# Portfolio Committee on Public Works: Report on an Oversight visit to the Telkom Towers, Dated 2 November 2022.

The Portfolio Committee on Public Works and Infrastructure, having undertaken an oversight visit to the Telkom Towers (Gauteng), from 30 September to 1 October 2022, reports as follows:

# ATTENDANCE

1. Ms N Ntobongwana, MP (Leader of the Delegation)
2. Ms L Mjobo, MP
3. Ms S R Van Schalkwyk, MP
4. Mr E Mathebula, MP
5. Ms S Graham-Maré, MP
6. Ms M B Hicklin, MP
7. Ms M Siwisa, MP
8. Mr SS Zondo, MP
9. Mr W Thring, MP

# INTRODUCTION

During this oversight visit, the Portfolio Committee on Public Works and Infrastructure visited the national Department of Public Works and Infrastructure (DPWI) refurbishment project of the Telkom Towers precinct to accommodate the South African Police Service (SAPS) in Pretoria, Gauteng.

The aim was to gather first-hand knowledge of the challenges experienced that might have caused delays in completing the refurbishment of the Telkom Towers. This oversight visit was a follow-up on a previous visit to the project (2019) and a meeting held on 8 June 2022 to get an update on progress with the project. During the 2019 oversight visit, the Committee were told that the building would be ready in April 2020 for the South African Police Service (SAPS) to move into the Telkom Towers precinct. The fact that this did not happen means that the recommendations that was made to the DPWI remains unimplemented. Realising that challenges continue to be experienced with the refurbishment project, the committee resolved to conduct a follow-up oversight visit to gain an understanding of blockages that prevent the successful completion of the project.

# MANDATES AND FUNCTIONS

## The Mandate of the DPWI - the relationship with the PMTE

The DPWI is the custodian and manager of governments’ immovable assets. This includes the acquisition, maintenance and disposal of such assets. The DPWI is further responsible for the determination of accommodation requirements, and rendering expert built environment services to client departments.

As part of the turnaround strategy that started in 2011/12, the former Department of Public Works (DPW) operationalized the Property Management and Trading Entity (PMTE) in the 2014/15 financial year as an internal component within the Department. With this establishment, the responsibility for the Immovable Asset Register, and the key tasks of the DPWI as the custodian and landlord of state property were transferred from the DPWI to the PMTE.

After the operationalization of the PMTE, the DPWI has the responsibility for developing policy and regulations to ensure standards and uniformity in the public works, infrastructure, construction, and professional built environment sector.

The Constitution, including Schedule 4 (that describes public works as a concurrent function), the Public Finance Management Act (PFMA, Act 1 of 1999) and the respective Acts of the Independent Development Trust, Agrément South Africa, Construction Industry Development Board, and Council for the Built Environment, describes the mandate, and regulatory and governance relationship between the entities, the DPWI and the Minister.

Since the PMTE has taken over the core functions related to the Government Immovable Asset Management Act (GIAMA, 2007), it exercises a property management, maintenance and trading function in respect of government properties. While in the past, the DPWI acted as regulator as well as property manager of government immovable assets, since undergoing a turnaround strategy from 2011/12 onwards, the function of property management, maintenance and trading has been devolved to the PMTE. As custodian of vast immovable assets, there is substantial opportunity to generate income and the PMTE would be responsible for this aspect of the public works function of government. This aspect lagged behind for many years due to the incompleteness of the Government Immovable Asset Register (GIAR) that is managed by the DPW[[1]](#footnote-1) as regulator and custodian department.

## The Mandate of the Portfolio Committee on Public Works and Infrastructure

The Committee does oversight over the programmatic deliverables of the Department of Public Works and Infrastructure (DPWI) and its entities to implement the policies made by the Minister of Public Works as per the mandate of the DPW. The Constitution, and Government Immovable Management Act (GIAMA, Act 19 of 2007), describes the mandate of the DPWI.

# PURPOSE OF THE OVERSIGHT VISIT

The main purpose of the oversight visit was to oversee the work of the DPWI/PMTE on refurbishing work at the Telkom Towers. The committee wanted to establish what the reasons were for the delays in completing and handing over the building to the SAPS.

The methodology followed on the first day was to receive briefings from both the DPWI and SAPS on the Telkom Towers project. On the second day, the committee visited the Telkom Towers project site. Presentations were made and Members deliberated to gather in-depth insight into the factors preventing SAPS from occupying the precinct. This allowed Members to engage with the Acting Director-General of the DPWI, National Police Commissioner and the senior management of both departments. The deliberations focused on key matters such as challenges emerging from the Telkom Towers project.

