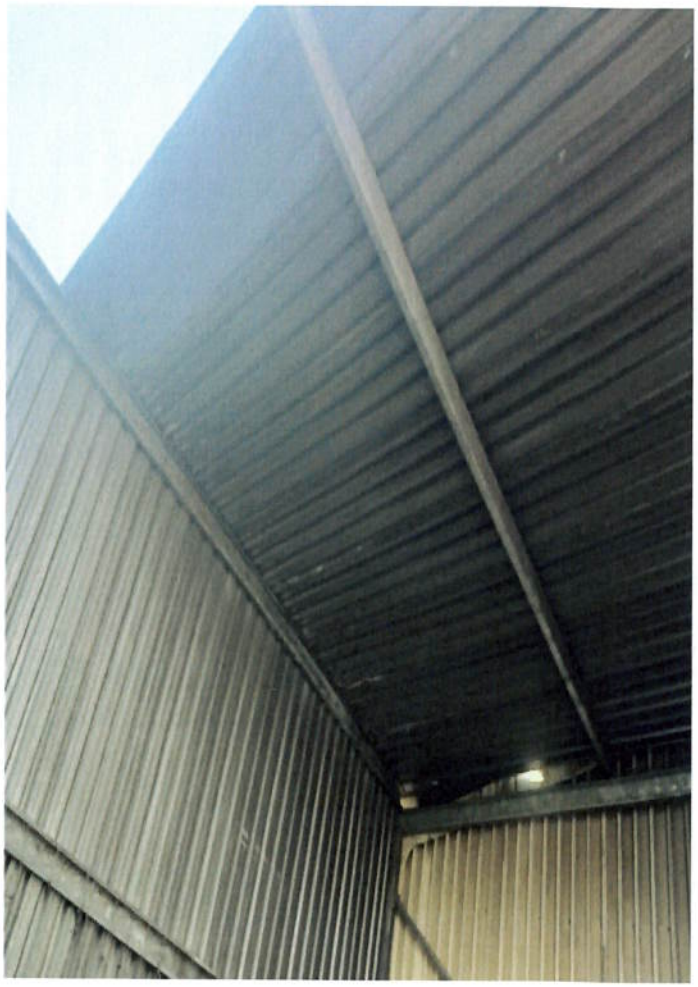

Figure 11: building 4 roof

Roof Ceiling

The ceiling of the cold store is in good condition.

Figure 13: building 3 ceiling

Floor

The floor is in good condition but requires cleaning.

Figure 14: building/shelter 4 floor

Table 1: Building's Condition Rating

Asset/Building Number	Location/Description	Floors [15]	Doors & Windows [15]	Sprinkler System [10]	Roof, gutters [20]	Walls (Exterior) [15]	Walls (Interior) [15]	Plumbing [10]	Weighted Average (%)	Action
L46020	Grunter Gully (building 1)	9	7	N/A	8	12	12	3	57	Repair and Scheduled Maintenance
L46020	Grunter Gully (Building 2)	9	7	N/A	7	12	12	3	56	Repair and Scheduled Maintenance
L46020	Grunter Gully (Building 3)	10	10	N/A	14	12	12	N/A	73	Scheduled Maintenance and Minor Repairs
L46020	Grunter Gully (Building 4)	10	11	N/A	14	12	12	N/A	74	Scheduled Maintenance and Minor Repairs

Rating (%)	0-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81-90	91-100
Condition	Critical	Very Poor to Unsafe	Very Poor	Poor	Fair to Poor	Fair	Good to Fair	Good	Perfect to Good	Perfect
Action	Immediate Replacement or Urgent Intervention	Priority Replacement or Urgent Intervention	Consider Replacement or Urgent Repair	Urgent Repair	Urgent Repair	Repair and Scheduled Maintenance	Scheduled Maintenance and Minor Repairs	Scheduled Maintenance and Minor Repairs	Regular Monitoring and Preventive Maintenance	New or Expansion
Timeframe for Repairs	Immediate	Within 3 months	Within 6 months	Within 6 months	Within 12 months	Within 12 months	Within 18 months	Within 18 months	N/A	N/A
Timeframe for Routine Maint.	N/A	N/A	N/A	Restart within 12 months	Restart within 12 months	Restart within 12 months	On-going	On-going	On-going	As per Project Plan / Warrantee

4 LIMITATIONS

This assessment was based solely on a visual inspection of the building structure; no load calculations or design verifications were performed. Challenges encountered during the inspection included the significant height of the roof and the absence of as-built drawings, which limited the ability to review the original design details of the buildings.

5 CONCLUSION

The overall condition of Buildings 1 and 2 is fair; however, structural elements such as doors, windows, roof trusses, and roof sheets require immediate attention.

Buildings 3 and 4 are in good condition, though doors and roof sheets also need prompt maintenance.

