



BUSHMAN'S RIVER MOUTH / BOESMANSRIVERMOND

Ratepayers' Association / Belastingbetalersvereniging Ward 3 / Wyk 3
P.O.Box 50, Boesmansrivermond, 6190

5th September, 2006

Municipal Manager
Ndlambe Municipality
P.O.Box 13
Port Alfred 6170

Re RDP Houses Harmony Park, Bushman's River Mouth

Dear Sir,

We have written several letters to the Ndlambe Municipality with regard to the construction of the RDP houses at Harmony Park. To date all we have received in reply is an email from Mr. Schlemmer to say that the matter is receiving attention. There are numerous issues which have not been attended to and no remedial action has taken place. We enclose copies of all of the letters and the reply.

A list of problems, including possible fraud, with regard to the RDP houses with reference to the Erf No's is as follows:-

- 1) ERF 1 There is no water connection.
- 2) ERF 2 There is no water connection.
- 3) ERF 7 House cracked in corners and floor is weak
- 4) ERF 8 House is cracked in corners and floor is weak
- 5) ERF9 House is cracked in corners and floor is weak
- 6) ERF 10 House is cracked in corners and floor is weak
- 7) ERF 17 The sewerage system does not work but backflows. The sewerage line is up gradient.
- 8) ERF 18 The sewerage system does not work but backflows. The sewerage line is up gradient
- 9) ERF19 The sewerage system does not work but backflows. The sewerage line is up gradient. House cracked in corners and roofing sheets cracked.
- 10) ERF20 The sewerage system does not work but backflows. The sewerage line is up gradient
- 11) ERF 21 The sewerage system does not work but backflows. The sewerage line is up gradient
- 12) ERF 23 Roof is skew and toilet backflows**
- 13) ERF 24 House is cracked. Toilet problem. Roofing sheets cracked. Plaster weak and thin and damp forming inside.**
- 14) ERF 25 House cracked. Plaster is weak. Wall is loose.
- 15) ERF 30 House cracked in corners. Water flows in window frames and badly plastered.
- 16) ERF 36 No water connection
- 17) ERF 48 No water on site. Toilet installed broken. The contractor allegedly signed the "Happy letter" which is a possible case of fraud**
- 18) ERF 49 No water on site. No bathroom door. The contractor allegedly signed the "Happy letter" which is a possible case of fraud**
- 19) ERF 70 Floor sagging as not correctly compacted. Weak concrete. House cracked in corners.
- 20) ERF 116 Sewerage system does not work.
- 21) ERF 190 Sewerage system does not work but backflows
- 22) ERF 194 House walls have moved and there is a problem with the electricity.
- 23) ERF 207 The house internal floor fill not correct and subsidence is taking place.
- 24) ERF 208 The house internal floor fill not correct and subsidence is taking place.
- 25) ERF 212 House roof is skew. Out of level by one block. Roofing sheets cracked.
- 26) ERF 215 The house internal floor fill not correct and subsidence is taking place.
- 27) ERF 221 The house internal floor fill not correct and subsidence is taking place.
- 28) ERF 251 No sewerage connection
- 29) ERF 253 Floor is sagging. Walls cracked.
- 30) ERF 264 House is cracked and water flows in through window frame.

Committee: Johann Smuts (Chairman), Eric Sutton (Vice Chairman), Wendy Grove (Secretary), Charles Sprong (Treasurer), CJF Botha, Schalk Kotze, Dennis Laubscher, Jimmy van Rensburg, Matt Mullins.

- 31) ERF 266 House cracked and floor sagging.
- 32) ERF 267 No water on site. No toilet. House is cracking
- 33) ERF 269 House is cracking and toilet half completed. No water connection
- 34) ERF 278 No water connection
- 35) ERF 279 No water connection
- 36) ERF 281 Toilet flows back.
- 37) ERF 286 Roof of house is skew and roofing sheets broken and sewerage system incomplete.
- 38) ERF 287 Sewerage system not completed. Toilet not completed.
- 39) ERF 288 Pipes to tank are leaking.
- 40) ERF 294 Toilet is not completed and not operational.

Most of the roads are impassable in a motor car and completely impassable if it rains. Roads are full of concrete and building materials.

We believe that some issues regarding the poor construction of houses in Harmony Park, Klipfontein have been addressed to the construction firm, Maxam Construction, but the list is not complete.

Could you please ensure that these matters are attended to and resolved as soon as possible as leaving them has the tendency to compound the problems leading to more administration, logistics and waste of money. There is also a tendency for the people affected to grow increasingly upset which leads to irrational behavior and undue demands.

The problems do not end here as there have been irregularities in the allocation of houses. I wrote to Mr.Schlemmer cc Mr Jordaan and Mr in 2004 and Prof Booysen wrote in 2003 referring to a problem with a house not being built on ERF 24 Marcelle. We now find that there are 12 cases where money was paid for the 230 houses in that phase of RDP housing but some of the houses were not built. To make matters worse is that these people cannot simply be included in the next phase of 269 houses as other people have already been allocated houses in the next phase. It involves deregistering properties via a conveyancer and re-allocation and re – registration of the erf in the person's name.

If the municipal officials had taken cognizance of the letters and investigated the matter they would have found the cause of the problem sooner and it could have been a matter of allocating part of the new phase to those 12 homeless people who are still homeless. It is an administrative nightmare and a huge, unnecessary expense.

We trust that these matters will be attended to before the next phase of housing is started and that controls will be in place so that the same problems do not arise again. We will assist where ever we can.

Yours faithfully,

Johann Smuts
Chairman Bushman's River Ratepayers Association

Cc Mr. Daniel (Eastern Cape Provincial Administration Housing)
Clr M.Mike