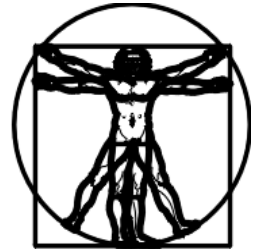




# ARCHITECTS



Ref. demelloarch/gingindlovupolice-15

The Project Manager  
Durban Region  
Department of Public Works  
Republic of South Africa  
Private Bag X54315  
Durban  
4000

23 January 2017

**FOR ATTENTION:**

**Raj Sewjugath**

[raj.sewjugath@dpw.gov.za](mailto:raj.sewjugath@dpw.gov.za)

Copies:

Vernon Ball  
Sumesh Govender

NDPW Project Manager  
Chief Architect

[Vernon.ball@dpw.gov.za](mailto:Vernon.ball@dpw.gov.za)  
[Sumesh.govender@dpw.gov.za](mailto:Sumesh.govender@dpw.gov.za)

Sir

**GINGINDLOVU: SOUTH AFRICAN POLICE SERVICES: PROJECT FIVE STAR: UPGRADING OF POLICE CELLS AND COMPLETE REPAIRS AND RENOVATIONS TO STATION: APPLICATION FOR THE DEMOLITION OF STATE OWNED BUILDINGS: UPDATED FROM 2012**

**WCS 035880**

**ROSTER CODE: KN01617**

It is with pleasure that I re-submit the application for the demolition of stated owned buildings. This is an update of the original document submitted in June 2012.

Project Consultant Team:

Architect	de Mello Machado Architects
Quantity Surveyor	de Leeuw VJV
Civil/Structural Engineer	Singh Govender & Associates
Electrical Engineer	Lebone Engineering

**DEPARTMENT OF PUBLIC WORKS  
PROPERTY DEVELOPMENT  
DEMOLITION OF STATE OWNED BUILDINGS**

**SECTION A: GENERAL INFORMATION AND APPLICATION**

**PROJECT MANAGER:** Raj Sewjugath **WCS:** 035880

**ROOM NO.:** 10 **TEL NO.:** 031-314 7182 **REF. NO.:** \_\_\_\_\_

**PROJECT: GINGINDLOVU: SOUTH AFRICAN POLICE SERVICES: PROJECT FIVE STAR:  
UPGRADING OF POLICE AND COMPLETE REPAIRS AND RENOVATIONS TO  
STATION**

Please find enclosed the application for the demolition of the Buildings # 1 - # 13

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

**SECTION B: DISTRIBUTION FOR SIGNATURE**

- 1 Recommended / Not Recommended (in general, but with specific reference to Heritage)  
Comments:

\_\_\_\_\_  
**D/ARCH**

\_\_\_\_\_  
**DATE**

- 2 Recommended / Not Recommended  
Comments:

\_\_\_\_\_  
**CD/KAM**

\_\_\_\_\_  
**DATE**

- 3 Recommended / Not Recommended  
Comments:

\_\_\_\_\_  
**CD/PORTFOLIO ANALYSIS**

\_\_\_\_\_  
**DATE**

- 4 Recommended / Not Recommended  
Comments:

\_\_\_\_\_  
**CD/PORTFOLIO PERFORMANCE & MONITOR**

\_\_\_\_\_  
**DATE**

- 5 Approved / Not Approved / Approved with comments  
Comments:

\_\_\_\_\_  
**DDG/ASSET MANAGEMENT SERVICES**

\_\_\_\_\_  
**DATE**

- 5 For information

5.1 **D/KAM (DCS / SAPS / SANDF / JUST / PRESTIGE / FA / OTHERS)**

\_\_\_\_\_  
**DATE**

5.2 **D/PORTFOLIO ANALYSIS**

\_\_\_\_\_  
**DATE**

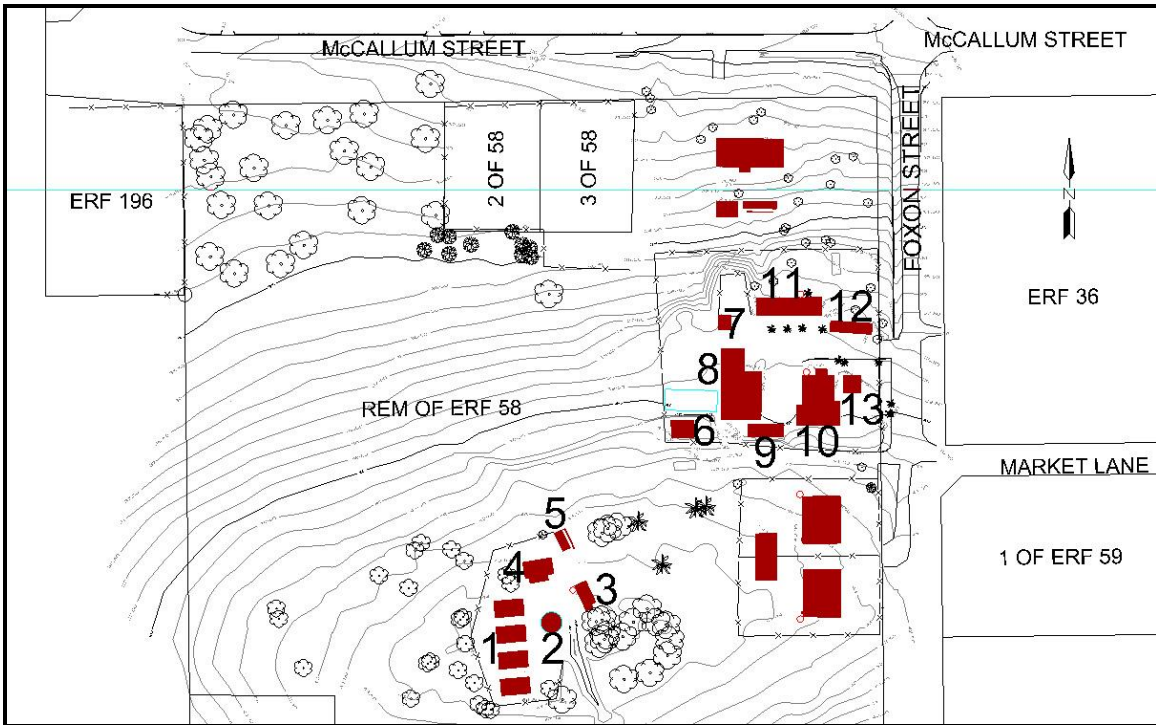
5.3 **D/C & S (DOLOMITE)**

\_\_\_\_\_  
**DATE**

- 6 Received

\_\_\_\_\_  
**PROJECT MANAGER**

\_\_\_\_\_  
**DATE**



Existing Surveyed Site Layout (buildings to be demolished indicated)



Google Earth Imagery (buildings to be demolished indicated)

**BUILDING(S) # 1**

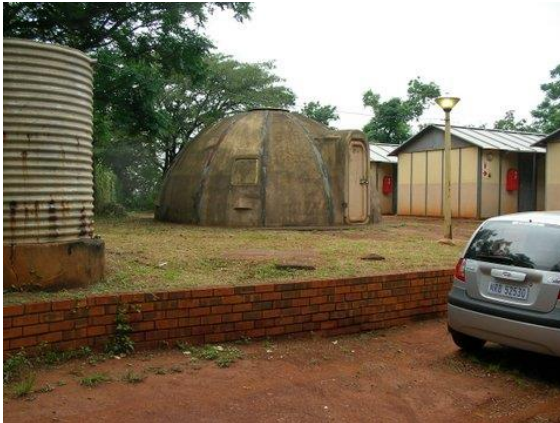
**Details:** Type: 4 Prefabricated structures  
 Address: Foxon Street, Gingindlovu  
 No. of floors: Single storey  
 Total area of building(s): 4 units x 39.31m<sup>2</sup> = 157.24m<sup>2</sup>  
 Total area of land: 3,7108 ha  
 Utilization: Single staff quarters  
 Current status: Occupied



Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document. These units are to be replaced with 20 new single staff quarters as per SAPS requirements.
Present value of building(s)	R268 789
Present market value of building(s)	R67 196
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R1 415 160
Estimated cost of repair of building(s)	Irreparable
Present value of material to be recovered	R10 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Less than 60 years
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R40 000.00
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

**BUILDING(S) # 2**

**Details:** Type: Prefabricated structure - Igloo  
 Address: Foxon Street, Gingindlovu  
 No. of floors: Single storey  
 Total area of building(s): 30.25m<sup>2</sup>  
 Total area of land: 3,7108 ha  
 Utilization: Store  
 Current status: Unoccupied



Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document.
Present value of building(s)	R43 478
Present market value of building(s)	R15 125
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R151 250
Estimated cost of repair of building(s)	Irreparable
Present value of material to be recovered	R2 500
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Less than 60 years
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R6 050
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

**BUILDING(S) # 3**

**Details:** Type: Brick with asbestos roof sheeting  
 Address: Foxon Street, Gingindlovu  
 No. of floors: Single storey  
 Total area of building(s): 27.09m<sup>2</sup>  
 Total area of land: 3,7108 ha  
 Utilization: Ablution  
 Current status: Unoccupied



Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document. Building not in use.
Present value of building(s)	R101 271
Present market value of building(s)	R88 612
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R190 000
Estimated cost of repair of building(s)	R108 360
Present value of material to be recovered	R10 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Circa 40 years – not significant – under 60 years therefore exempt from heritage application.
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R25 000 (including asbestos removal)
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

**BUILDING(S) # 4**

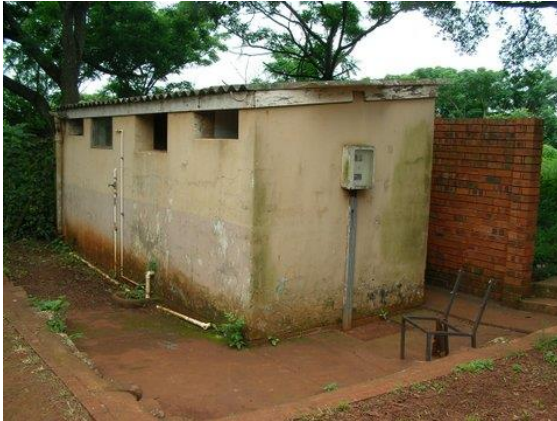
**Details:** Type: Prefabricated structure  
 Address: Foxon Street, Gingindlovu  
 No. of floors: Single storey  
 Total area of building(s): 38.67m<sup>2</sup>  
 Total area of land: 3,7108 ha  
 Utilization: Ablution  
 Current status: Occupied



Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document. New single staff quarters will include ablution facilities as per SAPS requirements.
Present value of building(s)	R72 280
Present market value of building(s)	R105 463
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R309 360
Estimated cost of repair of building(s)	Irreparable
Present value of material to be recovered	R5 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	No
Will some other building(s) be erected on land	No
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Less than 60 years
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R10 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

## BUILDING(S) # 5

<b>Details:</b>	Type:	Brick with asbestos roof sheeting
	Address:	Foxon Street, Gingindlovu
	No. of floors:	Single storey
	Total area of building(s):	13.50m <sup>2</sup>
	Total area of land:	3,7108 ha
	Utilization:	Ablution
	Current status:	Unoccupied



Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document. Building not in use.
Present value of building(s)	R50 467
Present market value of building(s)	R37 850
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R94 500
Estimated cost of repair of building(s)	R71 550
Present value of material to be recovered	R2 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes
Will some other building(s) be erected on land	No
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Circa 40 years - not significant – under 60 years therefore exempt from heritage application.
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R7 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A



