

BLOCK C - NUTRITION: Scope of Works

1. Evidence of water ingress to ceilings and walls in dining, kitchen areas and some storerooms. REMOVE CEILINGS AND REPLACE WITH NEW TO MATCH EXISTING. REFER TO IMAGES BELOW.
2. Inspect roof for leaks and repair / replace.
3. RC roof slab over storerooms showing severe water damage. Reseal / re-waterproof roof, rub down underside, prime and repaint. REFER TO IMAGE BELOW.
4. Install new ceiling panels over exposed portion of roof in storeroom. REFER TO IMAGE BELOW.
5. Rub down affected walls, waterproof, prime and repaint. REFER TO TYPICAL DETAILS.
6. Internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES.
7. Cupboards and shelving in small storerooms old and in a poor condition - recommend removing and replacing with new as per detailed design. REFER TO DETAIL BELOW.
8. Damaged ventilation grill in storeroom to be removed and replaced with new to match. REFER TO IMAGE BELOW.
9. Damaged exposed timber beam over storeroom rotting - rotting portion to be removed and replaced with treated wood as per Engineer's design & recommendations. REFER TO IMAGE BELOW.
10. Painted window panels to be cleaned and new vinyl film to be installed to reduce sunlight.
11. Structural Damage noted, refer to Structural Engineer's report.
12. WHB by airbricks to be replaced with new to match, including new splashback tiles.
13. External paint - find leaks, waterproof / seal and rub and repaint. REFER TO IMAGE BELOW.
14. Replace missing window in storeroom. REFER TO IMAGE BELOW.
15. Replace vent in ceiling in storeroom. REFER TO IMAGE BELOW.

BLOCK H - HOSTEL: Scope of Works

1. All ceiling panels to be removed and replaced with new including skimming, painting and cornices. REFER TO TYPICAL DETAILS.
2. Internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
3. Evidence of water ingress to ceilings and walls. Inspect roof for leaks and repair / waterproof. Remove and replace affected ceiling panels with new to match including for skimming and painting and new cornices. 5. Rub down all internal walls, prime and repaint. REFER TO TYPICAL DETAILS.
6. External timber 'pergola' to be removed and replaced with new. REFER TO IMAGE BELOW.
7. NO ACCESS INTO SOME ROOMS AND AREAS FOR ASSESSMENT.

BLOCK K - SPORTS STAND: Scope of Works

1. Corrosion to steel seating members (all components). REFER TO ENGINEER'S REPORT FOR REPAIRWORK.
2. Corrosion to door and window frames. REFER TO TYPICAL DETAILS FOR TREATMENT.
3. Corrosion and faded paint to steel sheeting roof. REFER TO ENGINEER'S RECOMMENDATIONS FOR REPAIRWORK.
4. As per Engineer's recommendation, internal filler walls and surface beds are to be removed and reconstructed. QS to allow for new internal walls, surface beds, tiled floor finishes with 100mm skirting, new sanware to ablutions, new plumbing, new ceilings, lights, new internal doors etc.
5. Entrance doors at rear of building to be removed and replaced with new as per door schedule below.

BLOCK A1 - HOSTEL ABLUTIONS: Scope of Works

1. Evidence of water ingress to ceilings and walls. Roof to be inspected and to be resealed / repaired / re-waterproofed accordingly.
2. Remove and replace all ceiling panels with new to match including for skimming and painting and new cornices. REFER TO TYPICAL DETAILS.
3. Rub down all walls, waterproof, prime and repaint. REFER TO TYPICAL DETAILS.
4. Internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
5. Remove and replace all damaged sanware fittings with new. REFER TO SPECS BELOW.
6. Remove and replace all damaged wall tiles with new. REFER TO SPECS BELOW.
7. Extensive leaks noted - recommend for all plumbing to be checked and repaired / replaced if required.
8. Water ponding outside ablutions - locate leaks and repair or replace. REFER TO IMAGE BELOW.
9. Replace 1 x cracked window glazing outside ablutions. REFER TO IMAGE BELOW.

BLOCK E - HOSTEL: Scope of Works

- NO ACCESS FOR ASSESSMENT.
QS TO MAKE AN ALLOWANCE FOR PAINTING INTERNAL WALLS, REPLACING VINYL FLOORS & CEILINGS.
EXTERIOR: Recommend repainting external walls. REFER TO TYPICAL DETAILS AND IMAGE BELOW.

