



ELUXOLWENI HOUSING PROJECT

CLOSE OUT REPORT

MAY 2015



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1. PROJECT SUMMARY

1.1 Background

The Eluxolweni Housing Project is a low cost housing project aimed at meeting the demand for sustainable human settlements in the Western Cape.

The project was implemented in the Eluxolweni Township – close in proximity to Pearly Beach. Pearly Beach is a coastal town situated on the south coast in the Overstrand municipality in the province of the Western Cape approximately 125km SE of Cape Town centre. The township is approximately 16m above sea level with central co-ordinates of 34O 39' 12.67" S, 19O 29' 15.90" E.

Motlekar Overstrand acted as the Implementing Agents on this project. Motlekar Overstrand's mandate was to ensure that all activities pertaining to this project will be implemented within the cost, quality and time parameters.

On the 9th of October 2012, the Overstrand Municipality entered into a site availability agreement with Motlekar Overstrand to provide civil engineering infrastructure in Eluxolweni

On the 18th day of July 2013, the Overstrand Municipality entered into Top Structure agreement with Motlekar Overstrand. An addendum to the Top Structure agreement was signed on the 15th of August 2013, which included the agreed programme and estimate cash flow.

On 26 August 2013, the Overstrand Municipality received the revised project approval with increased project value from the Department of Human Settlements Western Cape and a second addendum was signed to incorporate these values.

During the process of allocating beneficiaries to the houses, the Municipality decided that 28 of the 211 serviced erven would only be supplied with basic services as detailed in the Wet Core application to the Department of Human Settlements Western Cape. The remaining 183 erven will be utilised for subsidised housing.

1.2 Social Compact

The Overstrand Municipality promoted the creation of a fully functional Social Compact Organisational structure, which would be capable of delivering the project to the satisfaction of the Department of Human Settlements and the Municipality. The main purpose was to involve the beneficiaries during the decision making process.

The participating beneficiaries of Eloxulweni elected the Social Compact Committee's representatives. These beneficiaries received a mandate to represent the community's interests and to take decisions on their behalf. In any instances where an agreement could not be reached amongst these beneficiary representatives, the matter was referred back to the participating beneficiary community committee for voting. The Municipality also promoted a conflict resolution mechanism that would assist the Social Compact in performing their tasks.

1.3 Beneficiary administration

Community workers were employed to assist the Housing Administration of the OVERSTRAND MUNICIPALITY in surveying informal areas, reconciling against waiting lists, relocating people to TRA areas and ultimately processing applications for subsidy approval. This was done seamlessly and effectively within a short space of time.

The Implementing Agent was responsible for the beneficiary administration with help from the Municipality. The processes to determine who the beneficiaries are have been done as scientifically and tamper free as possible, with the help of the Social Compact.



Council approved a rating system for prioritising potential beneficiaries of low cost housing, as no criteria are prescribed in the National Housing Code for the rating of applicants. The priority rating was developed in-house based on a formula used by the former Greater Hermanus Housing Committee and is based on the socio-economic position of applicants. The information used is obtained from the municipality's waiting list application form. The possibility of tampering or manipulating of data was also addressed and a clear audit trail is provided for the capturing of data and accessing the database.

Applicants were rated on aspects such as the number of years they live in the municipal area, the number of dependants, age, income, marital status, type of dwelling they are currently residing in and the date of the initial application. In instances where the priority rating of more than one applicant is identical, the date of application will be used to determine the order of rating. The process to determine beneficiaries is fair and the outcome was convincing. This process is widely used as "Best Practise Case" throughout local government in South Africa.

