

140225pepworks

## 8. Demonstration: Level of IAR rebuild



public works

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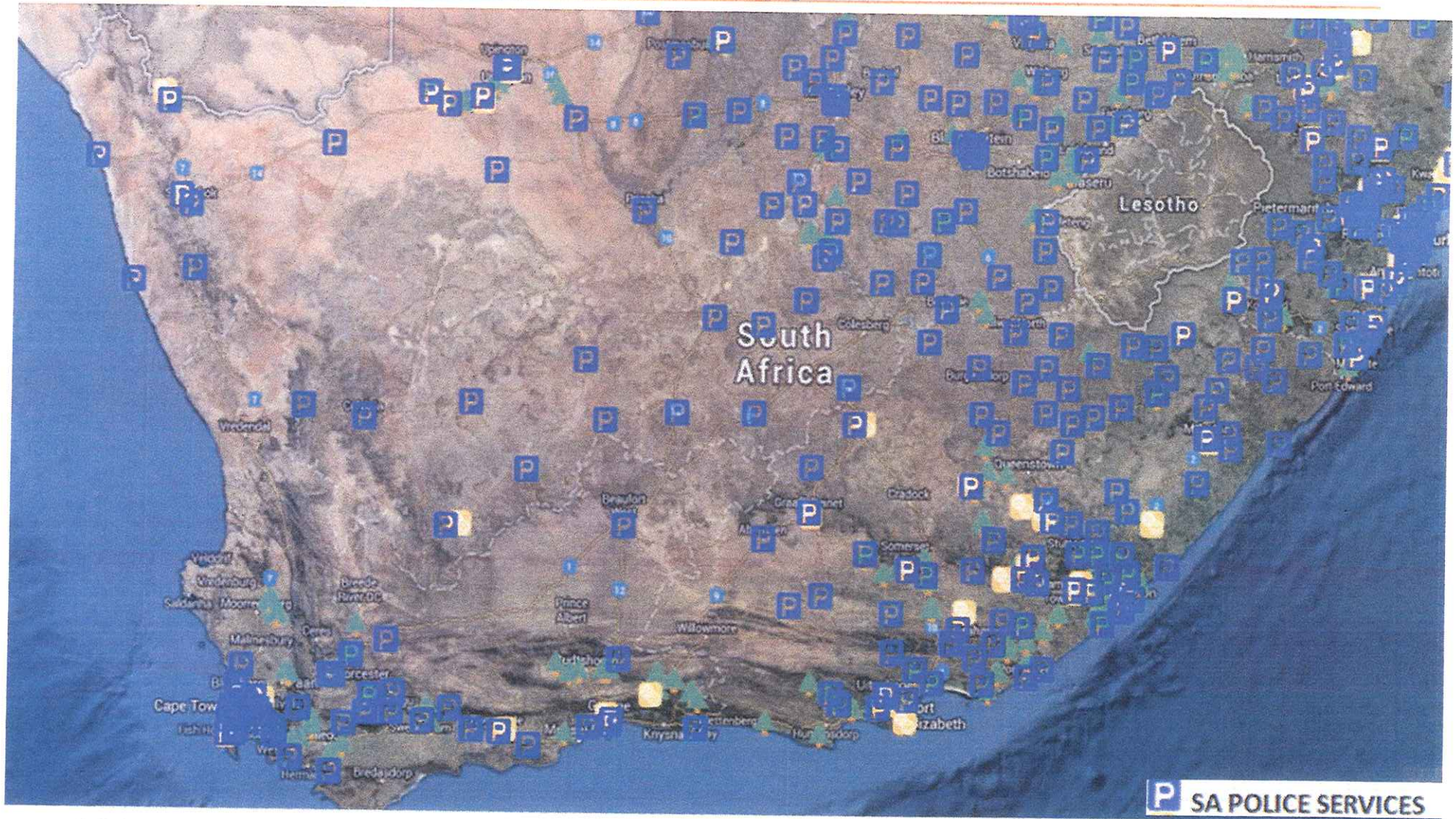
Department:  
Public Works  
REPUBLIC OF SOUTH AFRICA

# Introduction

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1. The following slides demonstrate some of the enhancements as a result of rebuilding the Department's Immovable Asset Register.
2. The use of electronic data collection tools, GIS software were used in compiling the Immovable Asset Register.
3. The use of such tools and technology has enabled DPW to consistently improve and maintain its IAR.

