



NCOP Provincial Week City of Johannesburg

14 September 2023

OPENING REMARKS

LILIAN NGOYI REHABILITATION

DIEPSLOOT CHALLENGES AND CORRECTIVE MEASURES

HOSTEL CHALLENGES AND CORRECTIVE MEASURES

CLOSING REMARKS

ANNEXURES

“Building Viable Provincial & Municipal Infrastructure for Effective Delivery of Services to Communities.”

- The Integrated Urban Development Framework (IUDF) advocates for a **whole of government approach** that is focused on shared understanding and mutual benefit; in the pursuit of sustainable urban development.
- The NCOP Provincial Week is a necessary mechanism to uphold the essence of the Intergovernmental Relations Framework Act, 2005 in the spirit of cooperative governance.
- The City of Joburg is the custodian of the most critical node in the Gauteng province and remains dedicated to realising sustainable urban development and economic prosperity for all its communities.
- Realising sustainable urban development and economic prosperity for the City **requires strong intergovernmental partnerships** that enable collaborative planning and execution amongst the relevant spheres of government.
- Heightened coordination and in-depth understanding of local challenges is the cornerstone of results-driven service to the community.
- The City of Joburg recognizes that the NCOP Provincial Week allows the City to present to Parliament, its service delivery efforts, with a focus on the following priority issues:
 - The delivery of basic needs, Infrastructure development and maintenance,
 - The improvement of lives and livelihoods,
 - Spatial transformation,
 - Economic generation and investment attraction.

LILIAN NGOYI REHABILITATION

PHASE 0: INVESTIGATION FINDINGS - CONTEXT

Lilian Ngoyi Street Explosion

19 July 2023 17H30

Investigation Team

The following professionals were added to the COJ team with specialist skills for inspections and evaluations Professional Registered Engineers and Scientists:

- Fire specialist with experience in industrial explosions and gas systems and
- International fire dynamics and explosion simulation specialist Engineer
- Referenced with Specialists in Explosion, gas & fire dynamics at Universities and International network of Fire Engineers
- Structural engineer
- Geotechnical engineer
- Electrical engineer
- Civil engineer
- Forensic specialist
- Occupational health and safety professional

Following specialist services were deployed, or samples sent to:

- Gas detection services, specialist testing devices and scanners and SANAS registered analytic laboratory
- Drone photogrammetry services to record surface damage and inspect the intact service tunnels away from the surface damage.



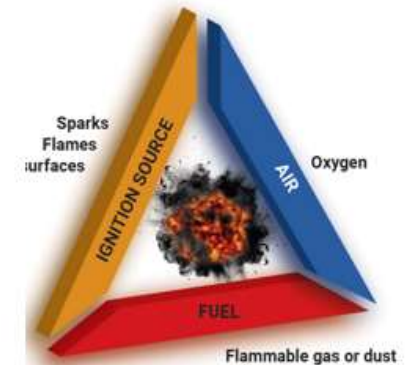
City of Johannesburg



PHASE 0: INVESTIGATION FINDINGS – CAUSE AND FINDINGS

Cause and Findings

1. East and West-facing CCTV cameras captured the incident. video footage reviewed frame-by-frame shows the explosion started from the top of corner Von Brandis street inside the old POSTNET tunnel system moving down Lilian Ngoyi street and stopped at Loveday street
2. Post Explosion ruptured Egoli gas pipes was isolated that ruptured branch pipe by the blast, none of the tests indicate high levels of methane all gas in the tunnel consumed by an explosion on not possible to determine the fingerprint of gas accountable for the blast just the nature and pattern and result was a gas explosion
3. Gas test in the Sewer manholes due to accessibility below stormwater were the only source found, tested at 2% and no laboratory sample, but could not be traced in the electric tunnel. Since safety was a priority therefore Egoli gas was isolated , post explosion dry-air tests indicate no leaks on main pipes branch pipes valves etc.
4. Removal of debris from the explosion may reveal connections or damaged branch gas pipes but at this stage no conclusive evidence could be found, Source remains inconclusive and would require further forensic investigation and longer-term continuous monitoring to determine.
5. The type of gas that fueled the explosion was Methane. The gas mixture in the blast zone of the tunnel was at 9.5% gas explosive mixture ready for ignition and detonation, methane dispersion injected any place in this accident zone would have dispersed upwards and filled tunnel from the highest point (in Von Brandis street) downwards Lilian Ngoyi street.
6. This is aligned with explosion damage profile on the aerial drone photo of the site and the site observations. Even Methane ingress much lower down in the tunnel would have over time migrated to the highest position where the explosion occurred. The simulation of various scenarios indicating plausible gas movement from different ingress points and explosion calculations indicate that a 9.5% mixture ratio probably caused the explosion with an overpressure of 17 Bar.
7. Tunnel manholes are sealed (welded shut) to prevent cable theft and prevent ventilation and added to build-up of gas over time.



PHASE 0: INVESTIGATION FINDINGS – RECOMMENDATIONS



Recommendation

1. A gas detection investigation beyond the incident site is necessary to identify other potential explosion conditions. Other positions in electricity tunnels and all other old tunnels
2. If the source of gas infiltration into the tunnel must be identified, further visual inspections of the tunnel and other underground services, beyond the incident site are required. Depending on the clues identified, additional explosion modeling scenarios may be identified.
3. Removal of rubble, rubbish, and domestic refuse, from buildings with restricted access, must commence immediately.
4. A services detection, identification, and condition assessment performed for rebuild phase.
5. The design of damage repairs and the procurement of contractors to do the repairs must commence urgently. Tunnel design to be upgraded based on current international codes for tunnels to reduce the risk and severity of explosions, continuous gas detection and alarms, static and mechanical ventilation, deflagration outlets and direction blast walls, and gas detector sensor monitors for all staff working the tunnels regularly.