The structural timber members of the roofs show no significant damage but exhibit signs of prolonged exposure to the elements. Therefore, their residual strength should be assessed. Key structural components, including walls, roofs, and foundations—require further evaluation by a professional engineer to determine their remaining integrity

6 RECOMMENDATIONS

a) Arrange the necessary equipment, such as scaffolding or other suitable means, to facilitate inspection of the roof drainage system.

b) The property's general drainage system was not identified; therefore, the refurbishment scope must include the design and installation of a comprehensive drainage system.

c) Refurbish the brick walls, floors, doors, and windows.

d) Conduct a structural assessment of the building foundations by a qualified professional service provider

CONDITION ASSESSMENT REPORT FOR THE ~~KZN ROWING ASSOCIATION~~

Project Name	: Condition Assessment (Ex-BBBEE Tyre Holdings (PTY)LTD)
Project Number	: TBA
Author	: Nduduzo Mkhize
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CONTENTS

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20/06/2025
Date

Approved by:

Shivan Rambridge
Acting Port Engineer

20/06/2025
Date

1 EXECUTIVE SUMMARY

1.1 General Description

The Bayhead area in the Port of Durban is a multifaceted complex comprising container storage yards, ship repair facilities, fishing and recreational zones, and various support services. This technical report presents the findings of a condition assessment carried out on the Ex-BBBEE Tyre Holdings (PTY) LTD building in Bayhead on 26 May 2025.

Condition assessments are critical for verifying that structures comply with relevant building codes, particularly concerning structural integrity and electrical installations. These assessments help identify potential structural failures arising from inadequate maintenance or other uncontrollable factors. Ensuring structural integrity means that a building can perform its intended function effectively, withstand various loads—including its own weight—and remain stable without significant deformation, brittle fractures, or collapse.

Regular inspections and maintenance are vital to maintaining optimal structural performance. Neglecting these activities increases the risk of structural failure.

It is important to note that this inspection was conducted without access to as-built drawings; therefore, all evaluations and observations are based solely on visual inspection.

1.2 Property Description

Ex-BBBEE Tyre Holdings (PTY) LTD is leased within the Bayhead precinct of the Port of Durban, specifically in the sub-precinct known as Fishing Wharf. The surrounding area predominantly consists of workshops, crane companies, and cold cargo storage facilities. Figure 1 provides an aerial view of the site.

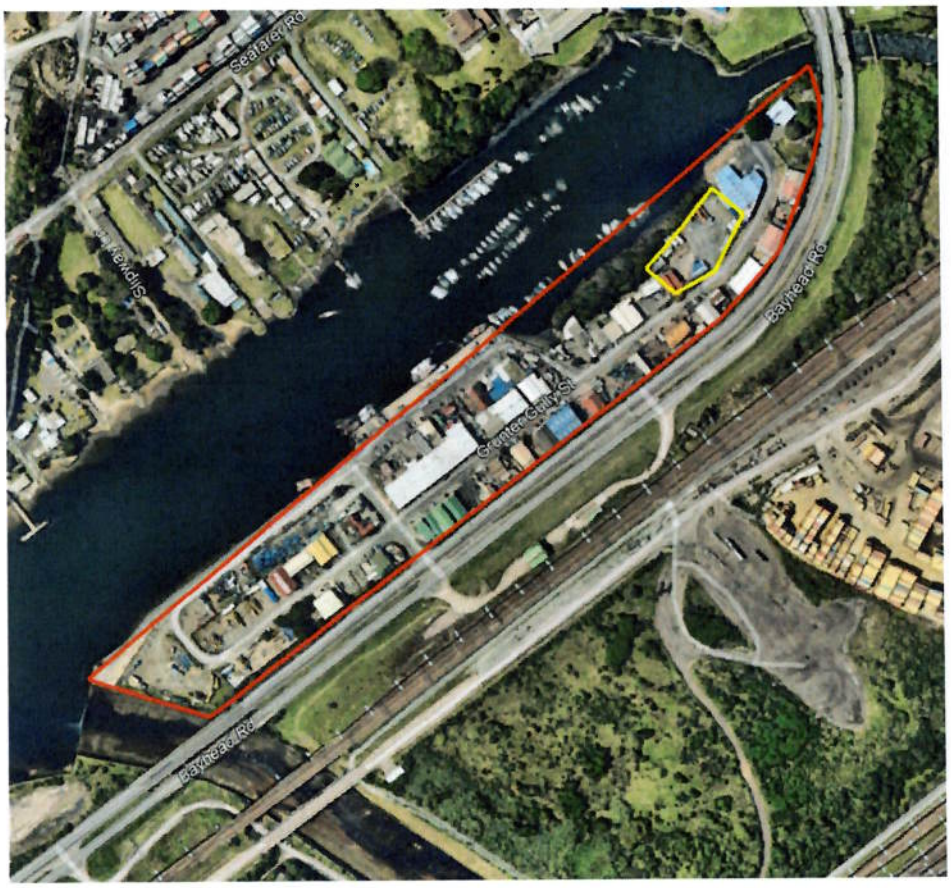

Figure 1: Locality

Property Details:

Name: Ex-BBBEE Tyre Holdings (PTY) LTD
Description:Lease L46004 of ERF 12355, Durban
Address: Bayhead Precinct, Durban, 4001
Purpose: Commercial Industrial
Size: 4403m^2

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings from a condition assessment conducted at the Ex-BBBEE Tyre Holdings property in the Bayhead Precinct on 26 May 2025. The assessment focused on evaluating the physical condition of the existing building, the facility's electrical installation, and the electrical connection from the Municipality. It is important to note that this evaluation was limited to a visual inspection of the building's structural aspects.

