



Ministry of National Planning, Housing & Infrastructure

SITE CONDITION REPORT

M.Kolhufushi 100 Housing Units

23RD JUNE 2022

Ministry of National Planning, Housing & Infrastructure

Contents

Introduction	4
Methodology.....	5
Observations	5
1. Plot 30 – Type 2.....	5
2. Plot 32 – Type 1.....	23
3. Plot 34 – Type 2.....	25
4. Plot 15 – Type 1.....	35
5. Plot 8 – Type 1.....	36
6. Plot 9 – Type 1.....	39
7. Plot 40 – Type 2.....	41
8. Plot 63 – Type 1.....	52
9. Plot 47 – Type 2.....	57
10. Plot 2 – Type 2.....	61
11. Plot 44 – Type 2.....	64
12. Plot 65 – Type 1.....	70
13. Plot 31 – Type 2.....	74
14. Plot 25 – Type 1.....	76
15. Plot 12 – Type 2.....	87
16. Plot 55 – Type 1.....	92
17. Plot 11 – Type 1.....	98
18. Plot 26 – Type 1.....	102
19. Plot 38 – Type 2.....	109
20. Plot 36 – Type 1.....	119
21. Plot 54 – Type 1.....	121
22. Plot 58 – Type 1.....	125
23. Plot 07 – Type 1.....	129
24. Plot 20 – Type 2.....	133
25. Plot 35– Type 1.....	135

26.	Plot 5– Type 1	137
27.	Plot 4 – Type 2	141
28.	Plot 1 – Type 1	144
29.	Plot 19 – Type 1	145
30.	Plot 52 – Type 2	147
31.	Plot 27 – Type 2	154
32.	Plot 46 – Type 2	157
33.	Plot 29 – Type 1	165
34.	Plot 17– Type 2	168
	Overview	168

Introduction

This report is the compilation of observations of the trip made to M.Kolhufushi from 7th June 2022 – 10th June 2022.

PROJECT: DESIGN & BUILD OF 100 HOUSING UNITS AT M.KOLHUFUSHI

EMPLOYER: MINISTRY OF NATIONAL PLANNING, HOUSING & INFRASTRUCTURE

DATE OF INSPECTION: 7th June 2022 to 10th June 2022

Methodology

The inspection was carried out by visual observations made during the site visits.

Observations

Below are the findings noticed during the site visit.

1. Plot 30 – Type 2

- Foundation Works Completed
- Foundation beam bulged and not aligned as per the drawing (due to lose fixation of shuttering)
– Severe
- Small vegetation present on the plot.
- Column placement not aligned to center of the beam.
- Column Lapping and cover insufficient in some places.
- Column reinforcements are up to beam level. (without steel 6mm (R6) round bars)
- Electrical main cable provision not provided.
- To demolish





































2. Plot 32 – Type 1

- Foundation Works Completed
- Foundation Beam slight aligned issue (due to lose fixation of shuttering) - Minor
- Small vegetation present on the plot.
- Column placement not aligned to center of the beam.
- Column Lapping and cover insufficient in some places.
- Column reinforcements are up to beam level. (without steel 6mm (R6) round bars)
- Electrical main cable provision not provided.
- Natural Ground Level same as Plot 30





3. Plot 34 – Type 2

- Foundation Works Completed
- Small vegetation present on the plot.
- Column placement not aligned to center of the beam.
- Column Lapping and cover insufficient in some places.
- Column reinforcements are up to beam level. (without steel 6mm (R6) round bars)
- Electrical main cable provision not provided.
- Natural Ground Level same as Plot 32 and 30.

