



# CONDITION ASSESSMENT RATINGS

CONDITION RATING	CONDITION	ACTION REQUIRED	DESCRIPTION
5	Very Good	Planned Preventative Maintenance	The component or building is either new or has recently been maintained, does not exhibit any signs of deterioration
4	Good	Condition-based Maintenance	The component or building exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes and requires maintenance/servicing. It can be reinstated with routine schedule or unscheduled maintenance/servicing
3	Fair	Repairs	Significant sections or component requires repair, usually by specialist. The component or building has been subjected to abnormal use or abuse, and its poor state of repair is beginning to affect surrounding elements. Backlog maintenance work exist.
2	Bad	Rehabilitation	Substantial sections or component have deteriorated badly, suffered structural damage or require renovations. There is a serious risk of imminent failure. The state of repair has substantial impact on surrounding elements or creates a potential health or safety risk
1	Very Bad	Replacement	The component or building has failed, is not operational or deteriorated to the extent that does not justify repairs, but should rather be replaced. The condition of the element actively contributes to the degradation of surrounding elements or creates a safety, health or life risk


## GUARD HOUSE

	ELEMENT	CONDITION RATE	NORMS /MAINTENANCE SPECIFICATIONS	PHOTO
	<b>EXTERNAL</b>	<b>3</b>	Structure can be renovated as it is not an old structure	
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## ADMINISTRATION

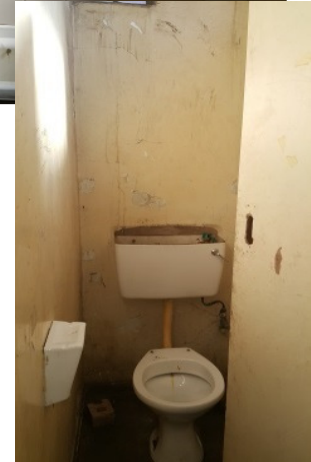
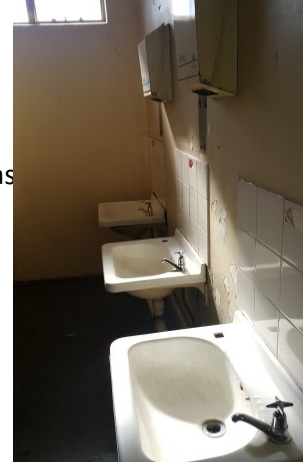
CONDITION ASSESSMENT		CONDITION RATE	NORMS /MAINTENANCE SPECIFICATIONS	PHOTO
	<b>EXTERNAL</b>	<b>3</b>	The maintenance of this building shall be subject to the South African Heritage Councils approval of proposed replacement materials and colour specifications.	
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Structural cracks are apparent on external walls.	<b>2</b>	Repair work to include foundations, walls and the footings	
3.2	FLOOR -	<b>2</b>		
3.3	ROOF - Roof damaged by rust and need to be replaced	<b>2</b>	Replace all damaged roof sheets and defective trusses and replace with new	
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## WELLNESS


	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS	2	Repair work to walls including the foundations.	
3.2	FLOOR - Cracked concrete floors observed all around.	2	Replace surface beds	
3.3	ROOF - Corrugated iron roof sheets are delapidated and are leaking. Rusted gutters and down pipes.	2	Replace all damaged gutters and down pipes and all damaged roof sheets and defective trusses.	
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## OPD



	ELEMENT	CONDITION RATING	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER	2		
1.4	PLUMBING - Broken sanitary fittings and t	2	Repair all sanitary fittings (where applicable)	
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Paint peeling off the walls	2	Repaint walls and replace all defective splas	
3.2	FLOOR - Need to be repaired and covered with sheeting		New floors	
3.3	ROOF - need to be replaced			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			



## DENTAL




	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS		Repair work to include the foundations and the walls	
3.2	FLOOR - Concrete surface beds are badly damaged due to structural cracks. Timber trusses are old and worn out.	2	Repaint all steel posts and repair surface beds	
3.3	ROOF - Roof sheeting is damaged by rust and Paint peeling off steel posts.	2	Replace all damaged roof sheets and all damaged roof trusses.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## THEATRES