The findings in this report are intended to guide the Transnet (NPA) Property Department in determining future plans for the property, which may include options such as demolition, upgrading, or repurposing of the building

2.2 Scope of Investigation

The scope of the assessment was mainly focused on the structural elements of the buildings and including the electrical installations. The civil engineering team had to establish the condition of the structure and whether it is structurally sound and fit for purpose.

The main structural elements inspected consist of the following:

- Walls/ Columns
- Floors/ Foundation
- Roof/ Beam and Trusses

Other structural elements:

- Doors and windows
- Plumbing
- Sprinkler systems
- Gutters

The team was also looking for any visible sign of defects caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storm, floods.
- Vandalism
- Fire

The electrical engineering team had to establish the condition of all electrical installations including air-conditioning units (if applicable) caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storm, flood.
- Vandalism
- Fire

3 ASSESSMENT FINDINGS

This section presents the findings from the visual inspection conducted on 28 May 2025. It includes a structural description of the building, a detailed assessment of defects and deterioration, and a survey of exposure to the aggressive marine environment. The conclusions and recommendations provided reflect the engineering assessment and professional judgment; however, these may vary depending on the engineer assigned to conduct the inspection.

The buildings were evaluated and rated according to the TNPA Asset Maintenance Principles and Procedures (AMPP), as outlined in Table 1 below:

3.1 Layout Property Details

Figure 2: Site Layout

The property consists of two workshop warehouses and an office building. It is located in Grunter Gully, an area primarily used as a fishing wharf within the Bayhead Precinct.

3.2 Assessment Findings

The two warehouse buildings feature steel frame construction, with exteriors clad mainly in galvanized steel sheeting and partially in masonry. The office building is constructed of brick with a tiled roof.

Exterior of building

- The combined floor area of Warehouse 1 and Warehouse 2 is approximately 354 m².
- The exterior condition of the warehouses is deteriorated, with several broken windows; the walls are primarily clad in galvanized steel sheeting, with some sections made of masonry.
- The entire structure requires repairs and scheduled maintenance, including repainting

Figure 3: Building Exterior warehouse 1"

Bathroom

- The bathroom is in poor condition, with damaged toilet lids and sinks missing taps

Figure 4:Figure 4: bathroom warehouse 1

Floors

The floor is not significantly damaged but requires thorough cleaning to restore it to its original condition.

Figure 5:floor "warehouse 1"

Roof

The steel roof trusses over the warehouse are in good condition

Figure 6:Roof

Building Exterior "warehouse 2"

Warehouse 2 is in fair condition but requires general maintenance. The door exhibits signs of rust, and although the floor is not significantly damaged, it needs cleaning to restore it to an acceptable condition.

Figure 7:exterior

Exterior of office building

- The office building has an approximate floor area of 59 m².
- The interior is in good condition.
- The tiled roof is also well maintained and in good condition

Figure 8:exterior

Floors

The floor is in fair condition but requires thorough cleaning to restore it to its original state.

Figure9: office floor

Bathroom

The bathroom is in poor condition, with damaged toilet lids and sinks missing taps.

Figure10: office ablution

Walls "interior"

The office building's walls are structurally sound but dirty, requiring cleaning and repainting.

The ceiling is in poor condition and needs repair or replacement

Figure 9:interior wall of office

Table 1: Building's Condition Rating

Asset/Building Number	Location/Description	Floors [15]	Doors & Windows [15]	Sprinkler System [10]	Roof, gutters [20]	Walls (Exterior) [15]	Walls (Interior) [15]	Plumbing [10]	Weighted Average (%)	Action
L46004	Grunter Gully (Building 1)	14	7	N/A	7	7	7	N/A	53	Repair and Scheduled Maintenance
L46004	Grunter Gully (Building 2)	12	7	N/A	8	8	12	3	56	Repair and Scheduled Maintenance
L46004	Grunter Gully (Building 3)	12	7	N/A	15	12	12	3	68	Scheduled Maintenance and Minor Repairs

General Asset Rating Scale										
Rating (%)	**0-10**	**11-20**	**21-30**	**31-40**	**41-50**	**51-60**	**61-70**	**71-80**	**81-90**	**91-100**
Condition	Critical	Very Poor to Unsafe	Very Poor	Poor	Fair to Poor	Fair	Good to Fair	Good	Perfect to Good	Perfect
Action	Immediate Replacement or Urgent Intervention	Priority Replacement or Urgent Intervention	Consider Replacement or Urgent Repair	Urgent Repair	Urgent Repair	Repair and Scheduled Maintenance	Scheduled Maintenance and Minor Repairs	Scheduled Maintenance and Minor Repairs	Regular Monitoring and Preventive Maintenance	New or Expansion
Timeframe for Repairs	Immediate	Within 3 months	Within 6 months	Within 6 months	Within 12 months	Within 12 months	Within 18 months	Within 18 months	N/A	N/A
Timeframe for Routine Maint.	N/A	N/A	N/A	Restart within 12 months	Restart within 12 months	Restart within 12 months	On-going	On-going	On-going	As per Project Plan / Warrantee

4 LIMITATIONS

This assessment was based solely on a visual inspection of the building structure; no load calculations or design verifications were performed. Constraints encountered during the inspection included the significant height of the roof and the absence of as-built drawings, which limited the ability to review the original design of the buildings.

