

Friday, 12 September 2025]

No 155—2025] SECOND SESSION, SEVENTH PARLIAMENT

PARLIAMENT

OF THE

REPUBLIC OF SOUTH AFRICA

**ANNOUNCEMENTS,
TABLINGS AND
COMMITTEE REPORTS**

FRIDAY, 12 SEPTEMBER 2025

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ANNOUNCEMENTS

National Assembly

The Speaker

1. Referral to Committees of papers tabled

- (1) The following paper is referred to the **Portfolio Committee on Transport** for consideration and report:
 - (a) Annual Financial Statements of South African Airways SOC Limited (SAA) and its subsidiaries (the group) for 2023-24.
- (2) The following paper is referred to the **Standing Committee on Appropriations** for consideration:
 - (a) Report of the Auditor-General on the Financial Statements and Performance Information for 2023-24.

National Council of Provinces

The Chairperson

1. Referral to Committees of papers tabled

- (1) The following papers are referred to the **Select Committee on Finance** for consideration:
 - (a) Report and Financial Statements of the Financial and Fiscal Commission (FFC) for 2024-25, including the Report of the Auditor-General on the Financial Statements and Performance Information for 2024-25.
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TABLINGS

National Assembly and National Council of Provinces

1. The Minister of Police

- (a) Report of the Civilian Secretariat for Police Service (CSPS) on the implementation and compliance by the South African Police Service (SAPS) with the Domestic Violence Act, 1998 (Act No. 116 of 1998) for 1 October 2024 to 31 March 2025, submitted in terms of section 6 of the Civilian Secretariat for Police Service Act, 2011 (Act No. 2 of 2011).

National Assembly

1. The Speaker

- (a) A petition from senior citizens in the Western Cape calling on the National Assembly to assist them with the payment of their SASSA grants and related matters. (Ms A Abrahams)

Referred to the **Portfolio Committee on Social Development** for consideration and report.

COMMITTEE REPORTS

National Assembly

1. Report of the Portfolio Committee on Human Settlements on the oversight visit to Western Cape Province: Garden Route District, Knysna, Mossel Bay and George, on 24 and 25 July 2025, dated 03 September 2025

The Portfolio Committee on Human Settlements (the Committee) embarked on an oversight visit to Western Cape: Garden Route District, Knysna, Mossel Bay and George municipalities. The Committee reports as follows:

The Portfolio Committee on Human Settlements (hereafter the Committee) embarked on a two-day visit to the Western Cape Province: Garden Route District, focusing on Knysna, Mossel Bay and George Municipalities from the 24 to 25 July 2025. The Committee reports as follows:

List of Abbreviations or Acronyms

MEC	Member of the Executive Committee
DG	Director-General
HOD	Head of Department
CFO	Chief Financial Officer
MMC	Member of the Mayoral Committee
BNG	Breaking New Ground
NDP	National Development Plan
HDA	Housing Development Agency
RLRP	Rapid Land Release Programme
IRDP	Integrated Residential Development Programme
CRU	Community Residential Units
DDM	District Development Model
UISP	Upgrading of Informal Settlements Programme
SCM	Supply Chain Management
NUSP	National Upgrading Support Programme
HSS	Housing Subsidy System
RDP	Reconstruction and Development Programme
FHF	First Home Finance
USDG	Urban Settlements Development Grant
HSDG	Human Settlements Development Grant
SANS	South African National Standards
SHRA	Social Housing Regulatory Authority
TRUs	Temporary Residential Units

TRA	Temporary Residential Area
TIA	Traffic Impact Assessment
CRO	Community Resource Organisation
EPHP	Enhanced People's Housing Process
IHSP	Integrated Human Settlements Planning
PMO	Project Management Office
NHNR	National Housing Needs Register
EPWP	Extend Public Works Programme
IBS	Internal Basic Services
SABS	South African Bureau of Standards
PSC	Project Steering Committee
IGR	Intergovernmental Relations

1. Purpose of the Oversight Visit

The Committee's mandate is to maintain an oversight responsibility that ensures a quality process of scrutinising and overseeing government action. It is driven by the ideal of realising a better quality of life for all people in South Africa. This is done through public participation and ensuring that regulatory legislative frameworks related to human settlements are compliant. In brief, the Committee considers legislation referred to it, and oversight of all the statutory entities assigned to the Department of Human Settlements, which includes international agreements and the budget of the department and its entities.

The objective of the visit was to conduct a briefing session with the national and provincial departments, municipalities of Knysna, George, and Mossel Bay, as well as other relevant stakeholders to the implementation of the human settlements' strategic plans, projects and programmes, and to conduct site visits. The focus of the visit was on the following:

- Human Settlements Development Grant (HSDG) - Budget for 2025/26
- Informal Settlements Upgrading Partnership Grant (ISUPG) - Budget Allocation
- HSDG Financial Performance
- USUPG Financial Performance
- USDG Financial Performance
- Plans to unblock the blocked project
- Land Assembly and Properties
- Progress on Upgrading of Informal Settlements

2. Delegations

2.1 Members of Parliament

The following are the Multi-Party Delegates that were part of the oversight: Mr AM Seabi (ANC) (Chairperson of the Committee – leader of the delegation); Mr S Dithebe (ANC); Ms TE Magagula (ANC); Ms BM Kegakilwe (ANC); Mr L Mphithi (DA); Mr C Poole (DA); Ms ZS Abader (MK); Mr TI Gamede (MK); Ms M Dlamini (EFF); and Ms S Frenchman (NCC).