Raptor-45 Push-Cart (8-Channel)
3D GPR Array for subsurface mapping



Raptor 3D GPR Array Series
High-Speed 3D GPR Array for subsurface mapping



CrossOver GPR Antenna Series
A state-of-the-art dual-channel 3D GPR solution

The proposal:

Stage 1: Do GPR scans will cover about 12km of single strips on both sides of the roads and all intersections a cross scan of roads scanned. Estimated scan time will be determined once the first km has been done more accurately. The estimated scan time will be 4 weeks if done at night with limited traffic and JMPD protection and assistance. If done during the day with traffic control will take up to 6 weeks.

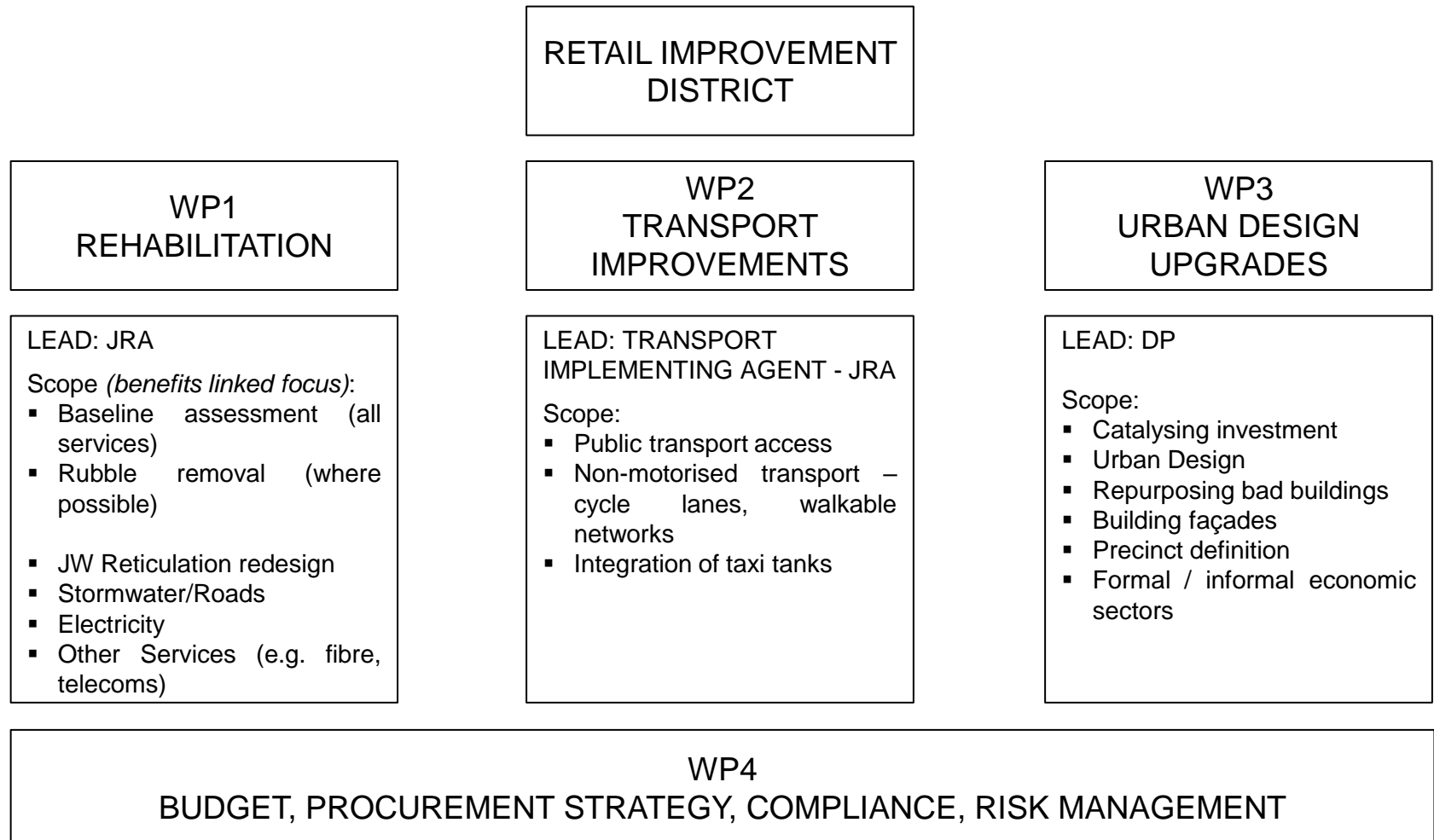
Stage 2: Access large cavities, take on-site measurements for methane and samples to send to the laboratory, and analyse GPR scanned results. Will take 6 weeks and start a parallel GPR scan with the new tunnel or services discovery.

Stage 3: The final report and recommendations will take 2 weeks. Pending results recommendation to cover a larger area of the city centre or to conclude. The study will take approximately 8 to 9 weeks.



PHASE 1 – REHABILITATION APPROACH

The general consensus is that the City should utilise the opportunity to rejuvenate Lilian Ngoyi Street and surrounding areas with a focus on rehabilitation of damaged infrastructure, transport mobility improvements and public environment upgrades ...



