



VENTER HUMAN + STRYDOM ARCHITECTS (PTY) LTD

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16 February 2012

## **Proposal and Motivation for Infrastructure Upgrading at Phiri Primary School**

### **Introduction:**

District: Johannesburg South  
School: Phiri primary school  
School Type: Primary  
Residential Area: Soweto  
Town / City: Johannesburg  
Municipality: Johannesburg

The intention of this report is to review the school's current state and determine the need for upgrading, especially with relevance to ablutions.

### **Review of School and Current Structures:**

#### **General:**

- in 2012 there are 116 pupils in total
- Off these 70 are girls and 46 boys. There are 0 grade R students
- There is an overprovision of ablution facilities on site. The middle ablution building, as indicated on the site plan is in such a bad state, that we recommend demolition of the structure, and the revamp of the other newer existing buildings on site.
- Also, the building recommended for demolition is not deep enough for WC cubicles to be constructed and to leave enough space for door opening as well as wash hand basins. All fittings in these buildings are also inadequate.

#### **Existing Buildings and ablution facilities (refer to attached photos) – excluding building to be demolished**

- The newer ablution blocks are reasonable from a structural point of view.
- There are a few missing doors and toilet seats that need replacing.
- Ceilings needs repair.
- New WHB's are recommended, as the current are in a very bad condition.
- Floor tiling in the newer buildings might be repairable (terrazzo tiling), but sufficient allowance should be made since there are quite a number broken.
- New buildings need general repainting and or retailing, depending on department specification.
- No provision has been made for paraplegic facilities.
- There might be a possibility that the existing can be reworked to accommodate paraplegic ablutions, given that the correct access can be provided.

Directors: Richardt Venter Martie Human Cornus Strydom



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Proposed new building and infrastructure

No new structures to be built.



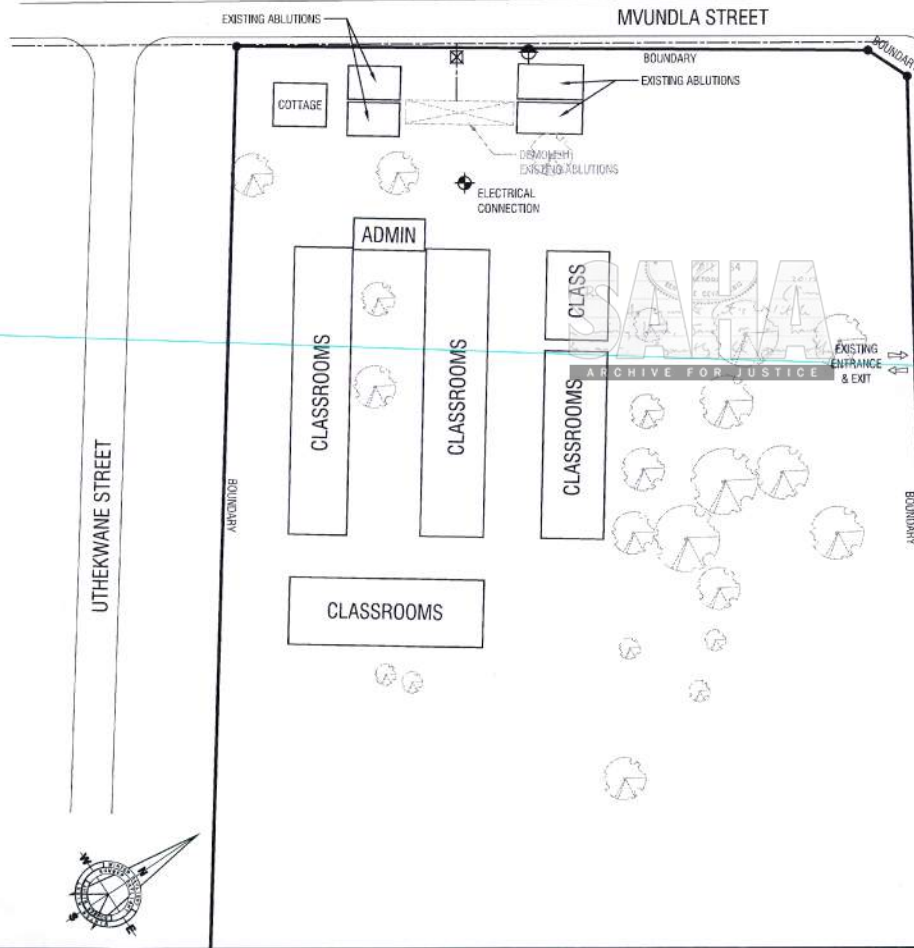


Phiri Primary School  
**SAHA**  
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Image © 2012 Google  
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Google earth  
Map data

