

Site inspection

The table below contains all the items covered during the inspection completed in November 2019 and states the findings of the overall condition of the element. The replacement/remedial work required will be budgeted for in Section 4 of the report and a more detailed description thereof, as yearly action items, will be provided in Section 3 of the report. The most important aspects to take out of the action items list are the items that do require attention and the urgency thereof. The actual approach and methodology, of the solution should be finalised once a competent and suitably qualified contractor is appointed to address the various items.

The photos taken during the site visits are attached to the report in Appendix A.

The various elements of the building are divided into the following sections in the table that follows:

- External façades
- Internal façades
- Roofs Gutters and downpipes
- Balconies, walkways and staircases
- Windows and doors
- Services

Notes on table information:

- The condition as described varies as follows – Very good → Good → Fair → Poor
- The “Remarks/Action Items” provides details of action items, these action items must be performed as specified in the yearly scopes of the action items in Section 3 of the report.

Table 1: Site inspection details

1.1 <u>Conditional summary</u>		
Element	Details	Condition
External façades	<ul style="list-style-type: none"> • Plastered and painted surfaces. • Perforated cladding panels. • Paved surfaces. 	<p><u>Good</u></p> <ul style="list-style-type: none"> • The general building façades (plastered and painted surfaces) are in a good condition as they were recently painted <p><u>Fair to poor</u></p> <ul style="list-style-type: none"> • Runoff water from ground floor balcony areas are making walls below dirty. • Most of the pavement is in a fair condition, certain sections are however stained from previous work. • A portion of paving blocks on the steps next to the pool is cracked. This is dangerous to users of this area and should be fixed as it is a health and safety hazard. • Perforated cladding panels are mostly in good condition. The brackets holding the cladding panels are inadequately sized and appear too small for the panels' size. • The bolt on the Cladding panels on the 5th floor in front of 504 is missing from the hanging bracket. • Perforated cladding panels on the planter boxes are mostly in good condition. However, some of the panels are missing from the planters. • Swimming pool timber decking is drying out and in a poor condition.

		<ul style="list-style-type: none"> • External tiles in trafficable areas appear to be in a fair condition. • An old sealant was applied between the walls and the tiling on the front side of the building ground floor commercial sections. This sealant now appears unkempt and damaged. • The joint where the tiling and pavement meet at the back entrance have a gap between them aiding ease of water ingress to the basement area. • Structural steel beams on concrete staircase are starting to show some signs of corrosion. <p>Poor</p> <ul style="list-style-type: none"> • Structural steel beams and columns are corroded at sections. • Waterproofing to planters is peeling off. • Certain corners of tile skirtings on the balconies and walkways are popping off at some sections. • Some of the drainage piping from planter boxes appear to be full of algae and almost blocked. • Pebble feature on the back-entrance side is quite high maintenance and is likely to cause drainage issues when heavy rain falls (the bitumen skirting height is around 100mm in height which is not sufficient). • Aircon units on the ground floor commercial sections have penetrations into the wall that do not appear water-sealed or watertight.
Internal façades	<ul style="list-style-type: none"> • Plastered and painted internal façades. • Internal floors. 	<p>Good</p> <ul style="list-style-type: none"> • Lift lobby wall surfaces appear to be in a good condition. • Lift lobby ceilings appear to be in a good condition. • Pavement in the basement area appears to be in a good condition for the majority of the area. Except for the lower basement area where root ingress has broken through some of the paving. The current risk is that the roots continue to move through to structural elements of the building. <p>Poor</p> <ul style="list-style-type: none"> • Basement lift lobby walls are dirty and show signs of damp. • Lift lobby tiling on floors are hollow and a couple are cracked. • The bunding and tiling edge at the basement lift lobby are worn out. • Certain corners of tile skirtings in lift lobbies and walkways are popping off at some sections. • Lift lobby aluminium frame facades have damaged beading and sealant at tiling • A floor tile is missing from the door threshold at the ground floor lift lobby exit to the outside. • Reinforcement is exposed on a column located at parking bay #508. Structural integrity is compromised. • Drainage gutter in basement across the ramp to the lower basement is badly corroded. • Water ingress is evident on the internal face of the basement wall. It is possible that water is entering from the external walkways.