1.4 Construction technologies

Motlekar utilised the following construction technologies:

- engineers designed monolithic roof trusses,
- modular and expandable house design,
- reinforced ring beam,
- prefabricated plumbing,
- zero waste construction method,
- insulated ceiling boards,
- provision for solar water heating ducts,
- splash back tiling and tiles to shower

1.5 Management

The Implementing Agent, MOTLEKAR OVERSTRAND, took full responsibility for the installation of all services, relocation of informal structures in the way of the development with the Council and signing up of beneficiaries. Their role can hence be described as follows:

- Finance - the Municipality provided bridging finance and all services for the project and secured the grant funding to fund the project.
- Material and local labour – the Municipality ensured that the Expanded Public Works Programme is enforced by its Implementing Agents. Most material was secured from local suppliers and 70% of labour was local.
- Human Resources - the Municipality availed valuable time from their senior staff to assist in the project. The Building Inspectorate, at no cost to the project, approved building plans and inspected houses for quality. Their Housing Manager spends 75% of his time actively on the projects assisting with facilitation and community issues as well as managing the relocation process and helping the Support Organisation fulfil their responsibilities.
- Integration between house builders and civil contractors was well managed as the sites had elements of infill and green field's development.
- Conveyancing –the Municipality availed a full time conveyancing clerk and attorney to help with setting up procedures for smooth handover of houses and expedited conveyancing.

1.6 Sustainability of the development



In Social context and due to the nature of the project, houses have been integrated into existing suburbs which also have bank financed houses. The concept of an integrated human settlement has therefore been achieved and due to the fact that people can integrate into the existing community and co-exist with other families already sustainable with access to facilities such as schools, crèche's, library, sports facilities, the project will be sustainable.

This project is the DOHS model for sustainable human settlements in a low cost area. The aim of the project was therefore achieved and this project enjoyed wide acclaim and interest from various groups over the past few months.

1.7 Value for money

The Developer provided affordable houses of an extreme high quality, with aluminium windows, a practical layout, bathroom with high quality fittings and meranti doors with glass for natural light improving the living quality of the inhabitants.

1.8 Target Market

A total of 183 beneficiaries were identified from the waiting lists and according to the results, they were living on average 11,83 years in Overstrand, have three children on average and the average age was 48. The average income is R855, 88 per month.

All the beneficiaries received subsidies and were approved before anyone occupied their allocated house.

1.9 Planning and design is the key to success

The principle aim of the project is to create an integrated development according to the "Breaking New Ground" (BNG) policy. The project will thus address the housing need in such a way that individual and household livelihoods are enhanced. People are housed in habitable, affordable and sustainable housing and the city is improved through urban renewal, regeneration and socio-economic development.

With the planning of the applicable area, cognisance was taken of the relevant land use management control documents, council policies and frameworks and, where applicable, statutory planning frameworks.

To ensure the appropriateness of the area for development, various assessments have been endeavoured including an investigation regarding the availability of bulk infrastructure and provision of services, geotechnical investigation, traffic impact assessment (TIA) and Environmental Impact Assessment (EIA)

2. PROGRESS TO DATE



2.1 Civil Works

Refer to Annexure A

2.2 House Building

2.2.1 Handover Pack

A complete handover pack of all 183 erven was handed over to the Municipality. Attached hereto (Annexure B) is a sample of one erf. Also attached in Annexure C is the completion Certificate from Motlekar Overstrand.

Each set contains the following information:

- Confirmation of Completion by Overstrand Municipality.
- Handover Certificate signed by Beneficiary, Contractor and Implementing Agent
- NHBRC B1 and D1 documents
- Foundation certificate
- Plumbing Certificate of Compliance

2.2.2 Occupation Certificates (Annexure D)

3. TOWN PLANNING MATTERS

All town planning conditions have been met and the revised General Plan was recently approved (see Annexure F). Please also find confirmation in Annexure F that all erf pegs was replaced before the Municipality inspections for issuing of Confirmation of Completion Certificates.

4. TRANSFERS

To date, the 181 properties in the development were transferred to new owners. Messrs. Guthrie & Theron Attorneys was the attorney appointed.

5. NHBRC

All Final Unit Reports (FUR) for all 183 units was received from the NHBRC and was submitted to the Overstrand Municipality (see example, erf 2773, in Annexure E)

6. FINANCIAL SUMMARY

Attached find the latest claim submitted by the Municipality to the DOHS (Annexure G) – for both engineering services and top structures



ANNEXURE A

1.1 Project Summary

The Contract entails the construction of internal civil engineering services for 211 low cost housing units.