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>Internal</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Paint peeling off the walls.	2	Repaint walls and replace all defective tiles.	
3.2	FLOOR - Structural cracks on internal floor in toilets.	3	Replace sheeting after establishing and stopping the source of the moisture.	
3.3	ROOF - Vinyl sheeting peeling off due to moisture.	3	Repair damaged roof	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			





# ICU


	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>Internal</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - To be repainted	2		
3.2	FLOOR - Vinyl sheeting peeling off due to moisture.	3	Replace sheeting after establishing and stopping the source of the moisture.	
3.3	ROOF - Ceiling grids are loose	2	Repair all defective wall angles and ceiling grids. Ceiling needs to be replaced	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			




## CASUALTY

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>Internal &amp; external</b>			
1	<b>BULK</b>			
1.1	WATER - Stormwater pipe blocked due to debris and the pipe installed is too small to accommodate the volume of water.	2	Unblock pipe and cover waste point with wire mesh (to prevent vegetation from entering storm water sump.)	
1.2	ELECTRICITY			
1.3	SEWER	2	Unblock pipe and cover waste point with wire mesh (to prevent vegetation from entering storm water sump.)	
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR - Permanently fixed steel frame (seating), on floor, causing major GERM accumulation.	2	Remove all steel frames attached to floors and make good to vinyl sheeting.	
3.3	ROOF - Gutter downpipes damaged	2	Replace all damaged gutters and down pipes.	
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

# PHARMACY

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFIC	PHOTO
	<b>External</b>	4	Attend to the minor defects as build	
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			




# CSSD

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>Internal</b>			
1	<b>BULK</b>			 
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Walls damaged due to structural cracks and wall cladding peeling off	2	Replace all old/ damaged doors and remove defective frames and make good to surrounding walls.	 
3.2	FLOOR -Floors need to be removed	2	Repair work to include foundations, walls and surface beds	
3.3	ROOF	2	Replace roof	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			



## PUBLIC TOILETS

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	Building	4	Attend to minor defects as building currently under construction	
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			



## MOTHERS LODGE

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING	2	Replace all broken toilet seat covers.	
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS	2	Repaint Walls	
3.2	FLOOR - Floor coverings missing	2	Provide appropriate floor coverings. Replace old floor tiles with new and make good	
3.3	ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			



## MATERNITY

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY	3	Replace all damaged lights	
1.3	SEWER - Blockage to sewer system	2	Unblock sewer system and replace any damaged sanitary ware.	
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS	3	Repaint Walls	
3.2	FLOOR - Floor damaged			
3.3	ROOF - Ceiling damaged due to roof leakage and Light fittings broken	2	Replace fibre cement ceiling with suspended ceiling boards after fixing the roof as recommended.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## GYNAECOLOGY



	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL &amp; EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING - Broken sink mixer and rusted trunking/ducting.	2	Replace all damaged sink mixers and trunkings.	
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>	1		
3.1	WALLS - Structural cracks on walls (BUILDING MAY COLLAPSE)	2	Repair work to include foudations, walls and surface beds	
3.2	FLOOR		Repair work to include foudations, walls and surface beds	
3.3	ROOF - Rust damage to gutters and downpipes	2	Replace all damaged gutters and down pipes.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## CHILDRENS WARD

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			  
1	<b>BULK</b>			
1.1	1.1 WATER			
1.2	1.2 ELECTRICITY			
1.3	1.3 SEWER			
1.4	1.4 PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	1.6 ROADS			
2.2	1.7 ACCESS			
2.3	1.8 PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	1.9 WALLS	2	Repainting of walls	
3.2	1.10 FLOOR			
3.3	1.11 ROOF - Paint peeling off the ceiling due to roof leakages	2	Replace fibre cement ceiling with suspended ceiling boards after fixing the roof as recommended.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	1.12 BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	1.13 LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	1.14 WALLS			




## FEMALE MEDICAL

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL &amp; EXTERNAL</b>			
1	<b>BULK</b>			
1.1	1.1 WATER			
1.2	1.2 ELECTRICITY			
1.3	1.3 SEWER			
1.4	1.4 PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	1.6 ROADS			
2.2	1.7 ACCESS			
2.3	1.8 PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	1.9 WALLS - Damaged brick walls due to structural cracks	2	Repair work to include foudations, walls and surface beds. <b>(All walkway walls should not be finished in facebrick, plastered walls are recomended)</b>	
3.2	1.10 FLOOR			
3.3	1.11 ROOF - Damage to ceilings due to structural cracks and roof leakages	2	Replace damaged ceiling after the roof has been fixed)	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	1.12 BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	1.13 LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	1.14 WALLS			





## MALE MEDICAL WARD

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS - Tiles falling off all	2	Repair work to include foundations, walls and surface beds.	
3.2	FLOOR - Floor coverings badly damaged due to structural cracks	2	Floorcoverings need to be replaced	
3.3	ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			


**FEMALE SURGICAL**

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	1.2 ELECTRICITY	2	Mechanical fittings installation.	
1.3	1.3 SEWER			
1.4	1.4 PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	1.6 ROADS			
2.2	1.7 ACCESS			
2.3	1.8 PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Walls damaged due to structural cracks.	2	Repair work to include foundations, walls and surface beds	
3.2	FLOOR - Vinyl sheeting peeling off the floor due to structural cracks.	2	Replace all damaged roof sheets and defective trusses.	
3.3	ROOF - Ceilings damaged due to roof leakage.	2	Replace all damaged roof sheets and defective trusses.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			


## MALE SURGICAL

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS - Walls damaged due to structural cracks	2	Repair work to include foundations, walls and surface beds.	
3.2	FLOOR - Vinyl sheeting peeling off the floor due to structural cracks	2	Repair surface beds.	
3.3	ROOF - Ceilings damaged due to roof leakage.	2	Replace all damaged roof sheets and defective trusses.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			


## MENTAL HEALTH

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF - Roof is badly damaged by rust and Gutters and down pipes are badly damaged by rust	2	Replace all damaged roof sheets and defective trusses and all damaged gutters and down pipes.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			


## FORENSIC PATHOLOGY

	ELEMENT	CONDITION RATE	NORMS/ MAINTENANCE SPECIFICATION	PHOTO
	EXTERNAL	5	Attend to minor defects if any as building renovated in 2010	
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF			
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## ASSET MANAGEMENT



	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF - Roof sheeting damaged by rust and Gutters and down pipes are old and dilapidated	2	Replace all damaged roof sheets and defective trusses and all damaged gutters and down pipes.	
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## PRE- SCHOOL


	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF - Roof sheeting damaged by rust and Gutters and down pipes are old and delapidated	2	Replace all damaged roof sheets and defective trusses and all damaged gutters and down pipes.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			




## MAINTENANCE WORKSHOP

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL &amp; EXTERNAL</b>			
1	<b>BULK</b>			  
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Structure is too dangerous for use as structural cracks are apparent on walls. Moisture rising in and on wall surfaces	1	Repair work to include foundations, walls and surface beds. (Source of moisture to be investigated and stopped, before any new work is undertaken)	
3.2	FLOOR			
3.3	ROOF - Roof damaged	2	Repair work to include damaged roof	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			



## MAINTENANCE OFFICE

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS - Moisture rising in and on wall surfaces	2	Repair work to include foundations, walls and surface beds. (Source of moisture to be investigated and stopped, before any new work is undertaken)	
3.2	FLOOR			
3.3	ROOF - Roof sheeting badly damaged by rust and Gutters and down pipes damaged by rust	2	Replace all damaged roof sheets and defective trusses and Replace all damaged roof sheets and defective trusses	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## PUBLIC TOILETS 1

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER - Floor surface flooded due to sewer blockages	2	Unblock sewer system and replace any damaged sanitary ware.	
1.4	PLUMBING	2	Replace rusted urinal with new one and make good to surrounding walls.	
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Paint peeling off wall surfaces	2	Sand down and repaint walls.	
3.2	FLOOR			
3.3	ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## MAINTENANCE UNIT

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL &amp; EXTERNAL</b>			 
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS - Moisture rising in and on wall surfaces	2	Repair work to include foundations, walls and surface beds. (Source of moisture to be investigated and stopped, before any new work is undertaken)	
3.2	FLOOR	2	Replace all damaged roof sheets and defective trusses.	
3.3	ROOF - Gutters and down pipes damaged by rust	2	Replace all damaged gutters and down pipes.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			