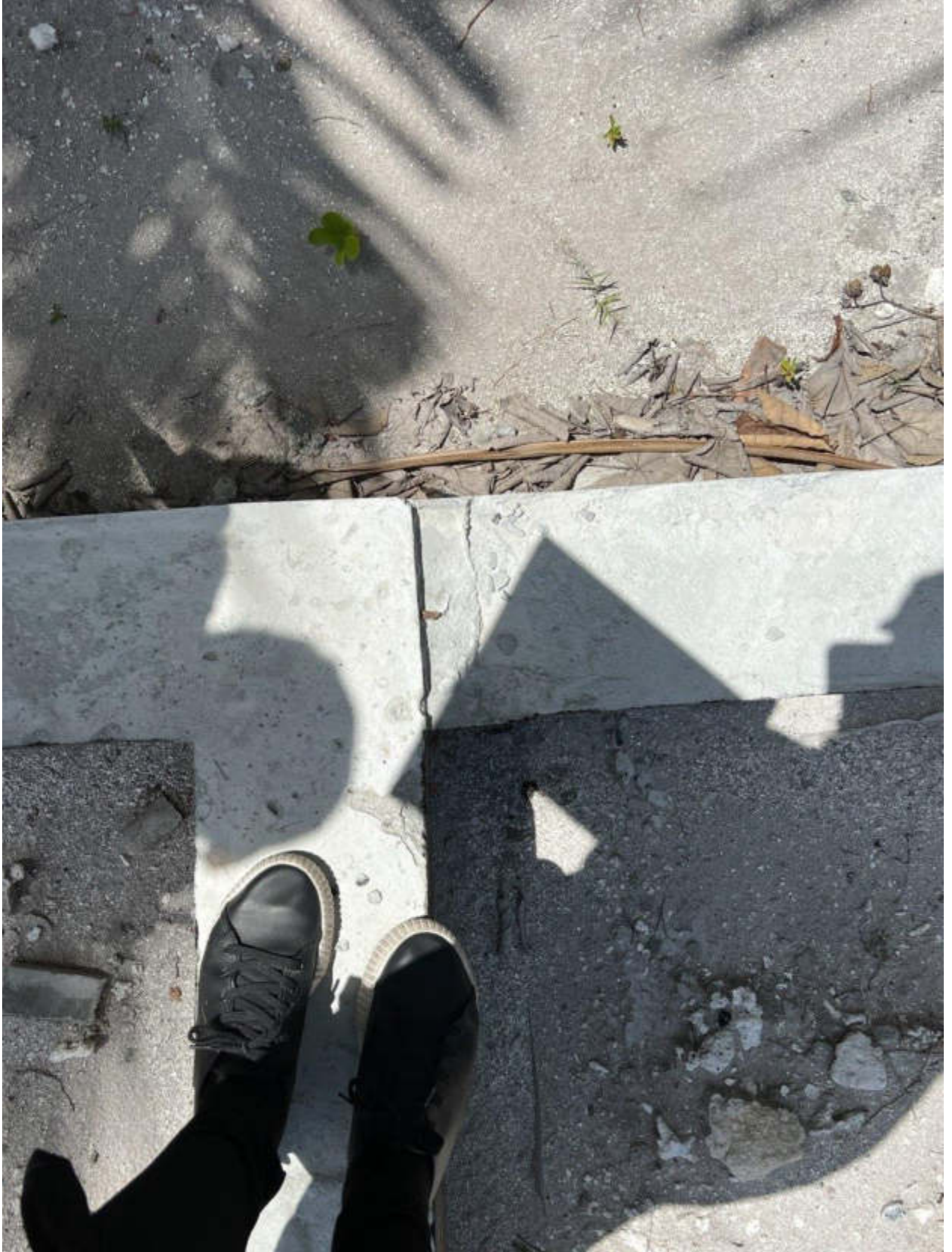




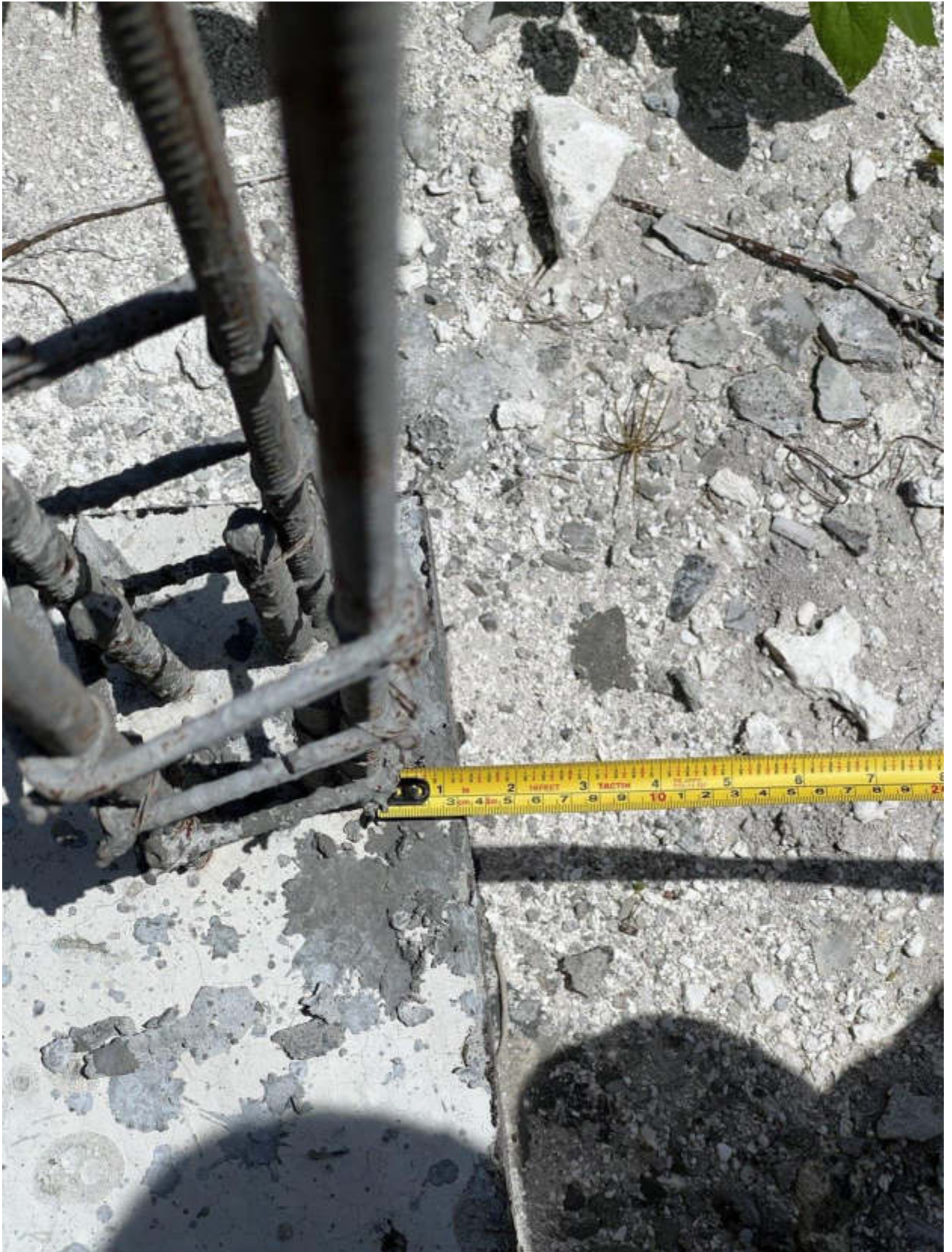
















4. Plot 15 – Type 1

- Foundation Works Completed
- Small vegetation present on the plot.
- Column Lapping and cover insufficient in some places.
- Column reinforcements are up to beam level. (without steel 6mm (R6) round bars)
- Electrical main cable provision not provided.
- Natural Ground Level lower than plot 34



5. Plot 8 – Type 1

- Foundation Works Completed
- Ground slab casted – (Thickness of the slab is 90mm, However the drawing states 100mm)
- Small vegetation present on the plot.
- Column Lapping and cover insufficient in some places.
- Column reinforcements are up to beam level. (without steel 6mm (R6) round bars)
- Electrical main cable provision not provided.
- Natural Ground Level lower than plot 34







6. Plot 9 – Type 1

- Foundation Works Completed
- Ground slab casted.
- Small vegetation present on the plot.
- Column Lapping and cover insufficient in some places.
- Column reinforcements are up to beam level. (without steel 6mm (R6) round bars)
- Electrical main cable provision not provided.
- Natural Ground Level same as plot 8.





7. Plot 40 – Type 2

- Foundation Works Completed.
- Ground slab casted.
- All masonry works completed.
- Floor to beam bottom = 2.7m (should be 3m)
- Roof beam reinforcement placement not aligned and overlapping issues.
- **Concreting casting ratio issues**
- Electrical main cable provision not provided.







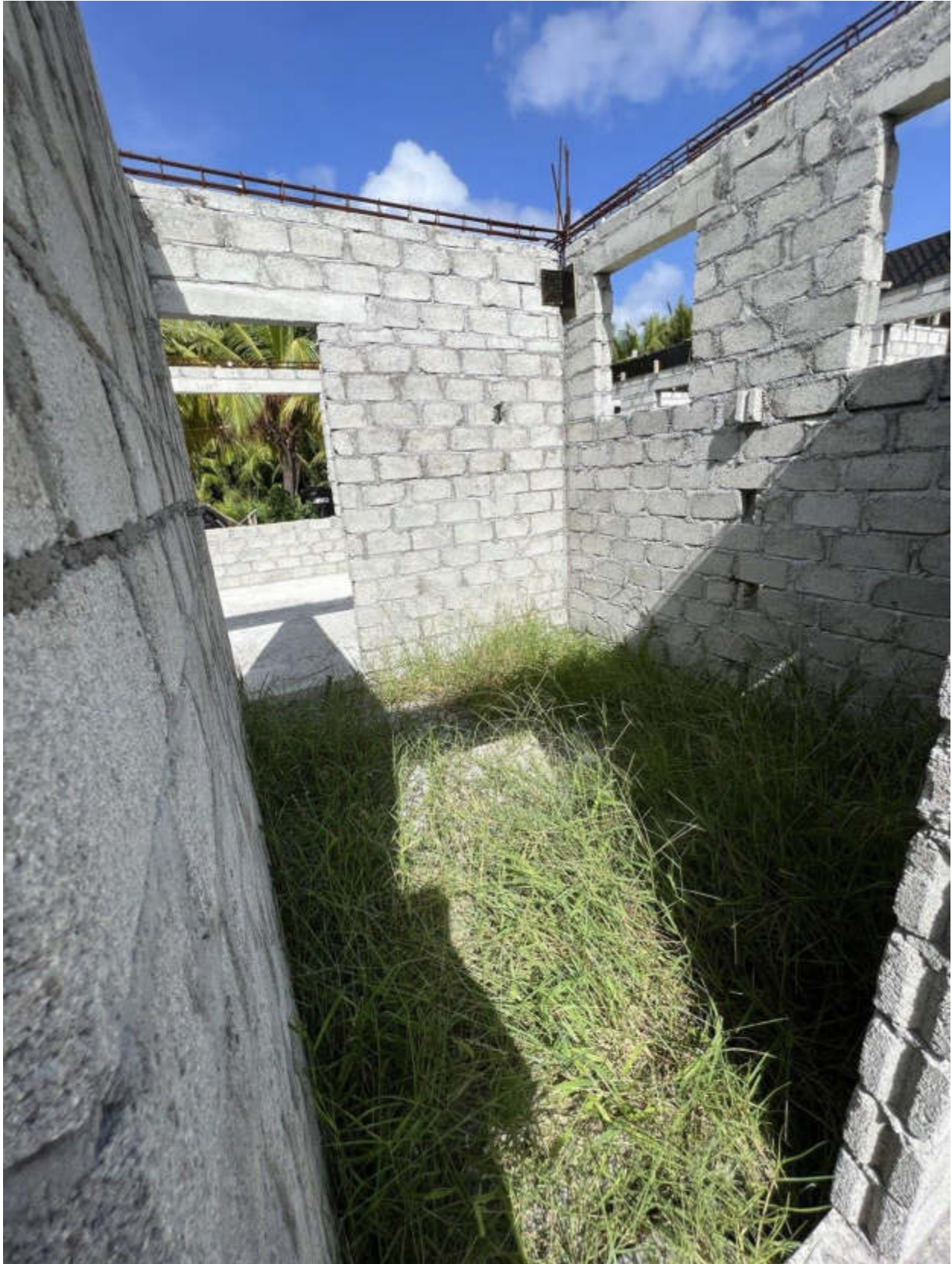




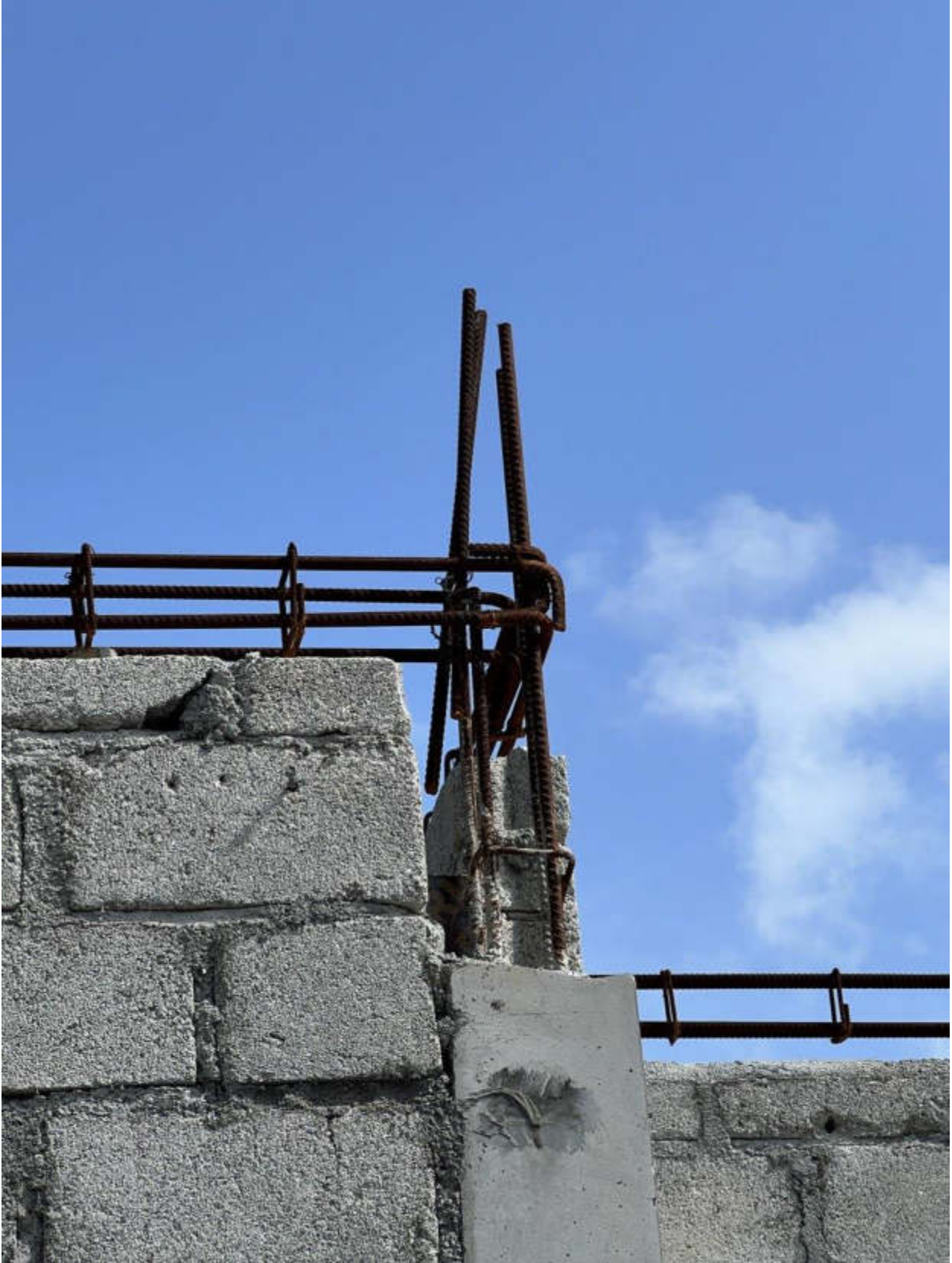












8. Plot 63 – Type 1

- Foundation Works Completed.
- Ground slab casted.
- All masonry works completed.
- Floor to beam bottom = 2.7m (should be 3m)
- Roof beam reinforcement placement not aligned, overlapping issues and rusted.
- Beam scaffolding completed.
- **Concreting casting ratio issues**
- Electrical main cable provision not provided.











9. Plot 47 – Type 2

- Foundation Works Completed.
- Ground slab casted.
- All masonry works completed.
- Lintel beam not aligned.
- Floor to beam bottom = 2.7m (should be 3m)
- Roof beam reinforcement placement not aligned, overlapping issues and rusted.
- Beam scaffolding completed.
- **Concreting casting ratio issues**
- Electrical main cable provision not provided.