2.2 Support Staff

The following Support Staff were part of the oversight - Ms K Pasiya-Mndende (Committee Secretary); Mr T Makhanye (Committee Researcher and Acting Content Adviser); Mr K Naidoo (Committee Assistant), and Ms N Magwagwa, Communications Officer.

2.3 Departments

2.3.1 National Department of Human Settlements

The following officials accompanied the Committee delegation to the oversight. Dr N Mhlongo, Deputy Director-General; Ms K Nevondo, Deputy Director; Mr B Ntlantsana, Deputy Director; Dr S Mndze, Planning; Ms V Nzala, Monitoring and Evaluation; Ms S Taitai, Blocked Projects; Ms P Dlamini, Grants Management; Mr T Manyama, Social Housing; Mr B Ntlantsana, IGR; Ms S Nzinyane, IGR Coordinator; Mr A Hobongwana, PHP; Ms L Moshane, ISUPG

2.3.2 The Western Cape Department of Infrastructure (Human Settlements Branch)

Mr N Andriaanse, Director: Public Information and Stakeholder Relations; Mr C Louw, Project Manager; Mr G Conradie, Project Manager; and Ms M Komape, Project Manager.

2.4 Municipalities

2.4.1 Knysna

Ms P Matha, Mr C Bezeidenhout, Communication; Mr L Petuna, Ms N Pondoyi, Ms M Hili.

2.4.2 Mossel Bay

Mr A Bayman, Chairperson: Portfolio Committee on Human Settlements; Ms C Venter, Director of Planning and Economic Development; Mr L Mngxekeza, Manager, Human

Settlements; Mr R Pienaar, Housing Official; Mr L Nonyati, Director, Human Settlements.

2.4.3 George

Ms J von Brandis, Executive Mayor; Ms B Johnson, Deputy Mayor; Ms T Jeyi, Chief Whip and Moeggehuur Councillor; Ms J Safers, Councillor; Mr M Roesfse, Councillor.

2.5 Entities

2.4.1 The Housing Development Agency (HDA): Mr P Mbulawa, Mr N Mkhwanazi, Mr S January.

2.4.2 National Home Builders Registration Council: Ms T Bouwer, Acting Chief Executive Officer; Mr E Sonnenberg, Acting Provincial Manager Western Cape; Ms A Van Den Berg, Marketing Coordinator Western Cape; Mr S Davids, Subsidy Administrator Western Cape; Ms D Mkhandawire, Provincial Engineer; Mr K Miller, Senior Home inspector; Ms K Letoau, Senior Home inspector; Ms C Nel, Senior Home inspector.

2.4.3 Community Schemes Ombud Services: Ms M Wotini, Provincial Leader (Western Cape); Mr A Mashilo.

3 Briefings and presentation of project profiles (Sites to be Visited)

3.1 Briefings

3.1.1 Welcoming by Executive Mayor

Mr T Matika, Executive Mayor, Knysna, led the delegation of Councillors, Acting City Manager and other officials from the Municipality. He welcomed the delegation and all in attendance. In his opening remarks

3.1.2 Opening remarks by the Chairperson of the Committee

Mr MA Seabi, Chairperson of the Committee, welcomed everyone present and proceeded with the introductions. Apologies were noted. He gave a high-level purpose of the visit and expectations for the duration of the programme. He indicated that the purpose of the visit was to assess the implementation of human settlements strategic plans, projects, and programmes through briefings with national and provincial Departments of Human Settlements, municipalities, as well as stakeholders. In addition, to get an indication of whether the appropriated funds were utilised efficiently and effectively towards housing provisioning.

3.1.3 High-level comments by the national Department of Human Settlements

Dr Mhlongo, District Development District (DDM) Champion, made high-level comments on the financial performance of the province (HSDG and ISUPG) as of 30 June 2025, indicating the following:

In terms of the HSDG, the Western Cape Province was allocated R1.6 billion for the 2024/25 financial year. In January 2025, the National Department, due to poor performance, proposed to the National Treasury to stop R200 million and reallocate it to performing. At the end of the financial year, the province spent the total amount of R1.4 million allocated after the stopping of R200 million approved by the National Treasury and 106 per cent of housing opportunities were created.

The delivery performance as at 31 March 2025 shows that in the 2024/25 financial year, the three Municipalities (George, Knysna and Mossel Bay) were allocated R7.6 million for service sites; however, there were no sites reported. Additionally, R8 million was spent to provide 389 units without it being included in the approved budget. Although R7.2 million was budgeted for delivering Title Deeds, this money was not utilised, and as a result, no Title Deeds were reported. Furthermore, the three Municipalities planned to spend R6.9 million on professional fees, but instead spent R0.966 million. In total, while R14.1 million was originally budgeted for these three Municipalities, the actual spending amounted to R16.6 million.

