

3. Report of the Portfolio Committee on Human Settlements on oversight visit to Northern Cape and North-West Provinces, 31 May 2023

The Portfolio Committee on Human Settlements (hereafter the Committee) embarked on a five-day oversight visit to the Northern Cape (27 to 28) and the North-West (29 to 31) Province from 27 to 31 March 2023. The Committee reports as follows:

1. Background and purpose of the oversight visit to Northern Cape and North-West Provinces

The Committee has a duty to exercise oversight over the executive organ of state which falls under its portfolio. This is to ensure that the executive fulfils its mandate and is held accountable at all times. In order to protect the environment and ensure the development of sustainable human settlements, oversight visits enable the Committee to be better positioned to understand proposed programmes, projects, targets that have been achieved and challenges that hinder service delivery.

The objective of the visit was to hold a briefing session with the provincial department, municipalities as well as other stakeholders in relation to the implementation of the human settlements' strategic plans, projects, and programmes. The Committee requested the provincial department to assist with the planning of the Oversight visit with regards to the list of projects to be visited along the Kimberly and Kuruman area. The Committee also requested to be accompanied by relevant departmental officials during its oversight visit to the province.

The focus of the oversight visit was to address the following key issues:

- Implementation of a comprehensive, integrated human settlements strategy in the province;
- Progress made towards the achievement of Outcome 8 outputs and targets set for 2022/23;
- Budget expenditure and performance in meeting service delivery targets set for 2022/23;

- Progress made in the issuing of pre- and post- 1994 title deeds and challenges hindering this programme;
- Progress made in the construction of houses for military veterans and challenges encountered;
- Progress made on the construction of houses for destitute, special needs and vulnerable people;
- Rural and farm worker assistance, housing co-operatives assistance programme as well as the People's Housing Process;
- Plans and progress on conversion of hostels into Community Residential Units (CRUs);
- Co-ordination and management of the beneficiary list and incorporation of backyard dwellers into the provincial housing database;
- Use of alternative technologies in construction.

2. Briefing by the Northern Cape Provincial Department of Co-operative Governance, Human Settlements and Traditional Affairs (CoGHSTA)

Mr B Vass, Member of Executive Committee (MEC), led the Provincial Department accompanied by Mr B Lenkoe, the Head of Department. Mr Booysen, presented on behalf of the Provincial Department, the presentation was outlined as: the provincial context; financial and non-financial report; Medium Term Strategic Framework progress. In his opening remarks, the MEC informed the delegation that the Provincial Department was facing challenges of vacant posts. He indicated that the Provincial Department was requiring more money to deliver top structure as the backlog was at 80 000. He further indicated that the issue of building material was also a serious challenge, as there were only two to three hardware stores that were assisting. Building materials were mainly sourced from Western Cape and Gauteng province, this required extra funds. In addition, the contractors were not performing well due to finances, as the subsidy quantum was not adequate.

2.1 Presentation made by Mr G Booysen – Acting Chief Director of Human Settlements

The Northern Cape Department of COGHSTA reported that it had received a limited budget over three years for servicing of sites and construction of housing units. The total budget over three years was R1 111 818 000, the 25 000 project was CoGHSTA's initiative to complete township establishment processes and to install basic municipal services in 25 000 stands using

its grant allocation over a period five years. By the time of the visit 12 000 serviced sites had already been completed, the total budget per annum was R5 849 317 324,28. The province was spending 100% on both Human Settlements Development Grant (HSDG) and on the Upgrading of Informal Settlements Programme (UISP).

