



REPORTS

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

Project Name : Condition Assessment (Ex-Lampro Shopfitters CC
(PTY)LTD)

Project Number : TBA

Author : Nduduzo Mkhize

Owner : Transnet National Ports Authority

Client/User : Transnet National Ports Authority

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Signatories:

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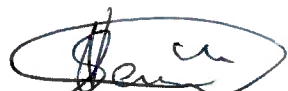


Nduduzo Mkhize

Civil Engineering (Trainee)

20/06/25

Date



Sakhile Nene

Civil Engineering Technician

20/06/2025

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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 on the Ex-Lampro Shopfitters CC (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-Lampro Shopfitters CC (PTY)LTD building is in the Bayhead precinct in the Port of Durban. 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-Lampro Shopfitters CC (PTY) LTD

Description: Lease L40614 of ERF 12355, Durban with improvements thereon

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: 569 m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Lampro Shopfitters 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, 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 26th 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 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 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. 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 569 m²
- The exterior of this building is in fair condition
- The entire roof structure is covered by asbestos of which need to be changed.
- The roof has drainage system, but it is starting to fall apart some parts have no gutters now.



Figure 3: Building Exterior

- The bathroom in this building is poor the toilet is damaged and there is no sign of water pipe inlet.



Figure 4: ablutions

- The condition of the floor in this building is in fair condition, upkeep and maintenance required.



Figure 5: floor

The ceiling in this building is in poor condition. Attention required.



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

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
L40614	Grunter Gully (Building 1,2,3)	9	0	N/A	8	10	8	N/A	44	Urgent Repair

5 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.

6 CONCLUSION

The general condition of the property is fair to poor and needs urgent repair, however the structural elements such the roof trusses and masonry walls were not too bad. However, the main building is still salvageable through major refurbishment. The major concern is the asbestos roof that needs to be replaced as soon as possible.

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.

7 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.



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

Project Name : Condition Assessment (Ex-United Marine &
Industrial CC (PTY)LTD)

Project Number : TBA

Author : Nduduzo Mkhize

Owner : Transnet National Ports Authority

Client/User : Transnet National Ports Authority

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Signatories:

Prepared by:



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20/06/25
Date



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Civil Engineering technician

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 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-United Marine & Industrial CC (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-United Marine & Industrial CC (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-United Marine & Industrial CC (PTY) LTD

Description: Portion 13 of Erf 12355, Durban.

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: 575 m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-United Marine & Industrial 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 National Ports Authority's 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.
- 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.
- Vandalism
- Fire

3 CONDITION ASSESSMENT FINDINGS

This section comprises of the findings from a 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 has a single building. 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. 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 575 m²
- The exterior of this building is in fair condition
- The entire roof structure is covered by metal sheets and some of them are now corroded, these need to be changed.
- The roof and the entire property do not have drainage.



Figure 3: Building Exterior

- The membrane for this roof is falling needs to be replaced.
- The steel portal frames are still in good condition.



Figure 4: roof

- The condition of the floor in this building is good, Upkeep required.
- A large opening is present at the rear of the building, reportedly caused by a truck that lost control and impacted on the structure.



Figure 5: floor



Figure 7: back wall crashed by truck

- The ceiling in this building is in poor condition, repairs are required.



Figure 6: ceiling

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

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
L40620	Grunter Gully	10	8	N/A	9	5	5	6	48	Urgent Repair

5 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.

6 CONCLUSION

The general condition of the property is fair to poor, and it needs urgent repair, however the structural elements such the roof trusses and masonry walls were not too bad. However, the main building is still salvageable through major refurbishment. The wall at the back also needs to be patched.

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.

7 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.



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

Project Name : Condition Assessment (Ex-Oracleprops 50 (Pty) Ltd
(PTY)LTD)

Project Number : TBA

Author : Nduduzo Mkhize

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Signatories:

Prepared by:

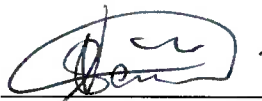


Nduduzo Mkhize

Civil Engineering (Trainee)

20/06/25

Date



Sakhile Nene

Civil Engineering technician

20/06/2025

Date

Approved by:



Dumisani Mkhize

Deputy 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 on the Ex-Oracleprops 50 (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-Oracleprops 50 (Pty) Ltd (PTY)LTD building is in the Bayhead precinct in the Port of Durban, Bayhead Grunter gully. Figure 1 shows the aerial view of the site.



Figure 1: Locality

Property Details:

Name: Ex-Oracleprops 50 (Pty) Ltd (PTY) LTD

Description: Lease L40618 of ERF 12355, Durban-FU

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: 1703 m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Oracleprops 50 (Pty) Ltd 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 26th 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 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) shown on page 18.

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 1703 m2
- The exterior of this complex is fair condition. Minor maintenance is required.
- The entire roof structure is covered by metal sheets of which are not visible to assess. The second floor has wooden flooring which does not look safe, this might be the result of some moisture entering the room and should be rectified.
- The roof has a drainage system, as well as the entire property



- The ceiling in this building is in fair condition



Figure 3: ceiling

- Broken windows were observed
- The finishing on this floor is in poor condition, it needs attention



Figure 4: windows



Figure 5: windows

- Ablution facility in poor condition and requires maintenance
- The floors are in fair condition and require upkeep



Figure 6: ablutions

- The water pipes in this building are damaged.
- The wall is in fair condition



Figure 7: shower

First floor

The ground floor kitchen sink is damaged and plumbing issues have been observed. No water in taps.



Figure 8: plumbing

- The floors in this room are not in poor condition. Carpets in poor condition.
- Maintenance and upkeep required.



Figure 9: floor

Workshop

The exterior walls of this workshop are in fair condition. Upkeep required.

The doors are in poor condition, the roller door is totally damaged, and it needs to be replaced.

The floors in this building are in poor condition. Upkeep and maintenance required.



Figure 10:workshop exterior



Figure 11:workshop 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
L40618	Grunter Gully	8	8	N/A	13	10	10	7	62	Scheduled Maintenance and Minor Repairs
	Grunter Gully	10	12	N/A	15	10	12	8	74	Scheduled Maintenance and Minor Repairs

Table 2: 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
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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 this building is fair but needs to be scheduled for maintenance and minor repairs, however the structural elements such the roof trusses and masonry walls were not too bad. However, the main 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.



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

Project Name : Condition Assessment (Ex-Richford Engineering
(PTY)LTD)

Project Number : TBA

Author : Nduduzo Mkhize

Owner : Transnet National Ports Authority

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Signatories:

Prepared by:

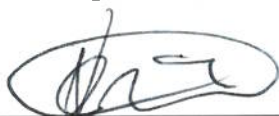


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Civil Engineering (Trainee)

20/06/2025

Date



Sakhile Nene

Civil Engineering Technician

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 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-Richford Engineering (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-Richford Engineering (PTY)LTD 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-Richford Engineering

Description: Lease of Portion 12 of Erf 12355, Durban.

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: 624 m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Richford Engineering 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 26th 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 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 of two 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 roof 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 624 m²
- The exterior of this building is very bad condition most.
- The entire roof structure is covered by metal sheets and most of them are now corroded, and they need to be changed.
- The roof has no drainage system, as well as the entire property.



Figure 3: Building Exterior

- The roof of this building is falling apart, and the metal sheets have corroded.