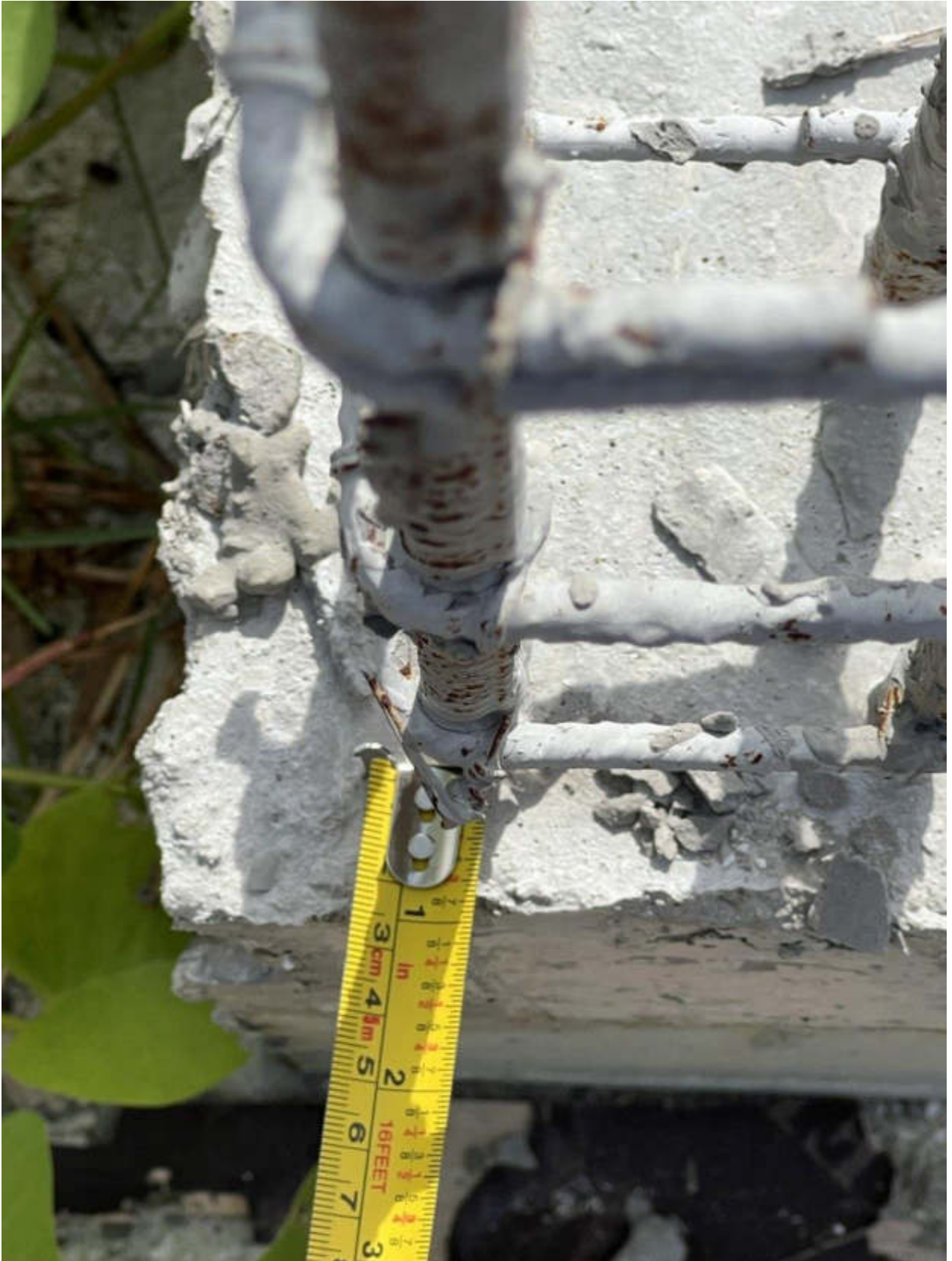




10. Plot 2 – Type 2

- Foundation Works Completed.
- Ground slab casted (slab thickness 80mm).
- Column placement not aligned to center of the beam.
- Column Lapping and cover insufficient in some places.
- Column reinforcements are up to 2.2m. (without steel 6mm (R6) round bars)
- Electrical main cable provision not provided.







11. Plot 44 – Type 2

- Foundation Works Completed.
- Ground slab casted (slab thickness 80mm).
- Small vegetation present on the plot.
- Cracks found on slab. (due to improper curing)
- Column placement not aligned to center of the beam.
- Column Lapping and cover insufficient in some places.
- Column reinforcements are up to 2.2m. (without steel 6mm (R6) round bars)
- Electrical main cable provision not provided.













12. Plot 65 – Type 1

- Foundation Works Completed.
- Ground slab casted.
- Small vegetation present on the plot.
- Masonry works completed up to 80%
- Floor to beam bottom = 2.7m (should be 3m)
- **Concreting casting ratio issues**
- Electrical main cable provision not provided.









13. Plot 31 – Type 2

- Foundation Works Completed.
- Ground slab casted.
- Small vegetation present on the plot.
- Masonry works completed up to 95%
- Lintel beam not aligned.
- Floor to beam bottom = 2.7m (should be 3m)
- **Concreting casting ratio issues**
- Electrical main cable provision not provided.