With regards to the Outcome 8 and outputs and targets set for 2022/23 the province delivery was 1 432 Breaking New Ground (BNG), 40 for Financed Link Individual Subsidy Programme (FLISP), 7 057 serviced sites. There was no delivery on the rental housing units, however, 458 Community Residential Units (CRUs) and 13 informal settlements were upgraded to phase 3. With regards to the eradication of the title deeds, the Provincial Department delivered 786 pre 1994, 1371 post 1994, 513 post 1994 and there were no new title deeds registered. As part of the intervention strategy, the province would prioritize pre and post 1994 backlogs by allocating additional funding and sourcing additional capacity. The Provincial Department reported that the main challenges in fast-tracking the issuing of title deeds were the delays experienced in the gathering of FICA documents by municipalities and conveyancers; long turnaround time in getting registration documents signed by the Municipalities; delays in the release of land owned by Public Works / Rural Development; re-layout of General Plans was delaying the registration of properties; standardized Operating Procedures at the Deeds Office not implemented and the application for lost Title Deeds by individual or the Municipality.

It was reported that there were no serviced sites for Military Veterans, however, there were 10 houses or units that were delivered and an amount of R786 151 was spent. The Provincial Department cited the lack of an adequate budget to address the demand for the programme; lack of suitable municipal serviced stands, the Department of Military Veterans database challenges; slow verification and validation process of Military Veterans and top up funding slow. It was reported that the CoGHSTA was catering for all of its beneficiaries under all the housing programmes with priority on the elderly, vulnerable and destitute. The National Housing Needs Register was used to manage beneficiaries. It was further reported that with regards to People's Housing Process (PHP) project there was one in the pipeline for implementation in the following financial year. Rural and Farmworker Assistance and Housing Corporative, which was not implemented in the current financial year, would be prioritised in the following MTEF. The Provincial Department reported that there were 458 completed CRU units at the Lerato Park Project in Kimberley. There were no other hostel redevelopment

programmes, however there were hostels that the Provincial Department was looking at developing in the Namakwa District. The Provincial Department reported it was not implementing Alternative Building Technology (ABT) due to the lack of beneficiary buy-in and support of this technology. Beneficiaries were not trusting the new technology and prefer the old methods of building.

3. Site Visits in the Northern Cape

3.1 Lerato Park – Community Residential Units (491)

The Lerato Park Integrated Housing Development Project was intended to capture the principles of an integrated housing development project offering different tenure options. The Project was located within the jurisdiction area of the Sol Plaatje Municipality (SPM) planned to deliver approximately 4 654 subsidised, institutional and bonded units, subject to the availability of funding by the various funding sources for the Project. COGHSTA was the developer and the SPM is the land owner. The land was made available by the SPM to COGHSTA for the development of the project by means of a Land Availability Agreement.

During the site visit, the delegation viewed bachelor flat and two bedrooms' flats. The flats were fixed with cupboards, two burner stove and bathroom with bath. The delegation interacted with the residents who were not happy, they were told that the flats were offered as rent-to-buy, however, they were later informed that the flats were only available for rental. As a result, they submitted a petition to the Provincial Department. Some tenants were not paying their rentals, while others were reversing their debit orders. The Provincial Department and the Municipality were advised to get a company to manage the project and to ensure that the rentals were properly collected.

3.2 Lerato Park – Military Veteran's Houses

The delegation visited one of the houses owned by Military Veterans, a two bedroomed house with a carport. The owner of the house was happy that he had been allocated and received the house.

3.3 Roodepan Flats in Kimberley

The SLM had a total rental stock of 1092 units in Kimberley, Roodepan, Beaconsfield, Kenilworth and Galeshewe, as reflected in the Integrated Development Plan (IDP) of the municipality. The Roodepan Flats were built by the previous apartheid regime in an exclusively coloured area at the time and there were about 408 units. Rental collection was very poor due to the fact that most tenants that live in the units were poor and cannot afford to pay rent. The Roodepan Flats were in a poor state structurally and had been neglected by the SLM for several years and it was suggested that they should be demolished. Occupants were to be relocated to temporary structure pending the approval of available land by the National Department. It was not known how many people were residing in that block of flats and there was no beneficiary list developed.

3.4 Hulle Street Social Housing Project

The delegation was welcomed by Mr L Hlangwana, Chief Executive Officer (CEO), who presented the background of the project. The CEO informed the delegation that the South African Swedish Africa International Housing Company NPC, formerly called Sol Plaatjie Housing Company, was a section 21 Not-for-Profit Company established in terms of the old Companies Act [Act 61 of 1973]. It was also a Public Benefit Organisation [PBO] in terms of the Income Tax Act [Act 58 of 1962] and was in Hull Street, De Beers in Kimberley. The project was a social housing consisting of 372 units. The total value of the project was R144 591,056. The site was handed over to the principal contractor in 6 July 2022.