Roofs, gutters and downpipes	<ul style="list-style-type: none"> • Mono-pitch suspended coverings • Roof sheeting • Down pipes • Roof gutters 	<p><u>Fair</u></p> <ul style="list-style-type: none"> • From the brief inspection of the roof, the wall flashing, and roof covering appear to be in a fair condition. • Downpipes appear to be in a good condition with no visible problems. <p><u>Poor</u></p> <ul style="list-style-type: none"> • Drainage gutters from the roof to the 5th floor (around unit 508) are not big enough. • A rainwater downpipe is currently discharging into a planter on the front side of the building. • There is some water ingress into unit 508 from the roof area. • Ceiling in the reception entrance foyer have significant damp damage from previous leaks.
Balconies, walkways, stairs and handrails	<ul style="list-style-type: none"> • Tiled walkways and stairs • Timber fire escape staircase • Balustrades and handrails. • Curbs 	<p><u>Good</u></p> <ul style="list-style-type: none"> • The majority of Tiled walkways and stairs are in a good to fair condition with isolated incidents that have cracked tiles like on the top roof open area as well as the tiling plinth in front of unit 405. • Structural steel staircase appears to be in a good structural state. However, the timber members are drying up and require treatment. • Leaking evident at slab outside of unit 207. • Balustrades to walkways and staircases are mostly steel with a stainless-steel top handrail. These surfaces are in a good condition in most sections. However, most these stainless-steel sections are stained. • Road markings in the parking area are in a good to fair condition with all still visible. • The curbs and paving at the parking area appear to be in a good to fair condition. Apart from isolated curbs that may be missing or out of place. <p><u>Poor</u></p> <ul style="list-style-type: none"> • Full bores on walkways drain out on a very short spout which sprays all-over the building dirtying the walls. • Balustrades to pool area are badly corroded. Another concern is that the balustrades are too low and are unsafe for younger pool users.
Windows, doors and gates	<ul style="list-style-type: none"> • Timber doors. • Security gates to units • Aluminium doors and windows 	<p><u>Good to fair</u></p> <ul style="list-style-type: none"> • Timber doors to units are in a good to fair condition. They have not been painted recently however they are structurally sound. • Varnished and panelled duct doors appear to be in a good condition. Most of the hinges are however rusting and the barrel bolts are rattling in some cases. <p><u>Fair to Poor</u></p> <ul style="list-style-type: none"> • Old brackets for the old roller shutter door are still fixed to the parking basement soffits. These are now redundant. • Aluminium windows to units appear to be in a fair condition with some reported to have loose beading.

		<p>(Doors were not fully inspected as limited access was gained at the time)</p> <ul style="list-style-type: none"> Aluminium shopfronts on the ground floor commercial appear to be in a fair to poor condition. The door closers and ironmongery are corroding as well as the steel beams and columns around the aluminium shopfronts. The rubber seals on the doors are mostly damaged and are off on some of the doors. Some doors do not have unit numbers or have printed numbers e.g. 112 and 111. Security doors to units are not uniform on all units. Paint on security gates in unit 404 & 403 is flaking off. Access doors to the building is in a fair condition. However, the door closer is corroded and the steel beams and columns on the glazing are all corroding. Sealant at entrance doors to lift lobbies is delaminating. Entrance doors to lift lobbies do not have door stoppers. It appears that there are no fire doors in the building. The duct doors to geysers do not open fully due to the wrong hinges that were initially installed. The duct doors to geysers are currently lockable with keys. Some of these ducts are currently locked but the keys are not there. For maintenance, these cupboards need to be accessible at all times. Duct doors for the geysers are currently damaged on some floors and the skirting pieces are mostly rotten due to the water spillage in the ducts There is loose Ironmongery on the timber door at the ground floor lift lobby exit. The door at the bottom of the timber fire escape staircase leading out of the building is currently locked with a padlock with the key not in sight. This is dangerous in the event that a fire does occur.
Services	<ul style="list-style-type: none"> Fire protection Fire detection Plumbing Electrical services 	<p><u>Good</u></p> <ul style="list-style-type: none"> Fire extinguishers were serviced for the year with service sticker available on the ones inspected. Fire hose reels were serviced for the year with service sticker available on the ones inspected. HVAC vents appear to be working in good condition however they are connected to the downlights in the reception foyers. Main Switchboard cupboards appears to be in a good condition. Entrance door to lift lobby on the ground floor is access controlled. The system is functioning well but requires an upgrade soon. <p><u>Poor</u></p> <p>Fire Safety</p> <ul style="list-style-type: none"> Water supply pipes to fire hose reels are corroded especially at slab joints. Paintwork on fire hose reel lines is faded, peeling off and showing signs of corrosion.

