



Wes-Kaapse Provinsiale Parlement Western Cape Provincial Parliament IPalamente yePhondo leNtshona Koloni

Ref Number: 11/4/6

The Standing Committee on Human Settlements, having undertaken an oversight visit to the Moorreesberg and Malmesbury Housing Projects on Tuesday, 26 May 2015, reports as follows:

Delegation

The delegation consisted of the following members:

Maseko, LM (DA) (Chairperson and leader of the delegation)

Hinana, N (DA)

Magaxa, KE (ANC)

Schäfer, BA (DA)

1. Introduction

The Standing Committee on Human Settlements resolved to undertake an oversight visit to Moorreesberg and Malmesbury to observe the status of the housing projects in Rohsenhof, Phola-park, West Bank and Abbotsdale.

During the NCOP oversight visit week in September 2014, the delegation was informed of poor quality workmanship and structural defects contained in the Integrated Rural Development Plan (IRDP) houses in Rosenhof, Moorreesberg. Stemming from the abovementioned complaints the Committee conducted an oversight visit to the area, to observe the status of the Rosenhof IRDP Housing Project.

In addition to the aforementioned, the Committee observed the status of the Upgrading of Informal Settlements Programme (UISP) in Phola-park, the Community Residential Upgrade Programme (CRU) in West Bank and the Integrated Rural Development Plan (IRDP) in Abbotsdale.

The Department of Human Settlements guided by the National Development Plan 2030 and the Cape Vision 2040, in its 2013/2014 Annual Report, decided on three focus areas to create maximum impact in terms of service delivery. The focus areas were listed as the upgrading of informal settlements, strengthening private partnerships to increase the provision of affordable houses and the subsidizing of state houses in order to priorities the most deserving.

This report discusses the Committee's findings and Recommendations stemming from the over site visit undertaken by the Committee on 26 May 2015.

2. Overview of the visit

The Committee conducted an oversight visit to the Swartland Municipal offices in Moorreesberg on Tuesday, 26 May 2015. The meeting commenced at 09:00am in the

Swartland Municipal office boardroom. Representatives of the Department of Human Settlements, the Mayor and Municipal officials were in attendance.

During the meeting the Department briefed the Committee on the status of the housing projects in Moorreesberg and Malmesbury.

After the meeting the Department, Municipal officials and members of the public accompanied the Committee on a walk-about of the four housing projects.

3. Rosenhof IRDP Housing Project in Moorreesberg

The Rosenhof Housing Project was approved in December 2001, constructed in March 2002 and completed in June 2003. The development made provision for 813, 27m² low income residential units.

During the walk-about of the Rosenhof Housing Project, the Committee accessed several houses to observe the condition of the buildings. Several of the residents pointed out that the structures walls become water-logged during rainy periods and that the roofs were leaking. The residents indicated that no form of ventilation was implemented during construction and that no provision was made for the plastering of internal and external walls.

The Municipality indicated that no major structural defects had been reported. They informed the Committee that the structures were sound and that the projects specifications did not provide for ceilings and plastering of walls. They indicated that the roofs were not fitted with asbestos but with cement fibre sheets and that the houses were built according to the bid specifications at the time. No provision was made for ceiling boards and plastering due to insufficient funding.

The Municipality had made provisions in its budget for maintenance and the rebuild of defective houses. The Municipality indicated that the project contractor still continues to conduct rectifications on houses irrespective of whether the guarantee period had expired. The Committee was informed that residents have been residing in the houses for a period of approximately 10 years and that routine maintenance were not being done on the houses. They indicated that due to lack of maintenance the condition of some of the houses had deteriorated.

4. (UISP) Phola-Park, Llinge Lethu Housing Project in Malmesbury

Phase one of the Phola-park housing project initially consisted of 245 sites. On 21 September 2007 an amount of R570 000.00 was granted to the Swartland Municipality for the implementation of basic services. A total of R27 737 483 for the provisioning of top structures finalised Phase one of the Phola-park housing project. Planning approval for a total of 621 sites to the value of R 2 346 555 was granted by the Department of Human Settlements on 3 February 2015.