BLOCK F - ABLUTIONS(FIRST FLOOR) & STORAGE (GROUND FLOOR): Scope of Works

- NO INTERNAL ACCESS FOR ASSESSMENT.
EXTERIOR: Refer to Engineer's report for assessment.
1. Damage to brickwork - refer to Engineer's report for replacement.
2. Missing brickwork - replace with new to match existing. REFER TO IMAGE BELOW.

BLOCK D1 & D2 - HOSTEL: Scope of Works

1. It must be noted that there was no access into various spaces and parts of the entire hostel block.
2. Spalling and evidence of water ingress from roof slab - this has extensively affected the paint on the walls and the underside of the slab. Once water issues have been addressed (waterproofing / resealing) - rub down affected walls and underside of slabs, prime and repaint.
3. All ceiling panels to be removed and replaced with new including skimming, painting and cornices. REFER TO TYPICAL DETAILS.
4. Cracked / chipped edge of concrete staircases. REFER TO ENGINEER'S REPORT FOR REPAIR.
5. Water ponding outside ablutions - locate leaks and repair or replace.
6. Internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
7. External walls in a poor condition - rub down walls, prime and repaint. REFER TO TYPICAL DETAILS AND IMAGE BELOW.

BLOCK A1 ABLUTIONS: Scope of Works

1. Evidence of water ingress to ceilings and walls. Inspect roof for leaks and reseal / waterproof.
2. Remove and replace all ceiling panels with new to match including for skimming and painting and new cornices. REFER TO TYPICAL DETAILS.
3. Rub down affected walls, prime and repaint. REFER TO TYPICAL DETAILS.
4. Internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL TILED FLOOR FINISHES DETAIL S.
5. Remove and replace all damaged sanware fittings with new.
6. Remove and replace all damaged wall tiles with new.
7. Extensive leaks noted - recommend for all plumbing to be checked and repaired / replaced if required.

BLOCK G - GARAGE: Scope of Works

- NO INTERNAL ACCESS FOR ASSESSMENT.
EXTERIOR IN A GOOD CONDITION.

BLOCK J - STAFF QUARTERS: Scope of Works

- Not per scope of works .

BLOCK A1 & A2 - HOSTEL: Scope of Works

1. It must be noted that there was no access into various spaces and parts of the entire hostel block.
2. Spalling and evidence of water ingress from roof slab - this has extensively affected the paint on the walls and the underside of the slab. Once water issues have been addressed (waterproofing / resealing) - rub down all internal walls and underside of slabs, prime and repaint. REFER TO TYPICAL DETAILS.
3. All internal ceiling panels to be removed and replaced with new including skimming, painting and cornices. REFER TO TYPICAL DETAILS.
4. Cracked / chipped edge of concrete staircases. REFER TO ENGINEER'S REPORT.
5. Water ponding outside ablutions - locate leaks and repair or replace.
6. All internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
7. External walls in a poor condition - rub down walls, prime and repaint. REFER TO TYPICAL DETAILS AND IMAGE BELOW.
8. All window frames are deteriorating - rub down, treat for any rust found, prime and repaint. REFER TO TYPICAL DETAILS.
9. All internal doors & door frames (both leaf and frame are metal) are to be rubbed down, primed and repainted. REFER TO TYPICAL DETAILS AND IMAGE BELOW.

BLOCK B: Scope of Works

- NO ACCESS FOR ASSESSMENT.