In terms of the ISUPG, a total of R382.3 million was allocated to the province, with a total of R100 million stopped by the province, which reduced the total allocation to R282.3 million. As of 31 March 2025, the amount of R282.3 million was transferred to the province, and R282.3 million was spent by the province, which represents 100% of the total available funds.

3.1.4 Presentation by the Western Cape Department of Infrastructure (Human Settlements Branch)

Mr N Andriaanse, Director: Public Information and Stakeholder Relations, presented the state of the Garden Route District, focusing on Knysna, Mossel Bay and George municipalities. In his presentation, he reported that in terms of the HSDG, R1,663 billion was allocated. There were no completed sites reported against the business plan target of 1,578. A total of 1,265 units were achieved against the Business Plan target of 5,143. This represents 25% against the units planned.

WESTERN CAPE - MUNICIPAL EXPENDITURE		ALLOCATION 2025/26	EXPENDITURE 2025/26
CITY OF CAPE TOWN METRO		304 420 000	76 400 000
PROVINCIAL PROJECTS		91 981 000	38 472 000
Sub-total for Metro		396 401 000	114 872 000
CAPE WINELANDS DISTRICT		102 537 000	2 670 000
OVERBERG DISTRICT		164 162 000	53 832 000
CENTRAL KAROO DISTRICT		8 124 000	4 324 000
GARDEN ROUTE DISTRICT		317 217 000	106 863 000
WEST COAST DISTRICT		435 279 000	107 127 000
Total for Regions		1 027 319 000	274 816 000
OPSCAP/Other Individual/Discount Benefit/NHBRC		239 665 000	92 138 000
TOTAL HSDG EXPENDITURE		1 663 385 000	481 826 000

3.1.4.1 Performance in the Garden Route is as follows:

2025/26 HSDG BP	2025/2026 Original BP			2025/2026 July Adjustment			Performance: Q1 Apr - June		
	SITES	HOUSES	FUNDING	SITES	HOUSES	FUNDING	SITES	HOUSES	EXPEND
	TARGET	TARGET	R '000	TARGET	TARGET	R '000	ACTUAL	ACTUAL	R '000
CENTRAL KAROO DISTRICT									
Beaufort West	0	0	0	0	0	0	0	0	0
Laingsburg	0	19	8 124	0	0	5 164	0	0	4 324
Prince Albert	0	0	0	0	0	0	0	0	0
SUB TOTAL	0	19	8 124	0	0	5 164	0	0	4 324
GARDEN ROUTE DISTRICT									
Bitou	292	0	69 835	289	0	69 835	0	0	30 390
George	0	384	116 841	0	407	164 487	0	16	48 317
Hessequa	0	40	21 582	0	5	5 743	0	5	5 326
Kannaland	0	0	3 842	0	0	8 537	0	0	4 091
Knysna	0	45	33 212	0	68	25 232	0	32	6 405
Mossel Bay	0	141	59 818	0	99	53 035	0	0	3 532
Oudtshoorn	0	0	12 077	0	25	12 077	0	20	8 802
SUB TOTAL	292	610	317 217	289	604	338 946	0	73	106 863

3.1.4.2 Performance in George, Knysna and Mossel Bay is as follows:

2025/26 HSDG BP	2025/2026 Original BP			2025/2026 July Adjustment			Expenditure : Q1 Apr - June		
	SITES TARGET	HOUSE 3 TARGET	FUNDING R '000	SITES TARGET	HOUSE 3 TARGET	FUNDING R '000	SITES SERVICED	HOUSE 3 BUILT	FUNDING R '000
GARDEN ROUTE DISTRICT									
George	0	384	116 841	0	407	164 487	0	16	48 317
Thembalethu (718 additional sites)		100	20 688		100	20 688			2 488
Mountain Farm workers						2 993			
Syferfontein Containers & Security		57	40 163		57	71 772			17 235
Syferfontein East PH C (30 tops)(MV)		30	9 360		38	11 856			5 855
Metro Grounds (664)		197	46 630		212	57 178		16	22 780
Knysna	0	46	38 212	0	68	26 232	0	32	6 406
Visser (459)		6	5 507		12	6 300		8	1 833
Hlaani (273165/96)		7	2 070		14	1 800		14	
Flourens/Felshok			1 632		5	1 240			4
Edwards					5	0			1
Happy Valley					1	250			
Khayalethu Bungalows EHP*		30	24 000		30	15 672		5	4 572
Mossel Bay	0	141	69 818	0	99	63 035	0	0	3 532
Mountain View (Louis Fourie Corridor)			5 000			6 450			2 732
Yakfontein (150)		21	4 070		17	3 315			
New Road (285)		120	30 353		62	25 953			
Sluik (400)			1 777			1 777			
Mossel Bay Eff 19201 and 14702 (280)			1 155			0			
Waterdam Remedial Works			15 566			13 360			
Groot Brak River Farm 129 & 137 (100)			444			0			
Stanskyvallen Transfers						35			
Groot Brak Townships (25)			111			111			
Mossel Bay PHSPDA			800			800			800
Barbetsfontein EHP* (10 FarmHouses)			520			1 234			

In terms of the ISUPG allocation, a total of R66,5m of R325 million was spent (20%), with no sites reported against the total of 1,444 in the Business Plan.