# DAY 1 OF THE VISITS: FRIDAY, 30 OCTOBER 2022

## Visit to the Head Office of the Department of Public Works and Infrastructure

The apologies of the Minister of Public Works and Infrastructure, and the Minister of South African Police Service were registered and noted; the reasons for their absence was that they had to attend a special cabinet meeting. The Deputy Ministers of both departments could also not attend the session due to conflicting commitments.

### Presentation by the National Police Commissioner

The National Police Commissioner, Lieutenant-General Masemola, assisted by a team of senior SAPS officials presented as follows:

The Department of Public Works and Infrastructure (DPWI), as the mandated custodian of all Government Immovable Assets, showed interest in the Telkom Towers building for use by a Government Department. The DPWI presented the proposal to acquire the Telkom Towers building to the former National Commissioner of the SAPS, on 2015-06-12. Subsequent to the presentation of the Feasibility Analysis conducted by the Custodian, on 2015-06-17, a motivation regarding the progress on the negotiation outcomes was submitted by the then Divisional Commissioner: Facility Management, Lieutenant General Mkhwanazi. The Divisional Commissioner: Facility Management submitted to the former National Commissioner, who then accepted the proposal made by the DPWI to acquire the Telkom Towers building for utilization by SAPS, on 20 October 2015. The acceptance of the procurement of the Telkom Towers building was further confirmed by the former Acting National Commissioner on 30 October 2015.

#### The Telkom Towers Precinct

Telkom Towers as a National Key Point (NKP) Building:

This building was part of the ten buildings procured from Telkom Trust, however, the building was bought back by Telkom Trust for R41 million. The rationale behind the purchase back by Telkom Trust was that the building would be used as a NKP for Telkom Trust. The purchase process back to Telkom Owners was handled by both the DPWI and National Treasury because the building is currently used as a NKP for Telkom Trust.

Telkom Towers as an Information Technology and Communications (ITC) Building:

This building is also part of the ten buildings procured from Telkom Trust, however, the building is currently being leased to the Telkom Trust by the DPWI for a period of two years, which expired on 31 August 2017. Currently the building is on a month-to-month lease. The lease agreement is that the building is used as a Telkom ITC hub.

The PR Building:

This building is also part of the ten buildings procured from Telkom Trust, however, the building is currently being leased to the Telkom Trust, by the DPWI for a period of three years, which expired on 31 August 2018, unfortunately there is no feedback given with regard to the status of the lease after the expiry of the contract.

The South Tower:

The building was ready for occupation, but could not be occupied, pending approval of the migration plan that will permit the activation of space planning by the DPWI.

The Northern Tower and Annex Building:

The buildings are ready for occupation, pending approval of the migration plan, which will permit the activation of space planning by the DPWI.

The Eastern and Western Tower Buildings:

The buildings are ready for occupation as “phase two proposal”, awaiting activation of space planning by the DPWI and pending the approval of the migration plan.

The Somerset House:

The building was a heritage protected building and needed to be repaired and upgraded.

The Central Building:

The building was condemned for occupation by the municipality due to contamination of the water supply and reticulation in the building.

####  Financial expenditure breakdown to date

The Complex (or Precinct), with the exception of the ITC and PR Buildings (leased), were acquired and finally transferred to NDPWI, by Telkom Retirement Fund, on 6 June 2016. The initial asking price from Telkom Retirement Fund (TRF), for ten (10) buildings, was R 954,000,000-00, excluding VAT. The DPWI’s negotiated price was R 650,000,000-00 excluding VAT. Telkom indicated that the PR building, which is classified as a NKP, would be purchased back for the amount of R 41,000,000-00, thus reducing the purchase price to R 609,000,000-00 excluding VAT, for nine buildings and a total purchase amount of R 694,260,000-00 including VAT. The SAPS indicated that the amount of R 149,698,855-00 was available, from the Capital Works Budget allocation, in the 2015/2016 financial year, which was subsequently transferred to the DPWI on 5 November 2015.

