



PARLIAMENT
OF THE REPUBLIC OF SOUTH AFRICA



REPORT OF THE PRE-VISITS TO DUNOON, GUGULETHU, KHAYELITSHA AND PHILIPPI

**NCOP LOCAL
GOVERNMENT WEEK**

3 SEPTEMBER 2025

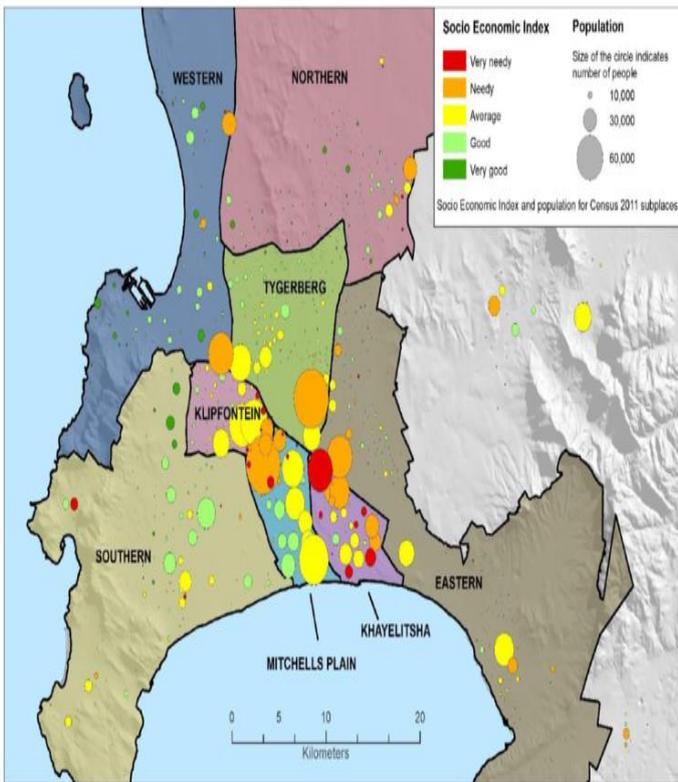
**PARLIAMENTARY
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1. INTRODUCTION



The City of Cape Town is the second largest metro in South Africa and in 2022, it was home to 4.77 million people which is 64% of the Western Cape population.¹ The City’s economy grew at 0.7% year on year in real terms from 2023 to 2024.² The youth unemployment rate³ was estimated to be at 48,1% in the first quarter of 2023⁴ a decline from 53 % in 2022. The City had a Gini co-efficient of 0.6 in 2022 which is slightly lower than SA’s Gini co-efficient of 0.62 but still indicates high levels of inequalities.⁵

Despite the economic gains, social ills such as high crime and other socio-economic challenges persist. The growing housing demand due to immigration which outpaces job creation as well as land invasion and rapid growth of

informal settlements has contributed to a housing backlog. The current number of applicants on the waiting list in the City of Cape Town’s housing database is at 440,012⁶. The figure is for the entire Metro including areas such as Gugulethu, Khayelitsha, Philippi and Dunoon. Linked to this, is the challenge of issuance of title deeds. The Western Cape faces significant challenges, primarily due to complex legal and administrative processes. Another challenge is lack of capacity within government, and the impact of informal settlements and land invasions. The City’s socio-economic index (2011) identifies the areas of greatest need and indicates that 25,5% of households live in ‘needy’ or ‘very needy’ areas of the City. This corresponds with the highest vulnerability index areas in 2020. The very needy areas include Dunoon, Imizamo Yethu, Mitchells Plain, Khayelitsha, Gugulethu, Philippi, Delft, Maneberg and Langa amongst others.

There are several housing development projects underway or planned in Dunoon, Khayelitsha, Philippi, and Gugulethu in Cape Town, which are geared towards addressing the need for affordable housing in these areas.

¹ Census data

² Municipal Economic Review (2024)

³ Youth unemployment defined as the strict unemployment rate for individuals aged 15 to 24

⁴ City of Cape Town (2023)

⁵ Ibid

⁶ WC Department of Infrastructure

This report analyses the progress of human settlement projects as well as water and sanitation issues in Dunoon, Gugulethu, Khayelitsha and Philippi.

2. CURRENT HUMAN SETTLEMENT PROJECTS IN THE DUNOON, GUGULETHU, KHAYELITSHA AND PHILIPPI

The Western Cape (WC) Department of Infrastructure gave a list of the housing projects in the identified areas as well as the number of sites in each area. Table 1 below shows the projects in Dunoon, Gugulethu, Khayelitsha and Philippi.

Table 1: List of housing projects

Project Name	Total Yield (Sites)
Khayelitsha Projects	
Mandela Park 497 PHP	35
Silvertown	1,542
Taiwan	6,500
Du Noon Projects	
Killarney Gardens TRA	1,500
Doornbach	752
Gugulethu Projects	
Mau Mau Erf 2849	254
Gugulethu Erf 8448	571
Airport Precinct Main Site	7,795
Airport Precinct Infills	631
Thabo Mbeki Island Site	44
Thabo Mbeki Informal Settlement	1,240
Tsunami Informal Settlement	859
Philippi projects	
Nomphumelelo PHP	85
Sheffield Road	384
Weltevreden Wedge	5,000
Kosovo Informal Settlement Development	4,536
TOTAL	31,728

The City of Cape Town indicated that they do not have projects in the identified areas. However, the official from the Western Cape (WC) Department of Infrastructure (Housing Directorate) indicated that there are projects which are run in collaboration with the City. These projects include Mau Mau, Airport Infills, Thabo Mbeki Informal Settlement, Sheffield Road and Kosovo. It was mentioned that the City also runs Doonbasch, Tsunami and Thabo Mbeki Island site.

Note: Bulk Water Infrastructure projects in these areas include Potsdam in Milnerton and Macassar in Khayelitsha. Due to construction work in Potsdam and tight timeframes to make arrangements for the visit, these sites could not be visited.

3 SITES VISITED

3.1 Dunoon

According to the WC Department of Infrastructure, there are two projects in Dunoon; Killarney Gardens and Doornbach

Killarney Gardens Project

Killarney Gardens Project is a transitional residential housing facility aimed at providing short-term, temporary accommodation and social support for individuals and families transitioning from Doornbach, Dunoon & Atlantis Railway Reserve (Soweto & Siyahlala) informal settlements. However, it is worth noting that it was initially designed as an integrated and sustainable human settlement project to relieve high densities in Dunoon and surrounding areas but following the Covid19 outbreak, it was repackaged as a Transitional Residential Area (TRA).



Table 2: Killarney Gardens profile

Project Profile: Killarney Gardens Transitional Residential Areas (TRA)	
Name of the Project	Killarney Gardens
Name of township	Dunoon
Municipality	City of Cape Town
The name of the contractor	Western Cape Department of Infrastructure (formerly Human Settlements) and Human Development Agency (HDA)
The Beneficiary list Management (who allocated the houses)	City of Cape Town
The total number of the households to be served	1600
The number of informal settlements in the area	3 (Doornbach, Dunoon & Atlantis Railway Reserve (Soweto & Siyahlala)
The Bulk infrastructure/Civils (Water and Sanitation) and tarred streets	Installed in 2023
The Number of Units (Social Housing or CRU) / TRA	1500 units (30 m ² unit)

Overall Progress



All approvals for design and development plans are in place such as the Land Use Rights; Land Remediation Order (NEMWA); Rezoning and Subdivision; General Plan and Diagrams and the Site Development Plan (SDP). The bulk civil engineering infrastructure and stormwater pond are installed while the bulk electrical services are not yet installed to avoid vandalism and theft of copper cables.

The City of Cape Town is set to proceed with the construction and maintenance of the TRA/ IDA to unlock potential projects in and around the Dunoon area, including Doornbach and Occupiers of Rail Reserve.

The site is being protected by the security hired by the HDA to prevent invasion, vandalism and theft of fence.

Current Status

The project is currently dormant as there is no work going on since 2023/24. The budget for the planning, design and site preparation phase including installation of bulk services is R39 212 341 of which R23 841 547 (61%) is spent.

Constraints to development

- Bulk electrical services not installed to reduce the risk of theft and vandalism;
- Potential of land invasion
- Funding of TRA development- no mechanisms in terms of affordability;
- Access to be taken through Doornbach

Recommendations for Consideration

- The local government week delegation should consider conducting oversight of this project to establish strategies to unblock progress.
- The Western Cape Department of Infrastructure, City of Cape Town and Housing Development Agency should be requested to provide funding instruments and an updated expenditure report on security as well as the project. 61% of the budget has been spent and construction of the units has not commenced.

- The Department of Infrastructure stated that the number of households to benefit from the project is 1600, although 1500 units will be built. There are discrepancies between the two.

3.2 Gugulethu



The Airport Precinct Infills Project includes several sites in Gugulethu such as Luyolo, Lusaka 1, 2 and 3, Gxagxa, Tambo square and New Res to move people from informal settlements near the airport.

The pre-visit assessment team assessed **Luyolo** and **Tambo Square**. These projects are part of the Integrated Sustainable Human Settlements programme, popularly known as Breaking New Ground (BNG) that aims, among other things, to eradicate informal settlements in a shortest possible time.

The BNG prides itself on integrating subsidised, rental and bonded housing; providing municipal engineering services at a higher level and being applied consistently throughout the township; providing ancillary facilities such as schools clinics and commercial opportunities; combining different housing densities and types, ranging from single-stand units to double storey units and row houses.

Table 3: Gugulethu Projects

Project Profile: Airport Precinct Infills		
Name of the Project	Luyolo	Tambo Square
Name of township	Gugulethu	Gugulethu
Municipality	City of Cape Town	City of Cape Town
Ownership	Western Cape Department of Infrastructure (formerly Human Settlements), City of Cape Town and Human Development Agency (HDA)	Western Cape Department of Infrastructure
The Beneficiary list Management (who allocated the houses)	City of Cape Town	City of Cape Town
The total number of the households to be served	Luyolo Community Hall residents	11 encroachments
The number of informal settlements in the area	Airport Precinct encroachments	Airport Precinct encroachments
The Bulk infrastructure/Civils (Water and Sanitation) and tarred streets	Installed in 2023	Installed 2023
The Number of Units (Social Housing or CRU) / TRA	94 Duplex semi-detached units; 106 two bedrooms walk up apartments.	251 Simplex/ Duplex Units

a) Luyolo

Overall progress

Luyolo will comprise of 94 Duplex semi-detached units; 106 two bedrooms walk up apartments. Land use management (LUM) was approved on 09 April 2020, valid until April 2025 – Extension of validity period in progress. Installation of Internal Services is 100% complete.

Challenges

- Extortion and intimidation led to halt of the project in 2021
- Vharanani Properties Contract mutually terminated in April 2023

b) Tambo

Originally, Tambo was going to have 251 Simplex / Duplex units. LUM was approved on 31 March 2020, extension of validity application in progress. Tambo Village has 244 housing opportunities, simplex and duplex units, reduced due to encroachment.

Overall progress

All approvals for design and development plans are in place such as the Land Use Rights; Land Remediation Order (NEMWA); Rezoning and Subdivision; General Plan and Diagrams and the Site Development Plan (SDP) for both sites. The bulk civil engineering infrastructure is fully installed including the bulk electrical services.

The sites are being protected by the security hired by the HDA to prevent invasion, vandalism and theft of the fences and related infrastructure such as electrical cables.



Tambo square

Current Status and challenges

- In 2021, all these projects were stopped due to extortion and intimidation by construction mafia which resulted in the mutual termination of construction contract with the contractor.
- The delayed progress is leading to illegal encroachment onto sites by surrounding residents (backyarders) which is negatively affecting the layout (the layout keeps on being amended to accommodate encroachment).
- Vharanani Properties Contract mutually terminated in April 2023.



Aerial view of Tambo

Recommendations for Consideration

- The local government week delegation should consider conducting oversight to these projects to establish strategies to unblock them.
- The Western Cape Department of Infrastructure, City of Cape Town and Human Development Agency should be requested to provide funding instruments and updated expenditure reports for these projects as they were not provided during the pre-visit.
- The LG Week delegation can engage community leaders and councillors to resolve the problem of encroachment which negatively affects the progress of the project.

c) Gxagxa

The project was started in 2019 to build 160 Multi-storey units to accommodate 236 households.

Progress to date

Preparation of foundation platform has been completed for half of Erf 301. 80% of sewer service has been constructed at the Northern Portion of Erf 301. 70% of the construction of the foot of the retaining wall has been completed. The project has encountered challenges with illegal occupation. Erf 302 and Southern part of Erf 301 is occupied with non-qualifiers and 80% of those that qualify are under the age of 35yrs.

Constraints to development

- In 2021, all these projects were stopped due to extortion and intimidation by the construction mafia which resulted in the mutual termination of construction contract with the contractor.
- People residing in Gxagxa who do not to qualify for accommodation refused to be relocated.

d) New Res

The project started in 2019. It is a residential development comprising of 44 simplex and duplex units.

Constraints to development

- In 2021, all these projects were stopped due to extortion and intimidation by the construction mafia which resulted in the mutual termination of the construction contract with the contractor.
- The land is occupied by a majority of non-qualifiers with only a potential of 6 out of 27 qualifiers.

Table 4: Gxagxa and New Res

Project profile: Gxagxa and New Res		
Name of the Project	Gxagxa	New Res
Name of township	Gugulethu	Gugulethu
Municipality	City of Cape Town	City of Cape Town
Ownership	City of Cape Town	Western Cape Department of Infrastructure
The total number of the households to be served	236 households	54 households
Development proposals	Multi-storey residential blocks	Residential development comprising simplex and duplex units

The other sites in Gugulethu including Gxagxa and New Res were not visited due to unavailability of the project manager.

3.3 Khayelitsha

In Khayelitsha, three sites were visited; Mandela Park, Silvertown and Taiwan.

a) Mandela Park 497 PHP

The project commenced in 2008 to build 395 units. The project was supposed to assist people on the Housing Demand Database residing in Gugulethu and Site C section of Khayelitsha. The Provincial Department of Human Settlements now under the Department of Infrastructure was the lead agent during the initial phase of the project and has appointed the Housing Development Agency (HDA) to undertake the registration and deregistration process of illegally invaded houses by local backyard dwellers. Shortly after completion of some of the houses, the properties were unlawfully occupied.

Overall progress

- The Housing Development Agency was appointed in 2024 to undertake the process of deregistering beneficiaries (from the Housing Subsidy System), who did not receive the benefit of a subsidy as a result of unlawful occupation of properties. This process will involve

approaching the Western Cape High Court to confirm deregistration and sixteen persons have been included in the pilot for the deregistration process.

- The houses involved in this dispute are based at Section 21 of Mandela Park and are approximately 395.
- The selected persons for a pilot process of deregistration include the cohort which approached the Public Protector for recourse on their illegally invaded houses.
- The Housing Development Agency will also undertake the process of registering the current occupants as subsidy beneficiaries and issuing of title deeds. This has been preceded by the HDA undertaking a survey of the particulars of each of the properties.
- The Public Protector investigated complaints made by persons who have been denied the opportunity to apply for housing subsidies as a result of the fact that they are incorrectly registered as beneficiaries. The Public Protector finalised the report with remedial actions, and it is recommended that the report be obtained for the purpose of tracking the implementation of the remedial actions.
- Most of the backyard dwellers, particularly those from Gugulethu have an average age of 60 years and above.

Constraints to development

- Completed houses were occupied and top structures were unlawfully constructed on the remaining services sites by unlawful occupiers. The unlawful occupiers were organised under a group “Mandela Park Backyard Dwellers Association”.

Table 5: Mandela Park

Project profile: Mandela Park	
Name of the project	Mandela Park
Name of township	Khayelitsha
Contractor	Sobambisa contractor
The beneficiary list management	City of Cape Town
Number of units to be built	395

Challenges

- The policy approach of issuing title deeds to persons who unlawfully occupied properties is setting a precedent that might have far-reaching consequences. The current circumstances is because no steps were taken to lawfully evict persons who had unlawfully occupied the houses at such a time that the occupation first took place, being nearly 20 years ago.
- The deregistration court process is the first of its kind in the Western Cape Province and there is no precedent to determine the length and complexity of the litigation process.

Recommendations for consideration

It is recommended that this project form part of the Local Government Week Oversight Visits to determine the process of registration of beneficiaries that has led to the challenges and how these can be resolved in Mandela Park. The delegation can also assess if the remedial action of the Public Protector are being implemented.

b) Silvertown

On 20 October 2018, a fire broke out in SST Section, Silvertown Informal Settlement located in Khayelitsha destroying approximately 342 structures. The Silvertown Emergency Housing project TRA was developed as an emergency solution for victims of disasters using an emergency housing grant that requires the project to comply with relevant emergency housing policies, including the national housing code of 2009.

The project was therefore a long-term building structure with a temporary accommodation solution. The building was going to be a dignified safe, flexible TRA for victims of disaster while waiting for their permanent places.

The beneficiaries were primarily the 342 households that were affected by the fire in 2018 from the SST Area. The project is led by the Department of Human Settlement which is now the Department of Infrastructure. The project commenced in 2021.

Overall progress

- Smart Civils Construction is currently on-site finalising road marking and storm water structures; site handover will be done by the end of September 2025.
- Civil Engineering Works and Internal Access Roads have been completed, including electricity infrastructure and stormwater drainage system.
- The flattening of the ground is imminent, which will be followed by the digging of foundations to commence the building of housing units.
- Three different contractors have already been appointed to build the top structures
- It was reported that there are good working relationships with the Public Steering Committee, and no delays were experienced by community unrest.

Table 6: Silvertown

Name of the project	Silvertown
Name of township	Khayelitsha
Contractor	Smart Civils Engineering
Allocated budget	R243,7 million
Total number of households to be served	342
Bulk Infrastructure civils	Not completed- stormwater drainage has been completed - Roads are being built

Progress and due dates

Table 7- Progress in Silvertown

Progress	Due date
Completion of civils- Phase 1A	September 2025
Startups of top structures – Phase 1A	TBC
Start of movement plan	CoCT to implement
Completion of top structures- Phase 1A	TBC
Start of civils Phase 1B	September 2025
Completion of civils Phase 1 B	September 2025
Start of top structures Phase 1 B	TBC
Completion of top structures Phase 1B	TBC

Constraints to development and challenges

- There has been theft of cables from the site, and once construction of the top structure commences, security at the site will be increased.
- Delays in Building Plan Approvals, waiting for completion of service site to issue Section 137. Section 137 refers to the requirement to obtain a clearance certificate from the relevant municipality (like the City of Cape Town) to subdivide a property. The certificate confirms that the property's owner has fulfilled all the necessary conditions for the subdivision, which are set out in the *Municipal Planning By-law*.
- Land invasion of Phase 1B by 150 informal structures
- 6 months delay for construction of Phase 1B to allow relocation of 150 families

Budgeting and costing

R243,7 million was budgeted for this housing project. So far, R119,2 million has been spent (see table 5 below).

Table 8: Silvertown budget and expenditure

NAME	DESCRIPTION	PHASE	BUDGET	EXPENDITURE
PSP Team	Planning and Implementation		R19 759 258.15	R16 869 2593.15
Smart Civils	Civil	1A and 1B	R26 999 786.22	R26 289 686.96
To be appointed	Electrical Services	1A and 1B	R7 000 000.00	R0.00
Gamont SA SS JV	Top Structures	1A	R46 831 705.25	R18 722 607.75
Power Smart Civils JV	Top Structures	1A	R39 950 000.00	R15 311 205.32
Uyapo Engineering Contracts	Top Structures	1B	R38 073 826.00	R21 123 157.16
Gamont SA SS JV	Top Structures	1B	R44 110 282.10	R8 430 000.00
Uyapo Engineering Contracts	Top Structures	1A	R20 990 002.00	R12 413 029.77
TOTAL			R243 714 859.72	R119,158,940.11

Mitigation Measures:

- Engaging City of Cape Town District manager and spatial planning team to assist in speeding up the approval process.
- PSC and Councillor has engaged the Silvertown community on how to resettle the 150 households into the spaces of 342 fire victims in order to allow for the installation of services after resettlement to take place on the vacated space.