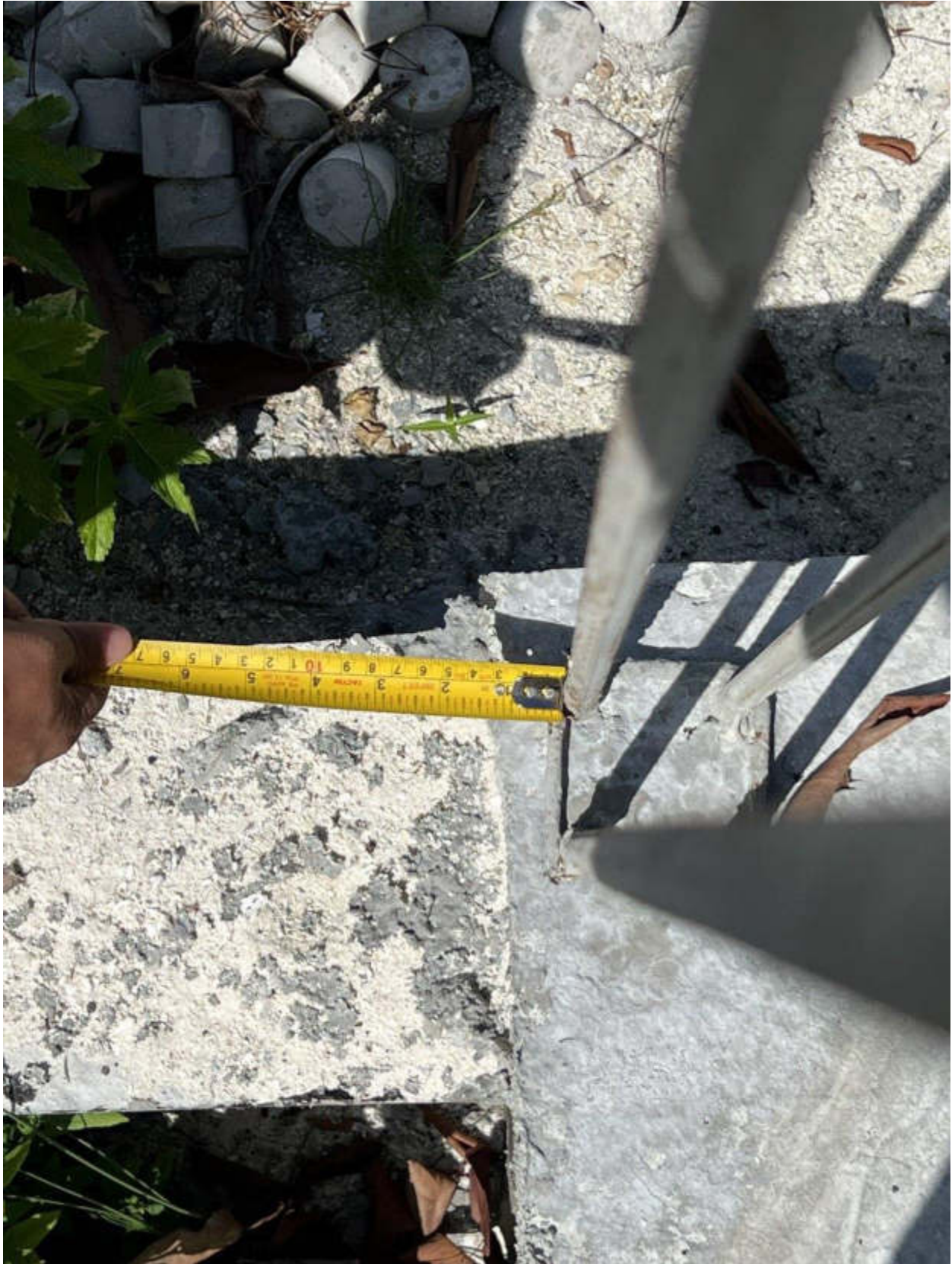


14. Plot 25 – Type 1

- Foundation Works Completed.
- Ground slab casted. (Slab Thickness 80mm).
- Small vegetation present on the plot.
- Slab shuttering still present on the slab.
- Column reinforcement up to beam level.
- Electrical main cable provision not provided.





















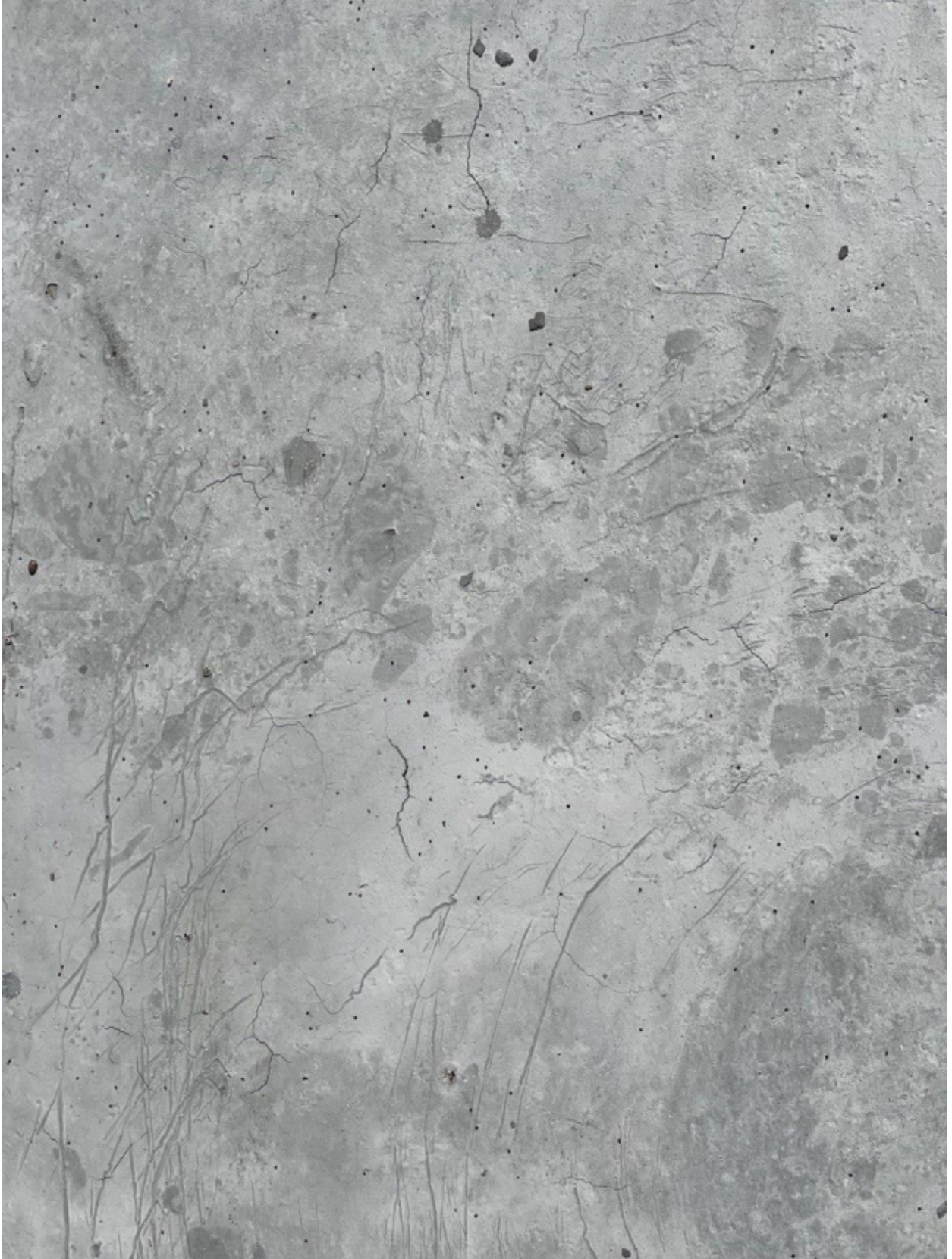


15. Plot 12 – Type 2

- Foundation Works Completed.
- Ground slab casted. (Slab Thickness 100mm).
- Cracks found on slab. (due to improper curing)
- Small vegetation present on the plot.
- Column reinforcement up to beam level.
- Electrical main cable provision not provided.











16. Plot 55 – Type 1

- Foundation Works Completed.
- Ground slab casted. (Slab Thickness 100mm).
- Column reinforcement up to beam level.
- Small vegetation present on the plot.
- Electrical main cable provision provided.













17. Plot 11 – Type 1

- Foundation Works Completed.
- No waterproofing has been applied on the foundation.
- Foundation leveling issue. (Minor)
- **No backfilling**
- Column reinforcement up to beam level.
- Small vegetation present on the plot.
- Electrical main cable provision provided.









18. Plot 26 – Type 1

- Foundation Works Completed.
- Waterproofing applied. However, it has not been applied on the edges.
- Backfilling 50% has been completed.
- Column reinforcement up to beam level.
- Small vegetation present on the plot.
- Electrical main cable provision provided.















