

**Technical Evaluation Report  
Rectification of 11 houses**

**Municipality** : Ingquza Hill Municipality  
**Town** : Flagstaff  
**Project Name** : Flagstaff 503 Project  
**Project Number** :  
**Number Subsidies** : 503

### 1. Purpose

The purpose of this report is to provide the background of the nature of damage caused to the eleven houses as a result of the storms which hit the Flagstaff Areas as well as evidence to the remedial interventions undertaken.

### 2. Background

A low cost housing subsidy project known as Thabo Mbeki in Flagstaff, Ngquza Municipality was identified as one of the most affected areas hit the by the storms that hit Flagstaff area that needed intervention and in this particular project eleven houses were prioritized for immediate intervention because they were adversely affected such that the beneficiaries had to vacate them. The houses identified were as follows:

ERF NO	BENEFICIARY	NATURE OF DAMAGE
603	Zoleka Oriana Godo	<ul style="list-style-type: none"> <li>• Roof blown away</li> <li>• Cracked and unstable walls.</li> </ul>
643	Phumelele Swana	<ul style="list-style-type: none"> <li>• Roof blown way</li> </ul>
656	Nokulunga Faith Mdlauzela	<ul style="list-style-type: none"> <li>• Roof blown way</li> </ul>
658	Nozibele Virginia Mvulana	<ul style="list-style-type: none"> <li>• Roof blown way</li> </ul>
716	Nomonde Patience Nombewu	<ul style="list-style-type: none"> <li>• Roof blown way</li> </ul>
735	Zoleka Nomakhwezi Vinywa	<ul style="list-style-type: none"> <li>• Roof blown way</li> </ul>
772	Muriel Nomvuyo Thansi	<ul style="list-style-type: none"> <li>• Roof blown away</li> <li>• Cracked and unstable walls.</li> </ul>
781	Nancy Sizani Ganyile	<ul style="list-style-type: none"> <li>• Roof blown way</li> </ul>
847	Bulelwa Bashe	<ul style="list-style-type: none"> <li>• Roof blown way</li> <li>• Cracked and unstable walls</li> </ul>
848	Mvikelwa Cwera	<ul style="list-style-type: none"> <li>• Roof blown way</li> <li>• Cracked and unstable walls</li> </ul>
849	Thembesai Pezulu	<ul style="list-style-type: none"> <li>• Roof blown way</li> </ul>

Over and above the above mentioned damages, these houses had the following discrepancies and shortcomings:

- Lack of bonding of internal walls to external ones;

- Highly permeable walls due to poor block work;
- Damage to finishes due exposure to elements and vandalism;
- Poor storm water control;
- Toilets not partitioned for privacy and hygiene;

## 2. Interventions

These houses were completed more than ten years ago, however these houses were found to be very durable except for poor roof structure, unstable wall superstructure due to lack of bonding and other discrepancies / shortcomings as mentioned above.

Based on the assessment of the damage, the main interventions revolved around stabilizing of the wall structure, replacement of the roof structure and rectifying the obvious discrepancies / shortcomings which compromised the habitability of the houses. Because of unconfirmed ground conditions and poor storm water control, all the eleven houses were provided with a concrete apron and improved storm water drain system. The rain penetration resistance of the walls was improved by plastering and painting of the external walls.

## 3. Construction

Name of Contractor	:	Tshatis Truss Timber and Building
Construction Period	:	4 weeks
Construction Costs (est)	:	R268 908.14
Inspections and Quality Control	:	W Siyothula (Clerk Of Works), S Yoko (Technical Coordinator)
Significant participants	:	Honorable Minister Portfolio Committee Local Volunteers

## 4. Compliance, Quality Control and Customer Satisfaction

Even though only eleven houses were involved, this intervention was implemented based on the acceptable Housing Policies, Procurement requirements and further subjected to the Departmental Quality Assurance processes. As the final control measure the beneficiaries also signed a certificate of acceptance of the completed houses.

Numbers of inspections have been undertaken at various levels of Quality Assurance Team i.e.

W Siyothula	-	Practical Completion inspection
S Sithole	-	Independent Opinion inspection
S Yoko	-	Quality Assurance inspection
N Ntsebeza	-	Management Verification Inspection

## 5. Outstanding Scope and Rectification of the overall Project

The overall project still experiences a number of challenges namely:

**Incomplete services:** The services in this project are incorrect (sanitation), insufficient (storm-water) and incomplete (water). In conjunction with the District & Local Municipality the Department is working on rectifying this situation.

**Suspicion of Defective Houses:** There is a strong indication that the houses which were built in this project may be defective thus through the Provincial Rectification Programme, National Home Builders Registration Council (NHBRC) has been engaged to undertake the technical assessment of these houses with the intention of rectifying them. This assessment has since been completed and the final report is eminent.

**Incomplete Houses:** There are five houses not started at all and 238 incomplete houses left at various levels of completeness when the project got blocked. Additional funding application is being compiled and if appropriate NHBRC appointed contractor under the rectification programme to be considered to also complete these houses left at various stages.

## 5. Conclusion

The eleven houses are in place and of acceptable quality, however the period taken to deliver them can be improved on in future.

Attachments:

- Control Sheets;
- Photos;



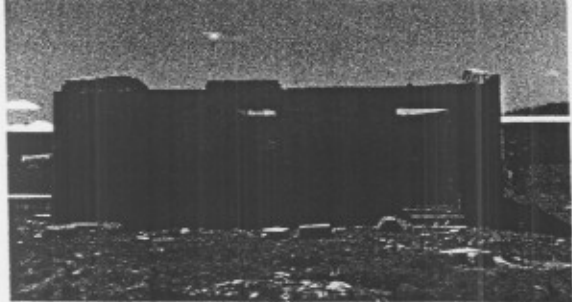
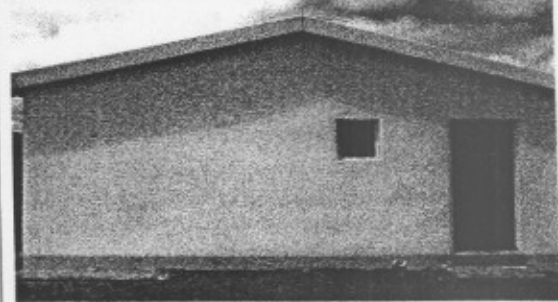

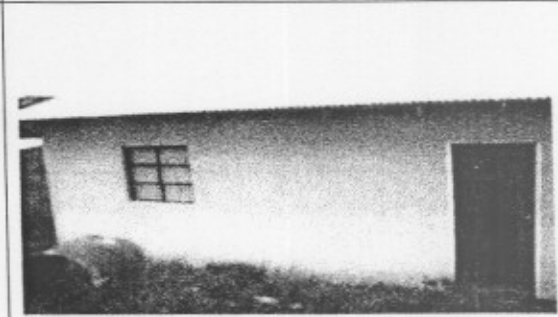


Evaluated by : Sikhumbuzo Yoko BTech Eng (Civil)  
Technical Coordinator

Date : 11 January 2008

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Countersigned: N Ntsebeza Candidate Pr Tech Eng (Civil)

Date: \_\_\_\_\_

ERF	PHOTO BEFORE	PHOTO AFTER
603		
643		
656		
658		

848



849

