
NATIONAL LOTTERIES COMMISSION (NLC)

MUKONDENI SPORTS FACILITY - LIMPOPO

POST IMPLEMENTATION & CONDITION ASSESSMENT REPORT

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1. INTRODUCTION

1.1 Terms of Reference

Lerumo Properties (Pty) Ltd are appointed by the National Lotteries Commission (NLC) to carry out a post implementation and condition assessment on the Mukondeni Sports Facility in Limpopo Province. The Mukondeni Sports Facility is located in Mukondeni Village within the Vhembe District Municipality.

The services of Lerumo Properties (Pty) Ltd are as follows:

- Condition assessment the Mukondeni Sports Facility and
- Compile a post implementation report with recommendations.

1.2 Objectives

The objective of the post implementation and condition assessment report is to document the status-quo of the Mukondeni Sports Facility.

The Report will then be used by the National Lotteries Commission(NLC) to: -

- Determine the general condition of the existing infrastructure and site;
- Confirmation that the works were implemented in accordance with:
 - a) Drawings and Specifications and;
 - b) Grant Agreement and/or Conditions.

Recommendations for the works are based on the overall status quo of the infrastructure and are for the facility or installations to meet minimum standards and/or legislation.

1.3 Project Overview

The construction of the Mukondeni Sports Facility commenced on 24 February 2020 and completed on 23 September 2021. The facility has been handed over to the

community and is fully utilised by the community. The facility comprises of the following elements:

- Changing Rooms
- Storage
- Netball Court
- Soccer Field
- Fencing
- Borehole
- Water Tanks

1.4 Site Description

The Mukondeni Sports Facility is located Mukondeni village within the Vhembe District Municipality in the Limpopo Province of South Africa. Mukondeni village is located approximately 25km south of Elim. The GPS Coordinates of the Facility are: 23° 15' 56" S and 30° 05' 44" E.

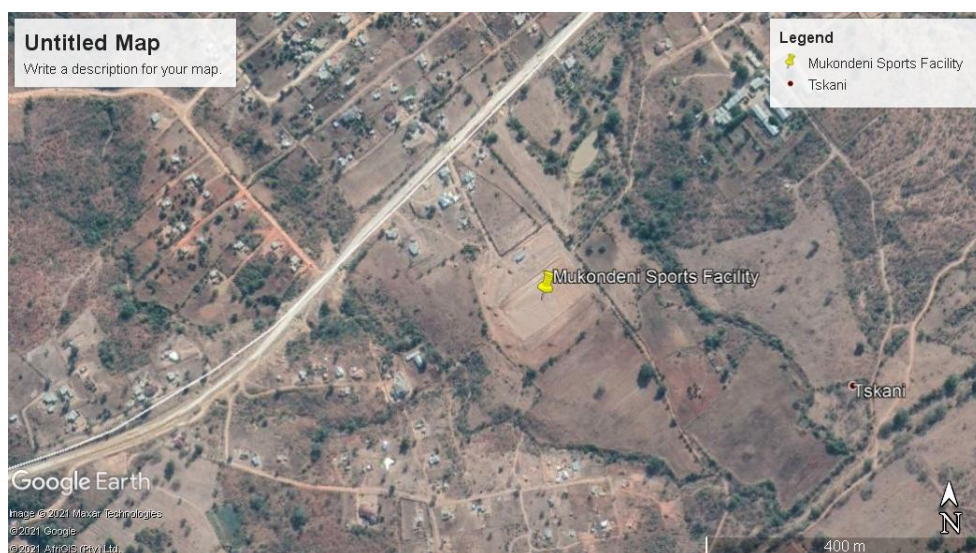


Figure 1 – Mukondeni Sports Facility Location

2. OBSERVATIONS OF THE EXISTING FACILITY

The Mukondeni Sports Facility generally is in a satisfactory condition, built in accordance with the specifications, drawings and/or grant conditions. The Facility is currently being utilised by the community.

2.1 Methodology

The professional team visited the site on Friday, 09 July 2021 to conduct visual inspections of the sports facility. All the constructed works were visually inspected and recorded on the Engineer's data sheets. The Changing Rooms, Storage, Netball Court, Soccer Field, Fencing, Borehole and Water Tanks were visually inspected.

