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

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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-Manila Ship Chandlers (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-Manila Ship Chandlers (PTY)LTD building is in the Bayhead precinct in the Port of Durban, Grunter Gully. 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-Manila Ship Chandlers (PTY) LTD

Description: Portion 8 of Erf 12355, Durban at Bayhead.

Address: Bayhead Precinct, Durban, 4001

Purpose: Fishing

Size: 687 m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Manila Ship Chandlers 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, 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 comprises of the findings from visual inspection conducted on the 26 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 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 that 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 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.

- The area of land in this building is 687 m^2
- The exterior of this complex is not in a very bad condition is has minor things that must be taken care of which can improve its appearance.
- The entire roof structure is covered by metal sheets of which now have corrosion in some parts, and this affects the inside as the water coming from rain is entering the inside.
- The roof has no drainage system, as well as the entire property. There's no evidence of a stormwater management system within the boundary of the property.

Figure 3: Building Exterior

- The roof of this building is in a good condition it has leaks, water passes from roof to floor, and it creates water ponds on the floor.
- Small panel gaps from the roofing were identified, which can cause water damage of the trusses.

Figure 4:roof

- The internal walls are damaged, and they need to be plastered, and other parts be painted.
- Some of the floor mats are starting to peel off.

Figure 5:door

- Ablution facility damaged and unusable.
- The floors are not completely damaged but in bad condition
- The walls are dirty due to the dust that is coming inside the building but can be cleaned since it is tiled.

Figure 6:ablutions

- There's no evidence of water supply within the building.

4 Table 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*

5 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
L46026	Grunter Gully (Building 1)	12	7	N/A	5	12	12	3	57	Repair and Scheduled Maintenance
	Grunter Gully (Building 2)	12	10	N/A	10	10	12	3	63	Scheduled Maintenance and Minor Repairs
	Grunter Gully (Building 3)	10	N/A	N/A	14	8	8	N/A	63	Scheduled Maintenance and Minor Repairs

6 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.

7 CONCLUSION

The general condition for building 1 is fair, needs to be repaired and scheduled for maintenance. The condition for building 2 is good to fair and needs to be scheduled for maintenance and minor repairs.

The condition for shelter 3 is good top fair and needs to be scheduled for maintenance and minor repairs.

The structural members of the roof have no significant damage, however there are signs of prolonged exposure to the elements, hence the residual strength of the 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.

8 RECOMMENDATIONS

a) Organize the necessary equipment (scaffolding or otherwise) for the inspection of the roof drainage system.
b) Refurbish the brick wall, floors, doors, and windows.
c) Structural Assessment of the foundation of the buildings must be conducted by a Professional Service Provider