

**LIMPOPO PROVINCIAL  
DEPARTMENT OF LOCAL  
GOVERNMENT AND HOUSING**



**REPORT ON  
RDP AUDIT**

**FOR THE MONTH OF MARCH 2008**

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## 1. BACKGROUND

This is the 1<sup>st</sup> Normalization Programme report for the period December 2007 to 31 March 2008. The cumulative performance to 31 March 2008 is 3 239 RDP properties visited, against a portfolio of 3 808, portfolios, which is divided as per the mentioned areas Thogoaneng 300 Units, Westernburg (Polokwane) 1052 Units, Musina (Nancefiled) 2 156 Units, Roosenekal 300 Units indicating a portfolio completion. We had 4 180 RDP portfolio from the department database, of this total of 372 was BONDED HOUSES not RDP HOUSES, there were incorrectly classified as RDP Houses.

### MAIN OBJECTIVES

The main objective is to:

1. Facilitate home ownership by beneficiaries through regularization and transfer of ownership process.
2. Facilitate with the clean-up or updating of the Limpopo Department of Housing Database to ensure data integrity.
3. Establish which properties require rectification because of major defects.
4. Establish the extent to which original occupants have been replaced by substitute occupants.
5. Establish ownership status.

### SECONDARY OBJECTIVES

1. Establish defects on properties.
2. Establish the existence and number of backyard structures on these properties.
3. Establish the number of Occupants on properties.
4. Determine the availability of Municipal Infrastructure or lack thereof.
5. Establish the source of income of Low-Income houses' beneficiaries.
6. Establish the number of dependents of the Low-Income houses beneficiaries.
7. Establish employment opportunities in these communities.

**2. THE SCOPE OF WORK AS ARTICULATED IN THE SERVICE LEVEL AGREEMENT August 2007**

**2.1 Designated Portfolio: Units Auditing**

		Total
<b>A</b>	<b>Cumulative Projection to period ending 31 March 2008</b>	<b>3 808</b>
<b>B</b>	<b>Cumulative Performance to period ending 31 March 2008</b>	<b>3 239</b>
<b>C</b>	<b>Variance between Cumulative Projection and Cumulative Performance</b>	<b>569 [B- A]</b>

**3. VISITED PROPERTIES BREAKDOWN BY TOWNSHIP**

<b>Audited Areas</b>	
<b>Township</b>	<b>Units Audited</b>
Thogoaneng	232
Westernburg	842
Musina, Nancefield	1 865
Roosenekal	300
<b>Total</b>	<b>3 239</b>

**4. CUMULATIVE PERFORMANCE TO PERIOD ENDED 31 March 2008**

**4.1 RDP UNITS**

Revised Projections	Achieved Performance	Variance
<b>3 808</b>	<b>3 239</b>	<b>569</b>
Type of Field	Achieved Performance	Progress Status
Received and Analyzed Data	3 808	Servcon achieved the analysis of all received LP PHD data. The objective was to ensure that the received data can be properly formatted
Captured Data on the Servcon Database	3 239	The capturing of the received data ensures that Field Workers must be able to use received data, seek relevant information from Occupants and/or recorded as and when properties are visited
Created Physical Files for Field Workers	3 239	Each of the Field Workers visiting a property and/or engaging Occupant/s is expected to have analyzed and formatted information captured on a form. Process includes appointment and training of locally based Field Workers
Total Number of properties visited	3 239	These are total number of sites captured on the LP PHD Database visited by Servcon/PMU prior to LP PHD consideration on whether or not the status quo remain and/or there is a need to act otherwise
Number of Houses located as per LP PHD Data	3 239	These are properties which ideally match the LP PHD Database and incidental information has been gathered by Servcon/PMU. The Tables below indicate various fields which need confirmation and/or