5 CONCLUSION

The overall condition of the property is fair; however, critical structural elements such as the roof trusses and masonry require immediate repair and maintenance. The large workshop remains salvageable with major refurbishment. A primary concern is the asbestos roofing, which must be replaced as soon as possible.

While the structural timber members of the roof show no significant damage, there are indications of prolonged exposure to the elements. Therefore, an assessment of the residual strength of these timber members is necessary. Additionally, key structural components—including walls, roof, and foundation—require a thorough evaluation by a professional engineer to determine their remaining integrity

6 RECOMMENDATIONS

a) Arrange the necessary equipment, such as scaffolding or other suitable means, to facilitate inspection of the roof drainage system.
b) The property's general drainage system was not identified; therefore, the refurbishment scope must include the design and installation of a comprehensive drainage system.
c) Refurbish the brick walls, floors, doors, and windows.
d) Conduct a structural assessment of the building foundations by a qualified professional service provider.

CONDITION ASSESSMENT REPORT FOR THE KZN ROWING ASSOCIATION

Project Name : Condition Assessment (Ex-Nu Africa (PTY)Ltd)

Project Number : TBA

Author : Nduduzo Mkhize

Owner : Transnet National Ports Authority

Client/User : Transnet National Ports Authority

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CONTENTS

Table of Figures

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Shivan Rambridge
Acting Port Engineer

20/06/2025
Date

1 EXECUTIVE SUMMARY

1.1 General Description

The Bayhead area in the Port of Durban is a complex comprising of storage container yards, ship repair facilities, fishing and recreation, and other support services. This technical report presents the findings of a condition assessment conducted at the Ex-Nu Africa (PTY)Ltd building in Bayhead on 26 May 2025

Condition assessments play a vital role in verifying that structures comply with applicable building codes, particularly in terms of their structural integrity and electrical installations. These assessments aim to identify potential structural failures caused by inadequate building maintenance and other non-controllable factors. Structural integrity ensures that a building functions optimally, withstands various structural loads (including its own weight), and remains stable, without significant deformation, brittle fractures, or collapse, while serving its intended purpose.

Regular inspections and maintenance are essential to ensure a structure operates at its optimal level. Neglecting these activities can lead to structural failure.

It is important to note that this physical inspection was conducted in the absence of as-built drawings. Consequently, all estimates and inspections were based solely on visual observations.

1.2 Property Description

Ex-Nu Africa (PTY)Ltd lease is in the Bayhead precinct in the Port of Durban, this sub-precinct is known as Fishing Wharf. The surrounding area consists of mainly workshops, crane companies and cold cargo storage. Figure 1 shows the aerial view of the site.

Figure 1: Locality

Property Details:

Name: Ex-Nu Africa (PTY) LTD

Description: Lease L46012 of Erf 12355, Durban.

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: 785m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Nu Africa property in the Bayhead Precinct on 26 May 2025. The purpose of this assessment was to evaluate the physical condition of the existing building, and electrical installation on the facility, as well as the electrical connection from the Municipality. It is important to note that the assessment was limited to a visual inspection of the structural aspect of the buildings on the property.

The results of this report aim to provide guidance to the Transnet (NPA) Property Department regarding the plans for the property. These plans may include options such as demolishing the building, upgrading the building, or repurposing it for other uses.

2.2 Scope of Investigation

The scope of the assessment was mainly focused on the structural elements of the buildings and including the electrical installations. The civil engineering team had to establish the condition of the structure and whether it is structurally sound and fit for purpose.

The main structural elements inspected consist of the following:

- Walls/ Columns
- Floors/ Foundation
- Roof/ Beam and Trusses

Other structural elements:

- Doors and windows
- Plumbing
- Sprinkler systems
- Gutters

The team was also looking for any visible sign of defects caused by natural and unnatural events such as:

- Natural disasters like lightning, hail, storms and floods.
- Vandalism
- Fire

The electrical engineering team had to establish the condition of all electrical installations including air-conditioning units (if applicable) caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storm, and floods.
- Vandalism
- Fire

3 CONDITION ASSESSMENT FINDINGS

This section comprises of the findings from visual inspection conducted on the 15th of May 2025. It gives a structural description of the building, detailed assessment of defects and deterioration, and the survey of exposure to the aggressive marine environment. The conclusions and recommendations provided include engineering views, assessment, and judgement. Of which such conclusions and recommendations could be slightly different, depending on the professional engineer assigned to undertake the inspections at that time.