NOTE: Please note that this site plan is an approximate drawing of on-site conditions, and do not constitute a survey. The purpose of the drawing is purely a high level assessment. The latter applicable specifically to building positions, sizes as well as an estimation of services positions and connection points



\* ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.  
 \* ALLE MATES MOET OP TERREIN NAGESAAN WORD ALVORENS WERK IN AANVANG NEEM.  
 \* COPYRIGHT RESERVED / KOPIEREG VOORBEHEU  
 \* ALL WORK TO COMPLY TO LOCAL MUNICIPAL BY-LAWS.  
 \* ALLE WERK MOET VOLDOEN AAN PLAASLIKE STADSRAADS-REGULASIES.



DEPARTMENT OF  
INFRASTRUCTURE DEVELOPMENT

**GBCSA**  
MEMBER  
ORGANISATION

PROJECT:  
PROPOSED SCHOOL INFRASTRUCTURE DEVELOPMENT  
FOR  
**DID & IDT  
TSHWANE  
PHIRI PRIMARY  
SCHOOL**



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DRAWING TITLE:  
  
**SITE PLAN  
SCALE 1:750**

DRAWING NUMBER: <b>12/004-32-000</b>		REVISION: <b>0</b>
DRAWN BY: <b>Q.B.</b>	DATE: <b>16/02/2012</b>	CHECKED: <b>--</b>
DRAWING STATUS:		
<b>Info only</b>	<b>Tender</b>	<b>For construc.</b>

**Primary School Preliminary Physical Assessment Report and Checklist**

To be faxed to Crane QS on completion to: **011-783-8252**

Date: 16-Feb-12

Architect: VH+S Architects

School: Phiri Primary School

-----			
Inspection:	<b>School General:</b>	Number of Children	<u>116</u>
		Number of Boys	<u>58</u>
		Number of Girls	<u>58</u>
		Number of Grade "R"	<u>No grade R's</u>
<b>(Photos to be taken)</b>	General state of Buildings	<u>Reasonable, bar the middel WC block which we recommend to be demolshed, since there is an inredible overprovision on site.</u>	
	Additional Notes	<u>The oldest abluton block to be demolshed is beyond repair and not required due to the rather small number of children in the school</u>	
-----			

<b>Ablutions:</b>	Currently available:	yes	x	no
	Required No. per NBR	<u>refer to detailed table</u>		
	Sufficient for current Numbers	yes	x	no
	Grade 'R' Ablutions Appropriate?	<u>Not required, no Grade R students n/a</u>		
	General state of Ablutions	<u>Existing block to be demolsihed not fit for human occupation. Other existing ablutons needs to be upgraded, but structurally the buildings are in a reasonable order.</u>		
	SDP to be drawn up:	yes	no	x
	Area (location) identified for construction:	yes	no	x
	Current surface of proposed construction area	<u>n/a</u>		
	Demolition required:	yes	x	no
	What structure needs domolishiong	<u>The middle block of existing ablutons, as indicated on the site plan.</u>		
	Notes:	<u>_____</u>		
		<u>_____</u>		
		<u>_____</u>		
		<u>_____</u>		
-----				

**Services:**

**Electricity** available:      yes                      x                      no  
linkup/runs identified:    yes                      x                      no  
Nearest Electrical DB      Within 10m of existing ablutions

Problems?                      No problem reported by headmaster

**Sewer** available:            yes                      x                      no  
linkup/runs identified:    yes                      x                      no  
Nearest Sewer                      connected

Problems?                      Frequent blockages.

**Water** available:            yes                      x                      no  
linkup/runs identified:    yes                      x                      no  
Nearest Waterpoint              connected

Problems?                      No problem reported by headmaster

**Stomwater** available:      yes    no      x  
linkup/runs identified:    yes    no      x  
Nearest Stomwater              none on site

Problems?      flooding as there are no storm water channels provided on site

Additional notes: Demolition permit required for middle WC block  
(any points of concern / cost only, therefore no SDP required. Exiting to be redone  
implications to be noted) from a fitting and finishes point of view.  
One of the newer blocks was locked, due to the fact  
that there is an overprovision on site and that  
some of the fittings are out of order.

