

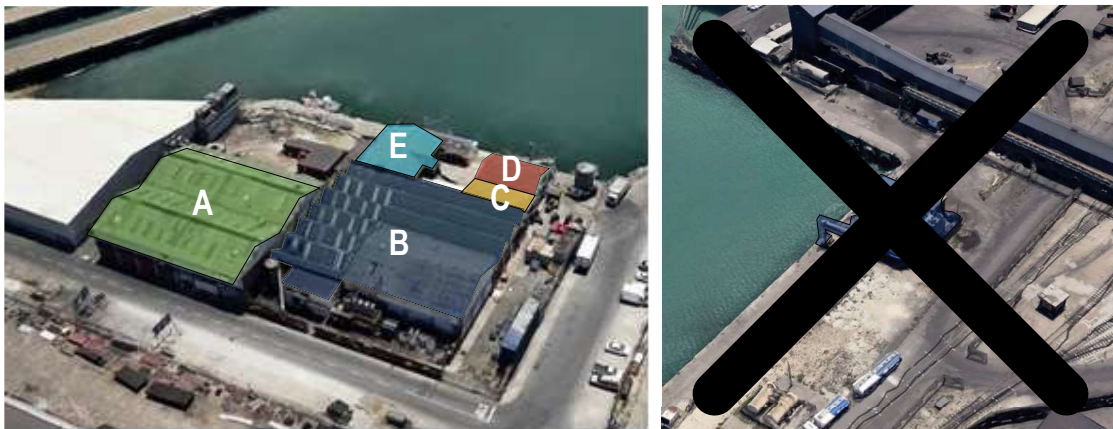
01 October 2025

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**CONDITION ASSESSMENT OF [REDACTED] FISHING BUILDINGS, PORT OF PORT ELIZABETH**

**1. BACKGROUND**

[REDACTED] in terms of [REDACTED]  
[REDACTED]  
[REDACTED] The leased premises on Erf No. 1051 include a double-storey structural steel frame building with IBR roof sheeting and masonry walls partially clad with IBR sheeting. The ground floor is utilized for fishing operations, including cold storage fridges whilst the first floor is used for offices and training of personnel. [REDACTED]  
[REDACTED]  
[REDACTED]



**Figure 1:** [REDACTED] Fishing leased premises

During annual asset inspections, it was found that the structural integrity of the buildings became questionable as well as the compliance with the South African Acts and Regulations, which include but are not limited to, the National Building Regulations and the Occupational Health and Safety Act. In

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February 2020, OBM Consultants and Project Managers were appointed to conduct a condition and structural integrity assessment of the premises. A detailed assessment and recommendation report was issued (refer to **Annexure A**).

Based on the recommended works and the associated capital costs, it was not deemed feasible to rehabilitate the building. A decision was made that the investment required was not justified and the building was earmarked for demolition and redevelopment at the end of the lease term, which occurs in March 2026.

Ever since 2023, based on recommendations made (refer to original report dated 09 October 2023) [REDACTED] has, during their lease term, undertaken various works to ensure the buildings are safe for occupation and continued operation.

The Port Engineering department together with [REDACTED] Staff [REDACTED], conducted a site visit on Friday 5 September 2025, to verify whether those recommendations has been actioned and to established what is still outstanding.

It was found that most of the recommendations have been addressed. [REDACTED]  
[REDACTED]  
[REDACTED] Attached **Annexure B** illustrates the recommendation checklist indicating remaining maintenance works [REDACTED]  
[REDACTED]

The purpose of this report is to outline the current condition of the facility, re-evaluate the work conducted against the findings that were noted, and recommend further remedial measures (if required). The assessment will provide a recommendation for the continued use of the premises till end of lease period 31 March 2026.

## 2. INSPECTION FINDINGS

As mentioned above the Port Engineering Department together with [REDACTED] Fishing staff undertook site visit and visual inspection on 5 September 2025 of the premises to establish what recommendations have been concluded and what is still outstanding or underway.

### 2.1 Building A – Storage, staff welfare, and factory

As noted before that [REDACTED] appointed [REDACTED] Consultants [REDACTED] to verify the load-carrying capacity of the existing timber first floor, which was certified for 200kg/m<sup>2</sup> provided that the timber members are regularly inspected and maintained (refer to **Annexure C**)

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Upon site inspection, [REDACTED] stated that they have repositioned the female change rooms and are staggering employee lunch breaks to prevent the congregation of personnel to conform to the imposed load restriction.

The TNPA Fire Department conducted a fire safety inspection of the premises in July 2024 where it was noted that the system was last serviced in June 2024 and due for service in December 2024. [REDACTED] serviced the system in January 2025 and July 2025 respectively and is deemed compliant for the next 6 months due **January 2026**.

## 2.2 Building B – Fish Processing

The building consists of a steel portal frame structure, steel trusses, and brick in-fill walls. It is a double-volume structure with a steel mezzanine floor. The steel roof trusses are in fair condition. Some members display areas of corrosion, especially in the roof valleys.

Upon site inspection it can be confirmed that all rusted areas, and roof members have been painted and treated with corrosion protection and are being monitored and maintained on a regular basis as per previous recommendations.

## 2.3 Building D – Offices

A number of the structural components do not satisfy the minimum requirements for industrial buildings/ offices. The internal beams are under designed with very high deflection and some members fail when designed for combined stresses. Some of the portal frame columns and rafters also failed when subjected to the design loading. It is therefore recommended that the structure be dismantled and strengthened as per the last report recommendation.

Furthermore, some of the steel members need to be retreated appropriately as they still show signs of corrosion.

Some of the steel members has been treated for corrosion protection, however it does not fully cover the previous recommendations which is to address the structural components pertaining to member size.

It is evident that [REDACTED] has put some mitigation measures in place to sustain operations till the lease expiry date of 31 March 2026. [REDACTED]

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### 3. RECOMMENDATIONS

After inspection was conducted and evidence provided, we are pleased to confirm that 60% of the previous recommendations raised was concluded with some underway [REDACTED]

The following recommendations emanated from previous site inspections and are still required to be implemented (refer to Annexure B):

#### 3.1 Building D – Offices

The beams and columns to be strengthened as they do not meet the requirements for Industrial Building/Offices SANS 10160 and SANS 10162 as per Annexure A OBM Report.

#### 3.2 Building E – Administration Building

The roof sheeting to be painted.

In conclusion, it can be noted that [REDACTED] has attended to 60% of the previous recommendations made. However, the above-mentioned recommendations are still outstanding and should be implemented.

It can, therefore, be confirmed that the structure is deemed fit for purpose subject to recommendations

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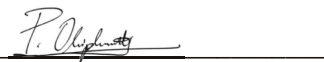
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listed above being addressed and continuous maintenance as planned to be implemented till end of their lease term 31 March 2026, which will not be further extended.

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