



PROVINCE OF THE EASTERN CAPE

DEPARTMENT OF HOUSING

REPORT ON THE STATUS OF THE FLAGSTAFF HOUSING PROJECTS

Flagstaff 503 units

Brief on the visit by Housing Minister and National Portfolio Committee on housing to Flagstaff 503 also known as Thabo Mbeki Project

INTRODUCTION

Peoples Parliament

In September 2007 during the People's Assembly in Mbizana the Flagstaff project was visited by the Committee on housing which was lead by the National Department of Housing, Provincial Department of Housing, Portfolio Committee on Housing and the Local Municipality.

When the project was visited the delegation came to a conclusion that during October the whole delegation will come back to rectify the defective houses. Ten houses were to be identified for rectification during the housing month.

Housing Month

Visit by Minister Lindiwe Sisulu, and Portfolio Committee on housing to flagstaff.

The minister of housing came to visit the project where she was to help build the 10 houses. This was done as a symbolic gesture to launch the rectification of the project and the building of the other houses that have not yet started.

The contractor was on site and volunteers were also present to help with the build. 10 houses were identified for the build which were to be completed within 2 weeks from the 22nd of October 2007. During the build an additional house was identified by the Portfolio Committee which then resulted to eleven houses being built. The 11 houses are complete and the beneficiaries are very happy with their homes.

During the Build a briefing meeting was called by the Minister where all relevant stakeholders were called to comment mainly the provincial housing officials, members of the community and the municipalities were requested to give imputes.

The Portfolio Committee on housing was on site for two days the 23rd and the 24th building houses on site and really working hard to make the whole event a success.

Project Background:

This project was approved on the 8th of June 2000. The project became blocked due to insufficient funds as a result of inflation and blocked funding was approved on the 12th of December 2005 so as to unblock the project. The project restarted and later became blocked due to poor performance by the developer (Ingquza Local Municipality) and its appointed service providers; it is against this background that the provincial department decided to cancel the contract with the local municipality and undertook to implement to project.

Current status:

<i>Houses completed</i>	216 (with defects)
<i>Houses outstanding</i>	287
<i>Transfers paid</i>	275
<i>Services installed</i>	50% complete.
<i>Budget Spent</i>	9,312,692.55
<i>Budget available</i>	4,396,061.11

The outstanding 287 units will be constructed as part of the rectification programme which will also include the rectification of services that are in a dilapidated state.

PROGRESS

Currently the project is blocked however there are some initiatives taken to unblock the project and these are as follows:

- Eleven houses have been rectified through the rectification programme as one of the activities of the housing week.
- A site audit has been conducted by NHBRC for the purposes of compiling a report so to enable the appointment of a contractor to rectify and complete the project as part of the rectification programme.
- NHBRC has been advised to appoint a consultant (Civil Engineer) to conduct an investigation on the services installed and advise on remedial and additional work needed.

Challenges:

- Poor construction methods by previously appointed contractors.
 - Insufficient funding due to price escalations i.e. inflation etc.
 - Challenging topographical conditions such as steep slopes which resulted in a need for extra building material.
 - Bad weather i.e. heavy rains and wind causing delays to the completion of the eleven houses being rectified.
 - Suspicion that existing services do not meet RDP standards.
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FLAGSTAFF ACTION PLAN – as of 05/12/07

UPDATED

02/01/08

No.	Action	By Whom	By When	Comments
1	Received and peruse payment from the Contractor/ supplier	Technical Coordinator	11 December 07 Technical Coordinator	<i>Done</i>
2	Instruct the Contractor to correct and resubmit to TC.	Contractor	11 December 07	Done
3	Beneficiary social facilitation (on going)	Ngquza	Next Meeting by early next year	On going
4	Obtain info from Ngquza Technical Manager wrt existing services to determine extent of extension of services.	Ngquza/ Technical Coordinator	12 December 07	Done
5	Received and peruse draft NHBRC audit report.	Howell (NHBRC)	06 December 07	Pending
6	Using NHBRC survey to determine extent of quality issues. DoH appointed NHBRC to do geotech.	NHBRC/ Technical Coordinator		This is dependent on receipt of final report. It must be noted that this report will be inconclusive without a Geotechnical Report.
7	Determine houses that qualify under the Rectification Program.	Technical Coordinator		Done
8	Appoint consultant for the extension of services.	Province (Technical Coordinator)		Finalising Terms Of Reference (TOR).
9	Investigation/ Design report of existing and new services inclusive of bulk services.	Consultant/ Technical Coordinator / Nquza LM	30 March 08	Linked to 8 above.
10	Finalize submission with estimates for extension of services.	Technical Coordinator	03 April 2008	Linked to 9 above.
11	Finalize submission with estimates for rectification of houses as well as construction of new houses and forward to Province.	T Technical Coordinator and Project Manager	31 January 2008	Linked to 7 above, provided the NHBRC audit report is received by the due date. If the audit report delays, the latest subsidy band can be used as an estimate.
12	NHBRC approval / enrolment	Dept		Not yet
13	Department to evaluate and approve	Dept		Not yet
14	Agreement in place	Dept		Not yet
15	Implement Contractor on Site	Province		Not yet

NATIONAL HOME BUILDERS

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REGISTRATION COUNCIL

Date : 03 January 2008
To : Department of Housing, Local Government and Traditional
Affairs of the Eastern Cape Province.
From : Howell Mathode
Attention : Ms Olona Njontini

Dear Madam

**Re: PROPOSED PROGRAM FOR REMEDIAL WORKS IN THE EASTERN CAPE
PROVINCE (FLAGSTAFF RECTIFICATION PROGRAMME)**

1. Purpose of report

The purpose of this report is to outline the execution plan for remedial works in the Eastern Cape Province as requested by the Department of Housing, Local Government and Traditional Affairs of the Eastern Cape Province.

2. Eastern Cape Province Remedial Works 2007 Execution Plan

Table 1 present the summarised version of the project plan..

DESCRIPTION	TASK	START	END	REMARKS
Geotechnical Report	Briefing	2008/01/07	2008/01/07	
	Site Investigation	2008/01/09	2008/01/14	
	Lab Result	2008/01/14	2008/01/16	
	Final Report	2008/01/16	2008/01/18	
Planning Information	Architectural Plans			Department to advice which plan to use
	Structural Design	2008/01/21	2008/01/23	
Construction Works	Appointment	2008/01/18	2008/01/18	
	Start	2008/01/28	-	
	Completion	-	2008/03/28	

Table 1: Summary of the execution plan

3. Conclusion

I have also attached a plan of the house as measured by the consultant on site.

Yours sincerely,

MH Mathode

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