WESTERN CAPE - MUNICIPAL EXPENDITURE		ALLOCATION 2025/26	EXPENDITURE 2025/2026	% Spent of Allocation
CITY OF CAPE TOWN METRO		0	-	
PROVINCIAL PROJECTS		102 123 000	40 343 000	40%
Sub-total for Metro		102 123 000	40 343 000	40%
CAPE WINELANDS DISTRICT		41 381 000	3 203 000	8%
OVERBERG DISTRICT		109 405 000	3 731 000	3%
CENTRAL KAROO DISTRICT				
GARDEN ROUTE DISTRICT		37 727 000	8 395 000	22%
WEST COAST DISTRICT		35 086 000	10 922 000	31%
Total for Regions		223 599 000	26 251 000	12%
Other		0	0	
TOTAL ISUPG Expenditure		325 722 000	66 594 000	20%

2025/26 ISUPG BP	2025/2026 Original BP		2025/2026 July Adjustment		Expenditure : Q1 Apr - June	
	SITES TARGET	FUNDING R '000	SITES TARGET	FUNDING R '000	SITES SERVICED	FUNDING R '000
GARDEN ROUTE DISTRICT						
George	114	19 000	114	19 000	0	0
Thembalethu (1753 of 4350)(1753-456=1297)	114	19 000	114	19 000		
Knysna	0	0	0	0	0	0
Mossel Bay	93	8 300	0	5 400	0	2 503
NUSP Projects (23 Areas)(total 3493 sites)	93	8 300	0	5 400		2 503

Mr Andriaanse highlighted some of the challenges affecting performance in the province as follows:

- Finding alternative or suitable land for decanting and relocation. Slow pace in releasing land by government institutions such as the Department of Public Works and Infrastructure.
- Mismatch of informal settlement in in-situ upgrading with beneficiary allocation of the entire settlement through infrastructure.

- Funding and implementation of non-human settlements-related mandate in informal settlements upgrading.
- Bulk infrastructure capacity constraints are prevalent in most municipalities.
- Municipal capacity – municipality's understanding of the strategic shift, willingness or capacity to implement UISP projects (service sites) against BNG (top structure)
- A lengthy statutory approval process is required for unlocking IS projects outside of the mandate of Human Settlements, such as EIA and WULA.
- Suitability disadvantage of informal settlements.
- Lack of a clear and coherent understanding and response from stakeholders involved in the upgrading process.
- Community Dynamics – complex and rigorous community engagement and participation involved, which is usually an intensive and time-consuming process.

George Municipality:

Projects include New Valley, France New, Mandela Village, Skaapkoprivier, Styebistyebi, and Thembaletu informal settlements, covering approximately 2,118 households (subset of 1,753 of 4,350 households). Services allocated include water, stormwater, sanitation, and roads under Phase 3 (permanent engineering services) with a budget of R5 million.

Knysna Municipality:

Nekkies East Vision project targeting 1,000 households with 30 service sites to be completed. Services include water, stormwater, sanitation, and roads under Phase 3 with a budget of R2.4 million.

Mossel Bay Municipality:

ASLA, Sinethemba, Sewendelaan, Cuba, Emfuleni, and Mossel Bay NUSP IBS projects covering 6,731 households with 194 service sites to be completed. Services include water, stormwater, sanitation, and roads under Phase 3, with a budget of R11 million.

2025/26 Financial Year Planned Projects:

George and Mossel Bay will continue with similar projects, with George allocated R19 million and Mossel Bay R8.3 million for Phase 3 services.

He indicated that there were challenges identified, such as financial risks due to prolonged planning causing fruitless and wasteful expenditure and failure to meet targets. Operational risks, including project delays and a lack of technical capacity impact performance monitoring and planning.

3.1.5 Presentations of Sites to be visited

3.1.5.1 Knysna Khayaletu Bungalows

Cllr and MMC for Human Settlements informed the delegation that in Knysna municipality has land available for Human Settlements, the challenge was funding. He further reported that there were approximately 10,000 housing needs that required to be delivered and urged the province and national department to assist with funding.

Mr L Petuna presented the projects to be visited. He informed the delegation that the Khayaletu Bungalows are pine timber homes donated to Knysna Municipality pre-1994, which have deteriorated significantly over time. Some beneficiaries refused ownership due to poor conditions, leaving several properties under municipal ownership. The Western Cape Government appointed the Housing Development Agency (HDA) to assess and replace the timber bungalows with new Breaking New Ground (BNG) units. The project aimed to deliver 124 BNG housing opportunities: 79 privately owned (under Emergency Housing Programme - EHP) and 45 municipal-owned (under Integrated Residential Development Programme - IRDP).

A Project Steering Committee (PSC) was established, co-chaired by the Western Cape Department of Infrastructure and the National Department of Human Settlements (NDHS), including HDA, Knysna Municipality, and Garden Route District Municipality. In 2024/25, 30 households were prioritised (14 elderly or disabled, and others with compromised bungalow integrity). The approach includes Temporary Relocation Units (TRUs) on-site for 14 households (Phase 1a) and a Temporal Relocation Area (TRA) for 16 households (Phase 1b). The remaining 94 households would be addressed in Phases 2 and 3.