- Brackets to hang fire hose reels are badly corroded. This is a safety hazard as they may detach and cause leaks or hurt someone intending on using them.
- A number of fire extinguishers are seen on the floor and not hung on the wall brackets as required in the regulations.
- There is no fire detection in the basement area.
- There is no fire stopping around penetrations through the basement parking roof slab.
- Fire signage in the building is poor.

Electrical and telecom's

- Reception foyer lights are in poor condition with a number of them not working and some with gaps all around them.
- Lift lobby lights are in poor condition with a number of them not working and some dangling from the ceiling without covers.
- External lights bulbs are becoming dim. The fitting is still in a good condition.
- Fluorescent light fittings in the basement area are all dirty with spider webs and do not have covers.
- Cabling in the telecom's cupboard and in data trunking needs to be neaten and cleaned up.
- The fibre connection is not supplied to the units yet.
- Main Switchboard cupboards appears to be in a good condition.

HVAC and Ventilation

- There is little to no ventilation in the refuse room.

Plumbing

- Water ingress on slab joints evident at sections where the sewer drainage pipes exist the slab.
- Plumbing sanitary ware in the ground floor external toilet is missing from the bathroom e.g. wash hand basin taps and shower closure rails.
- Most of the Geyser ducts are crowded they have a number of items stored in them. This is a health and safety risk.
- The drainage of the geyser overflows in the ducts is poor as a number of drip trays are corroded and some are not fixed properly. Water seems to be ponding on the slabs and is seeping through to the concrete slab below.

Stormwater drainage

- Drain covers are corroded.
- Pavement stormwater drains have dirt build up.
- Drainage channels have dirt build up.

2 Maintenance Plan Yearly Scopes

This section provides a more detailed description of the action items as budgeted for in Section 4's Schedule. The budget table referred to allocates budget amounts to certain aspects of the building. This section will provide a yearly breakdown of all the items that need to be addressed as described in Section 2 and budgeted for in Section 4. The required maintenance or replacement work is described, and the location of each item indicated.

The program of the required actions in the maintenance plan is determined by:

- the urgency of the item;
- budget constraints; and
- a logical and most practical sequence

Table 2 below provides a summary of the scopes that will be addressed for each of the years in the maintenance plan. This will be described in the more detailed tables for each year.

	Year									
	1	2	3	4	5	6	7	8	9	10
Item	'20	'21	'22	'23	'24	'25	'26	'27	'28	'29
External façades	✓	✓	✓	✓	✓			✓		✓
Internal façades	✓	✓	✓							✓
Roofs, gutters and downpipes	✓	✓							✓	
Balconies, walkways and stairs		✓	✓						✓	
Windows, doors and gates		✓	✓	✓			✓			
Fire Consulting		✓								
Services	✓	✓				✓	✓			
Annual items	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Table 2: Yearly scopes summary