3.1 Layout of the Property

Figure 2: Site Layout

The property comprises two building structures that are interconnected to one another. The property is in Grunter Gully which is predominantly a fishing wharf in Bayhead Precinct.

3.2 The Assessment Findings

The building is constructed from masonry walls, supported by timber roof trusses and IBR roof sheets.

- The area of land in this building is 785m^2
- The exterior of this building is in perfect condition
- The entire roof structure is covered by new IBR of which needs to be changed.
- The roof has a drainage system.

Figure 3: Building Exterior

- The condition of the floor in this building is perfect condition.

Figure 4: interior of building

- The condition of the windows in this building is in perfect condition.

Figure 5:windows

- The condition of the windows and doors in this building are in perfect condition. Main doors have a crack that require attention soon.

Figure 6: floor and doors

There is a minor crack on the wall that requires attention before it expand.

Figure 7: walls and windows

- The condition of the ablution is in very good condition, no leaks spotted.

Figure 9: ablutions

Asset/Building Number	Location/Description	Floors [15]	Doors & Windows [15]	Sprinkler System [10]	Roof, gutters [20]	Walls (Exterior) [15]	Walls (Interior) [15]	Plumbing [10]	Weighted Average (%)	Action
L46104	Grunter Gully (Building 1)	15	15	N/A	15	15	15	10	94	Perfect
L46104	Grunter Gully (Building 2)	15	15	N/A	15	15	15	10	94	New

General Asset Rating Scale										
Rating (%)	**0-10**	**11-20**	**21-30**	**31-40**	**41-50**	**51-60**	**61-70**	**71-80**	**81-90**	**91-100**
Condition	Critical	Very Poor to Unsafe	Very Poor	Poor	Fair to Poor	Fair	Good to Fair	Good	Perfect to Good	Perfect
Action	Immediate Replacement or Urgent Intervention	Priority Replacement or Urgent Intervention	Consider Replacement or Urgent Repair	Urgent Repair	Urgent Repair	Repair and Scheduled Maintenance	Scheduled Maintenance and Minor Repairs	Scheduled Maintenance and Minor Repairs	Regular Monitoring and Preventive Maintenance	New or Expansion
Timeframe for Repairs	Immediate	Within 3 months	Within 6 months	Within 6 months	Within 12 months	Within 12 months	Within 18 months	Within 18 months	N/A	N/A
Timeframe for Routine Maint.	N/A	N/A	N/A	Restart within 12 months	Restart within 12 months	Restart within 12 months	On-going	On-going	On-going	As per Project Plan / Warrantee

4 LIMITATIONS

This was solely a visual inspection of a building structure, no load calculations or design verifications conducted. The constraints experienced include not being able to thoroughly inspect the roof top, and lack of As-built drawings to assess the original design of the buildings.

5 CONCLUSION

The general condition of the buildings is perfect; the building has been renovated.

6 RECOMMENDATIONS

a) Organize the necessary equipment (scaffolding or otherwise) for the inspection of the roof drainage system.
b) Structural Assessment of the foundation of the buildings must be conducted by a Professional Service Provider.
c) Building to be guarded to mitigate vandalism.

CONDITION ASSESSMENT REPORT FOR THE KZN ROWING ASSOCIATION

Project Name	: Condition Assessment (Ex Bud's (PTY)Ltd)
Project Number	: TBA
Author	: Nduduzo Mkhize
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CONTENTS

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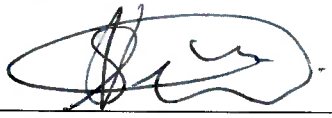

Sakhile Nene

Civil Engineering Technician

20/6/2025

Date

Approved by:

Shivan Rambridge

Acting Port Engineer

20/06/2025

Date

1 EXECUTIVE SUMMARY

1.1 General Description

The Bayhead area in the Port of Durban is a complex comprising of storage container yards, ship repair facilities, fishing and recreation, and other support services. This technical report presents the findings of a condition assessment conducted at the Ex-Bud's (PTY)Ltd building in Bayhead on 29 May 2025

Condition assessments play a vital role in verifying that structures comply with applicable building codes, particularly in terms of their structural integrity and electrical installations. These assessments aim to identify potential structural failures caused by inadequate building maintenance and other non-controllable factors. Structural integrity ensures that a building functions optimally, withstands various structural loads (including its own weight), and remains stable, without significant deformation, brittle fractures, or collapse, while serving its intended purpose.

Regular inspections and maintenance are essential to ensure a structure operates at its optimal level. Neglecting these activities can lead to structural failure.

It is important to note that this physical inspection was conducted in the absence of as-built drawings. Consequently, all estimates and inspections were based solely on visual observations.

1.2 Property Description

Ex Bud's (PTY)Ltd lease is in the Bayhead precinct in the Port of Durban; this sub-precinct is known as Fishing Wharf. The surrounding area consists of mainly workshops, crane companies and cold cargo storage. Figure 1 shows the aerial view of the site.