It was reported that funding by WCDOI was reserved for Phases 1a and 1b. The construction of 14 TRUs completed and handed over; 16 TRUs were constructed in a dedicated TRA. The demolition of existing structures and asbestos abatement was completed for 30 units. The construction of 30 BNG units for Phases 1a and 1b was completed and handed over. The Provincial Ministerial handover ceremonies were held in December 2024 (3 houses) and April 2025 (26 houses).

The NHBRC enrolment and compliance processes were ongoing, with submission of required documentation. Phase 2 (50 units) was planned for 2025/26 with funding of R13.5 million; beneficiary verification and subsidy applications were underway. The phase 3 (44 units) is planned for 2026/27, with funding subject to government budgeting.

3.1.5.2 George projects

Cllr J Safers, Member of Mayoral Committee for Human Settlements, accompanied by Mr M Phosa, Director of Planning and Development, presented the projects to be visited by the Committee.

1. Metro Grounds Housing Project:

The project is located in the Industria Area, and it is an integrated project that includes social amenities and business areas. There were 632 housing units approved, constructed in three phases (236 in phase 1, 200 in phase 2, 196 in phase 3). It was reported that 129 houses were handed over from phase 1. Local subcontractors were part of the construction, and 33 job opportunities were created.

2. Blanco (Golden Valley) Project:

It was reported that there were 136 units constructed under the EPHP with beneficiary-selected contractors. The project was completed in 2022 despite topographical challenges. The local subcontractors were appointed, thus creating 45 job opportunities.

3. Moegehuur Informal Settlement (Houtkappertjie):

It was reported that the community illegally occupied the land, and 58 families had since settled. Most of the families were non-qualifiers for low-income housing. The land that was illegally occupied belonged to a school under the Department of Public Works, not the municipality. In 2018, the Court ordered that the municipality should provide basic services, such as water, ablution facilities and electricity.

4. Erf 325 Rosedale Informal Settlement:

It was reported that 500 sites were illegally occupied, resulting in overcrowding and health risks due to sewerage proximity. It was further reported that 158 occupants remain after some beneficiaries relocated. The illegal occupants are alleged to hinder project implementation.

3.1.5.3 Mossel Bay Human Settlements Projects

3.1.5.3.1 Izinyoka Informal Settlement:

Mr L Mngxekeza, presented on behalf of the municipality, Izinyoka Informal Settlement. He informed the delegation that the settlement was established in 1999, initial survey confirmed 1022 households. He further reported that multiple relocations were completed between 2013 and 2014 (Luthuli Park, New Rest serviced sites, and TRA). Phases 3 &

4 were completed in 2021. There were approximately 258 families, with informal wood and iron structures. The settlement was provided with basic services, including toilets, standpipes, electricity, and refuse collection.

The challenges of the settlement were that part of it was on private land, sloping terrain, high fire risks, and limited municipality-owned land. The law enforcement monitors to prevent growth; the anti-land invasion unit was active.

3.1.5.3.2. Sinthemba UISP Serviced Sites:

It was reported that the project was completed, providing 194 serviced sites with water and sanitation to over 2300 families. The project value was approximately R31.685 million. The project was managed by Mossel Bay Municipality with contractor Entsha Henra Pty and project managers Zutari. It was reported that 86 labourer jobs were created, and 8 subcontractors were engaged.

3.1.5.3.3. New Rest IRDP Housing Project:

It was reported that 285 serviced sites in total, beneficiaries relocated from Izinyoka. Mostly non-qualifiers and under 30 years. Phase 1 approved for 141 BNG units at a project value of approximately R38 million. The contractor appointed was ROWACON; the project managers: Sky High Consultants. There were 46 jobs created via EPWP. The construction was ongoing with completion expected in June 2026.

Challenges identified included small plot sizes necessitating relocations to TRA or relatives' homes during construction.

3.1.5.3.4. Mountain View – First Home Finance (FHF):

It was reported that the project was targeting middle-income earners with units priced at R429,000. There were 21 units occupied and transferred. Additional amenities include geysers, built-in cupboards, tiling, and painting. An estate agent was appointed for show house management.

The challenges identified across Mossel Bay Projects were vandalism and unlawful occupation risks. The illegal connections to stormwater and power lines. High security costs. There was a need for intensified land acquisition and increased Interim Basic Services (IBS) funding. There was a measure to contain informal settlement growth and re-blocking for service access.

Other challenges were financial risks due to protracted planning processes leading to wasteful expenditure and missed targets. Operational risks, including project delays and a lack of technical capacity impact monitoring and planning. Land ownership issues, especially in informal settlements on private or non-municipal land. Illegal occupation

and non-qualifier presence are complicating project implementation. Security concerns, vandalism, and illegal utility connections in project areas.

3.1.6 Committee deliberations,

The Committee displayed their discomfort and concerns on the absence of the Western Cape Provincial political leadership, especially the MEC and the HOD; as well as the province's officials' presentation of their personal views on the state of affairs, rather than the actual functional administrative/ technical status. The contradictions in the contents of the Province's and Municipalities' presentations on the same projects, which is a demonstration of a lack of cooperation between the province and some of the Municipalities, especially Knysna, substantiated by the plight raised by the Municipality. In addition, the failure of the Provincial presentation to focus on the identified regional projects to be visited and further zoom in on projects in each Municipality thereof.