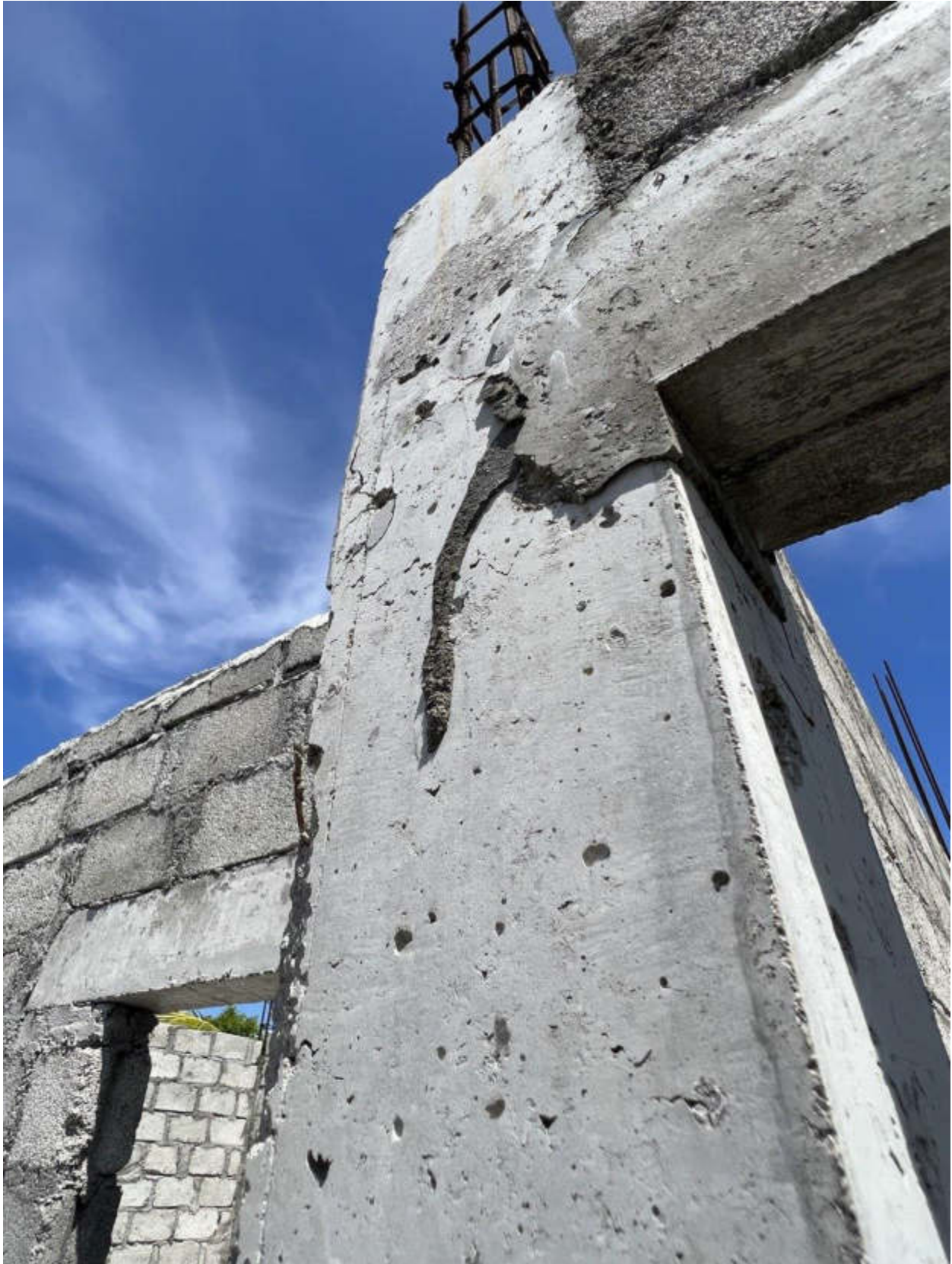
19. Plot 38 – Type 2

- Foundation Works Completed.
- Ground slab casted. (Slab Thickness 100mm).
- Masonry works completed up to 85%
- All columns have honey combs. However, no reinforcements are exposed.
- Some columns are not aligned. Budge.
- Small vegetation present on the plot.
- Electrical main cable provision provided.





















20. Plot 36 – Type 1

- Foundation Works Completed.
- Ground slab casted. (Slab Thickness 100mm).
- Cracks found on slab. (due to improper curing)
- Column reinforcement up to 2.25m
- Small vegetation present on the plot.
- Electrical main cable provision provided.





21. Plot 54 – Type 1

- Foundation Works Completed.
- Waterproofing applied. However, it has not been applied on the edges.
- Column reinforcement up to beam level
- Small vegetation present on the plot.
- Electrical main cable provision provided.









22. Plot 58 – Type 1

- Foundation Works Completed.
- Ground slab casted. (Slab Thickness 100mm).
- Masonry Works up to 70% has been completed.
- Small vegetation present on the plot.
- Electrical main cable provision provided.