Figure 1: Locality

Property Details:

Name: Ex Bud's (PTY) Ltd

Description: Lease L46044 of Erf 12355, Durban

Address: Bayhead Precinct, Durban, 4001

Purpose: Canteen

Size: 780m2

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at Ex-Bud's property in the Bayhead Precinct on 26 May 2025. The purpose of this assessment was to evaluate the physical condition of the existing building, and electrical installation on the facility, as well as the electrical connection from the Municipality. It is important to note that the assessment was limited to a visual inspection of the structural aspect of the buildings on the property.

The results of this report aim to provide guidance to the Transnet (NPA) Property Department regarding the plans for the property. These plans may include options such as demolishing the building, upgrading the building, or repurposing it for other uses.

2.2 Scope of Investigation

The scope of the assessment was mainly focused on the structural elements of the buildings and including the electrical installations. The civil engineering team had to establish the condition of the structure and whether it is structurally sound and fit for purpose.

The main structural elements inspected consist of the following:

- Walls/ Columns
- Floors/ Foundation
- Roof/ Beam and Trusses

Other structural elements:

- Doors and windows
- Plumbing
- Sprinkler systems
- Gutters

The team was also looking for any visible sign of defects caused by natural and unnatural events such as:

- Natural disasters like lightning, hail, storms and floods.
- Vandalism
- Fire

The electrical engineering team had to establish the condition of all electrical installations including air-conditioning units (if applicable) caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storm, and floods.
- Vandalism
- Fire

3 CONDITION ASSESSMENT FINDINGS

This section comprises of the findings from visual inspection conducted on the 12th of June 2025. It gives a structural description of the building, detailed assessment of defects and deterioration, and the survey of exposure to the aggressive marine environment. The conclusion and recommendations provided include engineering views, assessment, and judgement. Of which such conclusions and recommendations could be slightly different, depending on the professional engineer assigned to undertake the inspections at that time.

The buildings were evaluated and rated using the TNPA Asset Maintenance Principles and Procedures (AMPP).

3.1 Layout of the Property

Figure 2: Site Layout

The property comprises two building structures, one is independent (standalone) and the other ones are interconnected to one another, the buildings are connected by a series of doors. The property is in Grunter Gully which is predominantly a fishing wharf in Bayhead Precinct.

3.2 The Assessment Findings

The building is constructed of masonry walls, with asbestos roofs supported by timber roof trusses.

Building 1

- The area of land in this building is 780 m^2
- The exterior of this building is not in bad condition
- The entire roof structure is covered by asbestosis of which needs to be changed.
- The roof has drainage system, but it is starting to fall apart some parts have no gutters now.

Figure 3: Building 1 exterior

Figure 4: Building Exterior

- The condition of the floor in this building is not in bad condition, it needs deep cleaning

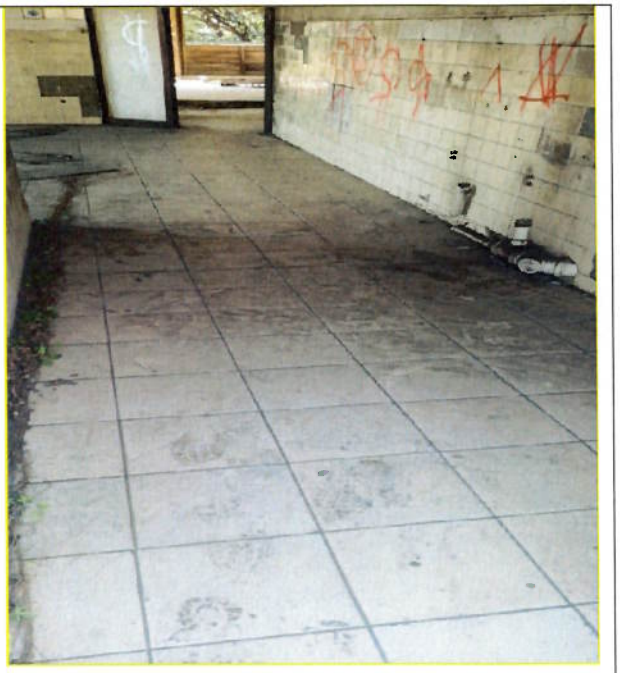

Figure 5: Building 1 floor

Figure 6: building 1 interior wall and floor

- Windows have been vandalized and some have been stolen.

Figure 7: interior walls and windows

Figure 8: Plumbing

- The ceiling in this building is not in good condition, it needs to be rehabilitated because some of the panels from it are missing and other parts of the ceiling are damaged.

Figure 9:ceiling

- The external wall is in good condition. The windows have been stolen.

Figure 10:windows

- The external wall is in good condition. The windows have been stolen.
- The internal wall is in bad condition, require renovations.

Figure 11: walls and windows

- The bathroom in this building is not in a good condition the toilet is damaged and there is no sign of water pipe inlet.

Figure 12:ablutions

3.3 The Assessment Findings

The building is constructed from masonry walls, with some sections having roofs made of asbestos supported by timber roof trusses. Another section of this complex is constructed to be a warehouse with a steel frame; the sides are covered with masonry walls and others are covered by galvanized steel sheeting.