- The Committee was concerned about the Emergency Housing (EHP) that seemed to be ineffective and inflexible to the needs on the ground versus the nature of the disasters in the province that required speed and flexibility to ensure that people were protected. Questions were raised on the response model used for EHP.
- Members were of the view that the fact that the fund was administered at the National level exposed it to inefficiencies and bottlenecks that have a direct negative impact on the lives of the people. Members were concerned about the delays in the verification of beneficiaries and assessment in the case of disasters and fires.
- Members further urged the national Department to develop a functional mechanism to ensure that the fund was responsive to the needs of the people affected by disasters and or fires.
- Members noted with concern the continued challenge of coordination between different spheres of Government, with the inability of Municipalities to provide bulk infrastructure to enable the completion of projects timeously. It further maintained its view that there must be improved coordination and planning between spheres of government to ensure that the development of infrastructure is holistic and better coordinated, as proposed by the District Development Model.
- Members further noted the impact of budget cuts on project implementation; they believe coordination and enhanced project management will eradicate delays and financial overruns. This is particularly in response to the R300 million stoppages from the HSDG and ISUPG, given the need and challenges faced by the Municipalities. Clarity was sought on whether municipalities were consulted before the funding stoppages.

3.2 Site Visited

3.2.1 Knysna

The delegation conducted a site visit to Knysna Bangalows in Ward 7, where 16 units in the Temporal Relocation Area (TRA) in phase were erected 36 m² for the elderly. TRUs are made of zinc, which is a health hazard, too hot inside, too hot in summer, too cold in winter, with no access out on rainy days. The Happy Letters were signed without an electricity connection.

The Councillor informed the delegation that the area was originally a river and forests. There was a backlog that required intervention. She explained that the project required more suitable land and funds.

Members of the community complained about the TRUs that were not in good condition. The elderly people were allegedly getting sick due to zinc. The elderly were put in these units, but it was difficult for them to access. The community was worried about the non-conduciveness of bungalows, especially for the elderly, slow construction pace of BNGs. They complained that the allocation criteria were not transparent and not consistent. Raised concerns on delayed completions and installations of services in units (electricity).

The MMC indicated that beneficiaries of completed and handed over BNGs, rent them out and refuse to evict the TRUs. The MMC is committed to engaging the community. He reported that costs per bungalow were estimated at R35,000 to R100,000, including the foundations and retaining walls.

The Members were concerned about the specifications used to erect the TRUs and the amount spent. The Members were concerned that a TRU would cost R100 000 per unit and requested a detailed breakdown (wood, zinc and toilet) and the maintenance of bungalows. Even though basic services such as water, toilets and electricity were installed, concerns were raised about the clumsiness and poor installation of electricity that showed elements of risk to the occupants. The TRU were not partitioned, posing issues of a lack of privacy and dignity. The corrugated iron sheets with no insulation used were also of health hazard to the occupants, especially the elderly, as they were too hot inside in summer and too cold in winter, with no access out on rainy days.

In response to questions raised regarding the material used and whether it was approved by the South African Bureau of Standards (SABS) and who was contracted to install. The municipality indicated that Small, Medium and Micro Enterprises (SMEs) were employed to erect the unit and hoped that the material was sourced from relevant retailers.

3.2.2 BNG Housing Units

The Committee visited a house with an elderly beneficiary, who was generally happy with the house and had a title deed. A 40-sm house, plastered and painted interior and exterior walls. The interior comprises an open plan kitchen and a lounge, a bathroom fitted with a toilet, a bathtub and a hand wash basin.

The Committee raised questions about the applicable subsidy quantum, the duration of the project, and the asbestos removal and disposal. This was in response to the allegations of asbestos dumping adjacent to the project.

The Committee expressed concerns with the quality of work in the name of “emerging contractors’ empowerment”, emphasising that this activity needs to be closely monitored. The Committee directed both Departments to re-examine the progress on site with a view to expediting the project.

Day 2 - 25 August 2025 – Sites Visited

1. Mossel Bay

Mr AC Bayman, Acting Mayor welcomed the delegation in Mossel Bay, KwaNonqaba Community Hall for a meet and greet.

1.1 Sinethemba – 195 serviced sites

The Committee visited the Sinethemba project, where 194 serviced sites were completed in April 2025. The developer for this project was Sangra, and the amount spent was R30 million. The area was a greenfield, sloppy with a lot of densifications done. The municipality informed the Committee that communities from Gentswana informal settlements would be relocated and occupy those sites with basic services (toilets, water and sanitation). Communities were expected to erect their houses using their material. The municipality would then apply for the construction of a top structure, 40m² in a 120m² plot.

There was also a TRA with 250 units, which the Committee was told was going to be used for the relocation of communities from other informal settlements. By the time of the visit, a Security Company was contracted to guide the TRA, and cameras were installed to assist.

The Members ascertain whether there were any measures in place to avoid illegal invasion. In addition, clarity was sought on whether there were any construction modifications to the BNG against the original structure. In response to the concerns raised, the municipality indicated that there was security 24/7 at the gate and the area was closed, fenced with one entrance. Any construction modifications to BNG would be subject to the municipal approval of plans. There were also building inspectors monitoring and controlling illegal construction and issuing occupancy certificates.