# GIS mapping capability: Example – Police stations mapped across RSA in GIS



# Capability to superimpose layers on GIS: used to identify properties in physical assessments



# Capability to Geo-reference Surveyor General Diagrams: used to identify properties during physical verification


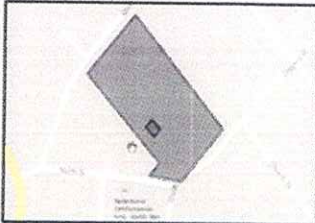




# Capability to build asset footprints: Created to determine the extent of improvements



# Improved data in the Immovable Asset Register: Before & after data improvements made on the IAR

PROPERTY CODE	DEEDS45259
DESCRIPTION	ERF 775 PORTION 0 OF BARKLEY WEST
EXTENT	PRECISE MEASUREMENT UNKNOWN
LPICODE	C0070001000007500000
GPSX	24.51972985
GPSY	-28.53580194
PROVINCE	WESTERN CAPE
REGION	CAPE TOWN
STREET NR	UNKNOWN
STREET NAME	UNKNOWN
TOWN	BARKLEY WEST
DISTRICT	BARKLEY WEST
CURRENT USE OF ASSET	UNKNOWN
RESPONSIBLE DEPT	UNKNOWN
ZONING PROPERTY	OTHER USES
URBAN / RURAL	URBAN

CLUSTER *	8103 - NORTHERN CAPE	
DESCRIPTION *	ERF 775 PORTION 0 OF BARKLEY WEST	
EXTENT *	8801.8413 sqm / 0.88018413 Ha	
21 DIGIT SG CODE	C0070001000007500000	
GPSX *	24.51972985	
GPSY *	-28.53580194	
PROVINCE *	NORTHERN CAPE	
REGION *	KIMBERLEY	
STREET NR *	1	
STREET NAME *	DIGGERS STREET	
TOWNSHIP *	BARKLEY WEST	
SUBURB *	BARKLEY WEST	
DISTRICT *	FRANCES BAARD DISTRICT	
LAND USAGE *	RECREATION	
LAND USER *	NATIONAL UNUTILIZED	
LAND USAGE *	RECREATION	
URBAN / RURAL *	URBAN	
VACANT / IMPROVED *	IMPROVED	
BUILDING COUNT *	1	
BUILDING COUNT (User) *	1	
MAP & FOOTPRINT *	 	
PHOTOS *	 	

# Way forward

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1. The IAR enhancement programme is large & complex, and requires extensive consultation and co-operation amongst state departments to enable DPW to produce the required compliant IAR.
2. Completion of IAR enhancement programme's Phase two work packages in accordance with March 2014, March 2015 and March 2016 timeframes.
3. Critical success factors:
  - Adequate dedicated resources to deliver the project and ensure maintenance thereafter,
  - Ongoing co-operation and improved capacity in the state land custodians, Departments in the enhancement of IAR's,
  - Establishment of structures & processes in National and Provincial DPW's to maintain such enhanced IARs.



# 9. Immovable Asset Condition Assessment Guideline



public works

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Department:  
Public Works  
REPUBLIC OF SOUTH AFRICA

# Immovable Asset Condition Assessment Guideline

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## 1. Background:

- The Government Immovable Asset Management Act, 2007 (GIAMA) requires Custodians to conduct condition assessment of all their immovable assets periodically.
- Pursuant to this requirement, the Department lead the development of an *Immovable Asset Condition Assessment Guideline in respect of General Buildings for National and Provincial Custodians*.

## 2. Purpose:

- The purpose of this Guideline is to be a first point of reference and to provide Custodians with a framework to conduct assessments of the physical state and functionality of immovable assets under their control and their impact on User Departments' service delivery ability.

# Immovable Asset Condition Assessment Guideline cont.

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## 3. Current status:

- The Guideline (with a standard template to record findings) was developed by a task team comprising property managers and built environment professionals from the National and Provincial Public Works Departments.
- As the Guideline will be applicable to both National and Provincial Custodians, it will in due course be submitted to the Public Works MinMEC for endorsement, prior to final approval by the Minister of Public Works (in terms of the provisions of GIAMA).

# Immovable Asset Condition Assessment Guideline cont.

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- 1 In applying the condition assessment guideline, custodians will follow the under mentioned process:
  - The custodian shall determine and specify the information to be included in the condition assessment. Various factors may influence the details of the information such as: the size of the portfolio, nature of the building and its associated service, occupational health and safety risk, etc.
  - The Immovable Asset Condition Assessment template stipulates the minimum information required when undertaking the condition assessment for general buildings.