The construction site is situated in Eluxolweni Pearly Beach. The site is partly inhabited by informal settlements. It is bordered by the existing community of Eluxolweni on the west and to the east of the site is currently undeveloped land.

1.2 Scope of Work

GIBB was appointed to conduct the design of the internal civil services for Pearly Beach Low Cost Housing development. The development consists of 211 new residential erven to be constructed in Pearly Beach adjacent to an existing residential area. As well as performing the design of all internal civil services, the scope of work included the assessment and upgrading of the existing bulk water supply and the design of new bulk water infrastructure. The Implementing Agent requested the construction of platforms for the construction of raft foundations for top structures. This required the design of terraforce retaining walls due to the topography.

1.3 Progress to Date

The commencement date of the contract was 18 September 2012 and a contract duration of 35 weeks. The contract's revised Due Completion was to be achieved on the 7 June 2013. The top structure construction commenced on 26 August 2013 and an Implementation Programme was proposed by the Implementing Agent which phased in the Civil Contractors work. Therefore, the contractor had to complete the roads portion on a phase by phase basis as soon as top structures were completed per phase. In the first phase the Engineer questioned the different sizes of the same kerb types, and rejected kerbs not conforming to the Overstrand Municipality specifications.

The last dated implementation programme had a planned completion of 22 July 2014. The premixing of roads was completed in February 2015 only. Further to this delay, the sewer manhole covers and frames are not according to the Overstrand Municipality specifications.

At present all underground civil services have been completed and the Contractor is currently completing snags as pointed out by the resident engineer in order to achieve practical completion.

The following Civil Engineering Services were designed for Eluxolweni Pearly Beach:

Internal Services

- 1303m of tarred roads (4.5m/5m Wide)
- 1418m of 160mm Ø uPVC Class 34 Sewer Mains
- 1188m of 110mm Ø uPVC Class 12 Water Mains
- 761m of 110mm Ø and 160mm Ø Cable Ducts
- 406m of Stormwater Subsoil Drains
- 211 No. of Sewer and Water house connections.

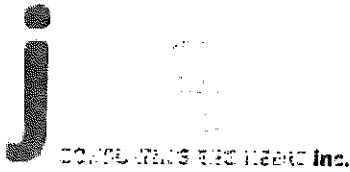
Bulk Services

- 480m of 160mm Ø uPVC Class 12 Water Mains

The certification of this project is pending on the completion of snags by DPB Construction and the completion of all asbuilt information.



ANNEXURE B



Our Ref.: b2.NHBRC
Your Ref.:

15 August 2013

Project Manager
Mollekar Cape (PTY) Ltd
P.O Box 4697
7551, Durbanville

Attention: Mr. Koos Pretorius

Sir,

**NHBRC – B1: PEARLY BEACH ERVEN 2648 TO 2862: BARCODE NR. 13989,
ENGINEER NR. 600328**

Attached hereto please find the B1's for the abovementioned erven.

Please do not hesitate to contact us should you require any additional information

Yours faithfully,

J.S. van Eeden (Pr. Eng)
For JVE Civil Engineers Incorporated

consulting civil | structural | electrical

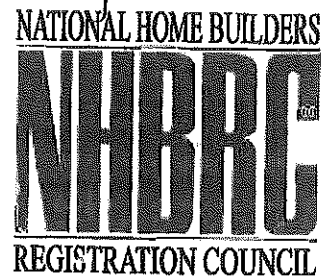
t: 021 070 0950 | f: 021 070 0951 | info@jve.co.za | po box 4697, Durbanville, 7551
unit 170, 1701 Eriksburg, Vermaakweg 2, 71 Church Street, Durbanville
director - J.S. van Eeden | email: js@jve.co.za
reg. no. 2009/0230901