LILIAN NGOYI REHABILITATION



PHASE 1 – REHABILITATION PROGRESS



Configuration

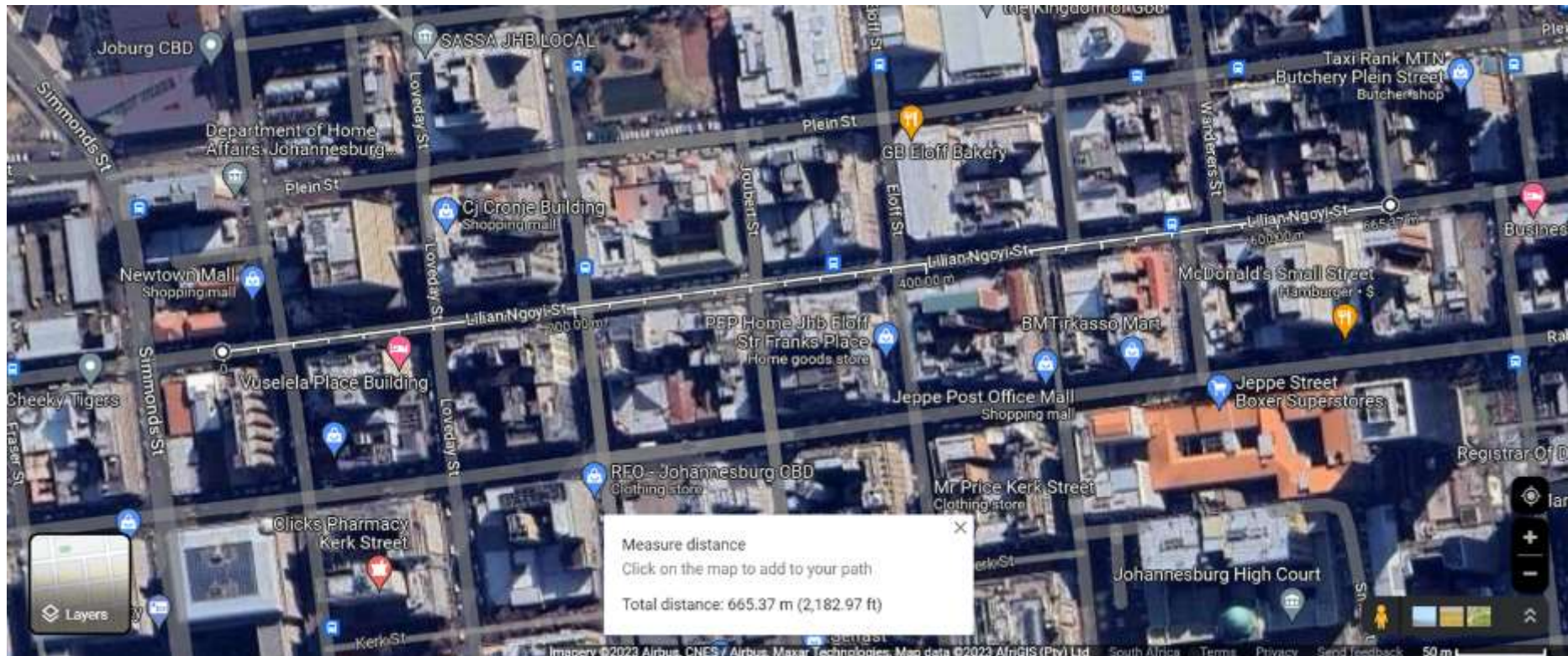
Congestion Level



LILIAN NGOYI REHABILITATION



PHASE 1 – REHABILITATION PROGRESS



PHASE 1 – REHABILITATION PROGRESS

#	Description	Due Date	Status
1	JRA/CoJ RFQ Compliance/Clarification	2 August 2023	100% complete
2	RFQ spec to SCM	3 August 2023	100% Complete
3	SCM Appointment Report	10 August 2023	100% Complete
4	JRA BAC Consideration	15 August 2023	100% Complete
5	JRA BAC Report Compliance/Noting by CoJ	18 August 2023	100% Complete
6	PSP Appointment (LoA+SLA)	23 August 2023	100% Complete
7	PSP Briefing & Site Handover	24 August 2023	100% Complete
8	Initiation (Scoping) Report	19 September 2023	Pending
9	Detail Design	Mid November 2023	Pending
10	Construction	Early December 2023	Pending

Scope of Work

Rehabilitation

- Rubble Removal
- Further Investigations (Geotechnical, Roads, Stormwater, Potable Water Pipeline & Sewerage Pipeline Design.
- Transportation Master Planning
- Design of Lateral Support
- Underground Services Tunnel Design
- Communication Cabling (Fibre/Telkom, etc.)
- Occupational Health and Safety
- Energy/Power
- Risk Assessment (Pixley Seme (Sauer) to Harrison)

Other

- Fencing: initial quote (R4,9m) rejected. Additional quotes received 7th Sept 2023, Adjudicated 7 Sept 2023, Award 8 Sept. 2023.
- Ruble Removal: quotes received 7 Sept. 2023. Adjudicated 7 Sept 2023, Award 8 Sept. 2023.