1.2 New Rest in Ward 3

The Committee visited New Rest, where 121 units were constructed at a cost of R184 000 per house. The contractor appointed was Ruwacón with a budget of R38 million. The estimated completion date was 31 May 2026.

NHBRC reported that it was monitoring and pleased with the work thus far. The municipality requested that a retention wall be installed where erosion is visible. The municipality was requested to submit plans for retention walls that were falling and the cost of installation as well.

1.3. Mountain View First Home Finance

The delegation was informed that the project started in 2018 and was completed in 2021, with 1003 units completed. Project provided for 725 – BNG - all allocated and 550 registered so far; and 278 – First Home Finance. There were 49 disabled friendly units. There were water tanks installed for harvesting rainwater. The allocation criteria for BNG units prioritised

- Backyarders – from greater Mossel Bay
- Waiting list registration date from 2006 or prior
- 5% rural community

The Members requested additional information in respect of the project cost-benefit analysis. The cost of the units, which are adjacent to the subsidy units. Members felt strongly that the location of the project defies the concept of social cohesion (the proximity of the two projects and the physical appearance of the two. Members argued that the slow approvals for FHF applicants could be related to their physical appearance and location. Concerned that the project is completed, but the occupation is very slow. Members were of the view that NHFC should be considerate of people on interest rates and assist where conventional banks were unable to.

The issue of poor credit score and indebtedness was the challenge in getting people approved. Typology also impacts as most preferred single and stand-alone houses.

1.4 Izinyoka Informal Settlement

The delegation was informed that the Izinyoka forms part of the greater Mossel Bay UISP project, which was underway for 32 informal settlements. Izinyoka was at the bottom of the UISP list as it was assisted. The established anti-land invasion unit was working around the clock to prevent the extension of Izinyoka, including the use of drone technology. The municipality had to provide basic services to the people of Izinyoka, such as water, electricity and ablution facilities.

Challenges:

- Most of the land parcels are unlawfully occupied
- People rent/rent out their houses and move back to Izinyoka
- Vandalism of the provided toilets & standpipes
- Settlement is expanding from the slope side
- No access for Law Enforcement Officers & Firefighters
- Shack farming on a large scale

The Members were not pleased with the state of the informal settlements, indicating that while the illegal invasion was not condoned. Izinyoka was a clear demonstration of a need to source land for housing provision. The HDA was requested to assist the municipality in locating the owners of the land.

2. George Site Visits

Ms AJ von Brandis, Executive Mayor of George, accompanied by MMC for Human Settlements and Councillors, welcomed the delegation during a meet and greet that took place in municipal chambers. Then she led the delegation to the site where the building collapse which came out to be 5-storey building, just adjacent to the chambers.

2.1. George Building collapse

The Executive Mayor briefed the delegation on the tragic building collapse that occurred on 6 May 2024, at approximately 14h00. The disaster happened at a construction site where a five-story apartment building had been erected, despite initial approval being granted for a single-story structure. According to the Mayor, 62 workers were on site when the incident occurred. Emergency services responded promptly to rescue those trapped, but tragically, 34 people lost their lives, and several others sustained injuries.

Members asked whether the contractor was continuing construction on another project; whether he was held liable for what happened. They further wanted to know whether the municipality approved the building plans, as well as whether it was enrolled with the National Home Builders Registration Council.

The municipality indicated that it would not discuss the findings of the preliminary report, argued that it was *sub judice*.

Members were not pleased with the response received from the municipality; however, they respected the process. The members noticed that the site has been cleared and wondered whether SAPS was still investigating. The Chairperson resolved that the municipality and the relevant structures would be called to account in Parliament, as the

Committee has the powers to subpoena a public accounting authority, and invitations would be dispatched in due course.

2. Moogerhuur Ward 16

The delegation was informed that the informal settlement was first occupied in 2020/2021 by community members who were backyard dwellers from surrounding areas. The illegal occupants comprise 58 families. A Court Order was issued in favour of the illegal occupants for the provision of services. All services were installed in respect to the national ratios (ablution, standpipes, etc). The profiling of the informal settlement indicated that the majority of these occupants were a mix of various income bands. The land was owned by the Provincial Government of the Western Cape (PGWC).

Challenges:

The land does not belong to the Municipality; the land is owned by the Provincial Government of the Western Cape (PGWC).

Proposed recommendation:

- Land to be acquired for this community and transferred to the municipality.
- Non-qualifiers to be dealt with in respect to the Council policies and bylaws.
- Land to be subdivided, rezoned from institutional to residential, serviced and sold to current occupants.
- This will result in reduced rates and taxes for the Province, occupants will get title deeds, and the municipality will collect rates on individual erven.

The Members were not pleased with the snail pace in respect of land acquisition; in this regard, and asked if a land audit was ever conducted; how far was the process, and what were the indications?

The municipality indicated that the land audit was conducted way back needs to be revived, and the informal settlements were on school land belonging to the Department of Public Works and Infrastructure. The municipality stated that as soon as the land was transferred, it would take 90 days to work on it.

3. Syferfontein Project (Erf 325)

It was reported that Rosedale informal settlement forms part of the Erf 325 Syferfontein project, which is currently being implemented. The project started in 2018, comprising 428 BNG (38 Military Veterans, 32 Disabled and all approved)

Illegal occupants occupied 500 sites that were earmarked for beneficiaries of the Erf 325 project. The land invasion resulted in overcrowding of the area. Numerous non-qualifiers

spilt over to the area within a radius of sewerage works, which poses serious health risks. Some beneficiaries relocated after receiving their houses from the Erf 325 project, 158 occupants remain.

Challenges:

Illegal occupants cannot be moved out of the footprint of the development, which has resulted in the delay of the project implementation.

4. Metro Grounds Housing Project

The delegation was informed that the project was approved by the Provincial Department of Infrastructure (PDOI) for the construction of 436 top structures. Ruwaccon was appointed as the contractor for the project. Approval was received in October 2024 from the PDOI for an additional 196 top structures to be included in the project. The total top structures now consist of 632 housing opportunities. Construction is in progress. Ruwaccon was appointed for the completion of all 632 top structures. All statutory documentation has been completed, and construction has commenced. The project spread over 3 phases, four sub-contractors were appointed and at a value of R23 882, 519, 33 job opportunities. The projected completion date for phases 1&2 was end June 2025 and phase 3 mid-October 2025. There were 22 units provided for people with disabilities, and 129 completed houses have been handed over to beneficiaries.

5. Committee Observations

The Committee having interacted with national Department of Human Settlements, Provincial Department of Infrastructure (Human Settlements Branch), Knysna, Mossel Bay and George Municipalities as well as observations on site the delegation visited, made several observations indicated below:

The non-attendance of the political leadership of the Province and the Head of Department was raised as a grave concern.

- The stopping of R300 million of the Western Cape Human Settlements Branch was raised as a concern and queried the rationale thereof, amidst the Municipalities' declaration of funding shortages. Concern on the impact of stopping and reallocations on the glaringly struggling projects in the Municipalities.
- The rubble on the site of the collapsed building was cleared and wondered whether the investigation would still be relevant.
- RUWACON was observed to be the most construction company that had having most contracts in the Western Cape, and this was also observed in the Free State Province.
- The delays and or rejection of the adjusted Business Plan was of concern as well.
- Need to improve IGR relations between the National, Provincial and local municipalities.

- Need to intensify multi-year planning, to ensure readiness for timeous projects implementation; coupled with continuous project monitoring in all municipalities.
- Concerned about the lack of uniformity and the specifications in the erection of the TRUs and the spent per TRU/ bungalow, coupled with the breakdown of costs to R100 000. The municipality must provide a Bill of Quantities (BOQ)/ breakdown of costs for TRAs
- Illegal invasions were problematic, as seen in queue jumping, need to have plans and measures in place to avoid them.
- Fallen retention walls were observed in Knysna, posing a risk to the community as well as the structures (houses built)

6. Recommendations

The Portfolio Committee on Human Settlements having interacted with various stakeholders based on the presentations received, site visits conducted and interaction with locals, recommends that the national Department of Human Settlements should:

1. Consider decentralising the emergency funds to local municipalities to enable local structures to respond speedily to fires and disasters. Starter kits to be locally based so that people could be assisted timely.
2. Consider retaining unspent funds within the province to assist other municipalities that require funds to deliver basic services and houses to the communities.
3. Review the Temporal Relocation Unit policy in terms of price, specification (size, partitioned, habitability and dignity), as well as accessibility. There should be a clear process for how these are delivered. The breakdown of the TRU of R100,000 in Knysna should be submitted to the Committee by 05 September 2025.
4. Assist municipalities with terrain challenges with a grant to cover the installation of retention walls. Municipalities had reported that funding was a challenge, and most of it was spent on the construction or installation of retention walls. In Knysna, the retention walls were falling.
5. Assist in transferring the land owned by the Department of Public Works and Infrastructure to the Human Settlement Branch so that people of Moeggehuur can be provided with top structures.
6. Request the Provincial Department of Infrastructure – Human Settlement Branch to submit a report with a list of all projects contracted to RUWACON, including an indication of whether this list includes blocked projects, by 05 September 2025.
7. Request municipalities visited to submit their respective reports on Informal Settlements under their jurisdiction, indicating: the total number of Informal Settlements; the total number established to date; the total number of upgrading plans in place; the status of each settlement.
8. Request the Province and Municipalities to submit a consolidated report on all their respective blocked projects, including: the total numbers, specific details per project of its status, nature and cause of the blockage, plans to unblock and financial

implications thereof and indication of how much is required to address blocked projects, including rectifications.

9. Appeal to the Housing Development Agency to assist the Knysna municipality in locating the owners of the land that is illegally occupied by the communities of Izinyoka informal settlements so that the municipality could be able to install services for the community.
10. Improve IGR between the National, Province and local municipalities and intensify multi-year planning, to ensure readiness for timeous projects implementation; coupled with continuous project monitoring in all municipalities.

6.1 Recommendation to the Committee

The Committee should facilitate a joint meeting regarding the George Collapse Building with the George Municipality, Departments of Public Works and Infrastructure, Labour and South African Police Services before end of October 2025.

Report to be considered.