Z:\OTHER\NHBRC ENROLEMENTS 2008,2009,2010, 2011, 2012, 2013\OVERSTRAND MUNICIPALITY\BRIEWEB2.NHBRC.DOC

NHBRC Central Office
10 Muswell Road South
Phase 4 Medscheme Building
Bryanston, Johannesburg

P.O. Box 461
Randburg, 2125
Docex 96 Randburg

Toll Free No. 080 0200 824
Fraud Hotline 080 0203 698
Tel: +27 (0) 11 317 0008
Fax: +27 (0) 11 317 0058
www.nhbrc.org



APPENDIX B1 - (Appointment of Competent Person: Rational Design) (v1)

Please complete all blocks individually. Write in black pen

SECTION A: HOME BUILDER DETAILS

Registration Number: R 1 9 0 1 5
Company Name: OVERSTRAND MUNICIPALITY

SECTION B: PROPERTY DETAILS

Unit No.:
Stand: 2648 TO 2862

To: hip
PEARLY BEACH Ext

Region (Please tick one item only)

- Free State
- Gauteng
- KwaZulu-Natal
- Mpumalanga
- Northern Cape
- N/West Province
- Western Cape
- Eastern Cape
- Limpopo

SECTION C: APPENDIX DETAILS

- RD1
 - RD2
 - RD3
 - RD4
 - RD5
 - RD6
 - RD7
 - RD8
 - RD9
 - RD10
 - RD11
 - RD12
 - RD13
 - F3
 - F4
 - F5
 - F6
 - F7
 - F8
- Please see reverse of this sheet for a full explanation of each rational design. You may select more than one item.

SECTION D: CONDITIONS & COMPETENT PERSON DETAIL

- The competent person mentioned below has been appointed by the Home Builder and undertakes to accept responsibility for providing the Home Builder and the NHBRC's Inspectorate with such drawings, details and particulars as may be required in terms of its requirements as set out in the Home Building Manual. In so far as such drawings, details and particulars may refer to work of a structural nature, such person has further undertaken to inform the NHBRC's Inspectorate if it appears that any structural work is being carried out in a manner which may endanger the structural integrity of the building or any adjoining building or structure.
- Should the above appointment be terminated before construction of the work is completed, the Home Builder and the Competent Person undertake to inform the NHBRC accordingly and, where necessary, the Home Builder undertakes to make a new appointment.
- The abovementioned competent person also undertakes to comply with the Building Standards Act 103 of 1977 (as mentioned), and specifically the completion of the Form referred to in Regulation A19 for the local Authority.

Competent Person Note

Please read the above conditions thoroughly. By appending the bar code label to this document you are accepting all the conditions mentioned.

Bar Code



Competent Person Name

J. VAN EEDEN

Signature

J. Van Eeden

Date Competent Person Signed

15 / 08 / 2013
d d m m y y y y

Home Builder Representative

J. J. PRETORIUS

Signature

J. J. Pretorius

Date Home Builder Signed

15 / 08 / 2013
d d m m y y y y

j

Inc.

Our Ref: 779.b06

31 March 2014

The Managing Director
Motlekar Cape (PTY) Ltd
P.O Box 4697
7551, Durbanville

Attention: Mr Koos Pretorius

Sir,

ELUXOLWENI HOUSING PROJECT, PEARLY BEACH: CERTIFICATES OF COMPLETION OF THE STRUCTURAL SYSTEM INCLUDING, RAFT FOUNDATION AND ROOF STRUCTURE

1. Attached hereto please find the certificates of completion of the structural system including, raft foundation and roof structure for the Eluxolweni Housing Project in Pearly Beach.
2. The certificates issued are for plot numbers 2656 to 2677, 2679 to 2713, 2715 to 2718, 2720 to 2731, 2733 to 2752, and 2773 to 2862.
3. Please note that these certificates are issued with the following provisions:
 - 3.1 All relevant test results are available and that all of the work done is in accordance to the relevant specifications.
 - 3.2 Motlekar confirms that the concrete strength of raft foundations cast for which no concrete cube strengths are available, is of the same mix design and required strength as for the rest of the development where the required concrete cube strengths has been achieved.
 - 3.3 JVE Civil Engineers Incorporated and the undersigned do not accept any responsibility for any work that does not conform to the required specifications.