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PHIRI PRIMARY Existing										
	Male						Female			
	WC		U		WHB		WC		WHB	
<b>Children Grade 1-12</b>	12		7		7		29		15	
	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish
Conditions	X	X	X	X	X	X	X	X	X	X
<b>Children Grade R</b>	0		0		0		0		0	
	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish
Conditions										
<b>Staff</b>	3		0		2		1		1	
	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish
Conditions	X		X		X		X		X	

Required by NBR					
	Male			Female	
	WC	U	WHB	WC	WHB
<b>Children Grade 1-12</b>	2	3	3	5	3
<b>Children Grade R</b>	0	0	0	0	0
<b>Staff</b>	1		1	1	1

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Existing Surplus					
	Male			Female	
	WC	U	WHB	WC	WHB
<b>Children Grade 1-12</b>	10	4	4	24	12
<b>Children Grade R</b>	0	0	0	0	0
<b>Staff</b>	2	0	1	0	0

Number to be Demolished					
	Male			Female	
	WC	U	WHB	WC	WHB
<b>Children Grade 1-12</b>	5	2	1	6	1
<b>Children Grade R</b>	0	0	0	0	0
<b>Staff</b>	1	0	1	1	1



Existing to be demolished

To be demolished



New WHB's to be provided



Existing ablation block to be demolished

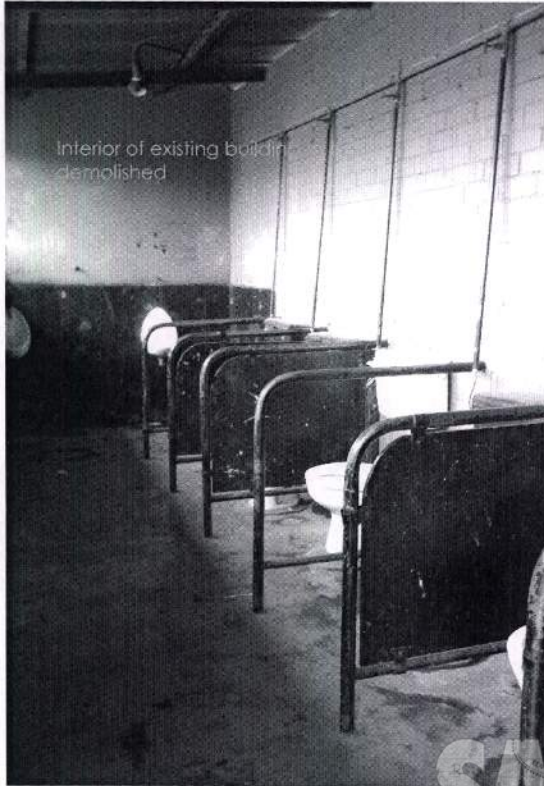


Doors to be replaced and the stalls to be fixed in

Existing ablation to be replaced





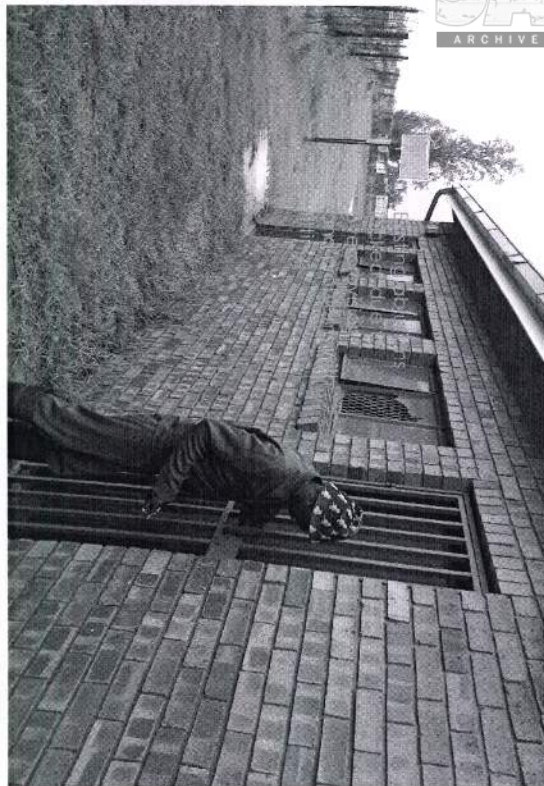


Interior of existing building demolished



Existing building exterior

Demolition site



SAITIA  
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Interior view of building



**FOR DEPARTMENT OF EDUCATION**

**SCHOOLS**

**SITE EVALUATION REPORT - ADDENDUM A**

SCHOOL NAME	PHIRI PRIMARY SCHOOL
REGION	SOWETO
PROJECT NO.	