# Immovable Asset Condition Assessment Guideline cont.

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The Condition Assessment Process involves the following stages:

- 1. Initiation:** Custodian identifies and conceptualisation the type of condition assessment required and develops ToR for engagement of Service Provider (SP) where there is no internal capacity to undertake the condition assessment.
- 2. Planning:** Identify in house competency & external resources required; set performance measurements standards, and details of the assessment.
- 3. Implementation:** Appraisal of the physical condition of the building(s) is undertaken. The process involves conducting condition assessment in line with time frames; recording, reviewing, and updating of condition assessment data.
- 4. Monitoring and Controlling:** Progress is measured against predetermined standards and the set timelines.

## Immovable Asset Condition Assessment Guideline cont.

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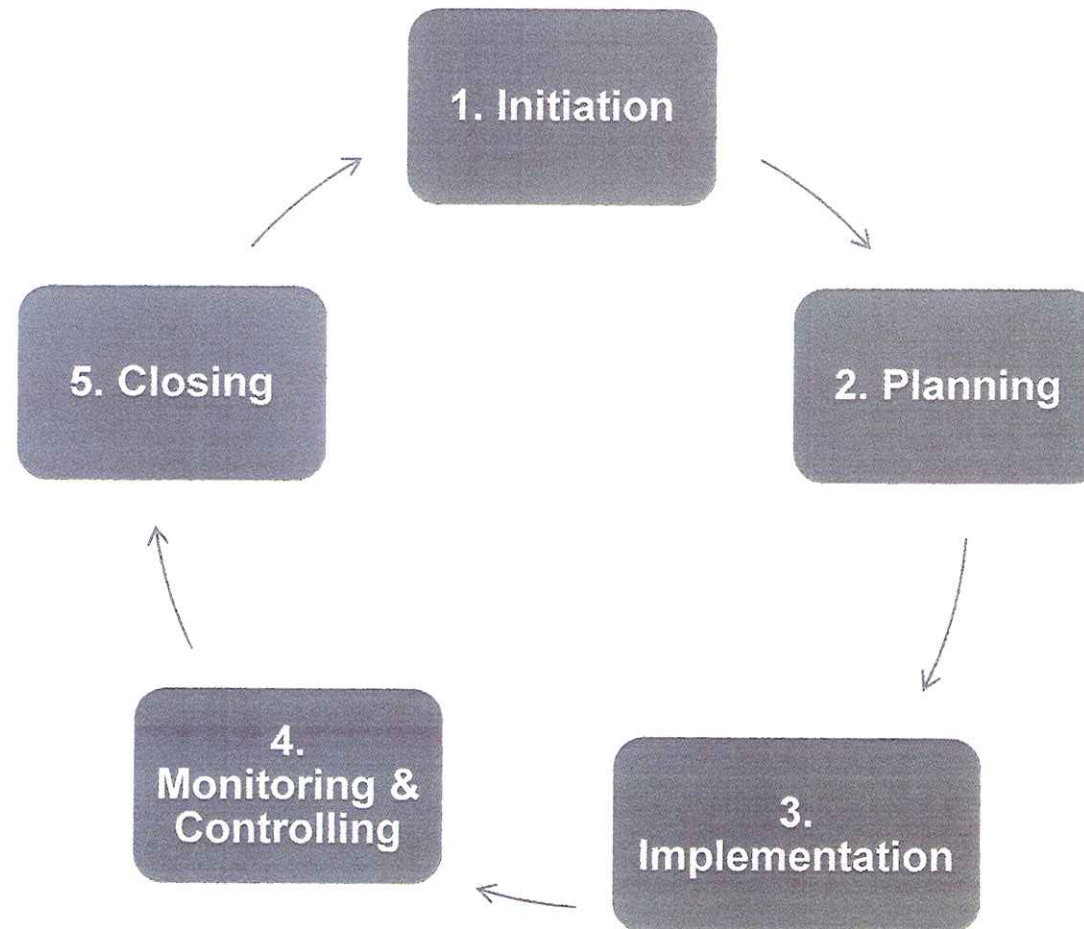
5. **Closing:** A condition assessment report that will assist in prioritisation and development of a condition-based maintenance programme is produced.

The results of a condition assessment exercise should be presented in a report which enables:

- Rating of the buildings in accordance with the desired standards;
- The development of an itemized maintenance schedule;
- cost estimate for remedial work;
- report on longer maintenance needs;
- condition of buildings relative to desired condition necessary for service delivery;
- future budget requirements;
- future maintenance plans; and
- budget allocation for future maintenance.

# Immovable Asset Condition Assessment Guideline cont.

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Thank you