The Housing Company was conditionally an accredited social housing institute with the Social Housing Regulatory Authority [SHRA] in terms of the Social Housing Act [Act 16 of 2008] and its Regulations. SASIHC's core business was property development and management. Its housing portfolio made of social housing stock (20%) as well as commercial property development (80%) in the bonded (mortgage) sector financed by commercial banks such as Amalgamated Banks of South Africa (ABSA), Standard Bank, Nedbank, First National Bank (FNB), and SA Home Loans.

The CEO reported to the delegation that there was a challenge of this ground water which was not detected when geotechnical and feasibility studies were concluded and approved by the National Home Builders Registration Council (NHBRC). The contractor reported that they had

found a method of pumping water out of the foundations. Some members of the community informed the delegation that the project was supposed to be a donation from the Swedish government. They also claimed that the land that was going to be developed was not safe because it was near to the mine and it had sinkholes. Furthermore, they claimed that there were unable to open windows in their houses, as a result of the poisonous dust from the mine, which caused sicknesses such chest and lung problems. The CEO indicated that the houses were never a donation but rent-to-buy. He also stated that the land was surveyed and there was no risk reported at all. With regards to water challenges, he reported that water would be pumped out, the construction would continue, and would be able to meet the deadline set.

3.5 Khathu – Sesheng 1

The delegation visited the site were 1 265 sites in the informal settlements. The developer was Housing Development Agency (HDA) and the contractor was on site, but dispute was declared. Then the matter was in progress in the court and the municipality was waiting for the ruling, hoped that by June 2023 there would be some answers. In phase 1, the project was not complete and had to include Geographic Information System (GIS). The contractor took the Provincial Department to court to sort out issues of services. It was reported that social facilitation was conducted and the community was aware of what was happening. The delegation urged the municipality that it should ensure that the land was not invaded.

3.6 Bankhara 200 in Ward 2

The delegation was informed that on 24 March 2023, the house was handed over to the elderly woman and also to a person with disabilities. The house was a two-bedroomed (45m²) with open lounge and kitchen and a bathroom. There was also an outside toilet – Ventilated Improved Pit (VIP). It was reported that water pressure was very low to pump water into the houses. It was also stated that load shedding was a contributing factor to the pumping of water. The electricity box was still in the temporal structure and was going to be moved and be installed in the main house. It was reported that there was a reservoir that was under construction that would assist the entire town and other villages with water.

4. Briefing by the North-West Provincial Department of Co-operative Governance, Human Settlements and Traditional Affairs

Mr N Maloyi, Member of the Executive Council (MEC), led the departmental delegation, and he was accompanied by Ms Mahlobo, the Head of the Provincial Department and other officials. Ms Mahlobo presented on behalf of the Provincial Department, the presentation outlined the following:

4.1 Integrated Human Settlements Planning

The Provincial Department reported that in its planning processes, it had engaged the municipalities through established District Development Forum on human settlement planning. However, it was reported that the Provincial Department was facing challenges relating to the lack of participation by some of the departments. The participation of all the departments in the District Development Forum, enabled the Provincial Department to also provide the required social and economic amenities such as schools, play areas and community halls. This allowed the Accounting Officer to table key catalytic or mega projects before an HOD's Forum. In preparation for the following financial year the Provincial Department would engage the Premier's Office for their involvement during business planning processes so that identified projects could be tabled in the broader provincial planning forums so that sister departments could plan for provision of necessary socio-economic amenities for realisation of integrated human settlements.

