



For the Attention of: **To Whom It May Concern**

Via email: **N/A**

**date** 2 October 2018  
**subject** **150 BUITENGRACHT PROJECT MANAGER LETTER**

Atvantage Project Managers was appointed by Any Side Investments (Pty) Ltd (the Client of Erf 3032, 150 Buitengracht) as the Project Managers on the project.

As indicated in the document "ERF 3032 - 150 BUITENGRACHT STREET - Application History" on Dropbox, 150 Buitengracht is surrounded by a number of Heritage sensitive buildings. In order to protect and safeguard these buildings before -, during -, and after construction, the Client appointed specialist Consultants to perform studies, tests, surveys and reports to ensure the current condition of the surrounding buildings does not change during construction.

The following studies / tests / surveys / reports were done at the expense of the Client:

- **Geotechnical Survey**
  - A Geotechnical Survey was done to establish the nature of the subsoils at depth, especially the nature of the rock characteristics (joint and bedding plane structure), which will dictate the stability of excavations and therefore the integrity of adjoining buildings.
  - The following data is presented in the Geotechnical Report:
    - Ground Conditions
    - Groundwater Considerations
    - Subgrade Conditions
    - Founding Conditions
    - Lateral support implications
- **Dilapidation Survey**
  - A Dilapidation Report was done to determine the current condition of 15 surrounding buildings (internal and external) prior to the commencement of, demolition, excavations, or building works. The Report typically includes

things like notes, photographs and diagrams which give an accurate picture of the state of the buildings inspected.

- Over 3 100 photos have been taken and combined in a comprehensive pictorial and written report.

- **Monitoring Survey**

- A professional surveyor has been appointed to set up Control Points on the surrounding buildings in order to monitor any movement prior and during construction works.
- Furthermore, a Scan Service will be done to create an electronic building plan to monitor the accuracy of the new building in position, verticality and horizontality.
- Comparison Reports will be done on a regular basis to determine if the surrounding buildings move due to construction of 150 Buitengracht.

Further to safeguarding and monitoring the surrounding buildings, the Client appointed a professional Historian to assist with the cultural fusion of the Bo Kaap and the new constructed building. Please refer to the Historian Report in Dropox link provided.

Please feel free to contact us for any queries.

Yours sincerely,

**De Wet Albertyn**

Project Manager

for **Atvantage Project Managers (Pty) Ltd**