**REPORT PREPARED BY**

DATE OF EVALUATION	09-Feb-12
PERSON RESP.	VH+S Architects (Richardt Venter)
ADDRESS	11 Greenway Road, Greenside, 2193
TELEPHONE NO.	011 646 6228
FAX NUMBER	011 646 6549
eMAIL	<a href="mailto:info@vhsarchitects.co.za">info@vhsarchitects.co.za</a>
COMPLETED	16-Feb-12

**RAPID INFRASTRUCTURE DELIVERY PROGRAMME  
SITE EVALUATION REPORT**

SCHOOL NAME AND CONTACT DETAILS					
DISTRICT MUNICIPALITY	Sowetp		LOCAL MUNICIPALITY	Soweto	
SCHOOL NAME	Phini Primary School		WARD NAME	WARD NO:	
SCHOOL PRINCIPAL			TEL NO	011 984 4377	
DISTRICT CO-ORDINATOR			TEL NO		
PRINCIPAL AGENT			TEL NO		
NAME OF EVALUATOR			TEL NO		
ARCHITECT	VH+S Architects		TEL NO	011 646 6228	
NAME OF EVALUATOR	Richardt Venter		TEL NO		
GENERAL SCHOOL INFORMATION					
NO OF PUPILS 2012	116	BOYS 2012	58	GIRLS 2012	58
NO OF PUPILS 2009		BOYS 2009		GIRLS 2009	
NO OF PUPILS 2010		BOYS 2010		GIRLS 2010	
STAFF		MALE		FEMALE	
GRADE 12 RESULTS (HIGH SCHOOL ONLY)					
NO OF PUPILS 2008		NO PASSED 2008		EXEMPTIONS NO 08	
NO OF PUPILS 2009		NO PASSED 2009		EXEMPTIONS NO 09	
ENROLMENT PER SUBJECT					
XHOSA		GEOGRAPHY HG			
ENGLISH		GEOGRAPHY SG			
AFRIKAANS		TECH DRAW HG			
MATHEMATICS HG		TECH DRAW SG			
MATHEMATICS SG		WOODWORK SG			
SCIENCE HG		METALWORK SG			
SCIENCE SG		HOME ECO HG			
BIOLOGY HG		HOME ECO SG			
BIOLOGY SG		TYPING SG			
HISTORY HG		BUS ECONOMIC HG			
HISTORY SG		BUS ECONOMIC SG			
AGRICULTURE HG		ACCOUNT HG			
AGRICULTURE SG		ACCOUNT SG			
SOCIAL SCIENCE		ARTS & CULTURE			
EMS		LIFE ORIENTATION			
TECHNOLOGY		NATURAL SCIENCE			

List additional subjects as required

## SCHOOL TOPOGRAPHY AND LAYOUT

Please draw an A4 sketch of the site and indicate the position of existing buildings, toilets, playing fields, etc.

Please include 4 typical photographs of the terrain, including sports fields if any.