# LAUNDRY

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>BULK</b>			
1	<b>INTERNAL</b>			
1.1	WATER			
1.2	ELECTRICITY	2	Replace rusted pipes with new (copper pipes) Specs to be obtained from appointed mechanical engineers.	
1.3	SEWER	2	Replace rusted pipes with new (copper pipes) Specs to be obtained from appointed mechanical engineers.	
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Paint peeling off the walls due to underground water	2	Repair work to include foundations, walls and surface beds. (Source of moisture to be investigated and stopped, before any new work is undertaken)	



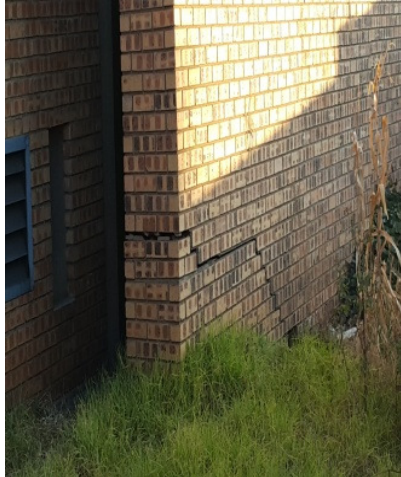
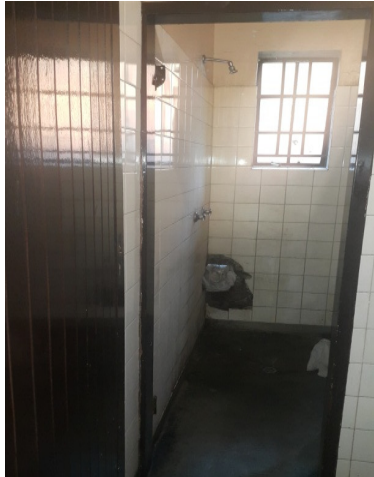
3.2	FLOOR		
3.3	ROOF - Ceilings damaged due to roof leakages. Gas supply pipes leaking due to rust damage	2	Replace fibre cement ceiling with suspended ceiling boards after fixing the roof as recommended.
4	<b>ARCHITECTUAL DESIGN</b>		
4.1	BUILDING		
5	<b>FUNCTION DESIGN</b>		
5.1	LAYOUT		
6	<b>INSIDE CONDITION</b>		
6.1	WALLS		



## ARCHIVE


	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>BULK</b>			
1	<b>EXTERNAL</b>	1	Structure is made from asbestos and should be removed (by approved specialist) Structure not suitable for use	
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	1.11 ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## BOILER ROOM


	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>BULK</b>			
1	<b>INTERNAL AND EXTERNAL</b>			
1.1	WATER			
1.2	ELECTRICITY - Electrical DB not properly used and stored in the box	2	Rewire DB's and fit appropriate electrical fittings for safe use.	 
1.3	SEWER			
1.4	PLUMBING - Sanitary fittings	2		
2	<b>INFRASTRUCTURE</b>		Replace missing door and paint walls.	
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS - Door missing and paint peeling off wall and floor surfaces and Structural cracks on external walls	2	Repair work to include foundations, walls and surface beds and replace missing door and paint walls.	 
3.2	FLOOR			
3.3	ROOF			
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			




## MORTUARY OFFICE

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>BULK</b>			
1	<b>EXTERNAL</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS	2	Repair work to include foundations, walls and surface beds	
3.2	FLOOR - Surface bed slabs damaged due to structural cracks			
3.3	ROOF - Roof damaged by rust	2	Replace all damaged roof sheets and defective trusses.	
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			


## GENERAL STORAGE

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>BULK</b>			
1	<b>INTERNAL AND EXTERNAL</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF - Roof damaged by rust and Gutters and down pipes damaged due to rust	2	Replace all damaged roof sheets and defective trusses and replace all damaged gutters and down pipes	
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			