The DPWI confirmed that the amount of R 150,301,145-00 was also available from the Property Management Trading Entity (PMTE) budget in the 2015/2016 financial year. A combined amount of R300,000,000-00 was then paid as the first payment on the overall purchase price. The SAPS paid the settlement amount of R 394,260,000-00 to the DPWI on 10 February 2016. Upon the conclusion of the acquisition process for the Telkom Towers buildings, the SAPS undertook an IS/ICT Infrastructure roll-out project, for the commissioning of the cabling and associated hardware and services, as activated through a letter received on 29 September 2015. Subsequent to that, the Division: Technology Management Services (TMS) initiated a procurement process and approval was granted by the Bid Adjudication Committee (BAC) to appoint the contractors amounting to R344 117 009-00.

#### Migration challenges

According to the Acceptance Letter, the occupation by the SAPS was meant to be executed by 1 April 2016, however, the occupation was on condition that repairs and renovations were completed and paid for by the DPWI. The NDPWI indicated that the SAPS could only occupy when the Department is issued with Occupation and Compliance Certificates. The commitment by the DPWI as per their presentation made on 9 April 2018 to the National Commissioner, reflected that the North Tower would be ready, which lead to the National Commissioner taking occupation of the North Tower Floor 23 and 24 during May 2018. However, due to the continuous challenges experienced by the office of the National Commissioner with regard to the building and non-compliance to the OHS Act, the National Commissioner had to vacate the building and had to be temporarily accommodated at Maupa Naga. Several engagements with the DPWI led to the second Project Execution Plan presented on 27 July 2018 for the North Tower and Annex (Phase 1), which indicated that the two buildings would only be ready nine months after handing over of the site, which was expected to be 26 November 2018, thus the practical completion date was estimated to be 31 July 2019.

#### Occupational Health and Safety Challenges

During the meeting held between the former DPWI Director General, Adv. Vukela and the National Commissioner, on 9 April 2018, the DPWI made a commitment that three floors (Floors 23, 24 and 25) would be ready for occupation, by 2 May 2018. Unfortunately, there was no further communication and the National Commissioner and his staff took occupation on 7 May 2018. It was only after occupation that a letter was received from the DPWI indicating that the building (North Tower) needed to comply with the requirements, where a certificate of occupation and compliance had to be issued to the National Commissioner prior occupation. The building did not have a fire detection system and the fire sprinklers were not functioning which exposed the building to high risk of fire.

The Certificate of Occupation and the Certificate of Compliance (electrical) for the North Tower and Annex buildings were outstanding. Upon receipt of the letter from the DPWI regarding the non-compliance of the buildings, the then National Commissioner was forced to vacate, also due to the fact that the Commissioning and Maintenance Records of the HVAC and passenger lifts were also outstanding.

The Telkom North Towers makes provision for 12 lifts, six high-rise lifts and six low-rise lifts, only three high rise lifts were functional while only one low rise lift was functional, which created a serious challenge for the members that were in occupation at the time. The malfunctioning of the lifts posed significant high risks as there were reports of the lifts dropping to certain floors and members being trapped in the lifts.

Certificates of Occupation and Compliance for all other buildings were never issued, as the project execution plans only covered the North Tower and Annex, thereby excluding all other buildings.

#### Status of SAPS leased facilities affected by the delay in migration

The SAPS continues to incur costs on month-to-month leases, which were earmarked for termination upon the finalization of the migration to Telkom Towers. In addition, the facilities that are leased on a month-to-month basis are in a bad condition, due to neglected maintenance by the landlords, thus exposing the SAPS members to occupational health and safety risks.

The SAPS incurs an expenditure of R 31 073 038.65 per month on leases due to the delayed implementation of the Migration Plan to the Telkom Towers Buildings.

#### Challenges that contributed to further delays in migration

The DPWI appointed the Development Bank of South Africa (DBSA) as an implementing agent to execute the project. The refurbishment project entails repairs, renovations and maintenance of two Telkom Towers buildings, namely the North Tower and Annex Building. The DBSA was appointed on 18 May 2018 with an estimated contract value of R194 376 069-00. The project was handed over by DBSA to contractors on 24 June 2019. The initial completion date was projected for 30 May 2020. This contradicts the date given to the committee during the 2019 oversight visit, when it was stated as 15 April 2020. The report provided during the current oversight visit stated that the revised completion date as communicated during the meeting held on site on 18 June 2020 was stated as 15 October 2020. It is clear that completion dates kept changing as it was later shifted to 31 March 2021 which also did not materialize.

