

IMPACT AND SCALE OF THE DISTRUCTION, THEFT AND VANDALISM OF GOVERNMENT PROPERTY



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Department of
Public Works & Infrastructure
FREE STATE PROVINCE

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BACKGROUND

- The Free State Provincial Government has experienced vandalism of government properties that are no longer in use over the couple of years;
- In recent times, the Department is experiencing theft of cooper and other materials in buildings that are currently in use;
- A number of arrests including that of officials of government involved have been made by SAPS through the assistance of both in house and private security;



BACKGROUND

Root Cause

- Vandalism took place over a number of years as a result of properties that were vacated by user departments due to lack of maintenance;
- Even though PWI is the custodian of immovable assets in the province, the budget for maintenance and the roll out of maintenance is the responsibility of user departments in line with EXCO decision;
- Inability of the users to repair and maintain properties has led to Dept of Labour issuing contravention notices and subsequent closure of buildings;
- The users were provided with alternative accommodation in the form of leased buildings for their operations;
- In some instances government spent a lot of money on guarding vacant properties to minimize vandalism.



INTERVENTIONS

The following interventions were introduced in 2021/22 Financial Year and are being implemented:

- Identification of dilapidated/vandalised buildings that would be refurbished by PWI for office accommodation;
- Identification of vandalised buildings that would be refurbished for revenue generation;
- Identification of office accommodation leases that would be terminated (mainly leases that were on month to month); and the occupants to be moved to refurbished state owned properties;
- Identification of superfluous assets for disposal;
- User Departments that were issued with contravention notices due to lack of maintenance are no longer provided with alternative office accommodation, instead they are forced to refurbish these buildings and to provide security during the periods that the buildings are unoccupied.



EXAMPLES OF VANDALISED GOVERNMENT BUILDINGS IN FREE STATE



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PRE-FAB BUILDING behind NATIONAL HOSPITAL - BLOEMFONTEIN



Vandalised pre-fab structures behind National Hospital, the Department will demolish the structures and lease the vacant land as it has proven to be prime;

The cost of the damage has not been quantified;

Tender documents are being prepared for demolishing and release (long-term lease)



WAREHOUSE - BETHLEHEM



NDPW has shown interest of leasing this facility as government garage.

The property is not in a good condition, the Department is busy with conditional assessment to determine the refurbishment costs. Refurbishment will be done in 2023/24



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OLD HIV/AIDS - PHUTHADITJHABA



The property is situated in Phuthadithjaba and is ideally located for Service Delivery because it is in the heart of the community.

Department has approached SASSA to lease the property, SASSA has committed to refurbish the property and to continue with maintenance thereafter.



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OLD KLEITJIE HOSTEL - VREDE

(before refurbishment)



(after refurbishment)



Old Kleitjie hostel was utilised by the Department of Education, unfortunately the property was vandalised. Dept of Education was forced to refurbish the building.

Vrede is a small town in the eastern part of the Free State with limited office accommodation, the Department of Social Development and SASSA have shown interest to use this property



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THUSANONG BUILDING - BLOEMFONTEIN

- The building was occupied by SASSA and was closed by labour due to OHS issues;
- Heavy vandalism took place in 2018 and 2019 despite presence of security at the premises;
- The building is being refurbished at the cost of R92 million;
- COGTA and Traditional Leaders will move into this building in October 2023 and a leased building accommodating COGTA that is currently on month to month will be terminated.

(Before refurbishment)



(during refurbishment)



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TSHIRELETSONG BUILDING BLOEMFONTEIN

- The building was left vacant by Dept of Social Development due to lack of maintenance;
- Alternative building is leased at R 278 000 per month up to December 2022;
- The building is being refurbished in 2 phases:
 - Phase 1 R 16 million (95% complete)
 - Phase 2 R18 million (54% complete)
- Used by the Department of Social Development as a Children's place of safety;



OLD KOPANO NURSES HOME - WELKOM

- The building is vacant and vandalised;
- It will be refurbished and leased out to Central University of Technology for use as student accommodation (180 single beds) in 2023/24;
- Refurbishment costs are estimated at R25 million.



MANCOFS OLD NURSES HOME - BLOEMFONTEIN

- The building is vandalised;
- Business Plan has been submitted to Infrastructure SA for funding;
- Central University of Free State has shown interest in the building for use and student accommodation.



CONCLUSION

- R19 million savings will be realised by terminating month to month leases and moving client departments to refurbished state owned properties in 2022/23; R4,2 million in 2023/24 and R10,4 million in 2024/25;
- PWI will continue to refurbish buildings and move client departments from leased buildings to state owned properties;
- Other buildings will be refurbished for rental to National Department of Public Works for SASSA and other client departments;
- Identified superfluous buildings will be disposed through leases including Build-Operate-Transfer; outright sale and Refurbish-Operate-Transfer models;
- The user departments that are issued with contravention notices due to lack of maintenance are no longer provided with alternative office accommodation, instead they are forced to refurbish these buildings and to provide security during the periods that the buildings are unoccupied.



THANK YOU!



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