**BUILDING(S) # 6**

**Details:** Type: Brick with asbestos roof sheeting  
 Address: Foxon Street, Gingindlovu  
 No. of floors: Single storey  
 Total area of building(s): 33.14m<sup>2</sup>  
 Total area of land: 3,7108 ha  
 Utilization: Docket Filing Room  
 Current status: Occupied



Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document. A new docket storing facility will be accommodated in the new CSC building as per SAPS requirements.
Present value of building(s)	R92 915
Present market value of building(s)	R77 429
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R265 120
Estimated cost of repair of building(s)	R132 560
Present value of material to be recovered	R5 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Circa 40 years - not significant – under 60 years therefore exempt from heritage application.
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R20 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

## BUILDING(S) # 7

<b>Details:</b>	Type:	Brick with concrete roof slab
	Address:	Foxon Street, Gingindlovu
	No. of floors:	Single storey
	Total area of building(s):	17.27m <sup>2</sup>
	Total area of land:	3,7108 ha
	Utilization:	Store
	Current status:	Occupied



Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document. New and appropriate storing facilities will be accommodated in the new project as per SAPS requirements.
Present value of building(s)	R21 810
Present market value of building(s)	R15 000
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R60 445
Estimated cost of repair of building(s)	R29 080
Present value of material to be recovered	R2 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Circa 40 years - not significant – under 60 years therefore exempt from heritage application. -
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R10 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

**BUILDING(S) # 8**

<b>Details:</b>	Type:	Brick, concrete roof slab and secured courtyards
	Address:	Foxon Street, Gingindlovu
	No. of floors:	Single storey
	Total area of building(s):	209.46m <sup>2</sup>
	Total area of land:	3,7108 ha
	Utilization:	Cell Block
	Current status:	Occupied



Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document as it does not conform to Project 5 Star specifications. New Project 5 Star Cell Block to be erected.
Present value of building(s)	R783 028
Present market value of building(s)	R685 149
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R2 513 520
Estimated cost of repair of building(s)	R2 722 980
Present value of material to be recovered	R10 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Circa 40 years - not significant – under 60 years therefore exempt from heritage application.
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R55 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

## BUILDING(S) # 9

<b>Details:</b>	Type:	Brick with asbestos roof sheeting
	Address:	Foxon Street, Gingindlovu
	No. of floors:	Single storey
	Total area of building(s):	35.33m <sup>2</sup>
	Total area of land:	3,7108 ha
	Utilization:	Kitchen serving Cell Block + Staff Toilets
	Current status:	Occupied

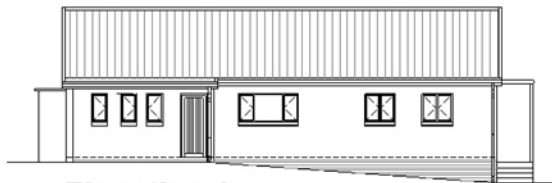


Reasons for demolition	Earmarked for demolition as per SAPS Needs Assessment document. A new kitchen facility servicing detainees will be accommodated in the new Project 5 Star Cell Block.
Present value of building(s)	R132 074
Present market value of building(s)	R123 655
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R335 635
Estimated cost of repair of building(s)	R247 310
Present value of material to be recovered	R5 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Circa 40 years - not significant – under 60 years therefore exempt from heritage application.
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R20 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

**BUILDING(S) # 10**

**Details:**

Type: Brick with asbestos roof sheeting  
Address: Foxon Street, Gingindlovu  
No. of floors: Single storey  
Total area of building(s): 133.33m<sup>2</sup>  
Total area of land: 3,7108 ha  
Utilization: Community Service Centre (CSC)  
Current status: Occupied