IS THE SITE LEVEL OR SLOPING?	LEVEL	reasonably yes	SLOPING	
ESTIMATED ORDER OF SLOPE:				
<2%		2% - 5%		>5%
IS THE PRESENCE OF ROCK INDICATED				
IF SO, AT WHAT DEPTH?	none visible on site			
CAN EXCAVATION TO A DEPTH OF 1.5m BE DONE BY HAND, OR WILL MECHANICAL EQUIPMENT BE REQUIRED?				
Should be possible				
GIVEN THE EXTENT OF THE NEW BUILDINGS AND THE APPARENT FOUNDING CONDITIONS, RECOMMEND IF A FORMAL SOIL INVESTIGATION				
BE CARRIED OUT (GEOTECHNICAL REPORT)?	YES		NO	x
NB - Dolomitic conditions expected				
IF SO THIS MUST BE ARRANGED TIMEOUSLY SO THAT SPECIAL FOUNDATION DESIGNS CAN BE FINALISED BEFORE CALLING TENDERS.				
INDICATE THE PROPOSED POSITION OF THE ADDITIONAL BUILDINGS ON THE SKETCH. (ARCHITECT)				
WITH WHOM WAS THIS DISCUSSED?	Not required			
ARE THEY SATISFIED WITH THE PROPOSED POSITION?	YES	n/a	NO	n/a
IS THERE AN EXISTING LEVEL SPORTS FIELD?	YES	n/a	NO	n/a
CONDITION (LEVEL/GRASSED)	n/a	ESTIMATED SIZE		
IF NOT, IS THE SITE SUITABLE FOR THE CREATION OF LEVEL PLATFORM FOR A PLAYING FIELD OF AT LEAST 120m x 75m?				
YES	n/a		NO	
IF NOT, WHAT SIZE IS FEASIBLE? ESTIMATED DIMENSIONS				
HOW MUCH EARTHWORKS WOULD THIS INVOLVE? n/a				
EXTENSIVE		FAIR		MINIMAL
PLEASE INDICATE POSITION OF POSSIBLE PLAYING FIELD ON THE LAYOUT SKETCH OF THE GROUNDS				
TREES TO BE REMOVED	TYPE OF TREE	GIRTH	TREE OR STUMP?	QUANTITY
GROUP 1				
GROUP 2				
GROUP 3				
GROUP 4				
GROUP 5				

## EXISTING BUILDINGS

Please include 2 photographs of typical buildings, e.g. classrooms blocks, offices, toilets, etc. Photographs of classroom blocks should be taken from the verandah side, and photographs of the inside of a classroom should also be included.

Photographs of toilets should give an indication of their condition.

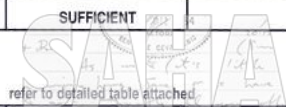
PLEASE COMPLETE THE TABLE BELOW:

FACILITY	NO OF ROOMS	CONDITION
CLASSROOMS (PERMANENT)		
CLASSROOMS (TEMPORARY)		
STAFF ROOM		
OFFICE/STORE		
LIBRARIES		
LABORATORIES		
HALLS		
EDUCATOR'S ABLUTIONS BLOCKS		
LEARNERS ABLUTION BLOCKS		
HEMOCRAFT CENTRES		
OTHER		

### FURNITURE ASSESSMENT (Comment) TOTALS

CONDITION	SUFFICIENT	OTHER

### TOILETS - TYPE OF TOILETS



FLUSH	PIT LATRINES	NONE	TOTAL
CONDITIONS/QUANTITY	GOOD	REASONABLE	BAD
GIRLS TOILETS			
BOYS TOILETS			
STAFF TOILETS			
WC SUFFICIENT	YES	NO	IF NO, ADD NUMBER REQUIRED
GIRLS TOILETS			
BOYS TOILETS			
STAFF TOILETS - FEMALE			
STAFF TOILETS - MALE			
GRADE 'R' TOILETS			

### 5. ENGINEERING SERVICES

IS THE SCHOOL ALREADY CONNECTED TO ANY OF THE FOLLOWING SERVICES?

WATER	SEWERAGE	ELECTRICITY
x	x	x

IF NOT ALREADY CONNECTED, PLEASE INDICATE WHICH OF THE FOLLOWING RETICULATED SERVICES ARE AVAILABLE:

SERVICE	AVAILABLE		DISTANCE TO NEAREST POINT OF SUPPLY (m)	DETAILS OF SUPPLY (Pipe size, etc)
	YES	NO		
WATER	x		10	

SEWERAGE	x		10	
ELECTRICITY	x		20	
IMPLICATIONS OF CONNECTING TO SERVICES, IF ANY		sewer needs upgrade due to frequent blockages		

IF RETICULATED WATER IS NOT AVAILABLE:



EXISTING BUILDINGS (CONTINUED)					
ARE THERE RAINWATER TANKS?		YES		NO	x
HOW MANY?					
IS THERE SUFFICIENT WATER ON SITE FOR BUILDING	YES		x	NO	
IF NOT, WHERE IS THE NEAREST SOURCE OF WATER?	10m				
FUNCTIONAL?	yes				

