



To: Mr. M. Ngubane

Msunduzi Municipality

333 Church Street

Pietermaritzburg

3200

03 October 2022

Attention: Mr. M. Ngubane

Your Ref: Assessment of existing building on 371 Prince Alfred Street, Pietermaritzburg 3201

This report serves as the stability report for the existing buildings on 371 Prince Alfred Street, Pietermaritzburg. We hereby confirm that Mr. M. Nene appointed Mr. Mkhasibe of BPDM (Pty) Ltd to carry out the structural integrity assessment for the existing buildings on the above-mentioned address. The assessment was carried out in September 2022 and few concerns were raised and corrective measures are recommended to the owner by the competent person. Upon completion of visual assessments we submit the following report.

- **Foundations**

Up on our visit on site, we inspected and assessed the foundations. The foundations of the building were not in good and stable condition to support the load of the superstructure on site. The instability of foundations were also noticed on the deformation of walls. The walls of all the structures were severely damaged and cracked from the foundation level up to the wall pate level.

- **Ground Floor Walls**

Ground floor walls are the elements of the buildings on site that are used as the load bearing walls to support the roof and other elements of the buildings. The walls of the existing building were no longer on the safe state to support any load imposed to them. From our assessment, we noticed that the walls elements such as bricks were no longer attached to the mortar and in some parts of the buildings the bricks were falling off on their own.

- **Roof**

The roof of the buildings on this property revealed that the building were not properly maintained and the roof elements were in need of being replaced. The timber elements supporting the roof

sheeting were severely damaged (rotten). This may result in a collapse of the roof and cause damage to the property or people residing on site.

- **RECOMMENDATION AND CONCLUSIONS**

Based on the above findings, we recommend the owner of the property consider demolishing all the buildings as they are no longer safe for occupations. This matter needs an urgent attention as prolonged intervention may lead to injuries or loss of lives.

It is our recommendation that the owner of the property together with the municipality speed up the process of getting these buildings dismantled to avoid any serious and detrimental effects.

The main purpose for the owner of the restaurant adjacent to the property at hand was to use the property on 371 Prince Alfred in Pietermaritzburg as a parking lot. This was transpired by one of the major conditions by the municipality when the plans of the new establishment were scrutinized. The condition was that the owner provides enough space for parking. The property was then purchased solely for that reason. We therefore advise that the space is suitable to be rehabilitated and used as an intended parking space for the new establishment. The parking space for the restaurant will be ideal for area utilization as it would provide a safer parking lot for the patrons and an additional space for evacuation purposes (emergency assembly point) when required.

We have attached the pictures showing the condition of the existing buildings for the ease of reference, see annexure A.

We hope that you will find this report in order.

Yours faithfully,

Siyabonga Mkhasibe (Pr Tech Eng, AMSAICE, MBA-UKZN, NQF7 LIC)
Director of Sales and Business Development



For BPDM (Pty) LTD

ANNEXURE A: PICTORIAL REPORT

Assessment of existing building on 371 Prince Alfred Street, Pietermaritzburg 3201



Picture showing the front view of the buildings to be demolished



Picture showing the rear view of the buildings to be demolished



Picture showing the side view of the buildings to be demolished



Picture showing the conditions of the walls of the buildings to be demolished



Picture showing the conditions of the beam filling for the building to be demolished



Picture showing the conditions of the roof for the building to be demolished