4.2 Achievement of outcome 8 output and targets for 2022/23 financial year

The Provincial Department reported that it had achieved 7245 sites and 3221 units. In the title restoration programme, 4 404 was achieved and 687 title deeds were handed over to beneficiaries. The expenditure on the outcome 8 output was at R1 521 594, 119% which include bulk and the professional fees. On the special programmes, achievements were as follows: catalytic projects 139 out of 591; mining town 1068 out of 1418; Military Veterans was 0 out of 95; mud houses 806; blocked 5 out of 247; women in construction 505 out of 809.

4.3 Title Deed restoration

The Provincial Department had appointed and allocated work to all 25 conveyancers on the database envisaged to register 34 532 title deeds which were way above the target of 15 210, as reported in the business plan for 2023/24. There would be steering committee meetings held monthly with conveyancers, municipal officials, wards councillors and the Provincial Department to monitor progress and resolve challenges. New appointments for the construction of houses would exclude title deeds and the database for conveyancers would be used for title deeds registration on new projects. Youth from the affected township, working with ward councillors, would be appointed to assist conveyancers with beneficiary verification. The North West Housing Corporation (NWHC) targets would be achieved. The Business Plan target for NWHC excludes Mahikeng, Ditsobotla, and Ramotshere Moiloa.

4.4 Construction of houses for Military Veterans and challenges encountered

The Provincial Department reported that in Letabong, there were 22 approved units. The contractor had been appointed to construct seven units where there were readily available stands. Plans were approved by municipality and the project was enrolled with NHBRC. The contractor was ready to occupy the site pending Department of Military Veterans (DMV) issue on the Norms and Standards. The other remaining 14 beneficiaries were still waiting for the municipality to finalize the provision of stands at Boitekong Ext 16. The Provincial Department had been engaging the municipality in this regard. In various villages, in Mahikeng, there were 22 approved units for Military Veterans.

The contractor had been appointed and introduced to both the municipality and beneficiaries. Serviced stands provided by the municipality at Ext. 38 and 39. The contractor was ready to finalize the designs and occupy site pending the DMV issue on Norms and Standards. In Kagisano Molopo (Ganyesa), there were 11 approved units. The contractor had been appointed to construct 18 (Ganyesa) and 02 units at Tlakgameng where there were readily available stands. In Moses Kotane, there were 6 approved units. Plans were approved by municipality and the project enrolled with NHBRC. It was reported that the challenge was the request by beneficiaries to amend the applicable Norms and Standards with regards to replacing the carport with additional bedroom.

The Provincial Department cited challenges on engaging DMV, the request of changing the carport to another room was not fully supported by DMV. The matter had also been escalated to Minister and Members of the Executive Council Meeting (MinMEC) for further processing by the two Ministers and await the outcome thereof. At the Joint Provincial Coordinators Meeting held on 23/03/2023, a decision was taken that the Province should consider implementing the projects using the current applicable Norms and Standards until a final decision is reached and officially directed.

4.5 Construction of houses for destitute, special needs and vulnerable people

The Provincial Department reported that it was making use of the National Housing Needs Register (NHNR) to prioritise beneficiaries that fall under the category of destitute, special needs and vulnerable people. Municipalities were also encouraged to assist with prioritization of the vulnerable groups, in the beneficiary list they provided for individual projects where NHNR was not in use.

4.6 Rural and Farmworker assistance, housing co-operatives assistance programme and People's Housing Process

It was reported that in Khuma Hostels were in a bad condition and were demolished in order to provide decent housing. Temporary structures were built and the residents were relocated. The construction of walk-up flats in Khuma was stopped due to dolomitic land. The NHBRC requested that the Provincial Department not continue any construction in Khuma until the issues of services were resolved. The Provincial Department appointed developers for the construction of 210 temporary units at a cost of R64,441.00 per unit. The Provincial Department bought alternative land to house the affected beneficiaries for Khuma, and at that time, the planning stage for township establishment was taking place.

4.7 Co-ordination and management of the beneficiary list and incorporation of backyard dwellers into provincial housing database

The Provincial Department reported that it was making use of the National Housing Needs Register to prioritize and manage beneficiaries in various human settlements programmes. The province has not experienced challenges on the backyard dwellers thus far.

