

PARLIAMENT OF THE PROVINCE OF THE WESTERN CAPE

ANNOUNCEMENTS, TABLING AND COMMITTEE REPORTS

WEDNESDAY, 15 MARCH 2017

TABLING

The Speaker:

Minister of Local Government, Environmental Affairs and Development Planning

Errata

Corrections on pages 43 and 59 of the Annual Performance Plan for 2017/18 of the Department of Environmental Affairs and Development Planning.

COMMITTEE REPORTS

1. **Report of the Standing Committee on Human Settlements on its recommendation for the appointment of candidates to the Western Cape Rental Housing Tribunal.**

1. The Western Cape Rental Housing Tribunal (WCRHT) currently has four vacancies. One position became vacant on 1 July 2016 and three additional positions became vacant in February 2017.
2. Advertisements calling for nominations for the vacant positions were advertised in the following publications:

Die Argus: 10 December 2016

Die Burger: 10 December 2016

Vukani: 10 December 2016

Gazette: 02 December 2016

3. Upon conclusion of the advertisement process the Department of Human Settlements provided the Committee with a shortlist of four candidates to be

appointed as members of the WCRHT. The Committee, having considered these candidates is in agreement with the shortlist provided by the Minister, as follows:

Mr NI Van Stade
 MS T Broekmann
 Ms S Morara
 Mr AM Du Plessis

2. Report of the Standing Committee on Human Settlements on its oversight visit to the Langa and De Waal Drive Community Residential Upgrades, as follows:

Delegation

The delegation consisted of the following members:

Hinana, N E (DA)
 Lentit, R B (DA)
 Maseko, L M (DA) (Chairperson and leader of the delegation)

The following staff attended the oversight visit:

Jones, S (Committee Coordinator)

1. Introduction

The Standing Committee on Human Settlements embarked on an oversight visit to the Langa Hostels Transformation Programme and the De Waal Drive Rental Units.

This report discusses the findings and recommendations stemming from the oversight visit.

2. Overview

The Committee departed from the Legislature building at 07:30 am on 31 January 2017. The visit commenced with a walk-about of the Langa Hostels followed by a visit and walk-about of the De Waal Drive flats. Representatives of the City of Cape Town and the Department of Human Settlements accompanied the Committee on the walk-about of the Community Residential Upgrades (CRU's).

A Committee meeting was held at the Western Cape Provincial Legislature Committee, Room 2, after the oversight visit at 10:00. Representatives of the Department of Human Settlements and the City of Cape Town were in attendance.

3. Langa Hostels Transformation Programme

The City of Cape Town embarked on a project to provide housing opportunities to people residing in Siyahlala, New Flats and Special Quarters.

A Project Steering Committee was established to represent the community in the selection of beneficiaries. The beneficiaries were selected in terms of the Housing Code and the City of Cape Town's Housing Policy. The selection criteria included persons

staying in the identified feeder areas, whose names appeared on the surveyed list and who met all of the City of Cape Town's allocation criteria.

A total of 463 units were constructed to accommodate 103 families from the Siyahlala Informal Settlement, 194 families from the New Flats Hostels and 166 families from the Special Quarters Hostels.

Construction of the Langa Hostels under the Transformation Programme commenced in January 2014 and was finalised in December 2015. Phase One of the Project was concluded at a cost of R170 million. A total of 800 units were constructed for Phase Two of the Transformation Programme. Phase Two was developed on the land that was vacated during the first phase of the Transformation Project.

The City indicated that R300 million was projected for the completion of the three phases of the Langa Hostels Transformation Programme. The Project will accommodate beneficiaries in the City of Cape Town's Langa Database who reside in the broader Langa Community.

3.1 Findings and observations

- 3.1.1 Three Extended Public Works (EPW) workers are employed to clean the hostels. The City is in the process of reviewing the appointment of more cleaners for the Langa hostels.
- 3.1.2 The Committee was informed that beneficiaries who were allocated a rental unit by the City of Cape Town will automatically be removed from the City of Cape Town's Housing Demand Database.
- 3.1.3 Tenants who are in default on their rental payment are provided with a two-year grace period within which to make payment arrangements.
- 3.1.4 Tenants are charged rental according to their monthly income. The minimum monthly rental charge at the Langa Hostel amounts to R25.00 and the maximum monthly rental charge amounts to R3 500.00.
- 3.1.5 The City indicated that they collect an overall rental income of 34% and that rental arrears amounted to R1 886 338.83.
- 3.1.6 Property maintenance is dealt with by Power Construction, an external contractor. All maintenance and repairs are requested via a C3 notification, which is submitted to the Maintenance Depot for further action.

4. De Waal Drive Community Residential Upgrades Project

The Department of Human Settlements embarked on an Upgrading Programme at the De Waal Drive Rental Units. Provision was made for R7.8 million under the Maintenance Plan for the upgrading of the Department's rental properties. To date R2 163 589.38 was spent on the upgrades at the De Waal Drive Flats. The De Waal Drive Community Residential Upgrades Project initially consisted of three phases which was later escalated to four.

Phase One commenced on the 15 May 2016 and was finalised on the 31 July 2016. The style and material used on the show house dictated the look of the entire upgrading project.

Phase Two was launched on the 15 October 2016 and was finalised on 15 December 2016. The total cost for phase two of the development amounted to R576 199.08.

Phase Three is scheduled to commence on 1 February 2017. The Project is projected to be finalised on 1 June 2017 at a cost of R441 034.91. The upgrades will include the repair and maintenance of seven blocks of flats.

The final phase, Phase Four is projected to commence on 1 March 2017 and is scheduled to be finalised on 1 June 2017. The cost for the phase is estimated at R516 363.00. The upgrades in Phase Four includes the maintenance and repair of the remaining six blocks of flats and the 66 garages.

4.1 Findings and observations

- 4.1.1 Approximately 90% of the contractors utilised on the Project are registered on the Department's approved database.
- 4.1.2 Contractors are rotated to ensure an equal and fair opportunity for all Historically Disadvantaged Individuals.
- 4.1.3 The De Waal Drive Flats consists of 92 units of which 41 are rented to pensioners, four to the disabled and six to government employees. The remaining 41 units are rented to tenants who fit the salary profile for social housing.
- 4.1.4 There are eight bachelor flats, 73 two-bedroom flats and 11 three bedroom flats.
- 4.1.6 The garages are located close to the flats and some are rented to private users who are not residents at the De Waal Drive Flats.
- 4.1.7 All the units are occupied and there have been no evictions.

5. Information requested

- 5.1 The Committee REQUESTED that the Department provide it with the Municipal Training Workshops Programme on the Housing Demand Database for the year.

6. Recommendations

The Committee RECOMMENDED that the City of Cape Town consider:-

- 6.1 The use of an external service provider to deal with the management of the Langa Hostel rental stock; and
- 6.2 The Expanded Public Works Programme (EPWP) at the Langa Hostels as a means of employment for unemployed tenants.