We trust that the above is of value to you and please do not hesitate to contact us should you require any additional information.

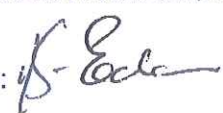
Yours faithfully,



J.S. van Eeden (Pr. Eng.)

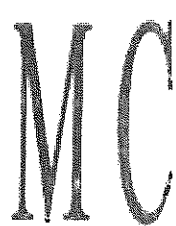
For JVE Civil Engineers Incorporated

**NATIONAL BUILDING REGULATIONS AND
BUILDING STANDARDS ACT, 1977 (Act No. 103 of 1977)**

FORM 4	CERTIFICATE OF COMPLETION OF THE STRUCTURAL, FIRE PROTECTION OR FIRE INSTALLATION SYSTEM IN TERMS OF SECTION 14(2A) OF THE ACT
<i>(This form is to be completed upon the completion of the construction, erection or installation of the structural system, the fire protection system or the fire installation system. No alterations or qualifications are permitted.)</i>	
<p>To: Overstrand Municipality <i>(Name of Local Authority)</i></p> <p>*Erf/Holding/Portion No.: 2773</p> <p>*Township/Agricultural holding/Farm name: Pearly Beach.</p> <p>Street address:</p> <p>Nature of project: New Residence <i>(Insert proposed new building(s), or building alteration, building addition, re-erection of building, refurbishment of building or structural repair to existing building, as relevant.)</i></p> <p>I, JS VAN EEDEN <i>(Name of approved competent person)</i></p> <p>Address: Unit 1 and 2, Rust and Vrede Business Square, 21 Church Street, Durbanville</p> <p>Tel. No.: 021 975 0330 Fax No.: 021 975 0331</p> <p>Email: info@jve.co.za</p> <p>of JVE Consulting Engineers Inc. <i>(If representing a partnership, association, company or incorporated body, the name thereof)</i></p> <p>hereby certify as required by section 14(2A) of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977) that for the above project*</p> <p><input checked="" type="checkbox"/> the structural system <input type="checkbox"/> the fire protection system <input type="checkbox"/> the fire installation system <input type="checkbox"/> energy efficiency in buildings <input type="checkbox"/> other (specify)</p> <p>for which I am responsible has, to the best of my knowledge, been designed and *constructed/erected/installed in accordance with the application in respect of which approval was granted in terms of section 7 of the Act and that it satisfies the requirements of the National Building Regulations.</p> <p>Signature of Approved Competent Person:  Date 31/03/2014</p> <p>Professional registration number: 940265 Registration council: ECSA <i>(Insert number)</i></p> <p>(* Tick relevant box(es).)</p>	

MAKSIAF
CONSTRUCTION

Phone 0827372018
0825509150
Fax 0866163460
maksiafconstruction@yahoo.co.za
maksiaf@makke.co.za



Vat Nr. 4280225311
Registration Number:
2005/137689/23
BIBC 92422
WCA 990000787848
NH&RC 1-176923176
PO Box 40
KLEINMOND
7195

MAKSIAF CONSTRUCTION

IG PLUMBERS

KZ2011131167

(REGISTRATION NUMBER 2011/131167/07)

(CERTIFICATE NUMBER X6767813)

PLUMBING COMPLIANCE CERTIFICATE

PROJECT: **ELUXOLWENI PEARLY BEACH**

HOUSE NUMBER: 2713

DATE OF COMPLETION: 11 April 2014

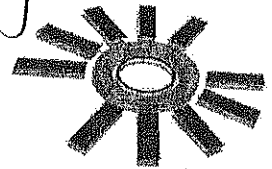
[Signature]

SIGNED ON BEHALF OF IG PLUMBERS

[Signature]

SIGNED ON BEHALF OF MAKSIAF CONSTRUCTION

SIGNED ON 14 OF APRIL 2014.



