



ASSURING QUALITY HOMES

Memorandum

To : Mr Kenny Makau
Cc : Mr Edwin Limba (Gauteng Provincial Manager)
Ms Rozeena Brijbans
Mr Waldo Van Rooyen
From : Wezi Phiri
Date : 2022-08-24
Annexures : nil

Subject : REFERRAL LETTER FOR ENGINEERS RECOMMENDATION FOR THE
REMEDIAL OF HOUSE MATHEBULA, ERF 1051, ALLIANCE, BENONI

1. PURPOSE

The purpose of this memorandum is to provide business services the assistance from NHBRC technical in providing remedial guidance on the structural defects claim in terms of the Housing Consumer Protection Measures Act at the above property and the proposed remedial works specifications.

2. BACKGROUND

Business services request technical to visit the site and observe the defects that are on the site was provide engineering input on the status of the house, following the non-response from the original engineer. NHBRC acting executive manager issued an instruction to NHBRC technical to provide a solution based on the previous experience on other projects. NHBRC acting executive manager stated that the process to solve problem took long due to a service provider that could provide an adequate solution and thus compromised the homeowner therefore since it is a well-known defect within NHBRC and of which the solution is currently being used on other projects. The NHBRC technical section engaged the homeowner on the developments of the defects. The house was built in the 2016/2017 time frame and with the norm of defective bricks the house falls in the same time frame as the other houses with the same defect.

3. REVIEW DISCUSSION

The forensic assessment report identified defective material causing cracks around the house. The remedial solution is to demolish the entire house surface bed and rebuild it again. The demolish will be to the top of surface bed.

NHBRC is using a typical remedial solution at Crystal Park area on houses with the same defect, therefore it is seen as reasonable that the same approach is adopted on this project as the defect noted are similar. It must be noted that the inspections are based on visual assessment and crack measurement only no test were conducted on the material and foundation. The inspection did not show signs of foundation movement or cracks on the floor tiles and foundation walls.

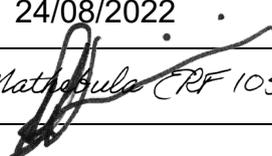
The remedial specification used at Crystal Park area should be followed on this project especially with the salvage items.

4. CONCLUSIONS

The remedial solution used at the Crystal Park area is it proposed that it should be used on this house.

5. RECOMMENDATIONS

We recommend the house to be demolished to surface bed and rebuilt again with numerous items being salvaged and re-used on the build.

	Recommended by:
Name / Surname	Wezi Phiri NHBRC Structural Engineer BSc Hons (Structural Eng)
Contact number.	(011) 317-0143
Email	WeziP@nhbrc.org.za
Date	24/08/2022
Signature	 <i>Wezi Phiri ERF 1051 Alliance Benoni</i>