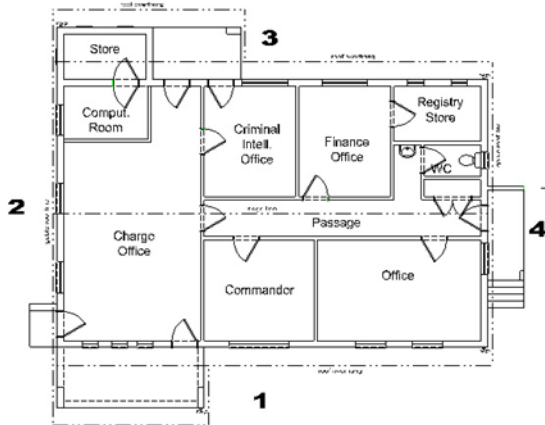
**Elevation 1**

Scale 1 : 100



**Elevation 2**

Scale 1 : 100



**Floor Plan**

Scale 1 : 100



**Elevation 3**

Scale 1 : 100



**Elevation 4**

Scale 1 : 100

Reasons for demolition	<ul style="list-style-type: none"> <li>• Condition: Sub-standard and overcrowded</li> <li>• CSC is currently accommodated in a dwelling</li> <li>• Current layout cannot accommodate SAPS needs.</li> <li>• Conversion impractical due to the following reasons: <ul style="list-style-type: none"> <li>• all internal walls to be removed</li> <li>• windows positions altered</li> <li>• roof to be replaced</li> <li>• plastered external walls not fitting overall aesthetic value of project and proposed general facebrick finish</li> <li>• negative impact on planning and functional circulation</li> </ul> </li> </ul>
Present value of building(s)	R560 733
Present market value of building(s)	R733 315
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R1 199 970
Estimated cost of repair of building(s)	R399 990
Present value of material to be recovered	R15 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Circa 40 years - not significant – under 60 years therefore exempt from heritage application.
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R50 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

**BUILDING(S) # 11**

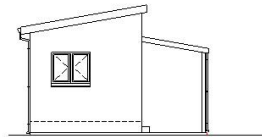
**Details:**

Type: Brick with asbestos roof sheeting  
Address: Foxon Street, Gingindlovu  
No. of floors: Single storey  
Total area of building(s): 66.66m<sup>2</sup>  
Total area of land: 3,7108 ha  
Utilization: Office Block  
Current status: Partially occupied



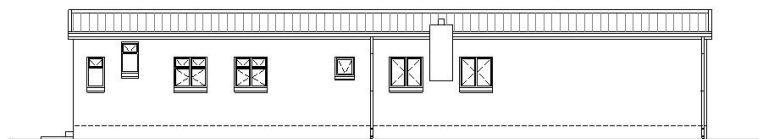
**Elevation 1**

Scale 1 : 100



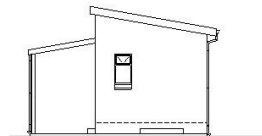
**Elevation 2**

Scale 1 : 100



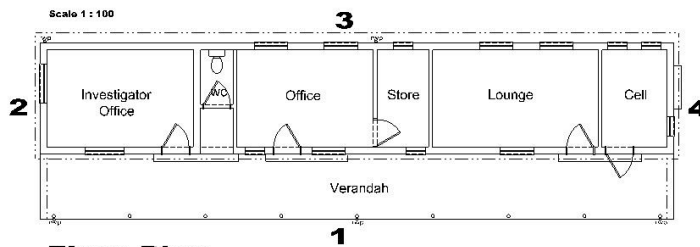
**Elevation 3**

Scale 1 : 100



**Elevation 4**

Scale 1 : 100



**Floor Plan**

Scale 1 : 100

Reasons for demolition	<ul style="list-style-type: none"> <li>• Condition: sub-standard</li> <li>• Office block currently accommodated in an outbuilding</li> <li>• Current layout cannot accommodate SAPS needs both in size and planning</li> <li>• Existing position on site impacts negatively with accommodation and circulation planning of other facilities as per SAPS requirements</li> </ul>
Present value of building(s)	R280 345
Present market value of building(s)	R399 960
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R599 940
Estimated cost of repair of building(s)	R199 980
Present value of material to be recovered	R5 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Circa 40 years - not significant – under 60 years therefore exempt from heritage application.
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R20 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A