**ELUXOLWENI HOUSING PROJECT
HANDOVER CERTIFICATE**

Beneficiary:

1. Name: **THEMBILE JOSEPH NOJAJA**
Identity Number: **500101 6566 08 8**

2. Name: **GHE QUBULA**
Identity Number: **521222 0227 08 2**

Erf Number (the allocated property) **2773** Pearly Beach (Eluxolweni)

I/We, the undersigned,

1. **THEMBILE JOSEPH NOJAJA**
Identity Number **500101 6566 08 8**

2. **GHE QUBULA**
Identity Number **521222 0227 08 2**

hereby state that:

- 1) I/We are satisfied that the house constructed on my/our allocated property has been completed to my/our reasonable satisfaction;
- 2) The house and keys to the house has been handed over to me/us personally by the Overstrand Municipality or its Implementing Agent.
- 3) I/We declare that I/we have taken possession and occupation of the allocated property.
- 4) I/We record that I/we have signed the sale agreement for the allocated property and I/we understand that all risk and responsibility related to the allocated property is accordingly passed to me/us.
- 5) I/We confirm that, if applicable, I/we will demolish my/our shack within the time stated in the written notice received from the Overstrand Municipality and I/we shall not use such materials for informal dwelling purposes. Failing this I/we acknowledge that the Overstrand Municipality will have the right to demolish the structure on my/our behalf and recover the costs of this from me/us.

6) I/we record that I/we have read clause 3 of the sale agreement and understand that I/we must hand in a written list of any defects in the house on the allocated property within 14 days from this day.

Water meter serial number

H	R	A		2	7	4	8						
Reading on Installation													
0													
Reading on occupation													
0													

7) I/we record that I/we will list any defects in the complaints book supplied by the contractor. This book will be available in the site office whilst the contractor is on site, where after it will be available at the Gansbaai office of the Overstrand Municipality.

Signature of Beneficiary: 1. N O T a T a Date: _____

Name PEARLY BEACH

2. X Date: 22/07/2014

GHE Qubula
Name PEARLY BEACH

Overstrand Municipality Representative

3. [Signature] Date: 22/07/2014

Aron Groeneweg
Name PEARLY BEACH

Implementing Agent Representative

4. [Signature] Date: 22/07/2014

Terence Mulder
Name PEARLY BEACH



Tel: 028-384 8321
Faks: 028-384 8337

Gansbaai Administrasie
Posbus 26
Gansbaai
7220

ELUXOLWENI HOUSING PROJECT

PRACTICAL COMPLETION CERTIFICATE

ERF NUMBER: 2773.

PLAN NUMBER:

CERTIFICATE ISSUED:

	YES	NO
FOUNDATION CERTIFICATE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A19	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLUMBING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ARCHITECT PART XA CERTIFICATE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PRACTICAL COMPLETION	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OVERSTRAND MUNICIPALITY	<input type="text" value="P. Jackson"/>	
DOHS	<input type="text" value="J. de la..."/>	

DATE: 31/03/2014

SIGNATURE:
BUILDING CONTROL OFFICER



Tel: 028-384 8321
Faks: 028-384 8337

Gansbaai Administrasie
Posbus 26
Gansbaai
7220

ELUXOLWENI HOUSING PROJECT

PRACTICAL COMPLETION CERTIFICATE

ERF NUMBER: 2774

PLAN NUMBER:

CERTIFICATE ISSUED:

FOUNDATION CERTIFICATE

A19

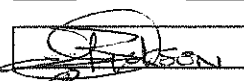
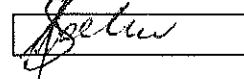
PLUMBING

ARCHITECT PART XA CERTIFICATE

PRACTICAL COMPLETION

OVERSTRAND MUNICIPALITY

DOHS

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	
	

DATE: 31/03/2014

SIGNATURE: 
BUILDING CONTROL OFFICER