Before stating the reasons that project manager gave for these shifting dates, it must be kept in mind that shifting deadlines on projects means deviations of orders and increased project cost. It also means loss of trust in the PMTE Construction Project Management branch. Furthermore, there should be clearly recorded reasons on requests for deviation of deadlines and cost before such can be agreed to. It is clear from the records that the DPWI and DBSA team provided vague high level information and reasons for shifting deadlines rather than providing the committee delegation material evidence showing why the refurbishment continued to be incomplete. The lack of material evidence that should be part of the project management process, such as the signing off on phases by registered project managers, and built environment professionals such as architects, structural and electrical engineers and internal designers, contravenes construction industry and built environment professional standards and frameworks.

The DBSA and DPWI team reported that reasons for delay included that the project was marred by community unrest, which led to site-closure. The team did not stipulate which years, months or dates these negatively affected the project deadline, neither did they, or the project manager provide detail of the work of the community liaison officer whose function is to ensure that such incidences are foreseen and timeously resolved. The delayed completion of the project has resulted in an open-ended occupation of leased facilities that were earmarked for termination and subsequent migration to the Telkom Towers.

The project only addressed two of the ten buildings, thus prolonging the migration and the subsequent cancellation of leased buildings in the greater Pretoria CBD. The scope of work addressed critical compliance issues and excluded aesthetic issues such as painting and replacement of floor tiles and ceiling tiles. It must be noted that in spite of the perception that such matters only affect aesthetics, they impact on Occupational Health and Safety (OHS).

Lack of timeous feedback from the DPWI pertaining to project developments, created further challenges as the then National Commissioner continued to be temporarily accommodated at Maupa Naga.

After the visit by the Portfolio Committee on Police (PCoP) to Veritas, in May 2021, a directive was given by the then National Commissioner that the Central Firearms Register (CFR) be migrated urgently to Telkom Towers, as the DPWI confirmed that the ITC building at Telkom Towers would be ready by October 2021 when the lease expired.

In September 2021, the DPWI officially notified the National Commissioner that Telkom Towers North and Annex were ready for occupation. Unfortunately, the ITC Building was not ready for occupation. This meant that CFR had to be prioritized for occupation within the Telkom Tower Annex. The process of migrating the CFR commenced but had to be stopped as the building was found to be uninhabitable, despite the Compliance Certificates issued by the Department of Labour and Tshwane Municipality.

The following challenges were brought to the attention of NDPWI for attention:

* The lifts at the Annex Building were malfunctioning.
* Visible leaks in the basement area and water ingress on the ground floor, coming from the side of the goods lifts.
* The mounted filing cabinets were malfunctioning and need repairs (sliding on the fixations).
* Carpets were old and worn out - usually the client department’s responsibility.
* Fire extinguishers were missing and electrical distribution boxes (DB) were stripped of cables (evidence of cable theft) in a National Key Point building.
* Biometric system not in working condition.
* Damaged drywall in the basement storage area including holes in some of the walls that also required repairs.
* Kitchens on several floors required refurbishments.
* The door locks and safes needed to be fitted with new locks.
* Bathrooms not working, some were without toilet paper holders.
* Air conditioning system were not working on the ground floor.

These issues were taken up with the DPWI. Unfortunately, at the date of the oversight visit, no formal response was received regarding the progress on the execution of the repairs listed above, and ensuring that the functionality of lifts and the heating, ventilation and air conditioning (HVAC) system. All other buildings were vandalised and needed urgent repairs, which meant that the SAPS was not in a position to reduce its current leased-property portfolio.

The SAPS would recommend that the DPWI provides the SAPS with a credible plan, with clear timelines on the implementation of the migration to Telkom Towers and that a Project Steering Committee be established to drive the project and report regularly to the relevant authorities. Failure to urgently attend to this matter would mean that an alternative project management method is considered so that the Telkom Towers project can be completed.

### Presentation by the Acting Director–General of the DPWI

The Acting Director – General of the DPWI, Dr Moemi, assisted by his senior management team, reported as follows:

#### Telkom Towers phase 1 migration

In order to respond to the immediate upgrade requirements for the Telkom Towers (North Building) and Annex buildings, a project was commenced through the Development Bank of Southern Africa (“DBSA”) as Implementing Agents to DPWI, in accordance with the SAPS migration plan. The site was handed over to the contractor on the 24th June 2019. A Summary of the project plan for this project is provided below.

The projected savings on termination of Presidia, La Rochelle, Opera Plaza and Opera Plaza Annex is R3 455 289.65. The project percentage reported was 100 per cent which was the responsibility of the DBSA. Of the six leased buildings due to the delay in migration, four were terminates in July 2022 and the remaining two are on a month-to-month basis.