PHASE 1 – SAFETY BRIEFING FOR SITE VISIT

PPE Requirements

- Typical Flat Shoes



- Typical Reflector Vests



Site Visit Protocol

- Emergency Assembly Point : Corner Harrison & Lillian Ngoyi (Bree)
- Maximum 50 persons on site at a time (if numbers are more, split into 2 groups)
- Always stick with lead members

From Gauteng Legislature to Site

- Walk along Loveday street
- JMPD to assist at Intersection crossings
- Gather at corner Loveday & Lillian Ngoyi

Site Walk-about

- JRA to lead the teams and brief accordingly
- Walk along Loveday street
- JMPD to assist at Intersection crossings

From Site back to Gauteng Legislature

- Gather at corner Loveday & Lillian Ngoyi
- Walk along Loveday street
- JMPD to assist at Intersection crossings
- Disperse at Legislature Entrance

WATER AND SANITATION – ISSUES/CHALLENGES

WATER

- Pipe leaks and bursts leading to loss of water, no water and damaged roads.
- Vandalised meters, valves and chambers leading to no water, dangerous open chambers.
- Stolen PRV parts and fittings leading to uncontrolled pressure management and bursts

SEWER

- Blocked sewer pipes and manholes leading to spillages and health hazards.
- Illegal building encroachment onto services ;leading to premature pipe failure and spillages
- Missing/Stolen manhole covers leading to abuse of infrastructure, blockages, spillages and public injury exposure.
- Spillages impact nearest water source leading into the Klein Jukskei River
- High volumes of foreign material are disposed off down the sewer line (blankets, building material etc..)
- Large amounts of solid waste material cover sewer manholes and such material finds its way into the sewer line via manholes leading to extreme blockages

WATER AND SANITATION – ISSUES/CHALLENGES

RUDIMENTARY SERVICES (ON-SITE)

- Expansion of informal settlements leading to unplanned increase in services required.
- Poor accessibility of service equipment due to poor state of roads or encroachment of services and roads.
- Theft and vandalism of water tanks.
- Theft and vandalism of chemical toilets.
- Theft and vandalism of taps and fittings and communal standpipes.
- Taps left open at communal taps leading to wastage and water run off onto roads
- No care and maintenance of ablution facilities in Ext 1 and 2, Reception area leading to large volumes of surface grey water.
- Communal taps are connected to hose pipes for use in car washes .
- Surface discharges from the car washes leads to severe road surface damages.

WATER AND SANITATION – MITIGATION MEASURES, PROGRESS

- Diepsloot is categorized as a hot spot area meaning it receives high priority responses to service delivery failures where possible and practical.
- Detailed monthly hotspot reporting of Diepsloot tracking interventions and progress.
- JW Depots are commencing preventative maintenance of hot spot areas with frequent blockages using manual rodding of the sewer lines. This will become a regular feature.
- Jetting/Vacuuming Truck is prioritized for Diepsloot blockages due to the extent and severity of the state of the lines where practical.
- Utilities and entities are collaborating in an integrated approach to manage abuse and overuse of the water and sanitation infrastructure (e.g., Human Settlements and Housing, JMPD, Building Control)

DIEPSLOOT CHALLENGES AND CORRECTIVE MEASURES

WATER AND SANITATION – MITIGATION MEASURES, PROGRESS

- Multiple failure on the 400mm overlay steel sewer pipeline in Ext 5 – emergency repair.
- Address jetting backlog in Diepsloot Ext 1, 2, 4, 5 and 7.
- Repairs of taps and standpipe fittings on weekly basis.
- Enhance manual systematic cleaning programme for sewer pipelines in Diepsloot (every Monday and Friday).
- Follow up on grey water management and potential projects in Diepsloot.



BEFORE



AFTER



DIEPSLOOT CHALLENGES AND CORRECTIVE MEASURES



HUMAN SETTLEMENTS – ISSUES/CHALLENGES, CORRECTIVE MEASURES, PROGRESS

Issues raised by communities to Presidency

Issue Raised/Focus Area	Activity	Progress update	Timelines	Comment
<p>Allegations regarding the selling of vacant stands by the community leaders and members of the Ward Committee for Human Settlements in sites where the Department had relocated beneficiaries to the Riverside View Project.</p>	<p>An audit was undertaken by the Department, the findings indicated a re-invasion of sites through the re-invasion because of the alleged illegal sale of sites.</p> <p>No Criminal activities were found.</p>	<p>The community leader was arrested on Wednesday the 02nd of August 2023. There was two pending cases that were opened against him relating to the selling of vacant stands where we have relocated the beneficiaries to Riverside Mixed Housing Project. Affected community members who claim to have bought vacant stands from him confessed on written statements before the law enforcers/Police Officers during the operation</p>	<p>Matter still under investigation</p>	<p>The Ward Committee member was released on the 04th August 2023 because there was no evidence relating to the allegations. There matter is still under investigations</p>

DIEPSLOOT CHALLENGES AND CORRECTIVE MEASURES



HUMAN SETTLEMENTS – ISSUES/CHALLENGES, CORRECTIVE MEASURES, PROGRESS

Planned Programme for the Settlement

Issue Raised/Focus Area	Activity	Progress update	Timelines	Comment
Formalization of informal settlements in Diepsloot	<p>11 informal settlements from ward 95,96 and 113 to be implemented under Upgrading of informal settlements programme (UISP)</p> <p>Peter Dube informal settlement is included in the 2023/24 financial year Business Plan to be implemented under Phase 2</p>	2023/24 Financial Year	The Department will appoint HDA as an implementing Agent	Formalization of informal settlements in Diepsloot
Beneficiaries were relocated to Riverside view Mixed Housing Project and the open spaces are now occupied by undocumented migrants and criminals	<p>Joint Operation with SAPS and Home Affairs continued and to date 145 stands where we have relocated beneficiaries were audited at Adelaide Tambo Ext 12 and 13 and they are all invaded</p> <p>The team is busy at ward 113 with the operation.</p>	July 2023 – September 2023	Group legal to appoint an Attorney to advise further on the matter regarding the illegal occupation of stands where we have relocated beneficiaries to Riverside mixed housing project	Beneficiaries were relocated to Riverside view Mixed Housing Project and the open spaces are now occupied by undocumented migrants and criminals project

DIEPSLOOT CHALLENGES AND CORRECTIVE MEASURES



HUMAN SETTLEMENTS – ISSUES/CHALLENGES, CORRECTIVE MEASURES, PROGRESS

Planned Programme for the Settlement

Issue Raised/Focus Area	Activity	Progress update	Timelines	Comment
<p>Formalization of Reception Area informal settlements in Diepsloot</p>	<p>There is a total number of 15769 household and the land where Reception Area is located can only yield 3274 units and there is an overflow of 12 495 according to Phase 1 assessment findings.</p> <p>Reception Area informal settlement will be linked to Tanganani Mega City Project which is a development implemented by Gauteng Department of Human Settlements</p> <p>Project Yield : an estimate of 9 517 “Subsidized Housing” opportunities</p>	<p>Commence Top-structure Construction – Phase 1: July 2024</p> <p>Delivery of First Completed RDP Top – Structure : March 2025</p>	<p>The CoJ Department of Human Settlements will then after the relocations of beneficiaries to Tanganani align the informal settlements and upgrade it under Phase 2 and 3 of upgrading of informal settlements programme (UISP)</p>	<p>Formalization of Reception Area informal settlements in Diepsloot</p>

DIEPSLOOT CHALLENGES AND CORRECTIVE MEASURES

HUMAN SETTLEMENTS – ISSUES/CHALLENGES, CORRECTIVE MEASURES, PROGRESS

Planned Programme for the Settlement

Reception area



Diepsloot East, vacant land



Reception area



CONTEXT

- There are **34 hostels** which are owned by **Government within the jurisdiction of the City of Johannesburg** some are closer to the Inner City other are in Townships.
- **COJ owns 28 of these hostels** while the Gauteng Department of Housing (**GDoHS**) owns **six 6**.
- **COJ owned** Hostels include Northern Works, Northern Farm, Anthia, Sierabravo, Goudrand, Mapetla, Jabulani, Nancefield, Lifateng, Dube, Dobsonville, Orlando West, Meadowlands, Diepkloof, Klipspruit, Orlando East, Pimville, Madala (M1), Marlboro Village, Nobuhle (M2), Helen Joseph, Huddly Park, Selby, Van Beeck, Mangololo, City Deep, Bush Koppies, and Hannely.
- **GDoHS owned** hostels are Denver Hostel, George Goch, Jeppe, LTA Hostel, MBA Hostel and Murray and Roberts Hostel.

BASE PRINCIPLES

- A **socio-economic survey** to be conducted as the first point of departure (monthly update of database to keep accurate information);
- A **request for Proposal** should be the way to go to invite developers and Funders to partner with the City with an intention to attract investors due to the City's budget constraints;
- Proper **control and management must be re-established** to enable effective redevelopment /planning/eradication to avoid growth and influx of people into the Hostel;
- The need to **improve records and management thereof**. Control and management tools are essential;
- Effective **hostel representative structure** must be re-established for communication (Hostel management Forum); and
- In view of none payment, the Department of human Settlements must **develop an allocation strategy** to be used in the allocation of hostel occupants to be converted units (determine rental and monthly affordability).

HOSTEL CHALLENGES AND CORRECTIVE MEASURES



HOSTELS REIMAGINED – ERADICATION METHODOLOGY

	TASK	RESOURCE	BUDGET Tentative
1	Hostel Stake holder Engagement	Procure Participations Specialist, Full Disclosure of Plan/Process and Establish “Hostel Stakeholder Forum” Housing Regional Office	R4 million
2	Occupancy Audit/ Identify Legitimate Hotel Occupants of hostel	Procure Specialist/Department audit Team. Market feasibility/socio economic survey/Beneficiary Education/subsidy Administration	R3 million
3	Conceptual Pan/Establish Development Rights	Packaging and Planning Team. Procure Specialist Urban Designer. To Site Development Planning Stage. Package of Plans approach: <ul style="list-style-type: none"> • Contextual Framework; • Spatial Framework; • Precinct Plan; and • Site Development Plan 	R6 million
4	Financial modelling	Procure Specialist Quantity Surveyor QS to unpack Requirements/ Budget Requirement/Development Cost/Phasing of Development. Procure Specialist Urban Economist to monetize Concept and Leverage Land Values garnered.	R7 million
5	Council (Report) Resolution	Package to Council for Approval/Funding Application to Gauteng Province and the SHRA. (PHPS Directorate).	In House
6	Re Development /Eradication	Procure Developer to bed down Building Plans/detailed working designs, planning approvals/permission, Project management, construction	Supply Chain Process
7	Allocation Anomaly	Allocation Methodology of converted units. (will not be first come first served/separate paying from none paying beneficiaries)	Linked to 2 above
			R20 million

HOSTEL CHALLENGES AND CORRECTIVE MEASURES



DIEPKLOOF HOSTEL

No	Activity	Progress / Challenges	Responsible Entity	Anticipated delivery date
1	Standpipes	<ul style="list-style-type: none"> Joburg Water installed an additional 3 x standpipes. Each standpipe has 4 taps 	Joburg Water	Complete
2	Chemical toilets	<ul style="list-style-type: none"> Joburg Water has 170 chemical toilets. All toilets were serviced. GDHS donated 36 toilets, out of those 17 were damaged due to wear and tear and some during protest action by residents. Out of the 36 only 19 toilets were serviceable. Service complete and ongoing 	Joburg Water	Complete and ongoing
3	Water and Sanitation – Flushable / waterborne toilets	<ul style="list-style-type: none"> JW implementing the sewer and water infrastructure installation to service waterborne toilets @ Design stage 	Joburg Water	30 June 2024
4	Drainage for standpipes	<ul style="list-style-type: none"> Grey water drainage @ Design stage 	Joburg Water	30 November 2023

HOSTEL CHALLENGES AND CORRECTIVE MEASURES



DIEPKLOOF HOSTEL

No	Activity	Progress / Challenges	Responsible Entity	Anticipated delivery date
5	Electrification of Old Hostel Units	<p>Contractor back on-site for the following:</p> <ol style="list-style-type: none"> 1. Madala (Phase1): Internal wiring lights and plugs @ 40%. 710 rooms switched; 2. Giyani (Phase 2): Electrification / reticulation @ 15% 3. Giyani (Phase 2): Internal wiring, lights and plugs @ 0%; 4. Termination of illegal connections @ 30%. 710 rooms terminated 	City Power	30 September 2023
6	Assessment of dilapidated structures	<ul style="list-style-type: none"> • Building inspectors have started inspecting dilapidated structures and classify in terms of urgency. 	Development Planning BDM	31 August 2023
7	Occupancy audit	<ul style="list-style-type: none"> • Verification of occupancy audit conducted by GDHS consultants. This for all units including informal settlement. 	Department of Human settlements	31 August 2023
9	Relocation of families to 68 units	<ul style="list-style-type: none"> • Subject to Occupancy Certificate from Planning. • To engage with Hostel leadership on who will be prioritized. 	DoHS	Date to be advised

HOSTEL CHALLENGES AND CORRECTIVE MEASURES



DIEPKLOOF HOSTEL

No	Activity	Progress / Challenges	Responsible Entity	Anticipated delivery date
9	Town Planning approvals	<ul style="list-style-type: none"> Ongoing engagement between COJ DOHS and GDHS with entities on approval of Town planning applications. Traffic Impact Assessment (TIA): awaiting for approval from JRA. Stormwater Management Plan: awaiting for approval from JRA. Electrical: Eskom advised that there not enough bulk (Letter from Eskom attached). JW have confirmed to having enough bulk. They have also indicated that there is outstanding information on layouts submitted. Exempted from EIA. Sub-division and re-zoning in circulation, not approved. Awaiting for JRA to upload comments. Parking relaxation awaiting for comments from JRA. SDPs awaiting sub-division approval. 	GDHS, DoHS, JW, City Power, JRA, Development Planning	On-going
10	Demolition of condemned structures	<ul style="list-style-type: none"> Structures will be demolished as residents are relocated to Temporary Accommodation 	GDHS	Date to be advised
11	Re-development of demolished units	<ul style="list-style-type: none"> Construction / Development to continue once approval are obtained 	GDHS	Date to be advised

HOSTEL CHALLENGES AND CORRECTIVE MEASURES

DIEPKLOOF HOSTEL



HOSTEL CHALLENGES AND CORRECTIVE MEASURES

MADALA HOSTEL - PLANNING

Item	Description	% Complete	Comment
1.	Appointment of consultant	100%	- Appointment was dated 7 April 2020
2.	Project Inception meeting	100%	- The meeting was held on 30 June 2020
3.	Verification of Scope & Site Visit	100%	- Design meetings took place between 18 May to 27 October 2020
4.	Tender Document	100%	- Tender document was compiled by the employer
5.	Appointment of Contractor	100%	- Appointed on the 12 June 2020
6.	Building plans approval	0%	- Submitted but awaiting rezoning certificate an PoA
7.	Traffic Impact report	100%	- Approved on 18 September 2020
8.	Roads and Stormwater report	0%	- Rev 3 submitted on 15 April 2021 but awaiting Rezoning certificate for approval
9.	Water and Sanitation Report	100%	- 12 October 2020
10.	Rationale fire design	100%	- Approved 19 July 2022
11.	Rezoning certificate	0%	- Awaiting PoA for final stage. The process is anticipated to take 2 months from now.
12.	Property subdivision	0%	The application for subdivision was lodged on 17 Aug 2022. There was a request for the council resolution that goes with the Power of Attorney submitted. This document is still outstanding.

HOSTEL CHALLENGES AND CORRECTIVE MEASURES



MADALA HOSTEL – CONSTRUCTION (SKS BUSINESS SOLUTIONS)

Item	Description	% Complete	Comment
1.	Site handover	100%	- 12 June 2020
2.	Approval of contractual documents	100%	- Documents approved on 12 July 2020 except the programme that was approved on 3 September 2020
3	Commencement letter	100%	- 12 July 2020 with condition that the PoW be revised
5	Retaining walls	100%	- Complete
7.	Unit Block foundations	100%	-
8	Water reticulation	100%	-
9	Sewer reticulation	100%	-
10	Stormwater reticulation	100%	-
11	External Gas reticulation	100%	-
12	External Electricity reticulation	100%	-
13	Delivery and stacking containers	100%	- All containers delivered.
14	Internal finishes	100%	- Snag list was issued to the contractor.
15	External finishes	100%	-
17	Attenuation pond	100%	-
18	Refuse area	100%	-
19	Fencing	100%	-
20	Parking areas	100%	-
	BULK CONNECTIONS		-
21	Sewer	100%	-
22	Stormwater	100%	-
23	Water	0%	- Awaiting rezoning certificate
24	Electricity	0%	- Awaiting rezoning certificate
	OVERALL	99.5%	- Contractor issued the snag list for completion. Works have been handed over to a new Contractor to complete.

HOSTEL CHALLENGES AND CORRECTIVE MEASURES



MADALA HOSTEL – CONSTRUCTION (PRO POWER GROUP)

Item	Description	% Complete	Comment
1.	Site handover	100%	- 12 June 2020
2.	Approval of contractual documents	100%	- Documents approved on 12 July 2020 except the programme that was approved on 3 September 2020
3	Commencement letter	100%	- 12 July 2020 with condition that the PoW be revised
5	Retaining walls	0%	- Awaiting new drawings
11	External Gas reticulation	0%	- Awaiting signing of connection agreement by the employer
12	External Electricity reticulation	0%	- Awaiting rezoning certificate
13	Delivery and stacking containers	95%	- All containers delivered.
14	Internal finishes	50%	- Commenced
15	External finishes	65%	- Exterior painting of containers has commenced
20	Parking areas/ Landscaping	45%	- Commenced
	BULK CONNECTIONS		-
21	Sewer	100%	- Awaiting rezoning certificate
22	Stormwater	100%	- Done, although not taken over by JRA due to rezoning certificate
23	Water	0%	- Awaiting rezoning certificate
24	Electricity	0%	- Awaiting rezoning certificate
	OVERALL	50%	- Contractor issued the snag list for completion. Works have been handed over to a new Contractor to complete.

HOSTEL CHALLENGES AND CORRECTIVE MEASURES

MADALA HOSTEL – VISUALS



HOSTEL CHALLENGES AND CORRECTIVE MEASURES



HELEN JOSEPH HOSTEL

SERVICE PROVIDER	SCOPE OF WORK	EXPENDITURE (VAT INCLUSIVE)	DURATION
Mbongiseni General services	Water restoration	R688 733,26	2 months
Mbongiseni General services	Restoration of units after fire: Fire walls, Roofing, Plumbing, electrical etc	R3 313 758,08	2 months
Mbongiseni General services	Painting of kitchens and common areas	R2 811 843,74	2 months
Inyonengalali Construction and Projects cc	Cleaning and maintenance	R2 727 795,71	18 months
Big O Engineering	Cleaning and maintenance	R7 804 387,17	6 months
MBSA CONSULTING	Professional fees: Conditional assessment	R224 986,10	6 months

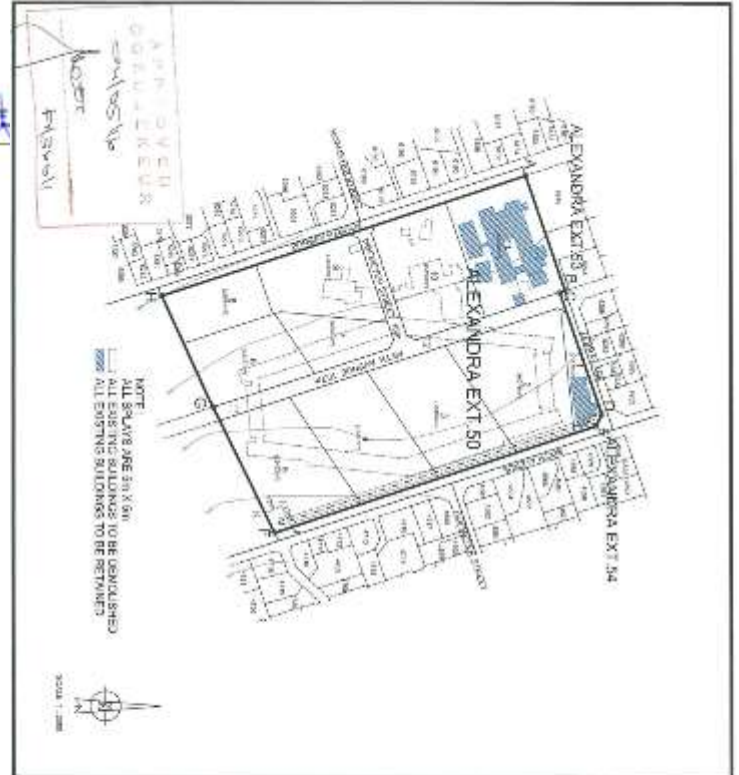
R17 571 504,07

HOSTEL CHALLENGES AND CORRECTIVE MEASURES

HELEN JOSEPH HOSTEL



SITE DEVELOPMENT PLAN
 425 0142 - 0166, ALEXANDRA TOWNSHIP EXT 50
 scale 1:1000



PROPOSED SUBDIVISION PLAN
 ERVEN 5152 - 5156
 ALEXANDRA EXT 50

NO.	DESCRIPTION	AREA	%
1	PROPOSED EFF	11,004	3,24
2		20,707	15,83
3		54,717	18,83
4		54,717	18,83
5		54,717	18,83
6		54,717	18,83
7		54,717	18,83
8		54,717	18,83
9		54,717	18,83
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PROPOSED SUBDIVISION PLAN
 ERVEN 5152 - 5156
 ALEXANDRA EXT 50

Akanya Development Solutions
 is authorised
 to be considered
 by the relevant
 authority.

HOSTEL CHALLENGES AND CORRECTIVE MEASURES



DUBE HOSTEL

PHASE	SCOPE OF WORK	VARIATION AMOUNT	DETAIL
Phase 2A	Electrical Reticulation	R 3 856 425.23	<p>Variation is for the following:</p> <ol style="list-style-type: none"> 1) Connection to Mini Sub-Station. 2) High Voltage cable 3) Street lighting cable 4) Low Voltage Cable
Phase 2B	Sewer and Water reticulation and professional fees	R 3 411 574.51	<p>Based on instruction from Consultants, the Contractor removed all sewer, water infrastructure including paving that was constructed by Province in 2008.</p> <ol style="list-style-type: none"> 1) Sewer and water to be redone 2) Damaged paving not included in variation
TOTAL		R 7 268 009.74	VAT inclusive

HOSTEL CHALLENGES AND CORRECTIVE MEASURES



ORLANDO HOSTEL

No	Action	Progress / Challenges	Responsible Entity	Anticipated delivery date
1	Emergency repair work	CoJ DoHS has determined the scope of work as it relates to emergency repair work. BoQ and maintenance report sent to GDHS. GDHS busy with Works order for appointment of contractor	GDHS	31 August 2023
2	Permanent resolution of the recurring sewer blockages and water supply issues	The CoJ DoHS has appointed Joburg Water to implement the Sewer and Water infrastructure upgrade at the hostel.	CoJ DoHS	15 December 2023
3	Refurbishment of 34 units	The 34 incomplete units need to be refurbished. GDoHS has scoped the works and will procure a contractor to carryout the works	GDHS	31 March 2024
4	Township establishment	The HDA has been appointed for the township establishment of the three Hostels, namely: Orlando West Women's Hostel, Lifateng Hostel and Nancefield Hostel. The scope includes sub-division and rezoning as well as SDP's.	CoJ DoHS	30 June 2024
5	Re-development of remaining hostel units	Contractor will only be appointed once SDP and building plans are approved. For the remaining		

- Every challenge is an opportunity in disguise. The Lilian Ngoyi Street incident was a reminder of the City's vulnerabilities but also of its unyielding spirit.
- Johannesburg has shown resilience time and again. Through collaboration, vision, and action, we will not only rebuild the City but elevate it. COJ's focus will always remain, the betterment of its citizens' lives.
- May the outcomes of this session and those to follow move Joburg and the Gauteng province forward, toward achieving the mandates bestowed to government by the various local communities.

THANK YOU

Technical briefing on the Albert Street fire

EMERGENCY RESPONSE:

City of Joburg firefighters received their first alert at 01:19am and the first responders were on the scene at 01:29am. From EMS, the City's fire department rapidly deployed resources. The fire was extinguished by 10h00am.

The emergency response provided by the City is in line with the South African National Standards on Community Fire Safety requirements for a building of this nature, which is a five-storey building that is defined as High Rise Building.

Casualties recorded as follows:

Fatalities: 77 people (12 are children, 3 died in hospital)

Injuries: 88 people were transported to and treated at various medical facilities in and around the City.

- 54 have been discharged;
- 31 remain admitted at this stage, with the rest still receiving care at the Casualty Units;
- 3 people succumb to their injuries

Technical briefing on the Albert Street fire

BUILDING STATUS

The building has been closed off, as the SAPS have declared it to be a crime scene and there are still human remains.

A preliminary structural assessment has concluded the following:

- The integrity of the structure in its current state has been compromised.
- No further inspections/investigations can commence without making the structure safe temporarily.
- The building is not functional or to be used for occupancy until a full structural integrity assessment can be completed.

The structural assessment report shall be used to determine a recommended solution or remedy to ensure site safety and utilization of the structures where possible

Based on the Structural Assessment Report, the DoHS in consultation with the CoJ's Development Planning, Public Safety, Health Departments is currently busy with the report to condemn the building.

Once condemned the City will seek approval for the possible demolition from the Heritage Council

Technical briefing on the Albert Street fire

EMERGENCY ACTIONS

Emergency Hotlines have been established and communicated, numbers to contact are as follows: 0800203886 / 011 355 3048 / 011 241 5707.

City and provincial departments have provided relief to the affected. NGO's such as MES, The Bridge, Meals on Wheels, Gift of the Givers, Pick n Pay, etc have donated food, water, blankets, mattresses, sanitary packs, toiletries, clothing, etc. Gift of the Givers have provided additional blankets, mattresses, hygiene packs and clothing packs.

Trauma counselling is being provided by Social Development and other NGO's

192 households have been affected by the fire made up of 458 people. Three facilities have been identified as Emergency Shelters, namely:

- Hofland Recreation Centre in Bez Valley: 152 accommodated;
- Ekhaya shelter in Hillbrow: 37 Males accommodated;
- Impilo shelter in Fairview / Jeppestown: 18 Females accommodated

So far 207 people have agreed to be relocated to the Hofland Recreation Centre. Most of the people are reluctant to be taken to the shelters as they are worried they could be deported.

Technical briefing on the Albert Street fire

ACTION PLAN

The DoHS is exploring various interventions to provide Temporary to permanent housing solutions, namely:

- Acquisition of 24 hectares land to be developed into a Transitional Relocation Area (TRA);
- Leasing of a private property Temporary Emergency Accommodation (TEA) that can accommodate 150 families;
- Those that qualify for rental will be allocated into available Community Residential Units (CRU's), Social Housing, Affordable Rental stock.

SUMMARY

- So far 80% of the affected households have been assessed and 54% of those are foreign nationals;
- There are policy gaps in addressing housing challenges for foreigner nationals;
- Challenges in exiting people from TEA / TRA / Shelters;
- Department of Home Affairs and the respective embassies to assist foreign nationals;
- The CoJ will be finalizing the multi-disciplinary audit and occupancy audits of all Inner-City Bad Buildings