4.8 Alternative Building Technology (ABT)

The Provincial Department had over a number of years received proposals for ABT from various service providers. In one case, a service provider was appointed by the Provincial Department in Dr Ruth Segomotsi Mompati to deliver top structures using ABT with zero delivery of units. The Provincial Department was planning a symposium on ABT and would involve National Department as a lot ground work has been done. Socially ABT had not been fully embraced by communities.

5. Deliberations

The delegation welcomed the presentation and the information received and ask clarity seeking questions and raised comments as follows:

- The delegation was concerned about the issue of military veterans, citing that the construction of their houses was at snail pace. This includes the issue of norms and standards and pleaded that the province to expedite the matter.
- Clarity was sought on how much was required to eradicate mud houses and asbestos roofing's in the entire province. The delegation required clear targets for the province as the matter was elevated to the Minister's office due to lack of commitment by the provinces.
- Clarity was sought on how much was required to unblock blocked projects that were blocked since 2005, what were the challenges encountered.
- It was enquired whether the province was still facing challenges of township establishment that result in the lack of the issuance of title deeds and whether title deeds were issued to the recent constructed houses. It was further stated that the matter of title deeds was elevated to the Presidency due to challenges of township establishment.
- The delegation sought clarity on the definition of site and service, wanted to know whether the province was availing serviced sites to beneficiaries who were able to buy and build for themselves.
- Clarity was sought as there seem to be a confusion on the catalytic and mega projects, also the number of units were far less for such projects.

- The delegation argued that the Community Residential Units programme collapsed due to lack of clear strategy on how to run them and also with the lack of maintenance due to lack of revenue collection. It was enquired on what were the plans or strategy to deal with land invasions.

5.1 Responses by the Provincial Department

The Provincial Department in its response, it stated that:

- It was monitoring the construction of housing units, there were plans to deliver as per the set targets. In the planning processes, the Provincial Department engages municipalities through established District Development Forum (DDF) on human settlement planning. The Provincial Department participated in the District Development Model (DDM) of the Province. The challenge that the Provincial Department had always faced is lack of participation from other departments in order for them provide required social and economic amenities such as schools, play areas and community halls. In trying to address the above, the Accounting Officer would table key catalytic or mega projects before an HOD's forum.
- In preparation for the following financial year the Provincial Department would engage the Premier's office for their involvement during business planning processes so that identified projects can be tabled in the broader provincial planning forums so that sister departments can plan for provision of necessary socio-economic amenities for realisation of integrated human settlements.
- The title deeds intervention was moving slowly until the Province appointed 25 conveyancers in quarter 3 which brought a great improvement with delivery of 6 035 out of 10 202 which represents 59%. The questions raised that what might cause the delays in the issuance of title deeds were the houses occupied by the unqualified beneficiaries.
- The Province experienced some challenges with the building design for military veterans and there was no output for this current financial year and the challenges were escalated to the MinMEC. The Province also planned to allocate the military veterans units to the appointed contractor within the area or nearby contractors to avoid the construction delays due to the scattered of the beneficiaries.

- In terms of addressing the issue of mud houses, the Provincial Department stated that most of the projects were implemented in the predominated rural areas which was also addressing eradication of mud houses.
- With regards to the Community Residential units, the Provincial Department stated that most of the beneficiaries were not paying Municipality bills and proposing to hand the program to the Municipality.
- In responding to the issue of blocked projects, the Municipality together with the Provincial Department stated the reasons contributed to the blocked projects were the slow performance of the contractors which resulted in incomplete projects as per the signed contract and payment delays by the Provincial Department. The two stakeholders decided to terminate the non-performancing contractors to avoid the projects to be blocked. It was reported that the Canadians were willing to invest on North West Project, the discussion meeting was scheduled for April 2023 to ensure that the two countries were aware of the investment interest. After the agreement is reached, the money would assist to address the unblock projects.
- The issue of migration to human settlements to be addressed by engaging all the departments to ensure that the basic services are catered for the beneficiaries and social amenities would be part of the development.