Figure 4: roof

Building 2

The condition of this building is not in a very bad condition the walls just need some minor changes. There is overgrown vegetation

The windows are not in very bad condition. There are missing glasses in the windows for this building

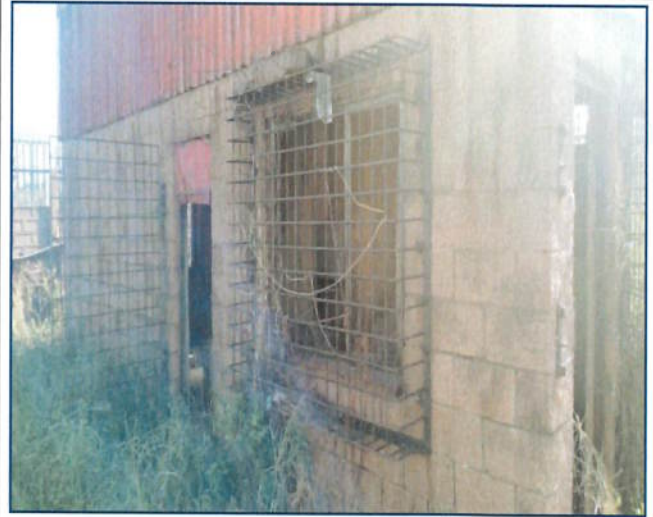


Figure 5:building 2 exteriors



Figure 6:building 2 windows

The floors of this building are not in a bad condition; they just need to be cleaned they are filled with dirt and dust due to the windows being broken.



Figure 7:building 2 floor

The ceiling for this building is not in bad condition but the roof has leaks.



Figure 8:building 2 ceiling

The ablutions to this building are not in bad condition, there are some pipes available, only a few objects are missing from the toilet and there was no sign of water from the toilet.



Figure 9:building 2 ablutions

The roof of this building is not in a bad condition; there is some corrosion on the roof and some space where the metal sheets meet at the top edge.

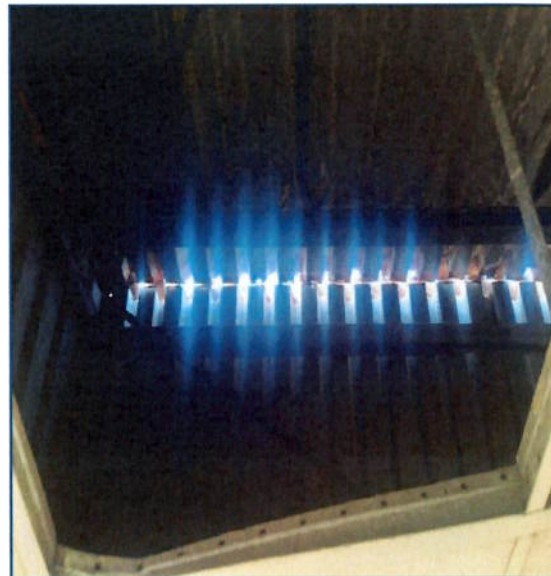


Figure 10:building 2 roof

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

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
L40687										
	Grunter Gully	9	0	N/A	1	1	1	N/A	15	Priority Replacement or Urgent Intervention
	Grunter Gully	10	2	N/A	10	10	10	N/A	53	Repair and Scheduled Maintenance

5 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.

6 CONCLUSION

The condition for building 1 is very poor to unsafe and it needs to be urgent intervention and priority replacement, and it needs a lot of attention and can be dangerous if used as it is, it will need to be re-constructed as it can fall very easily, especially on windy days. Building 2 conditions are fair but needs to be repaired and scheduled for maintenance, it only has a few issues to be fixed and can get back to its original condition.

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.

7 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.



REPORTS

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

Project Name : Condition Assessment (Ex-United Marine &
Industrial CC

Project Number : TBA

Author : Nduduzo Mkhize

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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Signatories:

Prepared by:

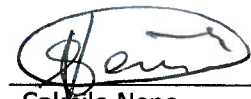


Nduduzo Mkhize

Civil Engineering (Trainee)

20/06/25

Date



Sakhile Nene

Civil Engineering technician

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 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-United Marine & Industrial 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-United Marine & Industrial CC (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-United Marine & Industrial CC (PTY) LTD

Description: Portion 13 of Erf 12355, Durban.