#### The Annex Building

Further new work requirements for the Annex building necessitated the need to address the water ingress problem prior to occupation into the building. The condition assessment identified the following key matters:

* Damaged joint sealant and joints not sealed properly (wear and tear) were noted between the wall and barrier concrete beam.
* Damaged joint sealant was noted between the concrete wall panels of the building.
* Evidence of water ingress were noted on the testing pit of the building.
* Cracks on the basement slab with evidence of water leakages were noted.
* Cracks on the parking area floor slab were noted.
* Evidence of standing water on the parking area floor slab were noted.

The site handover date is scheduled for 5 December 2022.

#### IT Building

The DPWI is implementing a concurrent service to repair and maintain IT Building (Phase 6) with a GLA of ± 7 218 m². In 2021, this building was identified by SAPS to be an immediate term solution to accommodate the Visible Policing (VISPOL: FLASH units) which are currently accommodated at Veritas Building in Pretoria CBD. Departmental Professionals (in-house) undertake the planning and designs as the consulting team. The project was set back due to procurement challenge, which have since been escalated to the Accounting Officer for intervention.

The scheduled for 18 October 2022.

#### Refurbishment, Operate and Transfer (ROT)

The other phases of Telkom Towers have not been activated as yet due to funding constraints as Phases 1 and IT Building are funded under the Department’s budget. The Department is currently exploring other strategies such as Refurbishment, Operate and Transfer (“ROT”) models to expedite funding. The ROT Programme will include East Tower, West Wing, South Tower, PR Building, Somerset House and Central Building.

Based on an earlier agreement with the ISA, the preparation and issuing of the RFI for potential ROT programme is in the 3rd Quarter of 2022/23 Financial Year and the issuing of the RFP is anticipated in the 4th Quarter of 2022/23 Financial Year.

The associated leases linked to the future migration plan include Shorberg Building, Alben Building, General Piet Joubert Building, Koedoe Building, Thibault Navarre Complex (Wachthuis).

#### SAPS leasing portfolio

In relation to the SAPS leasing portfolio, SAPS is the largest single user of leased accommodation within the Department.

The majority of leases procured for SAPS have expired, however, and are currently running on a month-to-month basis thereby weakening the Department of Public Works and Infrastructure position in enforcing the provisions in lease agreements, particularly as they relate to compliance with occupational health and safety requirements.

The main objectives of the National Treasury approval for the lease renewal project was to achieve savings and ensure building compliance with Occupational Health and Safety Requirements.

The total lease cost per annum is R178, 474,345.00.

#### Facilities management

The DPWI is responding to all maintenance issues through its day-to-day call centre and maintenance regime. In recent times, the Department has attended to the repair of pumps, water supply, leakages, plumbing, carpentry and electrical items. This methodology will continue until the activation of the Total Facilities Management (TFM) strategy.

The DPWI has engaged SAPS on the long-term integrated maintenance strategy for the Telkom Tower (North Building) and Annex Building. The TFM will be phased in for all the other buildings in the Telkom Towers complex, as and when they are renovated and refurbished.

### The following matters emerged from deliberations:

The Committee raised its concern regarding the basis upon which the Telkom Towers precinct was acquired as it was also reported that some of the buildings are currently leased back to Telkom after acquisition. Another matter that was raised on leasing was the red flags that were raised by the Auditor General when reporting to the committee was the month-to-month leases that were not properly managed, inaccurate and inconsistent.

It was also unclear why health and safety certification was granted by the City of Tshwane and later reversed after the Parliament fire debacle. The safety of the Telkom Towers was noted as a huge concern and as such, the department was encouraged to prioritise the safety of inhabitants while ensuring that the migration project is expedited.

The department had to explain why the Independent Development Trust (IDT) may in future only be given 10% of the work and the rest would be granted to the DBSA and Coega Development Corporation (CDC).

# DAY 2 OF THE VISITS: SATURDAY, 1 OCTOBER 2022

## Visit to the Telkom Towers precinct

On the second day, the Committee visited the Telkom Towers precinct where the Minister, Deputy Minister, National Police Commissioner and SAPS officials ought to be accommodated. Upon arrival, it was learnt that there was no access to most of the floors that the SAPS delegation (which included General Fani and General Sithole) led the Committee through parts of the building. This was due to the lack of coordination within SAPS as communication regarding the visit was timeously communicated with both departments.