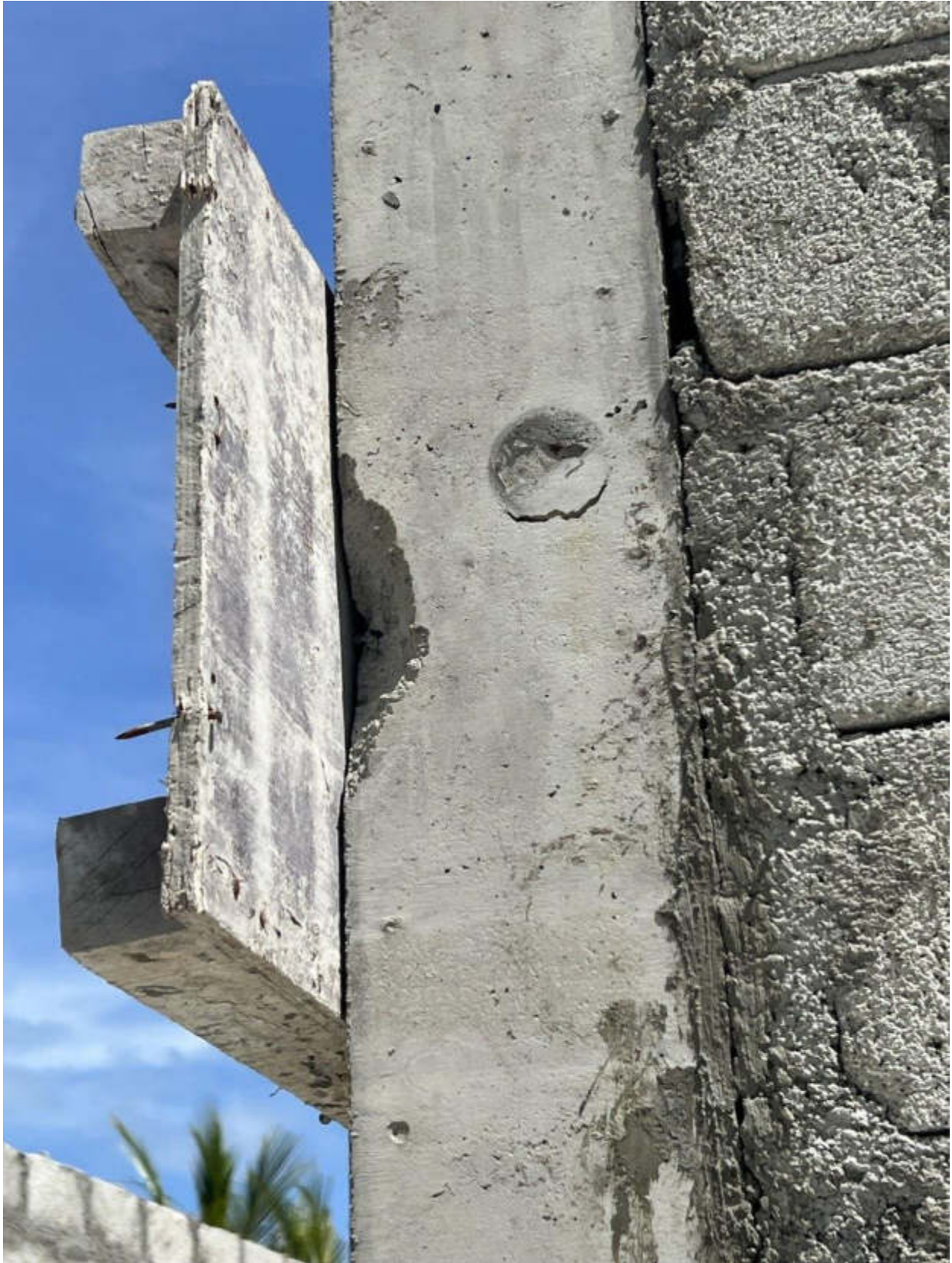




23. Plot 07 – Type 1

- Foundation Works Completed.
- Ground slab casted. (Slab Thickness 100mm).
- Masonry Works up to 85% has been completed.
- Shutting has been nailed to column.
- All lintel beams casted.
- Small vegetation present on the plot.
- Electrical main cable provision provided.









24. Plot 20 – Type 2

- Foundation Works Completed.
- Shutting has been done. However, no concreting has been done. This caused the reinforcement bars to rust.
- Reinforcement up to beam level.
- Ground slab casted. (Slab Thickness 100mm).
- Small vegetation present on the plot.
- Electrical main cable provision provided.





25. Plot 35– Type 1

- Foundation Works Completed.
- Waterproofing completed.
- No backfilling?
- Reinforcement up to 2.3m.
- Electrical main cable provision provided.





26. Plot 5– Type 1

- Foundation Works Stumps casted
- Foundation beam reinforcement completed.
- The building layout is wrong, therefore must be demolished
- Small vegetation present on the plot.









27. Plot 4 – Type 2

- Foundation Works Completed.
- Ground slab casted. (Slab Thickness 100mm).
- Columns has been casted up to 2.45m.
- Column reinforcement up to 2.45m
- Small vegetation present on the plot.
- **Electrical main cable provision provided.**







28. Plot 1 – Type 1

- Foundation Works Completed.
- Waterproofing has been applied.
- Column reinforcement up to 2.45m.
- Small vegetation present on the plot.
- Electrical main cable provision provided.



29. Plot 19 – Type 1

- Foundation Works Completed.
- Waterproofing has been applied.
- Column reinforcement up to beam level
- Small vegetation present on the plot.
- Electrical main cable provision provided.





30. Plot 52 – Type 2

- Foundation Works Completed.
- Foundation beam edges are chipped. No reinforcement exposed.
- Waterproofing applied. However, it has not been applied on the edges.
- Column reinforcement up to beam level.
- Small vegetation present on the plot.
- No Backfilling
- Electrical main cable provision provided.















31. Plot 27 – Type 2

- Foundation Works Completed.
- Waterproofing applied.
- Column reinforcement up to 2.4m
- Small vegetation present on the plot.
- Electrical main cable provision provided.







32. Plot 46 – Type 2

- Foundation Works Completed.
- Waterproofing applied.
- Column reinforcement up to beam level.
- Small vegetation present on the plot.
- Electrical main cable provision provided.

















33. Plot 29 – Type 1

- Foundation Works Completed.
- Waterproofing applied. However, it has not been applied on the edges.
- Column reinforcement up to beam level.
- Small vegetation present on the plot.
- Electrical main cable provision provided.







34. Plot 17– Type 2

- Foundation Works Completed.
- Waterproofing applied. However, it has not been applied on the edges.
- Column reinforcement up to beam level.
- Small vegetation present on the plot.
- Electrical main cable provision provided.



Overview

Generally, the overall construction work on the housing units is good except for the unsatisfactory finishing works.

PREPARED BY:

Name:

Designation:

Signature:

CHECKED BY:

Name:

Designation:

Signature:

APPROVED BY:

Name:

Designation:

Signature: