



public works,  
roads & transport  
MPUMALANGA PROVINCE  
REPUBLIC OF SOUTH AFRICA

# PROJECT Profile

## 7ML RESERVIOR AND SEWER PUMP STATION INFRASTRUCTURE



# PROJECT PROFILE

## 7MI RESERVIOR AND SEWER PUMP STATION INFRASTRUCTURE

Report Period: November 2025

### PROJECT DESCRIPTION

Bulk Civil Engineering Infrastructure for the Mpumalanga high altitude training centre:  
Bulk Water Supply: 7MI Reservoir and Sewer Pump Stations Infrastructure  
(PWRT/2465/20/MP)

### BACKGROUND

The Mpumalanga Province through the Department of Public Works, Roads and Transport is installing bulk civil engineering infrastructure for the Mpumalanga high altitude training centre in Emakhazeni Local Municipality, Nkangala District Municipality. The project is funded through the Department Sport, Arts and Culture.

### PROJECT LOCATION

Emakhazeni / Emakhazeni Local Municipality; Nkangala District Municipality

The project will solely affect Ward 8, falling under the jurisdiction of the Nkangala District Municipality

### SCOPE OF WORKS

- Provision of a new 7MI reservoir.
- Provision of three sewer pumpstations for the Mpumalanga High Altitude Training Centre.

### IMPACT OF PROJECT

The impact is to sustain uninterrupted water supply to the nearing communities around Emakhazeni Local Municipality. The reservoir is an edition to the water reticulation system that was previously installed to services nearing surroundings/communities.

The project forms part of the Phase 1 projects currently being implemented as part of the provision of bulk water infrastructure for the Mpumalanga High Altitude Training Centre. The larger project consists of 4 x sub-projects.

### PROJECT TEAM

Project Client	: Department of Public Works, Road & Transport
Project Sponsor	: Department of Arts and Culture, Sports & Recreation
Project Beneficiary	: Emakhazeni Local Municipality
Consulting Engineers	: Infratech Projects (Pty)Ltd
Contractor	: Totobela Trading & Projects/Sizampilo Projects

## OTHER PROJECT SUPPORT PROFESSIONALS

Social Facilitation  
Occupational Health and Safety Agent  
Environmental Control Officer  
Geotechnical Site Lab

## PROJECT TIMELINES

**The original Contract document is 12 months.**

Original Contract start date	: 11 January 2021
Start date	: 01 June 2021
Original Contract completion date	: 11 January 2022
Revised completion date (1)	: 31 August 2023
Revised completion date (2)	: 30 March 2024
Revised completion date (3)	: 31 October 2024
Targeted completion date	: 31 July 2025

New Extension of Time Claim to be submitted by the Contractor.

## PROJECT PROGRESS

Planned Progress to Date	: 100%
Actual Progress Reservoir	: 88% complete
Actual Progress 3x Pumpstations	: 95% complete
Time Elapsed	: 96 Weeks

## HISTORICAL PROGRESS

The overall progress of the works on the 7ML reservoir project has been significantly delayed, with several disruptions since January 2023. Initially, the project was awarded to Totobela Construction, who served as the main contractor. However, by early 2023, it became evident that Totobela was no longer able to carry out the works. Their performance deteriorated considerably, with construction activities on site ceasing entirely from January 2023.

During this period, Totobela cited an inability to procure essential construction materials such as water bars, Jointex, shutter boards and further reported challenges in paying subcontractors due to cash flow issues. They officially removed their site offices from Belfast, and no active presence was recorded on-site for several months.

In response to the continued lack of progress, a cession agreement was entered into, whereby Sizampilo Construction was appointed to take over the execution of the works,

while Totobela remained the main contractor under the contract. Sizampilo officially commenced involvement in August 2023, marking a transition period of roughly eight months of inactivity and delay between January and August 2023.

Following their appointment, Sizampilo initiated site establishment activities; however, these processes also took longer than anticipated. Construction works resumed slowly and cautiously thereafter.

A further major delay occurred in February 2024, when Sizampilo demobilized from site due to non-payment by the Client. The contractor dismantled all temporary facilities and vacated the site entirely. This disruption lasted until the outstanding payment certificate was settled on 09 April 2024, after which Sizampilo returned to site and began the process of re-establishment.

The demobilization, remobilization, and restart process further impacted project timelines, and considerable time was required for the contractor to resume operations at full capacity. As a result, the project has experienced significant cumulative delays initially due to the underperformance of the original contractor, followed by the transitional phase under the cession, and later compounded by payment-related disruptions.

## **CURRENT PROGRESS**

As of the current reporting period, all three pump stations have now been fully constructed and completed. The previous delays related to the stainless steel manhole covers have been resolved. The only outstanding works currently in progress include fencing, berm construction, and final backfilling around the pump station footprints. Once these external works are completed, the pump stations will be fully finalised and ready for operational commissioning.

The 7ML reservoir structure has been completed; however, a structural failure was identified in the roof slab. Following this discovery, the contractor engaged with the project's structural design team to investigate the cause and determine an appropriate remedial approach.

A technical meeting has since been held between the contractor's structural engineers and the Client's design engineer. The contractor is currently awaiting the finalised revised design drawings and specifications from the design team. Once these details are issued, the contractor will submit the formal remedial method for review and approval prior to commencing the repair works.

It is important to note that the financial responsibility for the remedial works does not rest with the Client. The contractor has confirmed that all associated costs will be managed through their internal processes, including discussions with the concrete supplier, legal representatives, and insurance provider where necessary. No cost implications are expected for the Client.

# CHALLENGES

## Historical Challenges

1. **Delayed Start (2021):** Late appointment of the CLO and persistent community interference delayed the commencement of work until July 2021. Totobela Construction, the original main Contractor, began slowing down significantly in November 2022
2. **Contractor Collapse (2023):** Totobela Construction's inability to perform led to abandonment of the site and a six-month standstill. A cession agreement was signed between Totobela and Sizampilo Construction on 5 June 2023, formally allowing Sizampilo to take over execution of the works under Totobela's main contract. A subcontract agreement was concluded on 13 July 2023, with all contractual obligations and compliance matters finalized by 27 July 2023. Site establishment by Sizampilo commenced on 1 August 2023.
3. **Sucontractor Disruptions:** Sporadic unrest continues, typically triggered by delays in subcontractor and labour payments.
4. This sequence reflects a total loss of approximately Eight (8) months between the time Totobela began slowing down and when Sizampilo became fully operational on site. This inactive period significantly delayed overall project progress.

## Current Challenges

5. **Late Client Payments:** Continues to affect the contractor's cash flow, causing delays in procurement and labour compensation.
6. **Demobilization in Feb 2024:** Resulting from non-payment, leading to further schedule disruption until April 2024.
7. **Non-conformance (Low concrete strength):** Substandard concrete strength in the reservoir roof slab and columns has led to mandatory demolition and reconstruction.
8. **Legal Dispute:** Ongoing litigation between Sizampilo and Afrimat over accountability for the failed concrete.

Further delays were incurred when the contractor demobilized in February 2024 due to non-payment. Payment Certificate No. 12 was only paid on 5 April 2024, and the contractor resumed work on 8 April 2024. During this period, the site was stripped of shuttering and reinforcing steel, resulting in not only loss of time but additional rework and resource expenditure to re-establish previously completed elements. This necessitated re-establishment and reinstatement work, causing an additional 40 days of delay (15 days for re-establishment, 25 days for rebar). These events cumulatively caused a delay of 317 calendar days, and the contractor has formally requested an Extension of Time (EOT) of 428 days, which includes 111 additional days needed to complete the project as per the revised programme.

## PROPOSED REMEDIAL ACTION

To align the project with revised timelines and contractual obligations, the following corrective measures are underway:

1. Sizampilo has submitted an EOT for the 7ML reservoir remedial works, covering the assessment, design, and repair period. The request is without cost to the Client and is currently pending approval.
2. 7ML Reservoir Roof Remedial Design:  
The contractor has concluded technical engagements with the design team. The project is now awaiting the issuance of the final approved remedial design drawings and specifications for the roof slab. Remedial construction activities will commence once these details are approved.
3. Pump Station Completion Works:  
All three pump stations have been fully constructed. The remaining external works, including fencing, berm shaping, and final backfilling, are currently underway to complete the facilities.
4. Supplier and Liability Management:  
The contractor continues to engage with the concrete supplier and their legal and insurance channels to address liability relating to the roof slab failure. There will be no cost implications to the Client for the remedial works

## PROJECT BUDGET

Award Amount	: R 29 351 418.79 Incl VAT & 10% Contingencies
Invoiced Amount	: R 24 485 058.00 (83.4%)
Total Expenditure to date	: R 22 880 814.58 (78%)
Total Revised Amount	: R 29 351 418.79
Estimate Expenditure on SMME's and Labour	: R 5 450 000 .00 (Vat incl)

CASH FLOW PROGRESS			
<b>Budget (Excl.VAT)</b>		<b>R25,522,972.86</b>	
<b>VAT</b>		<b>R 3,828,418.79</b>	
<b>TOTAL PROJECT VALUE</b>		<b>R 29,351,418.79</b>	
PC No	Date Submitted	Date Paid	Amount
NO 1	16 April 2021	Paid	R 1 397 803.73
NO 2	04 May 2021		R 0.00
NO 3	03 September 2021	25 October 2021	R 792 301.82

NO 4	28 October 2021	22 November 2021	R 383 887.27
NO 5	18 November 2021	Paid	R 403 072.36
NO 6	16 March 2022	23 March 2022	R 2 001 000.00
NO 7	22 September 2022	Paid	R 1 026 394.49
NO 8	02 November 2022	Paid	R 981 826.09
NO 9	06 December 2022	Paid	R 1 041 174.09
NO 10	16 January 2023	Paid	R 215,191.94
NO 11	15 August 2023	Paid	R 1 892 555.98
NO 12	29 November 2023	05 April 2024	R 1 754 656.47
NO 13	09 July 2024	Paid	R 1 049 958.02
NO 14	13 August 2024	Paid	R 2 229 080,74
NO 15	20 September 2024	Paid	R 3 711 225,01
NO 16	27 November 2024	05 March 2025	R 2 065 492.47
NO 17	23 April 2025	12 June 2025	R 1 935 194.11
NO 18	18 August 2025	Not Paid	R 1 604 243.43

## SMME's

3Kweeni Trading	: Provision of tipper trucks
PP Technical	: Provision of fuel on site
Emakhazeni Black Wattle	: Provision of security guarding services on site
GM Sibambene	: Provision of sanitation facilities (toilets)
PPN Logistics	: Provision of site TLB
Kheta Engineering Solutions	: Provision of site TLB
Amos Trading	: Provision of site Excavator
Paul Score	: Provision of site Roller
Lugcabho projects	: 3 Pump Stations
Muji Kamafu K	: Shuttering (reservoir)
Mphath'ophethe	: Reservoir Fencing
Sipho Luthala Trading	: Reservoir Steel Fixing
Mcgyver logistics	: Provision of water pump
Diliza Dozer	: Provision of site TLB
Dumisenga	: Provision of water cart

## LABOUR OPPORTUNITIES

Total Job Opportunities Created :38

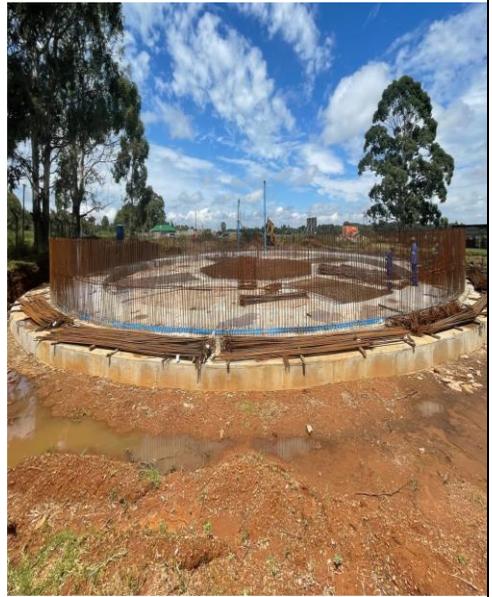
Youth employed

- Men : 30
- Women : 8
- Persons with Disabilities : 0

The project complies with EPWP guidelines



Preparing to pour floor slab



rebar placed to start fixing for the wall sections and inside floor



Reservoir Walls



Reservoir Roof



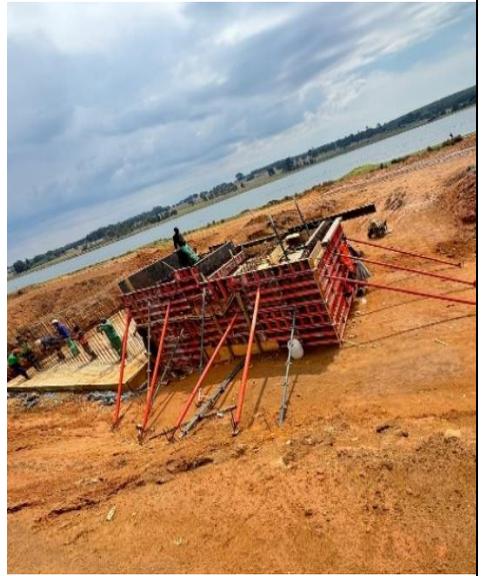
Reservoir Roof Slab



Reservoir



Pump Station No. 2



Pump Station No. 3



Pump Station No. 2



Pump Station No. 3



Pump Station No. 4



Pump Station No. 4



## MPUMALANGA PROVINCIAL GOVERNMENT

Department of Public Works, Roads and Transport

Rhino Building, No. 7 Government Boulevard

Riverside Park, Ext 2

Mbombela

1200

Private Bag X 1 1310

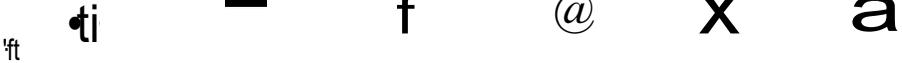
Mbombela

1200

Private Bag X 1 1310

Mbombela

1200



dpwrt.mpg.gov.za

Communication DPWRT

013 252 2222

MYru Wa mant  
and Transport

dpwrtpumulonga

@DpwrtMpumulonga

DPWRT Mpumalanga

*"Let's Grow Mpumalanga Together"*