

# BRAMIN

CONSULTING ENGINEERS  
CIVIL ∞ STRUCTURAL ∞ GEOTECHNICAL

P.O. Box 60430  
Phoenix,  
4080  
Tel: 031 502 1989

14 109172 Street  
Grove End, Phoenix,  
Cell: 083 777 2255  
Fax: 086 571 4138

E-Mail: [yashvir@bramin.co.za](mailto:yashvir@bramin.co.za)  
CK. No: 2010/031255/23

~~CONFIDENTIAL~~  
Our Ref: BCE191113-01  
05 APRIL 2023

ETHEKWINI MUNICIPALITY  
DEVELOPMENT MANAGEMENT DEPARTMENT  
PLANNING DIVISION  
POST BOX 680  
DURBAN  
4001

Dear Sirs

**DESCRIPTION OF WORK :** STRUCTURAL REPORT TO EXISTING BUILDING  
**ADDRESS :** ERF 7146 DURBAN  
184 ESTHER ROBERTS ROAD

## TERMS OF REFERENCE

- We were requested to report on an existing single storey building at the above address.
- We were advised that the building stands erected in access of 50 years in age.
- The site was inspected in the company of the owners representative.

## GENERAL OBSERVATIONS & INVESTIGATION

- The building is a single storey structure which stands occupied.
- The building is constructed with brickwork and timber rafters with asbestos sheeted roof.
- We noted the building to be raised and supported on plinths
- There seems to be an ingress of water via the roof structure.
- The timber used to support the roof structure does not comply with our current regulations. Areas of concern were noted with regards to woodborer.
- The flooring to the building is a timber structure, voided below. Signs of woodborer were noted as well as signs of rotting timber due to be wet/damp.

- **Site investigation pics**



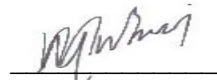
## CONCLUSION AND RECOMMENDATIONS

- The building does not comply with current regulation.
- Roof structure is required to be removed and replaced.
- Flooring is required to be removed and replaced.
- Foundation is to be underpinned, preferable removed and replaced.
- Stormwater management is to be put into place.
- The above clearly highlights the need for the structure to be demolished and rebuilt to the current building regulations.

**THIS BUILDING IS STRUCTURALLY UNSTABLE.**

We trust the above clarifies the matter and remain at your service.

Yours faithfully



Yashvir Maharaj  
Pr Tech Eng 201170176

