



O.R. TAMBO HOMESTEAD

STRUCTURAL IMPACT ASSESSMENT REPORT OF EXISTING STRUCTURES Existing Aunt Getty House

9 September 2012

Prepared by:



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	Issue 1	Revision 1	
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1. APPOINTMENT

We were appointed by:-

Bunmi Ilori

IDC Architects

Suite 42, Second Floor

377 Rivonia Boulevard

Rivonia, Johannesburg 128

2. OBJECTIVE

The original appointment and objective was to carry out an inspection of the homestead where the late Mister O. R. Tambo lived during his youth, and then provide a report as to the present condition of the structures on site, with particular emphasis on the section where he resided. This was done and issued as our first and second reports. The objective in this report was to review the existing house where Aunty Gerty, the late Mister O. R. Tambo's aunty lives.

3. REPORT

This report is based on a visual inspection of the buildings and no tests or specialised desk top studies were carried out.

The homestead consisted of a small main house, where Mr. Tambo's aunty lives, a detached two room unit where Mr. Tambo lived, three old rondavels and one newer one. The surrounding land was being used for subsistence farming and rearing of cattle, goats, sheep and chickens.

The main house entrance is quite high with stairs, which have high risers and a damaged bottom tread. Mr. Tambo's Aunty has difficulties in moving in and out, and there was no ramp to make it easy for her. The building itself has some cracks which will require attention. The areas internally are also very small and I am sure that the Architect will report on that. Relatively, the main house building was in better condition than all the others at the homestead.

The intention to maintain this house was dependent on the general stability of it. We have checked the house both externally and internally. The house consists of walls of cement and sand blocks on strip foundations. The roof was of corrugated iron sheeting on timber trusses. We expect to do more inspections during the remedial phase of the work. We would then be able to check on the condition of the trusses, for example, to ensure that there was no rotting or ant infestation present.

There were signs of some moisture ingress and cracking in some of the walls. These will be dealt with as part of the renovation process. This would also refer and apply to the condition of floors, ceilings and other interior elements. There will also be a need to provide an external ramp if permission is granted to do so.

4. CONCLUSION

Our observations lead us to recommend that the main house at the homestead is in need of attention. The main focus would be on refurbishment and restoration. We believe the structure is generally sound, except for a few defects. These defects can be easily addressed during the remedial measures phase of work on the site.

The general integrity and stability of the main house was sound. The foundations to the house were also considered to be stable with no indications of uneven movements. The general work which we recommend would be to clean and restore, with remedial measures applied as necessary.

The photographs following on from here show the main house from all sides, externally, indicating the need for cleaning and basic remedial work.