Building 2

- The exterior of this building is not in bad condition
- The entire roof structure is covered by asbestosis of which needs to be changed.

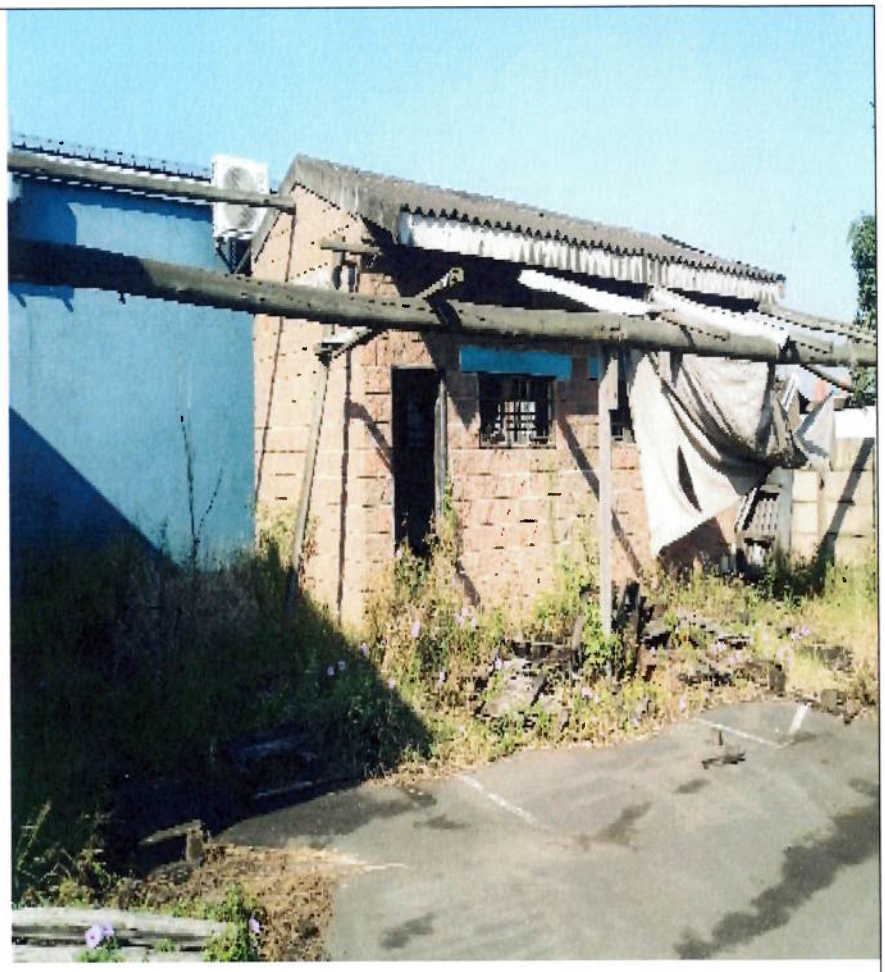

Figure 13:Building 2 exterior

- The condition of the floor in this building is not in bad condition, it needs to be cleaned so it can get back to its former condition.