The Committee first accessed the 18th floor that would be occupied by the SAPS Legal Services officials. It was established that there were few officials who had moved into the floor and the rest were still occupying rented buildings elsewhere. Officials who were present during the visit indicated that the air conditioning was dysfunctional and it was evident that the floor mats had not been cleaned.

The Development Bank of Southern Africa (DBSA) official who was present indicated that when the building was handed over in August 2021, everything was in working order. The official insisted that the matters noted were maintenance issues that was the responsibility of SAPS as a client department.

Another floor that the committee accessed, was the 23rd floor, which was supposed to accommodate the officials employed in the Office of the Minister. Again, the limitation was that the keys had not been brought through by the responsible official who claimed to have left them either in the vehicle or another office. The Committee discovered defects and huge holes on the ceiling and expired fire extinguishers. The DBSA Project Manager present still insisted that those were maintenance issues and the DDG: Construction from the DPWI indicated that there was a plan in place to replace the fire extinguishers as it was part of another project scope.

The Committee raised its dissatisfaction with the SAPS officials conduct as it was deemed a deliberate motive to sabotage the work of the committee thereby hindering it from playing its oversight role.

A resolution was taken to conduct further “spot” visits to the Telkom Towers so that the committee can obtain all the information it requires without any obstacles to access.

# FINDINGS

1. There was lack of communication between the affected departments, which caused the unnecessary delay, resulting in fruitless and wasteful expenditure.
2. The information session report was contradicted by the evidence gathered at the project site.
3. The Minister of Police and National Police Commissioner have not yet moved into Telkom Towers due to delays and such are still working from home.
4. Critical SAPS officials were evicted in some of the leased buildings due to non-payment of rental by the department.
5. The occupied building had a low bandwidth due to incorrect ICT infrastructure cabling, which causes connectivity issues for occupants.
6. The issue of security came to the fore as the client department reported theft of cables. This matter requires urgent attention as it is supposed to accommodate a client department that does sensitive work.
7. Firefighting equipment had expired, posing a fire hazard to the building.
8. The building was poorly maintained. The client department and DPWI had to properly to the Government Immovable Asset Management Act, prepare detailed Custodian and user Asset Management Plans so that the division DPWI duties and the client responsibilities are made clear.
9. Air conditioning was not working on the floors that the committee had access to. The Heating, Ventilation and Air Conditioning system requires scheduled maintenance.

# RECOMMENDATIONS

Having considered the findings that emerged from, and are evident in the deliberations, the Committee recommends that the Minister of Public Works and Infrastructure:

1. Notes that the manner in which the PMTE and DBSA was managing the refurbishment project was leading to distrust with SAPS as client department. SAPS stated that failure to improve on delivery indicated that as client it would be forced to find an alternative project management method so that the Telkom Towers project can be completed. A Project Steering Committee needed to be established to drive the project, report progress to completion regularly to the both executive authorities and the Portfolio Committee on Public Works and Infrastructure.
2. Ensures that PMTE and DBSA as current project management entity responsible for the Telkom Towers refurbishment project provide a detailed report to the committee on work per phase, contractors and sub-contractors, and related costs paid per phase. It should include all scope of work with amendments per phase; applicable signed off completion certificates per phase; deadline deviation requests, and where applicable, permissions, and relevant added costs from the commencement date of the project to the date of the oversight visit. *The report to include information that enables a timeline with challenges noted, strategies to overcome them, and reasons for deviations so that the continued incomplete status of this project can be properly documented*.
3. Ensure that refurbishment and construction project management projects from the PMTE refurbishment, operating and transfer (ROT) programme is allocated to the Independent Development Trust (IDT) so that the entity can be sustainable after its resuscitation from nearly being closed down.
4. Provide a detailed explanation about why the Independent Development Trust (IDT) may in future only be given 10 per cent of the work and the rest would be granted to the DBSA and Coega Development Corporation (CDC).

**Report to be considered.**

1. Referring to the Department’s former name here purposely as stated in Section 4 of the GIAMA. This section of the Act makes the Minister of Public Works the custodian of all “immovable assets that vests in the national government, except in cases where custodial functions were assigned to other Ministers by virtue of legislation before the commencement of this Act;” The GIAMA states that the establishment and management of the GIAR across the three spheres of government is the responsibility of the DPW as custodian department. [↑](#footnote-ref-1)