
NHBRC REPORT TO CONFIRM THE PROGRESS MADE IN TERMS OF
FORENSIC PROJECTS THAT WERE UNDERTAKEN AND TO CONFIRM THE
ESTIMATED RECTIFICATION COSTS ON THESE PROJECTS

Background

The Honorable Minister of Housing had ordered Forensic Audits be performed in all areas that have experienced complaints of structural inadequacy and that may not comply with the NHBRC minimum Technical Requirements and the National Building Regulations as stipulated in SANS 10400.

The National Home Builders Registration Council (NHBRC) were been appointed by the below listed Provincial Departments of Housing to execute the assessment of subsidy houses built between 15 March 1994 and 31 March 2005.

1. Western Cape
2. Eastern Cape
3. North West
4. Gauteng
5. Limpopo
6. Northern Cape
7. Free State

Scope of Project

The scope of the project was to investigate and report on houses in projects identified by the Provincial Housing Departments and that display structural failure and/or distress. The reports compiled provided a stand by stand analysis of the residential structures erected, the items of distress identified, and the estimated rectification cost to comply with NHBRC Technical Requirements and the National Building Regulations.

Aim of Reports

The reports will provide for a specified list of items that are to be rectified, as well as the estimated cost to cover the scope of works. These documents will then enable the Provincial Departments of Housing to invite and appoint contractors that have tendered to complete the specified works.

List of Projects

The table below reflects the units inspected per Provincial instruction.

Summary of Forensic Investigations Done			
Province	Project Name	No. of Units	Estimated Rect. Cost
North West	Reagile	374	2,667,264.05
	Borolelo	501	4,447,034.75
	Boitumelong	500	2,228,228.75
	Kokosi Ext 5	238	1,258,128.63
	late enrolment Jouberton Ext 24	2084	0.00
	late enrolment Kanana Ext 14	2600	0.00
	TOTALS	6297	10,600,656.18
Eastern Cape	Ugie Ext 2	652	9,872,460.00
	Ugie Ext	1456	21,222,636.00
	Ugie Park Ext 1	250	3,543,751.00
	Maclear Pilot	30	2,674,656.00
	Maclear 667	648	15,376,648.00
	Maclear 250	102	2,674,656.00
	Soweto On Sea	342	4,890,980.00
	Zanemvula: Chatty 3 & 4	349	3,517,272.00
TOTALS	3829	63,773,059.00	
Northern Cape	Longlands Phase 1	101	2,408,287.55
TOTALS	101	2,408,287.55	
Free State	Odendaalsrus	87	83,696.49
	Rammolutsi	98	812,605.53
	Rouxville	100	113,728.14
	Mafahlaneng	92	39,340.19
	Makeleketla	100	143,066.93
	Maokeng	100	83,183.47
	Moemaneng	97	0.00
	Mashaeng	91	315,738.52
	Mangaung	50	1,451.00
TOTALS	815	1,507,662.78	
Limpopo	Waterberg	1370	3,403,275.00
	Mopani	1383	5,761,179.00
	Vhembe	1636	6,920,205.00
	Sekhukune	1482	6,803,686.00
	Capricorn	1487	5,421,770.00
TOTALS	7358	28,310,115.00	
Western Cape	Mannenburg	280	3,263,904.52
	Heideveldt	80	431,533.62
	Pylon	93	584,849.87
	Railway	318	2,416,726.95
	Town Center	349	4,149,409.33
	Woodridge	90	416,650.19
	Newfields	412	25,782,333.70
	Phillipi	405	1,782,981.61
TOTALS	2027	38,828,389.79	

Summary of Forensic Investigations Done			
Province	Project Name	No. of Units	Estimated Rect. Cost
Eastern Cape	Addo Nomathamsanqa	663	5,139,238.69
	Aeroville Somerset	326	2,619,317.14
	Alphandale	204	2,642,808.00
	Bethelsdorp	68	947,535.39
	Bloemendal	424	8,384,022.93
	Burgersdorp	929	8,634,836.21
	Cala	301	2,697,143.91
	Coldstream	141	1,425,099.13
	Despatch	316	6,687,800.42
	Dimbaza	73	1,077,683.87
	Duncan Village	314	3,405,963.29
	Elliot	302	8,530,806.70
	Ezibeleni 2&251	1202	27,817,812.17
	Fort Beaufort	350	4,563,247.77
	Geluksdal	144	365,264.96
	Hankey	349	1,167,303.31
	Hummandorp	677	16,027,875.90
	Illinge	399	3,021,957.28
	Kwa-Nobuhle	2	47,366.00
	Lady Grey Edgar	54	938,671.63
	Lusikisiki	236	3,654,297.92
	Marcelle	224	2,728,398.05
	Mnandi Somerset KwaNc	230	2,006,570.65
	Motherwell	79	725,262.45
	Mt Ayliff	595	32,102,733.42
	Mqanduli	365	6,258,082.55
	Mt Frere	217	6,365,427.77
	Patensie	98	258,858.04
	Pellrus Jeffreys Bay	233	715,312.94
	Qumbu	140	2,337,426.50
	Rhodes	25	94,134.41
	Riverside	477	13,386,537.90
	Sea Vista	152	349,235.82
	Seymour	315	4,877,680.60
	St Fransis Bay	8	13,524.75
	Steynsburg	463	10,158,342.76
	Thornhill	26	369,561.82
Tjoksville	141	324,233.76	
Uitenhage	30	479,859.13	
Venterstad	421	8,141,169.52	
Walmer	82	891,682.13	
Whittlesea	512	7,000,684.27	
Zone 25	1	17,049.00	
Zone 35	40	556,130.77	
Zone 36	1	18,087.42	
Flagstaff	491	16,237,427.71	
Butterworth	282	5,658,101.05	
TOTALS		13122	231,867,567.81
Gauteng	Braamfischerville	3000	7,150,000.00
	Lakeside	4013	13,000,000.00
	Thitintwa	190	1,500,000.00
TOTALS		7203	21,650,000.00

Conclusion

1. NHBRC has concluded forensic investigations on **40 572** residential structures nationally and in the Provincial areas as indicated.
 2. The total estimated rectification cost to re-instate structural integrity, and to comply with NHBRC minimum Technical Requirements and the National Building Regulations comes to **R 398.945,738.11**
-