## CARPORT

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>BULK</b>			
1	<b>EXTERNAL</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS	2	Repair work to include foundations, walls and surface beds	
3.2	FLOOR - Surface bed slabs damaged due to structural cracks	2	Repaint posts and make good to surface beds.	
3.3	ROOF - Roof structure damaged by rust and Paint peeling off steel posts due to rust	2	Replace all damaged roof sheets and defective trusses.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			




## SUPPLY CHAIN

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS	2	Repair work to include foundations, walls and surface beds	
3.2	FLOOR - Damage to concrete surfaces due to structural cracks	2	Repair surface beds	
3.3	ROOF - Gutter and down pipes badly damaged by rust	2	Replace all damaged gutters and down pipes.	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## GENERATOR ROOM

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR -			
3.3	ROOF - Roof trusses badly damaged (Barge boards falling off) and Timber door badly damaged.	2	Replace damaged roof and barge boards and Replace timber doors with approved type. (Must have ventilation	
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## KITCHEN

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER - Water supply pipes leaking and steel support	2	Replace steel structures and fit approved water supply pipes.	
1.2	ELECTRICITY - Electrical wires not properly fixed	2	Rewire DB's and fit appropriate electrical fittings for safe use.	
1.3	SEWER	2	Appropriate pipes to be fitted and materials to be confirmed by mechanical engineers.	
1.4	PLUMBING	2	Appropriate pipes to be fitted and materials to be confirmed by mechanical engineers.	
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF - Ceilings damaged due to roof leakages	2	Replace fibre cement ceiling with suspended ceiling boards after fixing the roof as recommended.	
4	<b>ARCHITECTURAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

## RESIDENCE


	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>	5	Attend to minor defects if any and Upgrading of the facility is almost complete.	 
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			

# FLATS

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>INTERNAL</b>	5	Attend to minor defects if any and Construction work is being carried out	
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTURAL DESIGN</b>			
3.1	WALLS			
3.2	FLOOR			
3.3	ROOF			
4	<b>ARCHITECTUAL DESIGN</b>			
4.1	BUILDING			
5	<b>FUNCTION DESIGN</b>			
5.1	LAYOUT			
6	<b>INSIDE CONDITION</b>			
6.1	WALLS			




## WALKWAYS

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS - Damage to surface beds due to structural cracks	2	Repair work to include foundations, walls and surface beds. (All covered walkways to be finished in plaster, then, painted)	
3.2	FLOOR - Damage to surface beds due to structural cracks	2		

3.3	ROOF - Roof sheeting damaged by rust. Gutters and down pipes damaged by rust. All roofs need to be replaced	2	Replace all damaged roof sheets and defective trusses and Repaint posts and make good to surface beds. Replace all damaged gutters and down pipes.
4	<b>ARCHITECTURAL DESIGN</b>		
4.1	BUILDING		
5	<b>FUNCTION DESIGN</b>		
5.1	LAYOUT		
6	<b>INSIDE CONDITION</b>		
6.1	WALLS		



# OLD BOILER ROOM

	ELEMENT	CONDITION RATE	NORMS/MAINTENANCE SPECIFICATION	PHOTO
	<b>EXTERNAL</b>			
1	<b>BULK</b>			
1.1	WATER			
1.2	ELECTRICITY			
1.3	SEWER			
1.4	PLUMBING			
2	<b>INFRASTRUCTURE</b>			
2.1	ROADS			
2.2	ACCESS			
2.3	PARKING			
3	<b>STRUCTUAL DESIGN</b>			
3.1	WALLS - Paint work peeling off walls due to moisture rising	2	Repair work to include foundations, walls and surface beds	

3.2	FLOOR - Concrete surface beds damaged by structural cracks	2	Repair work to include foundations, walls and surface beds. (Source of moisture to be investigated and stopped, before any new work is undertaken)
3.3	ROOF - All roofs need to be replaced	2	All fittings to be approved by appointed mechanical engineer.
4	<b>ARCHITECTURAL DESIGN</b>		
4.1	BUILDING - Building is generally delapidated	2	Repair work to include foundations, walls and surface beds. (Source of moisture to be investigated and stopped, before any new work is undertaken)
5	<b>FUNCTION DESIGN</b>		
5.1	LAYOUT		
6	<b>INSIDE CONDITION</b>		
6.1	WALLS		