		alternative
<b>Number of Houses without Defects</b>	2 555	Properties for which Servcon believes there is no need to embark upon a Rectification Programme
<b>Number of Houses with Minor Defects</b>	436	Properties for which Servcon believes there is no need to embark upon a Rectification Programme
<b>Number of Houses with Major Defects</b>	248	Properties for which Servcon believes there is need to embark upon a Rectification Programme
<b>Number of properties without site number</b>	0	These are properties which have no site number on the GP PHD Database making it impossible for Servcon to locate the Property.
<b>Number of Abandoned /Vacant Houses</b>	0	Properties which were abandoned with or without furniture. These properties are prone to vandalism and/or becoming crime hubs
<b>Number of Vandalized Properties</b>	0	Abandoned properties that are now being vandalized. There is a need to secure them and/or re-allocate to waiting list clients – LP PHD Directive to allow Servcon to manage the process
<b>Number of Properties where there was no access into the property</b>	0	Access into property was not achieved, even after five trips to the said property, as a result of continued unavailability of recorded occupant and/or any other occupant. Servcon will continue to try and locate such occupants, if and when other properties in the area are being visited.
<b>Number of sites with toilet only</b>	0	Visited sites and in some instances there are informal settlements on such properties. Mostly vacant land with toilets.
<b>Number of site with toilet, informal structure</b>	0	Visited sites and in some instances there are informal settlements on such properties. Mostly shacks or self built houses with toilets.

<b>Number of vacant sites but recorded as a house on the LP PHD Data</b>	0	The LP PHD Database indicates a built structure but the physical verification processes indicate vacant sites. Those sites are without occupants and/or toilets. LP PHD must either acknowledge the status and/or reconcile the current database to that effect.
<b>Number of Vacant Land Parcels where LP PHD Data indicates Houses built</b>	0	Barren land that has no demarcated sites. It is either recorded properties are located on another area and/or there LP PHD Database was fed wrong information.
<b>Number of properties on LP PHD data that cannot be located or not on the map</b>	0	Physical investigations have proven futile in that there are no demarcated sites, toilets or built houses. The status of such properties should be corrected and/or further investigations be conducted to match released data with any other Low-income type houses that are not captured on the LP PHD Database.
<b>Number of properties on the LP PHD data on a specified area but found elsewhere</b>	0	There is a possibility of wrongly captured data and/or a dire need to conduct further investigations to locate such properties.
<b>Number of properties on the LP PHD data but upon consultation indicates category of Bonded properties</b>	0	The LP PHD Database highlights Low-income type of houses but the investigation led Servcon to verifying such properties as bank-owned. There is a need to locate where actual properties are located and/or LP PHD to check on the previous status of credit linked subsidies and/or Low-income type of houses converted into bonded properties.
<b>Number of properties with duplications:</b> <b>• Same address, Different client</b>	0	There must be a dedicated effort to cleanse the ownership and/or occupation status of such properties. It suggested that the following processes must occur:

<b>details</b>		<ul style="list-style-type: none"> <li>• Original occupation register must be furnished;</li> <li>• Clearly the administrative mishap needs to be corrected at LP PHD administrative level</li> <li>• Servcon to ensure reconciliation of facts</li> </ul>
<b>Number of Properties under further investigation</b>	0	Interim Portfolio that will require further investigations and/or actions to be taken according to LP PHD directives
<b>Number of Valued Properties</b>	0	Valuations will be conducted LP PHD has indicated confirmation and/or regularization programme processes
<b>Number of Properties where a deed Search has been done</b>	0	Servcon is obligated to confirm that designated properties are subjected to an applicable Deed Search and confirmation of the actual and legal owner of the property under investigation
<b>Number of Original Occupants</b>	1 091	Occupants confirmed, through the physical verification process, as those appearing on the LP PHD database
<b>Total Number of New Occupants</b>	943	These are overall new occupants who will require clearly defined categories as outlined hereunder
<b>Total Number of properties without Occupants</b>	0	These are houses that can readily be allocated to someone else or need repair / renovations prior to allocation
<b>Number of Occupants that can be Regularized</b>	0	Occupants which Servcon is recommending to the LP PHD to confirm or reject as ideal Regularisation Programme beneficiaries
<b>Number of Occupants that will require Relocations Assistance Programme</b>	0	Occupants which Servcon is recommending to the LP PHD to confirm or reject as ideal potential Relocation Assistance Programme beneficiaries
<b>Number of Occupants that will ultimately be evicted</b>	0	Occupants which Servcon is recommending to the LP PHD to confirm or reject as ideal Eviction process. Servcon is however



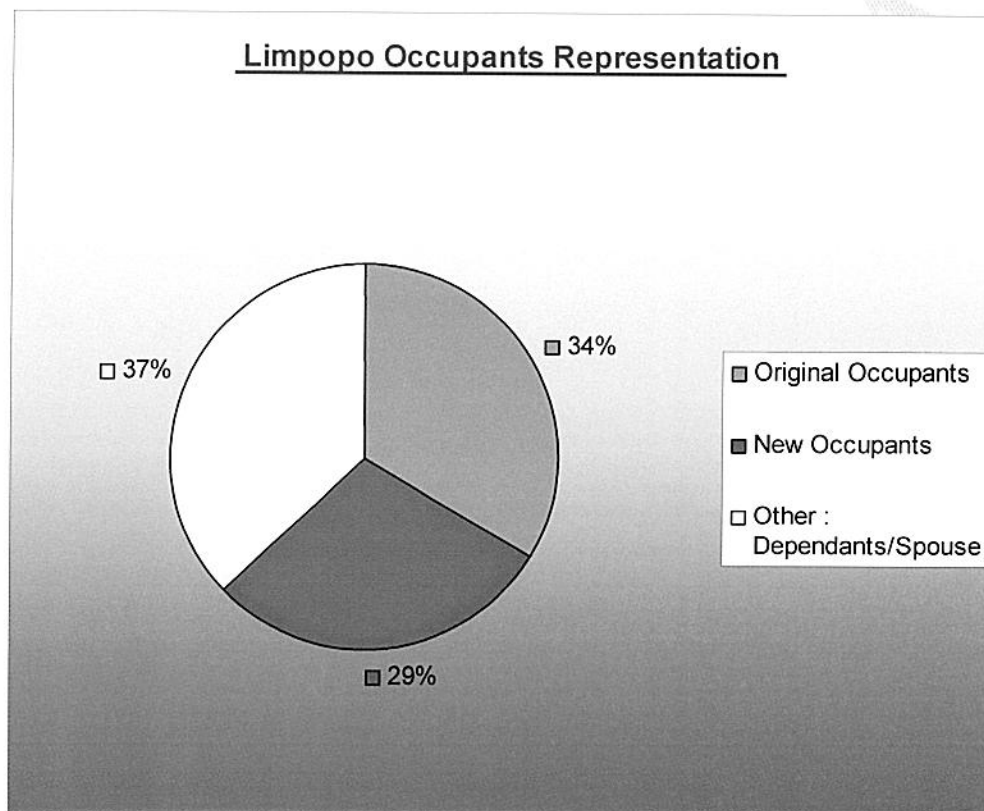
		obligated to indicate to LP PHD that necessary consultative processes were finalised allowing occupant to voluntarily vacate the illegally occupied property
<b>Number of Occupants whose status will require further investigation and/or LP PHD Directive</b>	1 205	Status of occupation requires further investigation and this is owing to the complexity of circumstantial occupancy

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## 5. GRAPHICAL ILLUSTRATIONS

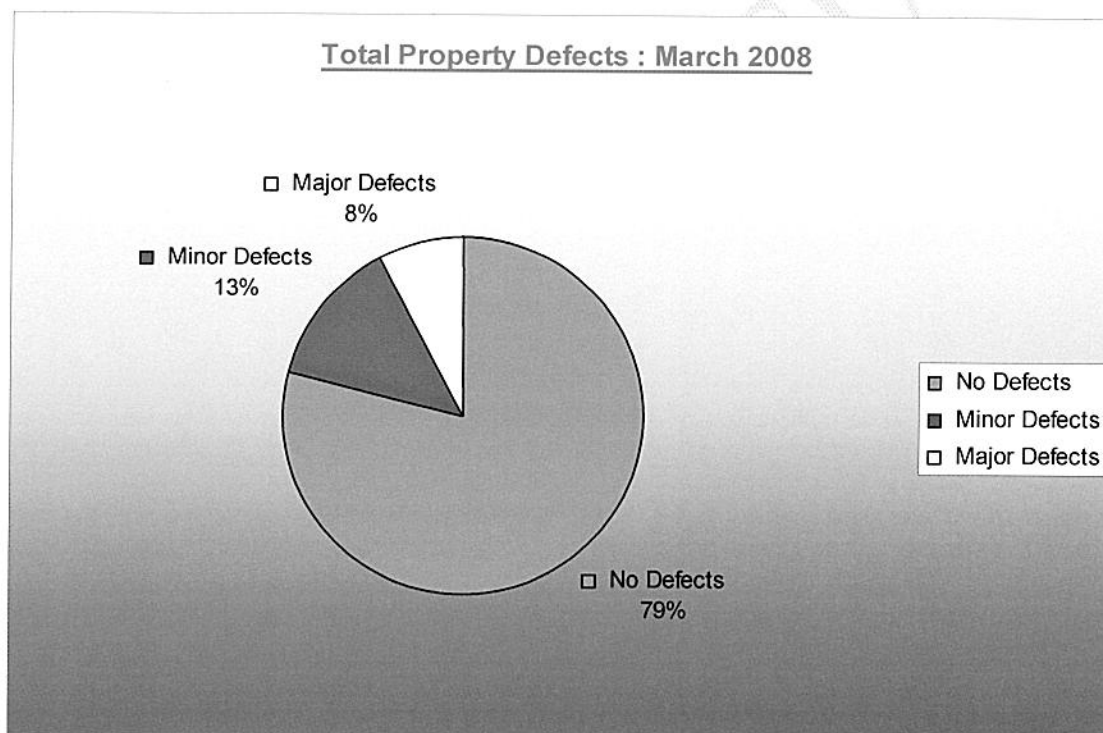
### 5.1 OCCUPANTS REPRESENTATION

Category	Total
Original Occupants	1091
New Occupants	943
Other : Dependants/Spouse	1205
<b>Total Occupants</b>	<b>3239</b>



## 5.2 PROPERTY DEFECTS

	Total Number of Visited Properties	No Defects	Minor Defects	Major Defects
Servcon	3239	2555	436	248
<b>Grand Totals</b>	<b>3239</b>	<b>2555</b>	<b>436</b>	<b>248</b>
<b>Percentage Totals</b>	<b>100%</b>	<b>79%</b>	<b>13%</b>	<b>8%</b>



## 6. FINDINGS

- A sizeable number of beneficiaries approved for housing are not occupants of those houses. (Such that while the Department is under the impression that a specific people has been allocated a house, the reality is that somebody else, who might not be on the database is in occupation)
- A significant number of beneficiaries do not have title deeds.
- A sizeable number of houses are being rented out by relatives of the deceased beneficiaries, while the deceased's children have been put-out in informal settlements.
- Beneficiaries are deceased and the dependants don't have title deeds.
- A large number of beneficiaries have sold their houses to other people and the purchasers are renting them out.
- There are houses that have not had an occupant (Abandoned) for more than a year.
- There are BONDED houses in the RDP Database,
- There are houses that are occupied by illegal immigrants,
- Roof leakage caused by a space between the roof and the wall
- Poor plumbing, thus leakage of toilets
- Common crack inside the house caused by different size of bricks used for partition walls
- Window frames and door frames not tight, thus noisy when windy, and these are coupled by many more other challenges.

## **7. RECOMMENDATIONS TO THE DEPARTMENT**

### **7.1 PROPERTIES THAT NEED REGULARIZATION**

We have identified number of properties that need to be regularized which are currently owned by Government i.e Municipalities, Provincial Government or National Government. We recommended that a committee be formed for the purpose of scrutinizing the lists and deciding on the final lists that we hand over to the attorneys to do the conveyance work. The above mentioned committee should look into these properties to be regularized immediately.

It is also recommended that this team should comprise of representatives from Servcon and Government and should formed be immediately.

### **7.2 PROPRTIES THAT NEED RECTIFICATION**

Properties with major defects have been identified. The rectification should preferably be speeded up and be completed before any major mishap occurs at any of these properties.

### **7.3 BONDED PROPERTIES ON THE RDP DATABASE**

There are bonded properties that have been listed as RDP houses on the department's database; it is recommended that these properties must be sanitized/clean up to ensure the integrity of the department's database

## 8 SUMMARY

We had production of **3 239** instead of **3 808** which results in **569** variance, the variance was lead by one or more of the following reasons: reference numbers of some properties was not the same with the sites numbers, which lead to the revisits to the same properties, locked up properties that couldn't be accessed and some of the clients were non-cooperative, these are coupled by many more other challenges.

We would like to commit that by **07 April 2008** this portfolio will be successfully completed with highest level of data integrity and therefore we will award the department's further directives.

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