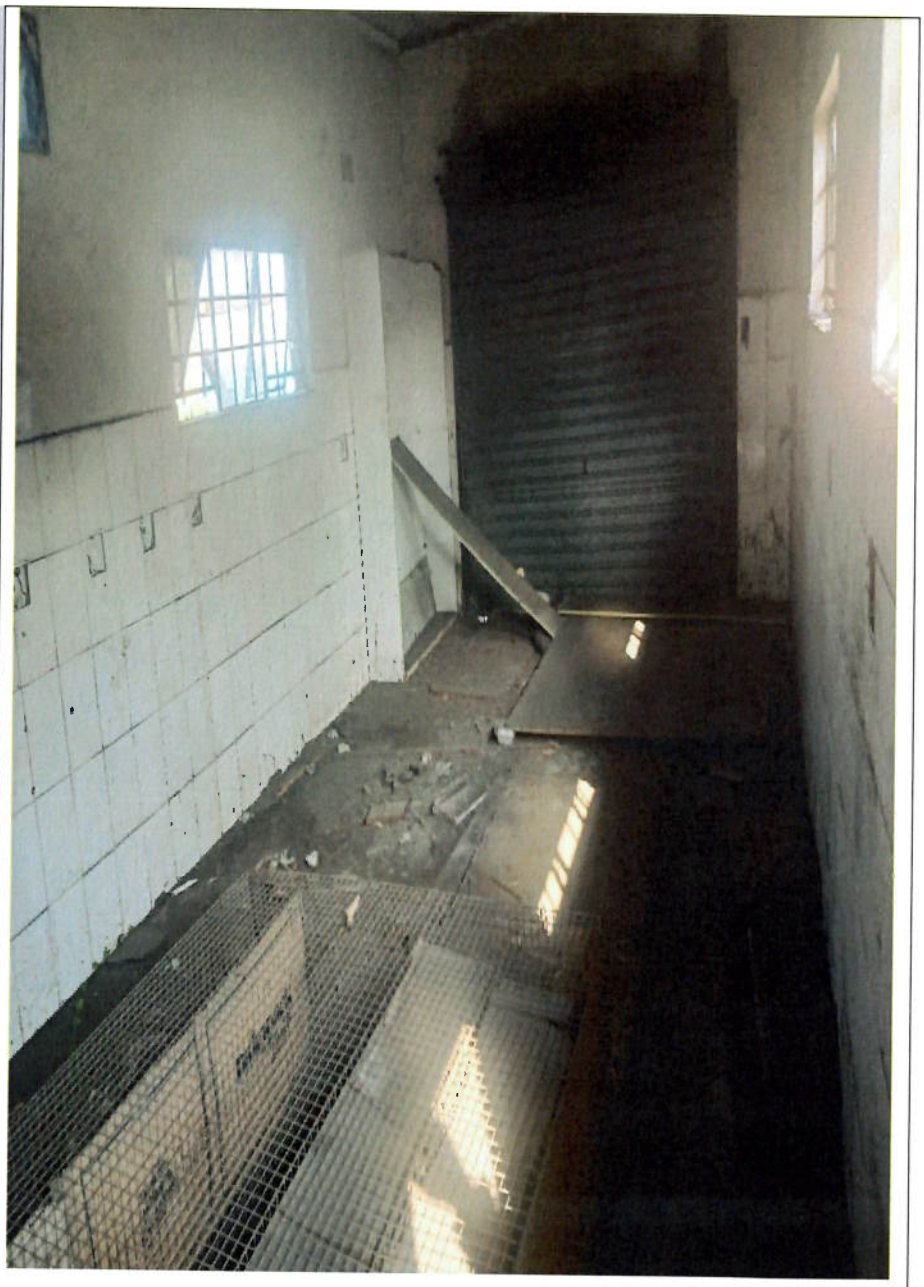

Figure 14:building 2 floor

- The condition of the windows and doors are in bad condition; they must be replaced.

Figure 15:building 2 doors and windows

- The condition of the floor in this building is not in a very bad condition, it needs to be cleaned so it can get back to its condition

Figure 16: Building 2 exterior

- The condition of the floor in

Figure 17:building 2 internal walls

- The condition of the ablution is bad, it requires renovation.

Figure 18: building 2 ablutions

Asset/Building Number	Location/Description	Floors [15]	Doors & Windows [15]	Sprinkler System [10]	Roof, gutters [20]	Walls (Exterior) [15]	Walls (Interior) [15]	Plumbing [10]	Weighted Average (%)	Action
L46044	Grunter Gully (Building 1)	12	4	N/A	5	14	11	2	53	Urgent Repair
L46044	Grunter Gully (Building2)	12	2	N/A	6	14	11	2	52	Urgent Repair

General Asset Rating Scale										
Rating (%)	**0-10**	**11-20**	**21-30**	**31-40**	**41-50**	**51-60**	**61-70**	**71-80**	**81-90**	**91-100**
Condition	Critical	Very Poor to Unsafe	Very Poor	Poor	Fair to Poor	Fair	Good to Fair	Good	Perfect to Good	Perfect
Action	Immediate Replacement or Urgent Intervention	Priority Replacement or Urgent Intervention	Consider Replacement or Urgent Repair	Urgent Repair	Urgent Repair	Repair and Scheduled Maintenance	Scheduled Maintenance and Minor Repairs	Scheduled Maintenance and Minor Repairs	Regular Monitoring and Preventive Maintenance	New or Expansion
Timeframe for Repairs	Immediate	Within 3 months	Within 6 months	Within 6 months	Within 12 months	Within 12 months	Within 18 months	Within 18 months	N/A	N/A
Timeframe for Routine Maint.	N/A	N/A	N/A	Restart within 12 months	Restart within 12 months	Restart within 12 months	On-going	On-going	On-going	As per Project Plan / Warrantee

4 LIMITATIONS

This was solely a visual inspection of a building structure, no load calculations or design verifications conducted. The constraints experienced include tall heights for roof inspection, and lack of As-built drawings to assess the original design of the buildings.

5 CONCLUSION

The general condition of the property is Fair, however the structural elements such the roof sheets (Asbestos), doors and windows require attention immediately. The buildings are still salvageable through major refurbishment. The major concern is the asbestos roof that needs to be replaced as soon as possible.

The structural timber members of the roof have no significant damage, however there are signs of prolonged exposure to the elements, hence the residual strength of the timber members must be assessed. The key elements of the structure (Walls, Roof, Foundation) require further assessment by a professional engineer to establish their residual strength.

6 RECOMMENDATIONS

a) Organize the necessary equipment (scaffolding or otherwise) for the inspection of the roof drainage system.
b) The general drainage system on the property was not identified, hence the scope for refurbishing the property must include the establishment of a comprehensive drainage system.
c) Refurbish the brick wall, floors, doors, and windows.
d) Structural Assessment of the foundation of the buildings must be conducted by a Professional Service Provider.