**FENCING**

IS THE SITE FENCED?	YES	x	NO	
TYPE AND HEIGHT OF FENCING				
CONDITION OF FENCING				
GOOD		REASONABLE		BAD
LENGTH OF FENCING TO BE REMOVED				
LENGTH OF FENCING REQUIRED				



**CONDITION OF EXISTING BUILDINGS (BLOCK SPESIFIC)**

**NOTE A ASSESMENT SHOULD BE MADE PER BUILDING AND NOT A GENERAL ASSESMENT**

**ROOF COVER**

CORRUGATED IRON	YES	x	NO	
ASBESTOS	YES		NO	
CLASSROOM BLOCK CONDITION	GOOD		REASONABLE	x
BAD	VERY BAD		PURLINS	

**ROOF TRUSSES - CONDITION**

GOOD	REASONABLE	BAD	x
GUMPOLES	GOOD BUT LOOSE AND NOT BOLTED		

**GUTTERS, FASCIAS AND DOWNPIPES**

	GOOD	REASONABLE	BAD	NONE
GUTTERS				x
FASCIAS			x	
BARGE BOARD			x	
DOWNPIPES				

**WALLS**

NO STRUCTURAL CRACKS	YES		NO	x
STRUCTURAL CRACKS IN SOME BLOCKS	YES	x	NO	
MUD BRICKS	YES		NO	x
NO STRUCTURAL CRACKS	YES		NO	x

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EXTERNAL FINISH	GOOD	REASONABLE	BAD
FACEBRICK		x	
PAINT			x
PLASTER ON GABLE ENDS			

INTERNAL FINISH	GOOD	REASONABLE	BAD
FACEBRICK		x	
PAINT			x
PLASTER ON GABLE ENDS			



**CONDITION OF EXISTING BUILDINGS (BLOCK SPESIFIC)**

**NOTE A ASSESMENT SHOULD BE MADE PER BUILDING AND NOT A GENERAL ASSESMENT**

**FLOORS**

GOOD		CONCRETE		SCREED - BAD	x
DUNG SMEARED FLOORS		NO VINYL TILES			

**STOEPS**

CONCRETE	x	NO CONCRETE		GOOD	
BAD	x	SCREED - BAD			

**CEILINGS**

GOOD		REASONABLE		BAD	x
NONE	x				

combinations of both

**WINDOWS**

STEEL WINDOWS		GOOD	REASONABLE	BAD	NONE
GLASS				x	x
PAINT				x	x

combinations of both

**FITTINGS**


FIXED TEACHER CUPBOARD		GOOD	REASONABLE	BAD	NONE
PINNING BOARD					
FOLDING DOOR					
BEAM FOR FOLDING DOOR					
CHAIR RAIL					
WRITING BOARD					

**WATER TANKS**

GOOD		REASONABLE		BAD	
QUANTITY					

**SITE WORKS**

* DISABLED RAMP REQUIRED		Yes	NO
STORMWATER PROBLEMS AT STOEP SITE		x	
STORMWATER PROBLEMS AT ONE SIDE CLASSROOM BLOCK		x	

DEMOLISHING				
SHOULD AN EXISTING BUILDING BE DEMOLISHED	YES	x	NO	
IF YES, INDICATE WITH DESCRIPTIONS AND PHOTOGRAPHS AS PER THE FOLLOWING:				
SIZE OF STRUCTURE: (LENGTH X WIDTH X HEIGHT)	25 x 2 x 2.5			
PHOTOGRAPH OUTSIDE	YES	x	NO	
PHOTOGRAPH INSIDE	YES	x	NO	
INDICATE TYPE OF STRUCTURE ( i.e. 3 CLASSROOM BLOCK, RONDAVEL, TOILET BLOCK)			Existing ablution block	
DESCRIBE IN DETAIL THE BUILDING (SEE EXAMPLES IN ADDENDUM 'A' ATTACHED)				
Refer to photo journal				
SHOULD AN EXISTING BUILDING BE DEMOLISHED	YES		NO	
IF YES, INDICATE WITH DESCRIPTIONS AND PHOTOGRAPHS AS PER THE FOLLOWING:				
SIZE OF STRUCTURE: (LENGTH X WIDTH X HEIGHT)				
PHOTOGRAPH OUTSIDE	YES		NO	
PHOTOGRAPH INSIDE	YES		NO	
INDICATE TYPE OF STRUCTURE ( i.e. 3 CLASSROOM BLOCK, RONDAVEL, TOILET BLOCK)				
DESCRIBE IN DETAIL THE BUILDING (SEE EXAMPLES IN ADDENDUM 'A' ATTACHED)				
				