2.2 Change Rooms

The Change Rooms are in a satisfactory condition, constructed in accordance with the drawings and specifications. It is however noted that the windows are not properly installed as there is a visible gap between the wall and the window frame. Grout or similar approved must be applied to close the gap. **See Photos Fig 4.5 – Fig 4.10.**

2.3 Storage Building

The Storage Building is in a satisfactory condition, constructed in accordance with the drawings and specifications. Currently the Storage Building has a steel door, given there's water pump inside, it is recommended that the steel door be changed to a louvred door to allow ventilation. **See Photos Fig 4.11 – Fig 4.16.**

2.4 Netball Court

The Netball Court is in a good condition, constructed in accordance with the drawings and specifications. **See Photos Fig 4.19 – Fig 4.21.**

2.5 Soccer Field

The Soccer Field is in a good condition, constructed in accordance with the drawings and specifications. **See Photos Fig 4.17 – Fig 4.18.**

2.6 Fencing

The fence is in a satisfactory condition, constructed in accordance with the drawings and specifications. The southern side of the fence needs to be fixed/tied properly to the poles to prevent any animals/people etc from going underneath the fence into the sports facility. Also on the southern border the fence has collapsed/duplicated. **See Photos Fig 4.1 – Fig 4.4.**

2.7 Borehole and Water Tanks

There is an existing borehole on site and is fully equipped and functioning. Water is pumped into the water tanks. There is no electrical connection on site and a generator is brought to site when water is to be pumped into the water tanks.

Some inter connecting pipework between the tanks is lying loose or incomplete connections.

See Photos Fig 4.22 – Fig 4.24.

3. CONCLUSION AND RECOMMENDATIONS

The Mukondeni Sports Facility is in a satisfactory condition and has been constructed in accordance with the drawings, specifications and grant conditions.

In the discussion between the ward councillor and the professional team he confirmed that the sports facility has been handed over and is currently being used for various activities by the community. The councillor further confirmed that the community is very happy to have the facility.

We further recommend the following should the funds be available in future:

- Eskom connection to the facility.

-
- Installation of Solar Power System (& Solar Geysers) to ease pressure of Eskom bills to the community.
 - Installation of proper irrigation sprinkler system.
 - Implementation of operations and maintenance plan for the facility.
 - Installation of proper stormwater drainage system.
 - Installation of a Grandstand and Kiosk.
 - Installation/addition of other sports e.g. Rugby and Tennis.

4. CONDITION ASSESSMENT – PHOTO REPORT



Fig.4.1: Fencing intact and in satisfactory condition



Fig.4.2: Fence is intact and in satisfactory condition



Fig.4.3: Fence on the southern border has collapsed/duplicated.



Fig.4.4: Fence to be tied to the poles to prevent any animals/people going underneath the fence



Fig.4.5: Change Rooms in good condition



Fig. 4.6: Change Rooms in good condition



Fig.4.7: Gap between the brick and window frames need to be closed by grout



Fig.4.8: Silicone need to be applied on the sink



Fig.4.9: Urinal plumbing needs to be tidied up



Fig.4.10: Shower intact and in satisfactory condition



Fig.4.11: Storage Building generally in satisfactory condition.



Fig.4.12: Storage Building Roof intact and in satisfactory condition



Fig.4.13: Storage Building floor minor damages to be fixed



Fig.4.14: Storage Building floor minor damages to be fixed



Fig.4.15: Storage Building steel door to be replaced with a louvred door to allow ventilation.



Fig.4.16: Storage Building with borehole pump



Fig.4.17: Soccer Field in satisfactory condition



Fig.4.18: Soccer Field in satisfactory condition



Fig.4.19: Netball Court in a satisfactory condition



Fig.4.20: Netball Court in a satisfactory condition



Fig.4.21: Netball Court in a satisfactory condition



Fig.4.22: Water tanks in satisfactory condition



Fig.4.23: Water Infrastructure – water pump

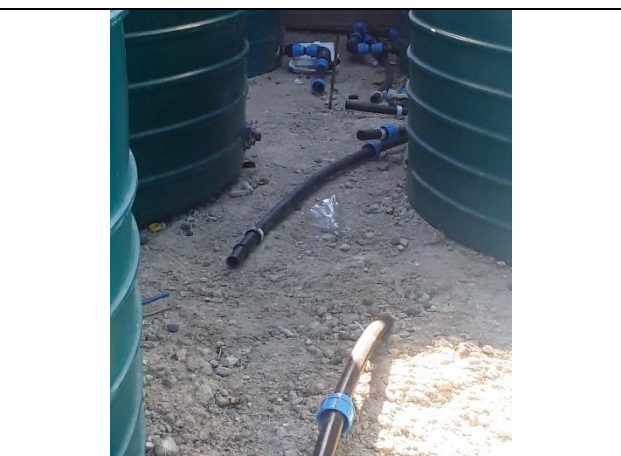


Fig.4.24: Loose pipes/ Incomplete connections needs to tidied and fixed up