2.1 Year 1 – 2020

Item	Action Items
External façades	<ul style="list-style-type: none"> Replace bolts missing from the perforated cladding panel on the 5th floor in front of unit 504. Also replace hanging brackets holding the cladding panels down with bigger, more suitably sized ones. Reinstate all tiling skirting on balconies and walkways that are loose in corners.
Internal façades	<ul style="list-style-type: none"> Prepare and paint previously painted internal ceilings in the building reception foyer. Plant root treatment to be done in the lower basement before it starts penetrating structural walls. Ceilings in the reception foyer need to be patched up and repainted. Access hatches are to be put on for future maintenance.
Roofs, gutters and downpipes	<ul style="list-style-type: none"> Move rainwater downpipe that discharges into planter to discharge elsewhere. Planter located in front of building entrance.
Services	<ul style="list-style-type: none"> All fire extinguishers to be hung on their brackets as required by the regulation. Where missing, new brackets are to be installed. All reception foyer lighting is to be replaced with LED lights. All lift lobby lighting is to be replaced with LED lights that have daylight switch sensors for energy savings. Fibre Internet connection to be supplied to each unit. Clean up the external bathroom on the ground floor and ensure that all missing sanitary ware is replaced e.g. wash hand basin taps and shower closure rails. The Body Corporate is to issue a notice to all tenant and owners for the geyser ducts to not be used as storage cupboards. The Body Corporate is to issue a notice to all tenant and owners for the telecom's cupboards to not be used as storage cupboards. Inspect all geyser installation and allow for major intervention to be done. Ensuring that each geyser has a stable drip tray that drains. Installations to be compliant SANS regulations.
Annual items	<ul style="list-style-type: none"> Service all fire extinguishers. Service all fire hose reels. Replace any faulty electrical fittings (bulbs, switches, plugs etc.). Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. Replace any broken tiles. Annual intercom maintenance. Missing curbs to be replaced and those out of place to be realigned. Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. Monthly elevator maintenance. The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.

Table 3: Year 1 action items

2.2 Year 2 – 2021

Item	Action Items
External façades	<ul style="list-style-type: none"> Sealant at walls and tiling on the front side of the building ground floor commercial sections to be removed and reapplied. The gaps between the tiling and the pavement joints at the back entrance are to be sealed and the cracked tiling in those sections replaced. Structural steel beams and columns are to be rust treated and painted. Structural steel beams on concrete staircase to be rust treated and painted. Drainage piping from planter boxes to be rodded and cleaned out.

	<ul style="list-style-type: none"> • Damp sealants to be done on sections where piping from aircon units on the ground floor commercial sections exist the walls.
Internal façades	<ul style="list-style-type: none"> • Prepare and paint previously painted internal walls in the building reception foyer. • Structural engineer to be consulted for remedial work that is to be done to the column at parking bay #508. A methodology to be documented along with drawings that a contractor will follow. • Water ingress to be stopped from entering the building from the walkways to the inside of the basement.
Roofs, gutters and downpipes	<ul style="list-style-type: none"> • Extensive roof remedial work to be done on roofing area at unit 508 with thorough investigative work to ensure the source of water ingress is directly remedied.
Balconies, walkways and stairs	<ul style="list-style-type: none"> • Steel staircase timber members to be sanded, treated and varnished. • Missing curbs to be replaced and those out of place to be realigned. • Full bores on walkways are to be drained into downpipes. • Remove and install new balustrades at the pool area.
Windows, doors and gates	<ul style="list-style-type: none"> • Remove all sealant at entrance doors to lift lobbies that is delaminating and re-seal.
Fire Consulting	<ul style="list-style-type: none"> • A fire engineer to be appointed in order for them to do a fire rational design for the building's fire signage, fire doors, fire detection and fire protection required. (Note that the amount for the action items noted by the engineer have not been allowed for in this report.
Services	<ul style="list-style-type: none"> • Repaint all fire hose reel supply pipes and treat corrosion. • Treat and paint corroded hangers for fire hose reels. Replace badly corroded ones. • Replace external light bulbs that are burnt out and becoming dim with new energy savers. The light fitting should be maintained. • All basement area lights are to be replaced LED versions that have covers. • The drainage covers need to be cleaned and painted. • Water supply to fire hose reels are corroded especially at slab joints. Open up and investigate leaks at the hose reel pipes and slab connection. Replace badly corroded pipes. Put fire sealant around pipe at slab. • Open up closed sections on existing louvres in the refuse room. Add netting to ensure that there aren't any flies that leave the room. • Open up and investigate water ingress at sewer pipes and slab connection. Replace any damaged pipe work. Put fire sealant around pipe at slab.
Annual Items	<ul style="list-style-type: none"> • Service all fire extinguishers. • Service all fire hose reels. • Replace any faulty electrical fittings (bulbs, switches, plugs etc.). • Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. • Replace any broken tiles. • Annual intercom maintenance. • Missing curbs to be replaced and those out of place to be realigned. • Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. • Monthly elevator maintenance. • The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.

Table 4: Year 2 action items

2.3 Year 3 – 2022

Item	Action Items
External façades	<ul style="list-style-type: none"> The cracked pavement portion on the steps next to the swimming pool is to be repaired. Replace missing cladding panels on planter boxes. Swimming pool timber decking to be sanded and varnished.
Internal façades	<ul style="list-style-type: none"> Lift lobby aluminium frame facades to be serviced and sealed all around. Replace drainage in the basement across the ramp to the lower basement with one of continuous length. Prepare and paint previously painted internal walls in the building lift lobbies and reception foyer. Prepare and paint previously painted internal ceilings in the building lift lobbies and reception foyer. Prepare basement walls and treat for damp damage. Paint all previously painted surfaces. Walls on the basement lift lobby are to be treated for damp and repainted to create an upgraded lift lobby. All lift lobbies tiling to be carefully removed and re-tiled. The bunding in the basement at the elevator entrance needs to be re-done. along with the tiling that is now chipped at the edges. Reinstate all tiling skirting in the lift lobbies and walkways that are loose in corners.
Balconies, walkways and stairs	<ul style="list-style-type: none"> Plumbers to investigate leaking evident at slab outside of unit 207. Steel staircase timber members to be sanded, treated and varnished. Missing curbs to be replaced and those out of place to be realigned. Full bores on walkways are to be drained into downpipes.
Windows, doors and gates	<ul style="list-style-type: none"> Corroding door closers and ironmongery on the ground floor commercial shopfronts all around the building need to be replaced. The corroding steel beams and columns on the commercial ground floor area are to be rust treated and aluminium shopfronts to be serviced. The Body Corporate is to establish security doors specification that is uniform for all unit owners to install if they wish to. Corroding door closers on the front access doors to the building need to be replaced.
Service	<ul style="list-style-type: none"> Service of CCTV System. Service of Telecom's cupboard in the basement.
Annual items	<ul style="list-style-type: none"> Service all fire extinguishers. Service all fire hose reels. Replace any faulty electrical fittings (bulbs, switches, plugs etc.). Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. Replace any broken tiles. Annual intercom maintenance. Missing curbs to be replaced and those out of place to be realigned. Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. Monthly elevator maintenance. The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.

Table 5: Year 3 action items

2.4 Year 4 – 2023

Item	Action Items
External façades	<ul style="list-style-type: none"> Stained sections of pavement are to be cleaned adequately. Stained sections of the external wall made dirty from balcony runoff are to be cleaned (located on ground floor commercial balcony facing the waterfront). Stainless steel sections on the entire building including balconies and all staircases are to be cleaned annually by building cleaning
Windows, doors and gates	<ul style="list-style-type: none"> All aluminium windows to units are to be serviced. Sections of the window are to be replaced if necessary. All aluminium doors to units are to be serviced. Sections of the doors are to be replaced if necessary. A full inspection to be done by an independent contractor prior to work being done. Paint entrance doors to units. Add door closers to lift lobbies entrance doors and magnetic door catch. Duct doors require new hinges that allow the duct doors to fully open as well as a push release cupboard catch. Replace all hinges on the Varnished and panelled duct doors. Replace all barrel bolts on the Varnished and panelled duct doors. Duct doors for the geysers need to be replaced with Nutec board doors that are better suited for the external weather elements. Old brackets for the old roller shutter door are to be removed. Door numbers to be added to doors where missing e.g. 112 and 111. Number put on to Body Corporate approved. Security Gates on unit 404 and 403 to be painted.
Services	<ul style="list-style-type: none"> HVAC vents which are connected to the downlights in the reception foyers need to be separated for better future maintenance. Service of CCTV System. Service of Telecom's cupboard in the basement
Annual Items	<ul style="list-style-type: none"> Service all fire extinguishers. Service all fire hose reels. Replace any faulty electrical fittings (bulbs, switches, plugs etc.). Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. Replace any broken tiles. Annual intercom maintenance. Missing curbs to be replaced and those out of place to be realigned. Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. Monthly elevator maintenance. The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.

Table 6: Year 4 action items

2.5 Year 5 – 2024

Item	Action Items
External façades	<ul style="list-style-type: none"> Replace the hanging brackets holding the cladding panels with bigger, more suitably sized ones. Waterproofing to planters is to be removed and re-applied before plants are replanted or alternatively, pot plants are to be put in the planters. Remedial work is to be done on the rock features on the back entrances side to ensure that rainwater level never rises above bitumen waterproof layer.
Annual Items	<ul style="list-style-type: none"> Service all fire extinguishers. Service all fire hose reels. Replace any faulty electrical fittings (bulbs, switches, plugs etc.).

	<ul style="list-style-type: none"> • Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. • Replace any broken tiles. • Annual intercom maintenance. • Missing curbs to be replaced and those out of place to be realigned. • Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. • Monthly elevator maintenance. • The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.
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Table 7: Year 5 action items

2.6 Year 6 – 2025

Item	Action Items
Services	<ul style="list-style-type: none"> • Upgrade access control system to the building with newer version. • Service of CCTV System. • Service of Telecom's cupboard in the basement.
Annual items	<ul style="list-style-type: none"> • Service all fire extinguishers. • Service all fire hose reels. • Replace any faulty electrical fittings (bulbs, switches, plugs etc.). • Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. • Replace any broken tiles. • Annual intercom maintenance. • Missing curbs to be replaced and those out of place to be realigned. • Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. • Monthly elevator maintenance. • The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.

Table 8: Year 6 action items

2.7 Year 7 – 2026

Item	Action Items
Windows, doors and gates	<ul style="list-style-type: none"> • All aluminium windows to units are to be serviced. Sections of the window are to be replaced if necessary. • All aluminium doors to units are to be serviced. Sections of the doors are to be replaced if necessary. • Corroding door closers and ironmongery on the ground floor commercial shopfronts all around the building need to be replaced. The corroding steel beams and columns on the commercial ground floor area are to be rust treated and aluminium shopfronts to be serviced.
Services	<ul style="list-style-type: none"> • Repaint all fire hose reel supply pipes and treat corrosion. • Treat and paint corroded hangers for fire hose reels. Replace badly corroded ones.
Annual Items	<ul style="list-style-type: none"> • Service all fire extinguishers. • Service all fire hose reels. • Replace any faulty electrical fittings (bulbs, switches, plugs etc.). • Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. • Replace any broken tiles. • Annual intercom maintenance. • Missing curbs to be replaced and those out of place to be realigned.

	<ul style="list-style-type: none"> • Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. • Monthly elevator maintenance. • The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.
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Table 9: Year 7 action items

2.8 Year 8 – 2027

Item	Action Items
External façades	<ul style="list-style-type: none"> • Prepare and paint all previously painted surfaces on external facades surfaces, staircases and walkways soffits. • Remedial work to existing paving. Lift up any damaged paving and re-pave surfaces. • Structural steel beams and columns are to be rust treated and painted. • Swimming pool timber decking to be sanded and varnished. • Sealant at walls and tiling on the front side of the building ground floor commercial sections to be removed and reapplied.
Services	<ul style="list-style-type: none"> • Service of CCTV System. • Service of Telecom's cupboard in the basement
Annual Items	<ul style="list-style-type: none"> • Service all fire extinguishers. • Service all fire hose reels. • Replace any faulty electrical fittings (bulbs, switches, plugs etc.). • Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. • Replace any broken tiles. • Annual intercom maintenance. • Missing curbs to be replaced and those out of place to be realigned. • Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. • Monthly elevator maintenance. • The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.

