CONDITION ASSESSMENT REPORT FOR THE KZN ROWING ASSOCIATION

Project Name : Condition Assessment (Ex- Cargo Lash and Trading CC

Project Number : TBA

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Owner : Transnet National Ports Authority

Client/User : Transnet National Ports Authority

Revision Number : 00

Release Date:

Print Date: 19/06/2025

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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 on the Ex- Cargo Lash and Trading CC 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- Cargo Lash and Trading CC building is in the Bayhead precinct in the Port of Durban, Grunter Gully. Figure 1 shows the aerial view of the site.

Figure 1: Locality

Property Details:

Name: Ex- Cargo Lash and Trading CC

Description: Lease 46079 on Erf 12355, Durban at Bayhead.

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial / Industrial

Size: 543m^2

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex- Cargo Lash and Trading CC 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 and storms, flood.
- 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 CONDITION ASSESSMENT FINDINGS

This section comprises of the findings from visual inspection conducted on the 26th of May 2025. It gives a structural description of the building, detailed assessment of defects and deterioration, and a survey of exposure to the aggressive marine environment. The conclusions and recommendations provided include engineering views, assessment, and judgement. Such conclusions and recommendations could be 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 several building structures. 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, 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 1

- The area of land in this building is 543 m^2
- The exterior of this complex is in fair condition.
- The entire roof structure is covered by asbestos of which must be changed.

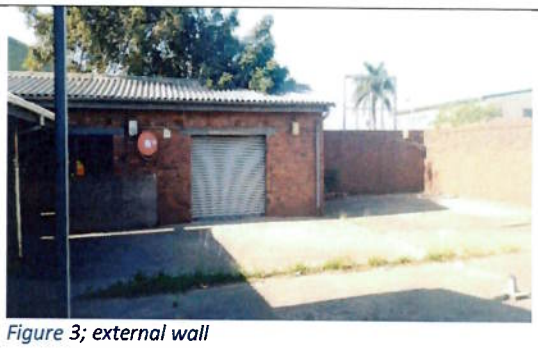

Figure 3; external wall

Figure 3

- The floors of this building are in very good condition.
- The internal walls for this building are in a very good condition however surface scratches are present likely due to furniture which may require repainting for aesthetic purposes

Figure 4:floor

- The ablution facilities are in good condition and there is a presence of water in this building.

Figure 5:ablution

- This is the only toilet not in use, possibly due to a flushing malfunction.

Figure 6:ablution

• This section of the site has a wooden structure/ shelter. The shelter is in very bad condition	 *Figure 7:shelter 1 exterior*
• The floor for this shelter is fair condition. A lot of dirt present is a potential fire hazard	 *Figure 8: interior*
• This carport is in fair condition requiring minor maintenance. • There are no gutters for this carport and there are no down pipes present.	 *Figure 9:shelter 2*
• Asbestos present on side panels, these need to be replaced with another material.	 *Figure 10: cladding for shelter 2*

le 1: AMPP Rating Guide

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

Table 2: 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
L40602	building 1	13	12	N/A	12	12	12	8	76	Scheduled Maintenance and Minor Repairs
	Building 2	10	n/a	N/A	15	7	7	N/A	60	Repair and Scheduled Maintenance
	Building 3	10	N/A	N/A	11	N/A	N/A	N/A	60	Repair and Scheduled Maintenance

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 condition for building 1 is good, it just needs to be scheduled for maintenance and minor repairs, the asbestos shall must be removed. The condition for building 2 (shelter) is good to fair, it must be scheduled for maintenance and minor repairs and inside. General upkeep needs to be maintained. The condition for building 3 carport is good to fair and it also needs to be scheduled for maintenance and minor repairs.

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.