6. Oversight Visits

6.1 Naledi Vryburg Ext - 29

The project was a mixed project of BNG and bond houses. Beneficiaries were relocated to the projects to eradicate the shacks by ensuring that the constructed units were not rented which would hinder the rightful owners to continue staying at informal settlements. Beneficiaries who extended their RDP and the houses which were valued at R 100 000 needed to pay Municipality bills. Water meters were not connected to avoid theft and vandalism. Water meters would be connected as soon as the stands were occupied to ensure safety.

6.2 Vryburg Ext 29, Huhudi Ext 1

The layout of the project was not done properly as some of the stands encroached municipality boundaries while other were right on the streets.

6.3 Tswaing Kopela 700

The Beyond Build project was allocated 700 units to be constructed in Kopela Village within the Ngaka Modiri District. During verification it was found that one of the disabled beneficiary's housing unit was left by Mercycon contractor at wall plate stage. The beneficiary lived in a shack which was not safe during the unfavourable weather conditions. The Committee gave the Provincial Department one-month period to complete the housing unit. The delegation requested the Provincial Department to make an agreement with the contractor that was on site to complete the abandoned milestone within a month. Furthermore, to ensure that the completion payment arrangement was done accordingly between the two contractors. The delegation advised the Provincial Department to transfer the outstanding scope of the non-performance contractor to the performing contractor.

The Provincial Department should consult with the elderly person who was in Diretsane about the proposal of building her a house in Kopela and if she was willing to relocate, the contractor should build her a house within the area of implementation. There was inadequate water in the area of implementation and the contractor made the borehole to ensure that he met the contract deadline. The Contractor informed the delegation that that he would donate the borehole to the community. The Municipality supply the community with water twice a week.

6.4 Shaleng

The Provincial Department entered into contract with Foxido in October 2019 to construct 250 units in Shaleng village. Out of 250 beneficiaries, only 128 applicants were approved. Since the inception of the projects, the contractor casted 52 foundations and 43 wall plates with no delivery on the ground. Due to non-performance of the contractor, the Provincial Department met with the contractor to address the problems encountered by the contractor. The contractor promised to completed 25 units which he failed to deliver. Foxido entered into cessionary with Martha to continue with work on the ground. Foxido failed to make outstanding payments to the tribal Chief and labourer's which impeded the ceded contractor to progress with the work on the ground. The delegation stated that it would be unfair for the ceded contractor to pay debts of the main contractor.

The delegation requested the Provincial Department to compile a report stating the steps to be taken for the non-performance contractor and how the ceded contractor was going to be assisted. It was emphasized that the Provincial Department should terminate and also blacklist the non-performance contractor.

The delegation also emphasized that women contractors should be assisted in construction industry. Youth and disability should also need to partake in order to be empowered in the construction industry.

6.5 Tswaing Mafufutso 1 and 2 1200

It was reported that the Provincial Department entered into contract with Ezekiel Moeti Construction to construct 400 units in Tswaing Mafufutso. To date 20 units were completed and 56 foundations were casted and 45 units at wall plate. The contractor's performance was very slow. The delegation stated that the contractor should concentrate on the milestone performed and no extension should be granted. The delegation also stated that the contractor should be terminated and blacklisted to ensure that the appointed contractors adhered to the completion time without outstanding work. The Department was requested to provide a way forward report in 7 working days. The project was not visited as there was no contractor on site and challenges were already reported.

6.6 Madibogo

The delegation attended to one of the beneficiaries residing at 205 whose house was left at roof level stage in 2021. The Provincial Department was requested to find another contractor to complete the house. The Provincial Department promised the delegation that they would provide feedback within 21 days.

6.7 Boitekong Ext 16 - Drop Dot

The Provincial Department entered into an agreement with Drop Dot PTY LTD in January 2022 for the design and installation of internal services for 2 300 stands in Boitekong Ext.16. The services entail the installation of water reticulation, gravel roads, sanitation reticulation. The delegation requested the Provincial Department to request the Municipality to avail sites for those who want to purchase the sites and build for themselves. The project was implemented

in Green field and the Committee asked if the sites for amenities were identified. The Provincial Department stated that Cooperative Governance and Traditional Affairs (CoGTA) would lead in that regard. The project was delayed due to hard rock that was encountered.