Recommendations for consideration

There is some progress that has taken place to date but there are delays in obtaining Section 137. It is recommended that this site be included in the Local Government Week site visits in order to establish reasons for the delays as well as engage the community on how to curb land invasions.

c) Taiwan

The Taiwan project commenced in 2018. Due to the non-availability of the project manager from the Department of Infrastructure, the councillor assisted during the visit, so the information has not been verified by a primary source.

Overall progress

- R28 million is reported to have been spent on project initiation and technical work, including architectural services since 2018. This initial expenditure also includes the completion of a feasibility study on the project.
- There are approximately 4,800 households residing in this informal settlement, and they have occupied the area since 1985.

Challenges

- The Provincial Department of Human Settlements is reported to have approached the City of Cape Town (CoCT) to take over project implementation, and neither sphere is currently accepting responsibility for project implementation. It is alleged that CoCT did not agree with the development framework of the project.
- CoCT allegedly did not agree with the typology of the housing units, arguing that they are not workable from their perspective, despite approving development plans and designs.
- It was reported that a political undertaking was made by the MEC for Human Settlements that R2 billion had been budgeted for the implementation of the project.

Table 9: Taiwan

Lead Agent/s	Western Cape Department of Infrastructure
Name of the project	Taiwan
Name of township	Khayelitsha
Project Timeline	Commencement Date: 2018



The pictures above show the conditions of settlements in Taiwan.

Recommendations for consideration

It is recommended that this project form part of the Local Government Week Oversight Visits. The following must be considered: -

- The area is not currently receiving basic services and does not have any bulk infrastructure or electricity and water connections to the dwellings. Households use a “bucket system” or pot system for toilets.
- Resolution of the ownership of the project between the City and the Department of Infrastructure

3.4 Philippi

In Philippi, two sites were visited; Sheffield Road and New Flat at Sweet Home.

a) Sheffield Road

The Sheffield Road Development forms part of the N2 Gateway Project. The development will be in Philippi, Sheffield Road, on erf 10509, Philippi (HDA Land) and Farm 597/15 Philippi (City of Cape Town). The Sheffield Road Development is planned to provide housing opportunities to beneficiaries on two adjacent portions of land, Erf 10509 (2.48ha) owned by the Housing Development Agency and Farm 597 portion 15 also known as Braaf Land (3.18ha) owned by the City of Cape Town.

The objective of the project is to acquire land, design, install civil infrastructure and construct houses. The two portions of land will be developed in line with all the CoCT design criteria and by-laws. The project will yield 384 housing opportunities. The project commenced in 2013.

Overall progress

The Project is being implemented on two parcels of land with the City of Cape Town owning land on which 201 units will be built and the Housing Development Agency owning the land on which 183 units will be built. As a cost saving measure, the Housing Development Agency would implement the two projects as one. Currently, a Land Authority Agreement (LAA) is in place to allow the Provincial Department of Infrastructure to act as Developer for pot parcels.

The project has faced delays due to the following reasons:

- Potential changes to the rules of the City of Cape Town and Provincial Department of Infrastructure delayed the project on more than one occasion since its start in 2013, with the proposals fluctuating between the City of Cape Town being the developer for both sites and the Provincial Department of Infrastructure being the developer for both sites.
- The project was meant to accommodate people who could not be accommodated as beneficiaries in Boys Town as part of the N2 Gateway Housing Development.

Current status

Bulk Services and Internal Access Roads have been completed, and construction is due to commence over the next two weeks.

Table 10: Sheffield Road profile

Name of the project	Sheffield Road
Name of the township	Philippi
Lead Agent/s	Housing Development Agency: Implementing Agent Provincial Department of Infrastructure: Developer City of Cape Town: Financing Bulk Infrastructure
Contractor	Vula Joint Venture
No of household to benefit	384

Challenges of the project

- There have been delays of more than one year in the approval of the building plans. The delays are a result of frequent changes in planning requirements.
- City of Cape Town officials are not all aware of planning approaches and specifications that have been confirmed internally to be accepted.
- Reluctance by departments to implement planning waiver provisions (for the purpose of securing a Section 137 approval that is necessary to commence with the construction of a top structure), even where it is feasible and reasonable to do so.
- Delays of more than one year on the part of the City of Cape Town in identifying beneficiaries for the project. The beneficiaries have been identified, the contractor's service provider will do beneficiary verifications and apply for subsidy approval.
- The community resisted the implementation of the City of Cape Town policy of an 80:20 split with 80% of Housing Demand Database beneficiaries being from the local community and 20% being from the City. This allocation was only in 2024, amended to the split being 70:30, with 70% being from just ward 35 and 30% being from the greater sub-council area.