During the walk-about the Committee was able to observe Phase two and three of the Phola-park Housing Project. Houses were being built in situ of the people residing in the area. The Committee was informed that some residents were relocated but that once the project was finalised they would be returned to the area. In addition hereto the Committee was informed that only one family per plot was allowed.

The Linge Lethu Thusong Centre is situated close to the Phola-park housing project providing easy access for residents and children. The roads in Phola-park are not tarred and storm water drainage systems have yet to be installed. Concrete structures which contained precast toilets were visible as well as a basins with running water.

In addition hereto the members were informed that New Africa the building contractor for the Phola-park housing project was not from the area. That he was selected by the people of Phola-park to construct the houses in the area. The Committee was informed that local labourers were employed to build houses.

During the walk-about the members were able to observe a vacant site in Ilinge Lethu Phola-park which was still being prepared for basic services. The 600 serviced sites will predominantly be allocated to African backyard dwellers from Ilinge Lethu. Phase two of the 600 sites will be allocated to predominantly coloured people and the remaining sites will be allocated to the elderly, child headed households, farmworkers and the disabled as specified in the housing demand database. The Municipality indicated that the housing applicants are younger than 40 years of age. ASLA was identified as the building contractor for the housing project.

5. West Bank Community Residential Upgrade Programme

The Department of Human Settlements granted approval for the upgrading of 152 houses in Westbank which were constructed in 1928. The cost pertaining to the upgrade of the 152 units amounted to R23 239 888. The CRU project commenced in December 2012 and was finalised in June 2013. The structures consisted of two rooms with a surface area of 24-27m² per unit.

The Committee was able to observe the rectification project of the semidetached houses and the free standing houses which have been upgraded. The houses were all fixed and painted according to specification.

6. Abbotsdale IRDP Housing Project

The 392 unit IRDP Housing Project in Abbotsdale commenced on 20 December 2011 adjacent to the N7 national route. A total of 543 service sites were approved at a total cost of R15 847 998. Top Structures were approved at a budget of R 30 800 321 and formed part of the Municipalities housing delivery programme. Final approval was granted in March 2013 for the total amount of R46 648 319.00.

During the walk-about the Committee was able to observe semi-detached units, freestanding single units and semi-detached double storey walk-up units. The Committee was granted access into a disabled friendly house that was equipped for a person in a wheelchair. Provision was made for a ramp to access the house from the outside. The toilet and bathroom was constructed to accommodate a wheelchair. The kitchen counters were installed low enough for a person in a wheelchair to access.

Further hereto the Committee was allowed to view a double storey walk-up unit which was owned by Ms Johanna Pieterse. The Municipality in conjunction with private partnerships had provided Ms Pieterse with furniture for the unit. The unit consists of two bedrooms situated on the top floor, a kitchen, bathroom and lounge. The wooden rails leading to the upstairs bedrooms were detachable to accommodate the transfer of furniture. In addition hereto the unit was equipped with a prepaid electricity.

7. Recommendations/Actions

The Committee RECOMMENDED that the Department:

- 7.1 Assist the Swartland Municipality in strengthening consumer education workshops, to create awareness in terms of maintenance and to educate the Rosenhof Moorreesburg community on how to identify and report structural defects.

8. Conclusion

In conclusion the Chairperson thanked the Executive Mayor Mr Van Essen, the Municipal officials and the Department for the excellent work rendered in the Swartland.

Further hereto, the Chairperson thanked the Swartland Municipality and the Departmental officials for accompanying the Committee on the walk-about and for answering the Committees questions.



MS LM MASEKO (MPP)

CHAIRPERSON: STANDING COMMITTEE ON HUMAN SETTLEMENTS

DATE:

23/06/2015