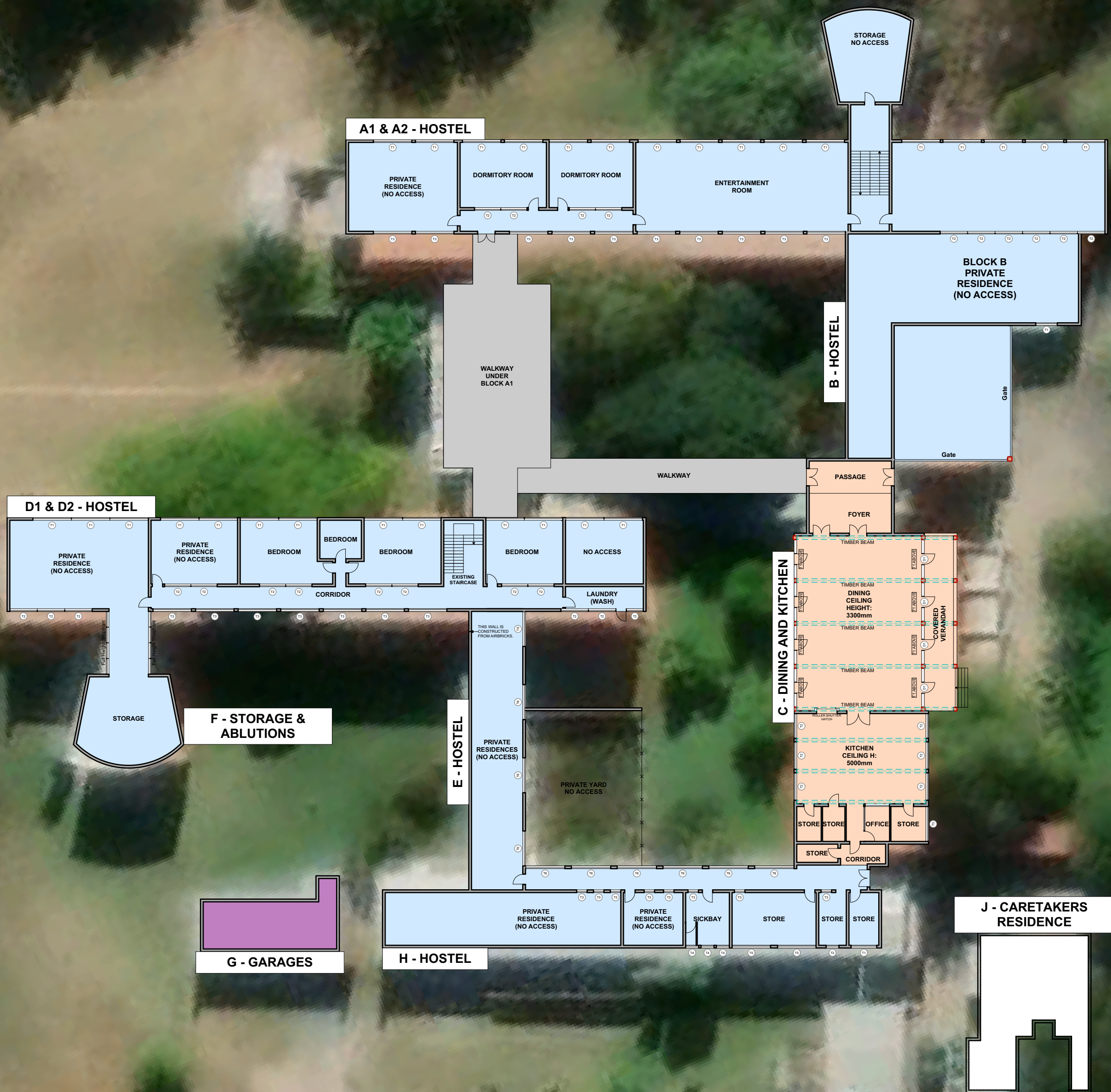
SITE PLAN - EXISTING BUILDINGS - HOSTEL SCALE - NTS

NOTES:

1. THIS DRAWING IS NOT TO SCALE AND IS NOT ACCURATE. FINAL DIMENSIONS, LEVELS AND DATUM ARE TO BE CONFIRMED FROM THE LAND SURVEYOR'S DRAWING ONCE RECEIVED.
2. THE POSITION OF ALL NEW BUILDINGS ARE TO BE CONFIRMED ONCE THE LAND SURVEYOR'S DRAWINGS ARE RECEIVED.

LEGEND:

- WALKWAYS
- HOSTEL
- KITCHEN AND DINING
- SPECTATOR STANDS
- GARAGES
- CARETAKERS RESIDENCE



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| NOTES: | | |
| 1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the office of the Architect. | | |
| 2. Partial Services: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail. | | |
| 3. Do not scale this drawing | | |
| 4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect. | | |

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| Revisions: | | |
| Rev No: | Date: | Description: |
| A | 11/07/23 | For Information Purposes Only |
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| Project: | CONDITION ASSESSMENT HTS WELKOM HOSTEL |
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| Drawing description: | EXISTING BUILDINGS SITE DEVELOPMENT PLAN |
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| Drawn: | ISENZEKO ENGINEERING | (A) |
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| FOR INFORMATION | |
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| Drawing Number: | 082-HTSWEL-114 | Revision: | A |
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