Recommendations for consideration

It is recommended that this project form part of the Local Government Week Oversight Visits to establish the following: -

- What are the delays in identifying beneficiaries as well as delays in approval of building plans.

b) New Flats at Sweet Home

For this project, the councillor assisted the team. The information gathered is from secondary sources, not officials from the Department of Infrastructure. The project commenced in 2018.

Observations

The housing units are a one-bedroom structure, an RDP walk-up.

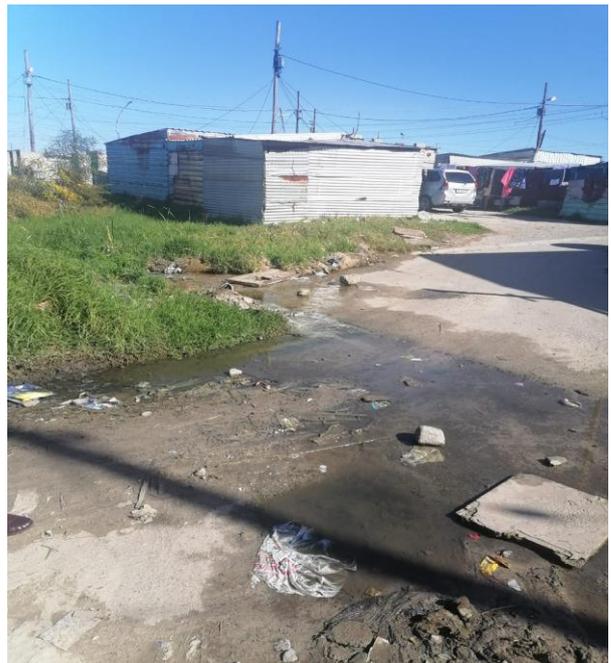
Current status

- The technical standards of the houses are very low, i.e. plastic plumbing and wooden staircase.
- The sewerage system in the area is under strain, broken water pipes were visible and water leaks. Untreated effluent is visible in and around drains and in the streets.
- Many toilets are reported to be unusable since 2018 and the sewerage network is blocked. This renders ablution facilities inside houses non-functional and the occupants resort to public toilets from neighboring informal settlements.

- The blocked sewerage piping system renders these housing units inhumane and unlivable as occupants sit with human waste inside their yards.
- Water seeps through the roof and walls due to poor quality of corrugated iron and substandard brick work.
- There is no electricity connection to the houses, and they use paraffin-fired stoves to prepare cooked meals and heat water for bathing.
- Beneficiaries were told that they had been provided with temporary housing units only to find out that these structures are now considered and treated as permanent settlements. The community members are of the view that their constitutional rights of access to decent housing have been denied.
- Consequently, the beneficiaries are of the view that the informal settlement structures where they used to stay before being moved to the 'new development' were better in comparison to the current situation.

Name of the project	New Flats- Sweethome
Name of township	Philippi

Note: sufficient information on the projects was not available as the WC Department of Infrastructure did not deploy its officials dealing with the project.



Challenges

The City of Cape Town does not respond when the community members report overflowing sewage drains.

Recommendations for consideration

It is recommended that this project form part of the Local Government Week Oversight Visits in order to address the current problem of sanitation which are a health hazard as well to assess the quality of housing in the area.

4. CONCLUSION

Housing remains a challenge in the country. The most vulnerable communities still remain behind. In Cape Town, the problem of extortion and illegal occupation of housing projects delays the provision of housing and other important infrastructure projects. Co-operation between all spheres is essential to ensure that citizens can receive seamless services from the Government.

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