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: 575 m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-United Marine & Industrial 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, 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.
- 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 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

3.2 The Assessment Findings

The building is constructed from masonry walls, with some sections having roofs made of metal sheets.

- The area of land in this building is 575 m²
- The exterior of this building is not in bad condition
- The entire roof structure is covered by metal sheets and some of them are now corroded, and they need to be changed.
- The roof has no drainage system, as well as the entire property.



Figure 3: Building Exterior

- The membrane for this roof is falling needs to be replaced.
- The steel portal frames are still in good condition.



Figure 4: roof

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



Figure 5:floor

The ceiling in this building is not in good condition, it needs to be changed or fixed because some of the panels from it are missing.



Figure 6:ceiling

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

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
L40620	Grunter Gully	10	8	N/A	9	5	5	6	48	Urgent Repair

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 to poor and needs urgent repair, however the structural elements such the roof trusses and masonry walls were not too bad. However, the main buildings are still salvageable through major refurbishment.

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.

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.



REPORTS

CONDITION ASSESSMENT REPORT FOR THE KZN ROWING ASSOCIATION

Project Name : Condition Assessment (Ex-Salamat Ship Chandlers (PTY)LTD)

Project Number : TBA

Author : Nduduzo Mkhize

Owner : Transnet National Ports Authority

Client/User : Transnet National Ports Authority

Revision Number : 00

Release Date: 02/06/2025

Print Date: 02/06/2025



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Signatories:


Prepared by:



Nduduzo Mkhize

Civil Engineering (Trainee)

20/06/25
Date



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 on the Ex-Salamat 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-Salamat 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-Salamat Ship Chandlers (PTY) LTD

Description: Lease L46081 of Erf 12355, Durban with improvements thereon

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: 582 m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Salamat 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 16th 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 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 one building. 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 metal sheets. 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 582 m²
- The exterior of this building is not in bad condition
- The entire roof structure is covered by metal sheets, and they are not in very bad condition. It is just that the wooden second floor is damp and does not feel safe to walk on of which might be the result of the roof having some holes in where rain is entering.
- The roof has drainage system, but it is starting to fall apart some parts have no gutters now.



Figure 3: Building Exterior

- The bathroom in this building is in a good condition the toilet is not damaged even the walls on the bathroom are still looking clean

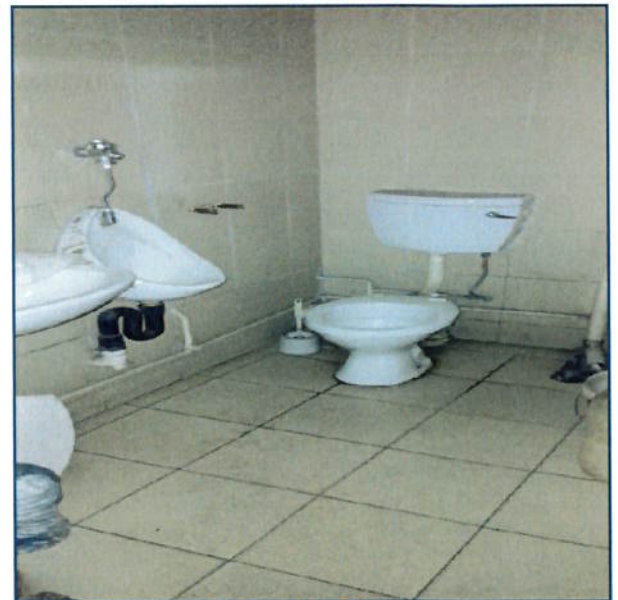


Figure 4: Plumbing

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



Figure 5: floor

- The windows in this building are still in good condition, only a few of them are broken.



Figure 6: windows

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
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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 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
I46081		10	10	N/A	12	11	12	7	69	Scheduled Maintenance and Minor Repairs

5 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.

6 CONCLUSION

This building is good to fair, scheduled maintenance and minor repairs are required for the building to be in perfect condition.

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.

7 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.