SHOULD AN EXISTING BUILDING BE DEMOLISHED	YES		NO	
IF YES, INDICATE WITH DESCRIPTIONS AND PHOTOGRAPHS AS PER THE FOLLOWING:				
SIZE OF STRUCTURE: (LENGTH X WIDTH X HEIGHT)				
PHOTOGRAPH OUTSIDE	YES		NO	
PHOTOGRAPH INSIDE	YES		NO	
INDICATE TYPE OF STRUCTURE ( i.e. 3 CLASSROOM BLOCK, RONDAVEL, TOILET BLOCK)				
DESCRIBE IN DETAIL THE BUILDING (SEE EXAMPLES IN ADDENDUM 'A' ATTACHED)				

## ELECTRICAL SUPPLY

### ELECTRICAL SUPPLY

ANY ELECTRICAL SUPPLY CLOSE TO SCHOOL	YES	x	NO	
IF YES, INDICATE DISTANCE FROM THE PROPOSED SITE	20m			
IS IT POSSIBLE TO CONNECT TO CLOSEST SOURCE OF ELECTRICAL POWER	yes			
WILL THE CLOSEST SOURCE HAVE THE CAPACITY TO SUPPLY POWER	to be determined by engineer			
WHEN CAN THE SCHOOL BE ELECTRIFIED				
WILL ALTERNATIVE ENERGY SOURCE HAVE TO BE USED	no			

## GENERAL INFORMATION

PLEASE MAKE A FIRST ORDER ESTIMATE OF THE COST OF RESTORING THE EXISTING CLASSROOMS TO A SIMILAR STANDARD AS THAT OF NEW CLASSROOMS (IF DONE AS PART OF CONTRACT FOR NEW BUILDINGS)

NO OF CLASSROOMS THAT CAN FEASIBLY BE RESTORED/RENOVATED	
ESTIMATED COST OF RESTORATION/RENOVATION EXCLUDING VAT AND PROFESSIONAL FEES	
ESTIMATED COST OF RESTORATION/RENOVATION INCLUDING VAT AND PROFESSIONAL FEES	

This section is to be done in conjunction with the cost estimate to be enclosed

### GENERAL

IS THERE ANY REASON WHY CONSTRUCTION MAY BE DELAYED (access, site ownership) OR CAN IMPLEMENTATION BEGIN IMMEDIATELY

Geotechnical survey - dolomitic conditions expected/Sg Diagrams/ \*As built required/Road closure for access to sports fields should be considered

Alternative sewer solutions should be investigated - current septic tanks require maximal maintenance.

ANY OTHER SIMILAR SCHOOL WITHIN 5km RADIUS



ANY OTHER AMENITIES

Nelson Mandela Community Center is a neighbour

ANY OTHER COMMENTS

### COMMUNITY PROFILE

APPROXIMATE NO OF RESIDENTS

SOURCE OF LIVELIHOOD

Approximate %

Farming

Local industries (within 5km)

Civil Service

Migrant work

Unemployed

**SITE PLAN INFORMATION REQUIRED**

The following information must be indicated on the site plan to be included with this report:

North Direction to be indicated	Done	x
Existing fence line with distances to be indicated	Done	x
New fence line with distances to be indicated	Done	
Total length of site boundary to be indicated	Done	x
Existing buildings to be shown	Done	x
Overhead lines to be indicated	Done	
Cellphone towers (if any) to be indicated	Done	
Position of new buildings to be indicated	Done	n/a
Access road to be indicated	Done	x
Attendance register of site evaluation to be provided	Done	
Contour lines to be indicated (1m intervals)	Done	
Prevailing winds to be indicated	Done	
Neighbouring erven and usage	Done	
Building lines if any	Done	
Vegetation and site features	Done	X
Preferred scale is 1:500	Done	
Location of the site in X/Y coordinates in WGS 84	Done	X
Where required, extent of earthworks to form platforms must be indicated	Done	
Master plan	Done	x



<b>ESTIMATED COST</b>
To be enclosed
<b>ATTENDANCE REGISTER</b>

To be enclosed \_\_\_\_\_