## BUILDING(S) # 12

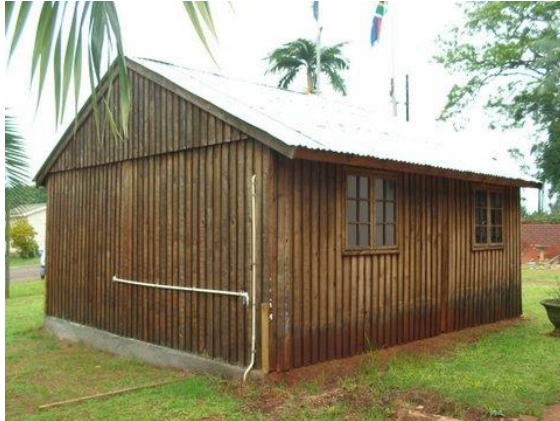
<b>Details:</b>	Type:	Prefabricated mobile structure
	Address:	Foxon Street, Gingindlovu
	No. of floors:	Single storey
	Total area of building(s):	37.48m <sup>2</sup>
	Total area of land:	3,7108 ha
	Utilization:	Offices for Investigators
	Current status:	Occupied



Reasons for demolition	Earmarked for removal/demolition as per SAPS requirements
Present value of building(s)	R72 076
Present market value of building(s)	R18 740
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R262 360
Estimated cost of repair of building(s)	Irreparable
Present value of material to be recovered	R5 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Recent
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R10 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

**BUILDING(S) # 13**

**Details:** Type: Prefabricated timber structure  
 Address: Foxon Street, Gingindlovu  
 No. of floors: Single storey  
 Total area of building(s): 24.09m<sup>2</sup>  
 Total area of land: 3,7108 ha  
 Utilization: Office/Store  
 Current status: Occupied



Reasons for demolition	Earmarked for demolition as per SAPS requirements
Present value of building(s)	R45 452
Present market value of building(s)	R68 179
Present market value of land:	N/A – Government Land
Present replacement value of building(s)	R192 720
Estimated cost of repair of building(s)	Irreparable
Present value of material to be recovered	R5 000
Manner in which recovered material will be disposed	By contractor appropriately
Can land and building(s) be sold by auction	N/A – Government Land
Is land needed for other purposes	Yes - New SAPS Facility to be provided
Will some other building(s) be erected on land	Yes
Can building(s) perhaps be utilised for some purposes	No
Estimated age	Recent
Confirmation that funds are available for demolition	WCS 035880
Who will carry out demolition work	Recommended contractor by tender process
Estimated cost of demolition	R10 000
Demolition by implosion / use of explosives	No
Implosion / explosive guidelines to be complied with.	N/A

There are only two buildings which have not been earmarked for demolition as per SAPS Needs Assessment document ,namely; The CSC and Office Blocks (Above referred to as buildings # 10 & # 11). Their position, condition and planning relationships are not suitable or viable for their incorporation or retention in the new project design.

- The new CSC and Administration block is a double storey structure over the current Building # 10.
- The position of the new Cell Block and the planning/flow relationship to the new CSC, Administration Block and adjacent property's Magistrates Court is critical thus making Building # 11 unsuitable to retain.
- The site slopes towards the west away from the proposed new facility therefore positioning of new buildings elsewhere on the site would not be cost effective and appropriate for the smooth functioning of the police station.

I trust that DPW will view this formal application for the demolition of state owned buildings favorably.

Sincerely



Pedro de Mello Machado Pr. Arch.  
B.Arch.(UPE).Pr.Arch.MIArch.KZN-NIA  
SAIA Corporate Member