Table 10: Year 8 action items

2.9 Year 9 – 2028

Item	Action Items
Roofs, gutters and downpipes	<ul style="list-style-type: none"> • Extensive roof service and remedial work to be done on entire roof area. • Replacement of undersized roof gutters.
Balconies, walkways and stairs	<ul style="list-style-type: none"> • Steel staircase timber members to be sanded, treated and varnished.
Annual Items	<ul style="list-style-type: none"> • Service all fire extinguishers. • Service all fire hose reels. • Replace any faulty electrical fittings (bulbs, switches, plugs etc.). • Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. • Replace any broken tiles. • Annual intercom maintenance.

	<ul style="list-style-type: none"> • Missing curbs to be replaced and those out of place to be realigned. • Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. • Monthly elevator maintenance. • The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.
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Table 11: Year 9 action items

2.10 Year 10 – 2029

Item	Action Items
External façades	<ul style="list-style-type: none"> • Stainless steel sections on the entire building including balconies and all staircases are to be cleaned annually by building cleaning
Internal façade	<ul style="list-style-type: none"> • Prepare and paint previously painted internal walls in the building lift lobbies and reception foyer. • Prepare and paint previously painted internal ceilings in the building lift lobbies and reception foyer. • Prepare basement walls and treat for damp damage. Paint all previously painted surfaces.
Annual Items	<ul style="list-style-type: none"> • Service all fire extinguishers. • Service all fire hose reels. • Replace any faulty electrical fittings (bulbs, switches, plugs etc.). • Replace any faulty/broken piping fixing batts to sewer, stormwater and water reticulation lines. • Replace any broken tiles. • Annual intercom maintenance. • Missing curbs to be replaced and those out of place to be realigned. • Building cleaners to clean out drainage channels and stormwater drains annually before winter to avoid blockages in the stormwater drainage system. As part of building cleaning contract. • Monthly elevator maintenance. • The main switchboard needs to be serviced on an annual basis with infrared thermal readings taken.

Table 12: Year 10 action items

3 Yearly Budget Table

	Year									
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
External façades, walkways, staircases and basements	R5 000	R60 000	R25 000	R66 000	R170 000			R2 700 000		R80 000
Internal façade	R30 000	R60 300	R110 000							R195 000
Roofs, gutters and downpipes	R2 000	R65 000							R460 000	
Balconies, walkways and stairs		R52 000	R60 000						R161 000	
Windows, doors and gates		R9 000	R19 000	R360 000			R330 000			
Fire Consulting		R48 000								
Services	R77 000	R80 000				R410 000	R85 000			
Annual items	R82 000	R88 000	R95 000	R103 000	R111 000	R120 000	R129 000	R140 000	R151 000	R163 000
Naba project management fee	R41 000	R45 000	R48 000							
Vat	R29 400	R69 345	R46 350	R79 350	R42 150	R79 500	R81 600	R426 000	R115 800	R65 700
Total (incl VAT)	R266 400	R576 645	R403 350	R608 350	R323 150	R609 500	R625 600	R3 266 000	R887 800	R503 700

Table 13: Yearly budget table

Note

1. The table indicates the budget figures for the works as described in Section 3 of the report. The actual costs for the items will only be determined by a formal tender process.
2. The budget figures in the table are most accurate in the specified year, the cost associated with the work will increase if the work is delayed
3. The Naba fee is an annual fee that is based on the budget figures. The final fee will be determined by the actual yearly costs
4. The figures in this table are high level budget figures and the degree of accuracy is within 15% of the stated amounts.
5. The amount allowed for under fire consulting is for the fire engineer to do an initial inspection and provide a list of action items to be attended to. No amounts have been allowed for attending to the said action items.



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