

73 PROBLEM MKHIZE ROAD

STATEMENT BY M SHANNON, MEMBER, THABILETRADE 1036 CC

1. Early commencement of works;

Work was commenced immediately upon acquisition of the property;

To remove dangerous situations on the property which were a danger to the property and life;

1.1 The existing street front wall was leaning and at risk of collapse onto the sidewalk. See photos attached.

1.2 The roof was badly rotten which together with the heavy load of the asbestos sheeting was in danger of collapse which would have resulted in damage to floors, walls, etc. Obviously, there was also a risk of personal injury as well.

Further, work was put in hand to complete works already commenced by the previous owner.

2. Reason for change in roof design;

Due to the projection of the verandah and its bay window beyond the line of the northern wall of the building, there existed an ugly detail where the slope of the existing verandah roof projected beyond the east building wall, and along the north building wall. This unsatisfactory detail also resulted in waterproofing problems.

3. Other items which required attention;

Rotten flooring and joinery (Including all window frames), electricity and plumbing reticulation.



M Shannon

14 February 2014

MODERNISATION / LOSS OF ORIGINAL STYLE OF ADJOINING PROPERTIES

Please refer attached photos

69 Problem Mkhize Road; Seamless glass enclosures, aluminum window frames, treatment of road boundary wall, former garage, etc

65 Problem Mkhize Road; Refer photo of number 69; Note verandah enclosures, etc.

77 Problem Mkhize Road; Complete alteration and modernisation of facades, change of usage, etc.