

PARLIAMENT OF THE PROVINCE OF THE WESTERN CAPE

QUESTION PAPER: WRITTEN REPLY NO 22 – 2023

FRIDAY, 6 OCTOBER 2023

7. Mr P Marran to ask Mr T A Simmers, Minister of Infrastructure:

(a) What are the details of the (i) Transhex Catalytic Housing Project, (ii) Bredasdorp Site F Housing Project, (iii) second phase of the Upgrading of Informal Settlements Programme (UISP) housing project in Themba lethu and (iv) Lutzville Housing Project, (b) how many housing units have been delivered to date, (c) what is the comprehensive expenditure breakdown, including (i) a list of all the service providers to whom contracts were awarded, (ii) how much each service provider received and (iii) what are the details of the items with their unit prices and (d) in cases where delays have been experienced, (i) what were the causes of the delays and (ii) what interventions were implemented to address these delays?

RESPONSE

(a) (i) (ii) (iii) (iv) (b) (c) (i) (ii) (iii) (d) (i) (ii) See table below.

Transhex Catalytic Housing Project	
(a) (i) What are the details	Transhex Housing Project: Worcester: Phase 1: Construction of stormwater canal, channels, internal civil engineering services for 2550 erven Transhex and 2412 BNG houses.

(b) how many housing units have been delivered to date	Phase 1.1 totalling 190 ABT houses completed and handed over to beneficiaries to date. Further phases, totalling a further 2 222 housing units, will be constructed with conventional building methods during the following financial years, which will complete Phase 1.		
(c) what is the comprehensive expenditure breakdown	<ul style="list-style-type: none"> <li>• Services: R327,358,552.19 (Incl. Bulk R60 Road Upgrades and Stormwater Canal).</li> <li>• Top Structures: R44,126,886.16 (Phase 1.1 - 190 ABT units).</li> </ul>		
(i) a list of all the service providers to whom contracts were awarded, and (ii) how much each service provider received	<b>Subcontractor</b>	<b>Subcontractor Works</b>	<b>TO DATE:</b>
	AKHA Rental	Trench Excavations and services	R 22,150,940.13
	Lulenco	Bedding and blanket material	R 5,798,449.30
	Lulenco	Earthworks	R 14,402,425.59
	Chavro	Structures	R 26,150.00
	ATN	Structures	R 680,386.17
	SHC Civils	Road Marking	R 35,118.07
	Nongomo	Road Marking	R 395,283.21
	Multicomm	Structures	R 603,070.75
	Zinzima	Steel	R 1,310,720.23
Zinzima	Kerbs Manufacture/Supply and Lay	R 67,463.49	
JF George	Kerbs Manufacture/Supply and Lay	R 21,267.89	

	M2Q	Kerbs Manufacture/Supply and Lay	R 1,488,271.26
	Shaloti General	Structures	R 67,257.23
	Four Stones	Kerbs Manufacture/Supply and Lay	R 73,282.70
	Isidima	Asphalting	R 11,488,808.84
	Isidima	Kerbmix & Kerbs	R 7,939,105.61
	VdW Transport	Gabion and reno- matresses	R 527,920.17
	Zyfcon	Main Channel (Zyfcon)	R 6,414,769.77
	Zyfcon	R60 Zyfcon	R 961,028.71
	Rainbow	G4 Transport	R 450,271.87
	Gnec	Hydrotechnical testing	R 57,251.00
	Lutilox	Gabions	R 899,153.46
	Lutilox	Stone Pitching	R 403,392.15
	Lutilox	Installation of kerbs	R 173,053.17
	Adenco	Street Lighting	R 173,112.20
	Outdoor	Street Lighting	R 660,188.82
	<b>TOTAL</b>	<b>TOTAL</b>	<b>R 77,268,141.79</b>

(iii) what are the details of the items with their unit prices	<p>CIVIL SERVICES</p> <ul style="list-style-type: none"> <li>QSE and EME (target 28%): Spending R 77 894 583-15 (actual -29,44%)</li> <li>Local Labour (target 8%): Spending R 28 170 318-43 (actual -10,65%)</li> </ul> <p>TOP STRUCTURES</p> <ul style="list-style-type: none"> <li>QSE and EME (target 30%): Spending R9 283 547-56 (95,72%) (actual -29.44%)</li> <li>Local Labour (target 20%) : Spending R4 579 473-00 (88,19%)</li> </ul>											
(d) in cases where delays have been experienced												
(i) what were the causes of the delays	<ul style="list-style-type: none"> <li>Labour unrest in the initial stages of the project and geotechnical conditions resulted in delays and cost overruns.</li> <li>The contractors had difficulties with cashflow and proper site management staff.</li> <li>Delays due to COVID-19 pandemic.</li> </ul>											
(ii) what interventions were implemented to address these delays?	The top structure contractor appointed a Site Administrator to assist with the planning of the work, guidance with management on site and site operations.											
Bredasdorp Site F Housing Project												
(a)(ii) What are the details	The project was approved for 629 units with a budget of R90 912 246.00. 570 units were delivered against a total expenditure of R81 042 358.10.											
(b) how many housing units have been delivered to date	570											
(c) what is the comprehensive expenditure breakdown	<table border="1" data-bbox="665 1016 1333 1334"> <thead> <tr> <th data-bbox="665 1016 1060 1075">Item</th> <th data-bbox="1068 1016 1333 1075">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="665 1078 1060 1136"></td> <td data-bbox="1068 1078 1333 1136">R76 855 498.10</td> </tr> <tr> <td data-bbox="665 1140 1060 1198">Transfers</td> <td data-bbox="1068 1140 1333 1198">R1 116 000.00</td> </tr> <tr> <td data-bbox="665 1201 1060 1260">Repairs (vandalised units)</td> <td data-bbox="1068 1201 1333 1260">R3 070 860.00</td> </tr> <tr> <td data-bbox="665 1263 1060 1334"><b>Total Expenditure</b></td> <td data-bbox="1068 1263 1333 1334"><b>R81 042 358.10</b></td> </tr> </tbody> </table>		Item	Amount		R76 855 498.10	Transfers	R1 116 000.00	Repairs (vandalised units)	R3 070 860.00	<b>Total Expenditure</b>	<b>R81 042 358.10</b>
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(i) a list of all the service providers to whom contracts were awarded, and (ii) how much each service provider received	<ul style="list-style-type: none"> <li>Implementing Agent Appointed: ASLA.</li> <li>Total Expenditure: R8 104 2358.10</li> </ul>																																							
(iii) what are the details of the items with their unit prices	<table border="1"> <thead> <tr> <th data-bbox="665 279 1058 334">Item</th> <th data-bbox="1066 279 1331 334">Quantity</th> <th data-bbox="1339 279 1604 334">Unit Price</th> <th data-bbox="1612 279 1877 334">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="665 341 1058 396">Top structures</td> <td data-bbox="1066 341 1331 396">629</td> <td data-bbox="1339 341 1604 396">R116 867.00</td> <td data-bbox="1612 341 1877 396">R73 509 343.00</td> </tr> <tr> <td data-bbox="665 402 1058 457">Geotechnical variance</td> <td data-bbox="1066 402 1331 457">629</td> <td data-bbox="1339 402 1604 457">R6722.00</td> <td data-bbox="1612 402 1877 457">R4 228 138.00</td> </tr> <tr> <td data-bbox="665 464 1058 519">External plaster</td> <td data-bbox="1066 464 1331 519">629</td> <td data-bbox="1339 464 1604 519">R5568.00</td> <td data-bbox="1612 464 1877 519">R3 502 272.00</td> </tr> <tr> <td data-bbox="665 526 1058 581">NHBRC</td> <td data-bbox="1066 526 1331 581">-</td> <td data-bbox="1339 526 1604 581">-</td> <td data-bbox="1612 526 1877 581">R796 559.00</td> </tr> <tr> <td data-bbox="665 587 1058 643">Duplex Allowance</td> <td data-bbox="1066 587 1331 643">190</td> <td data-bbox="1339 587 1604 643">R21 111.00</td> <td data-bbox="1612 587 1877 643">R4 011 090.00</td> </tr> <tr> <td data-bbox="665 649 1058 704">Repairs (vandalised units)</td> <td data-bbox="1066 649 1331 704">310</td> <td data-bbox="1339 649 1604 704">R9906.00</td> <td data-bbox="1612 649 1877 704">R3 070 860.00</td> </tr> <tr> <td data-bbox="665 711 1058 766">Disability Allowance</td> <td data-bbox="1066 711 1331 766">32</td> <td data-bbox="1339 711 1604 766">R56062.00</td> <td data-bbox="1612 711 1877 766">R1 793 984.00</td> </tr> <tr> <td data-bbox="665 773 1058 850"><b>Total Project Value</b></td> <td data-bbox="1066 773 1331 850"></td> <td data-bbox="1339 773 1604 850"></td> <td data-bbox="1612 773 1877 850"><b>R90 912 246.00</b></td> </tr> </tbody> </table>				Item	Quantity	Unit Price	Amount	Top structures	629	R116 867.00	R73 509 343.00	Geotechnical variance	629	R6722.00	R4 228 138.00	External plaster	629	R5568.00	R3 502 272.00	NHBRC	-	-	R796 559.00	Duplex Allowance	190	R21 111.00	R4 011 090.00	Repairs (vandalised units)	310	R9906.00	R3 070 860.00	Disability Allowance	32	R56062.00	R1 793 984.00	<b>Total Project Value</b>			<b>R90 912 246.00</b>
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Thembaletu UISP Phase 2 Housing Project																																								
(a)(iii) What are the details	Thembaletu UISP Phase 2 consists of the construction of 456 Enhanced Serviced Sites (ESS), including 1:1 waterborne toilets.																																							
(b) how many housing units have been delivered to date	To date, 380 ESS have been handed over to the municipality to hand over to beneficiaries of the project.																																							

(c) what is the comprehensive expenditure breakdown	<ul style="list-style-type: none"> <li>Professional Fees: R4,425,070.74.</li> <li>Construction related expenditure: R21,694,577.34.</li> </ul>
(i) a list of all the service providers to whom contracts were awarded, and (ii) how much each service provider received	<p>A and P Civils and Trading: R 9,741,232.91.</p> <p>Gau Flora cc: R 6,805,112.19.</p>
(iii) what are the details of the items with their unit prices	<ul style="list-style-type: none"> <li>Geo-Technical Investigation: R91.93</li> <li>Pre-Planning Studies: R788.81</li> <li>Detailed Town Planning: R513.22</li> <li>Land Surveying and Pegging: R380.17</li> <li>Contour Survey: R76.04</li> <li>Land Survey Examination Fees: R117.85</li> <li>Civil Engineer's Fee: R1 140.50</li> <li>Site Supervision Fees: R288.90</li> <li>Permanent Engineering Services: R37 070.00</li> <li>Geo-Technical Variance: R2 300.55</li> <li>Relocation Grant: R1 461.46</li> <li>Facilitation @ 3%: R1 187.60</li> <li>Project Management @ 8%: R3 562.90</li> <li>Enhanced Service Sites: R8 000.00</li> <li>Beneficiary Administration: R300.00</li> </ul>
(d) in cases where delays have been experienced	
(i) what were the causes of the delays	The contractors had difficulties with cashflow and site management staff.
(ii) what interventions were implemented to address these delays?	The consulting engineer assisted the contractor with the planning of work and guidance with the management.
Lutzville Housing Project	
(a)(iv) What are the details	The project consists of 362 serviced sites & 362 units.
(b) how many housing units have been delivered to date	361 units (one house could not be constructed as it was used for access road to an existing development, hence only 361 units could be built.

(c) what is the comprehensive expenditure breakdown	<b>Subsidy</b>	<b>Amount</b>
	Tops (100)	R 13,136,752.00
	Tops (261)	R 40,515,812.00
	Disability Allowance 45m <sup>2</sup> (4xR56062)	R 224,248.00
	Disability Allowance 45m <sup>2</sup> (2xR67778)	R 135,556.00
	Military Veterans	R 85,375.00
	Disability retrofit allowances	R 90,189.37
	<i>Total</i>	<i>R 54,187,932.37</i>
(i) a list of all the service providers to whom contracts were awarded	<ul style="list-style-type: none"> <li>• Implementing Agent Appointed: ASLA.</li> <li>• 37 Sub-contracting teams- (average of 4 labourers/sub-contracting team) of various disciplines (Blockwork, painting, floors, plastering, roofing).</li> </ul>	
(ii) how much each service provider received	Sub-contractors: R 3 542 575.00 + 1 722 120.00 = R 5 264 695.00 ( total excludes salaries paid to site staff, machine operators & labour).	
(iii) what are the details of the items with their unit prices	<b>Subsidy</b>	<b>Amount</b>
	Unit cost as per subsidy amount	R141,294.00
	Geotech variance	R 8,371.00
	External Plaster	R 5,568.00
	<i>Sub Total</i>	<i>R155,233.00</i>

<p>(d) in cases where delays have been experienced, (i) what were the causes of the delays and (ii) what interventions were implemented to address these delays?</p>	<p>None.</p>
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**TERTUIS SIMMERS**

**MINISTER OF INFRASTRUCTURE**

**DATE**