6.7 Dinie Estate

The Provincial Department entered into an agreement with Drop Dot to construct 300 units in Dinie Estate within Rustenburg Municipality. Rustenburg Local Municipality was one of the Municipalities in the Province that was surrounded by both urban and rural settlements; Dinie Estate being one of the informal settlements within the municipality. The Project was moving at slow pace. The untraceable beneficiaries contributed to the delays in the project. The Committee identified that the gutters of stand number 1398 are falling apart and requested the Provincial Department to attend to the matter.

7. Complaint lodged in Mogwase unit 8 (700)

There was one complain reported for Mogwase unit 8 where the complainants reported illegal occupation, invasion and houses sold in the projects. Support staff; the Content Advisor and the Researcher, advised the complainants to lodge the complaint by writing a letter listing all their issues. They were also provided with the contact details of Committee Secretary to process the matter.

8. Recommendations made by the Committee:

The Committee provided the following recommendations:

8.1 Northern Cape Provincial Department

- Fast-track the filling of vacant posts to ensure the stability and improve performance of the Provincial Department.
- Encourage local contractors to use approved, sustainable, locally produced alternative building materials in order to address the issue of scarcity of building materials in the Province. Ensure that prospective beneficiaries buy-in and support alternative building materials.

- Fast-track the issuing of title deeds programme. Address all issues preventing the issuing of title deeds.
- Ensure that people renting in social housing, such as Roodepan Flats, are willing and able to pay rent in order to improve revenue collection. Frequent occupancy studies should be conducted.
- Ensure cash injection in order to help unblock the blocked projects.
- Ensure integrated planning and participation by other sister departments in human settlements development.
- Ensure the delivery of Military Veterans houses. Ensure that housing designs and size are acceptable to prospective beneficiaries.
- Develop a strategy to deal with the mushrooming of informal settlements in mining town areas.
- Ensure the provision of bulk infrastructure before the implementation of housing projects.
- Ensure the visibility of NHBRC.
- Ensure that houses are not developed in the periphery of towns and cities.

8.2 North-West Provincial Department

- Use the DDM and District the DDF to ensure integrated planning so that human settlements are developed with social and economic amenities.
- Fast-track the construction of houses for Military Veterans.
- Address challenges of associated with township establishment to improve the title deeds issuance.
- Develop a clear strategy to run Community Residential Units. This strategy should ensure proper maintenance and revenue collection.
- Develop a clear strategy to deal with land invasions.
- Develop a strategy to eradicate mud houses and asbestos roofing.
- Complete the housing unit for the disabled beneficiary left incomplete by Mercycon contractor, in Kopela Village. This must be done within 21 days.
- Arrange with the contractor that was on site to complete the abandoned milestone within a month. Furthermore, ensure that the completion payment arrangement is done accordingly between the two contractors, in Kopela Village. The councillor, who was

alleged to removing windows because of community unhappiness, should be encouraged to report any project disruptions to the MEC.

- Consult with the elderly person who was in Diretsane Village about the proposal of building her a house in Kopela Village and if she is willing to relocate, the contractor should build her a house within the area of implementation. This must be done within a month and reported to the Committee.
- Blacklist Foxido because of non-performance in Shaleng and Mafufutso Village. The Provincial Department should provide a way forward report in 7 working days.
- Assist women contractors in construction industry. Empower youth and disability to partake in the construction industry.
- Fast-track the installation of internal services in Dinie Estate.
- Incorporate self-help or People Housing Process (PHP) into all projects to ensure the involvement communities their housing development.
- Ensure that beneficiary lists are accessible to everyone involved in projects.
- Ensure close monitoring of all housing projects and institute consequence management in cases of deliberate non-performance.
- Recoup monies from contractor in Mafufutso project who was alleged to be overpaid.
- Address community unrest and stealing of building materials.
- Present to the Committee on how session arrangements between contractors are managed by the Department.

Report to be considered.