

PARLIAMENT OF THE PROVINCE OF THE WESTERN CAPE

QUESTION PAPER: WRITTEN REPLY

FRIDAY, 27 JUNE 2025

19. Ms P Z Lekker to ask Mr T A Simmers, Minister of Infrastructure:

In respect of housing development in the province:

- (1) (a) What is the (i) total budget expenditure and (ii) total number of projects that have been implemented in the priority housing development areas in (aa) 2019, (bb) 2020, (cc) 2021, (dd) 2022, (ee) 2023, (ff) 2024 and (gg) 2025 to date;
- (2) (a) what is the number of state-subsidised houses in the province that (i) have asbestos roof and (ii) are mud houses, (b) what is the detailed breakdown per municipality and (c) what are his Department's (i) plans and (ii) budget to refurbish these houses?

RESPONSE:

(1)(a)(i) (ii)

Financial Year		No of Projects	Budget - R'000
(aa)	2019	Information not available for this period as PHDAs were only gazetted 15 May 2020	
(bb)	2020	110	1,261,623
(cc)	2021	114	1,075,550
(dd)	2022	115	865,804
(ee)	2023	79	642,397
(ff)	2024	63	822,740
(gg)	2025 to date	37	237,510

Table 1: PHDAs Budget Expenditure

- (2)(a)(i) My Department has initiated a province-wide assessment to identify state-subsidised houses with asbestos roofing. This initiative, captured under the "Provincial Wide Asbestos Removal" project on the 2025/26 Business Plan, is currently in progress and aims to verify and quantify the extent of asbestos in the housing stock across all municipalities.
- (ii) A total of 39 state-subsidised mud houses have been identified for replacement through formal Integrated Residential Development Programme (IRDP) projects.

- (b) Asbestos Roofs: While the province-wide assessment is ongoing and will provide a detailed breakdown once completed, several targeted projects have already been identified for implementation in the 2025/26 financial year (see Table 2 below). These projects are part of the department's phased approach to asbestos removal, with implementation already underway in areas where assessments have been completed.

Grant	Municipality	Project Name	Target
HSDG	Provincial Project	Provincial-Wide Asbestos Removal	-
HSDG	Stellenbosch	Kayamandi Hostels Upgrade Asbestos	-
HSDG	Knysna	Khayaletu Bungalows EHP (Asbestos)	30 Units

Table 2: 2025/26 Source: HSDG Business Plan

Mud Houses: See table below:

Grant	Municipality	Project Name	Initiative	Target
HSDG	Laingsburg	Matjiesfontein (20) (mud brick units)	Already being replaced through ongoing construction.	20 units
HSDG	Oudtshoorn	Bongolethu (19 Mud Houses Rebuild)	Targeted for demolition and replacement	19 units

- (c)(i)(ii) Asbestos Roofs: The Department has adopted a dual approach:
- A province-wide investigation and assessment to identify all state-subsidised houses with asbestos roofing, and
 - Immediate implementation of targeted asbestos removal and refurbishment projects, such as in Kayamandi (Stellenbosch) and Khayaletu (Knysna), where the presence of asbestos has been confirmed. For the 2025/26 financial year, my department has allocated a total of R37,712,000 towards asbestos-related housing interventions, broken down as reflected in Table 3 below. These efforts are funded through the Human Settlements Development Grant (HSDG) and the Informal Settlements Upgrading Partnership Grant (ISUPG).

Item / Intervention	Budget R'000
Provincial Wide Asbestos Removal initiative	10,000,000
Kayamandi Hostels Upgrade (Stellenbosch)	3,712,000

Khayaletu Bungalows EHP asbestos removal in Knysna	24,000,000
Total	37,712,000

Table 3: Source 2025/26 HSDG & ISUPG Business Plan

Mud Houses: A total of 39 state-subsidised mud houses have been identified for replacement through formal Integrated Residential Development Programme (IRDP) projects. My department's plan to replace all identified mud structures with formal Breaking New Ground (BNG) houses is conditional upon beneficiaries agreeing to the replacement of their existing mud houses, regardless of their current size, with a standard 40m² BNG unit. For the 2025/26 financial year, my department has allocated R10,831,000 towards the replacement of state-subsidised mud houses in the two municipalities, as detailed in Table 4 below. These interventions are funded through the Human Settlements Development Grant (HSDG) and form part of my department's ongoing commitment to eradicating inadequate housing conditions and improving the safety and dignity of beneficiaries.

Municipality	Location / Project	Units	R'000
Laingsburg	Matjiesfontein	20 mud brick units	3 800
Oudtshoorn	Bongolethu	19 mud houses rebuilt	7,031

Table 4: Source 2025/26 HSDG Business Plan

TERTUIS SIMMERS

MINISTER OF INFRASTRUCTURE

DATE: