

PROGRESS ON COMMUNITY AND MAINTENANCE PROJECTS (AS AT 14 NOVEMBER 2024) AS REFLECTED IN THE ANNUAL PERFORMANCE PLAN FOR 2024/25 FINANCIAL YEAR

broadening horizons



tourism

Department:
Tourism
REPUBLIC OF SOUTH AFRICA



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ACRONYMS

- **DBSA** – Development Bank of Southern Africa
- **DM** – District Municipality
- **LM** - Local Municipality
- **PC** – Practical Completion
- **WC** - Works Completion
- **FC** – Full Completion
- **PSP** – Professional Service Provider
- **EOT** – Extension of Time
- **VO** – Variation Order



INTRODUCTION

- An update on the implementation on progress is provided for various infrastructure projects in the Annual Performance Plan the following categories:
 - Community Based Tourism Projects – the bulk of which are the development or upgrading of accommodation facilities.
 - Maintenance of Provincial Tourism Assets - this work involves maintenance, beautification and enhancement e.g. rehabilitation of terrain, landscaping, paving, painting, fencing, electrical, etc.
- A total of seven (7) maintenance projects are being implemented, three (3) projects have reached practical completion, one (1) at works completion, whilst three (3) are under planning.
- A total of twenty (22) community projects are being implemented, four (4) have reached practical completion, one (1) at works completion, thirteen (13) projects are in construction two (2) projects under planning, one (1) project contractor cancelled due land disputes, and one (1) project at contractor appointment but will be re-advertised due to no value for money.



EASTERN CAPE

Implementing Agent and Projects - DBSA Community-based tourism projects:	Progress as at 14 November 2024
<p>Mthonsi Lodge, Nkonkobe LM, Amathole DM – Project start date 2022-11-14 and expected end date 2024-06-07.</p> <p>Scope: Construction of thirteen (13) chalets, 2 lapas, staff accommodation, guard house, admin/restaurant building, backpackers and internal roads.</p>	<p>Construction work is at 94%. The project is not on track but closely monitored.</p> <p>The Contractor has completed their original scope, and the DBSA has received concurrence from NDT to proceed with 3 of 5 consolidated Variation Orders (VOs) submitted. The DBSA has issued an instruction to the Professional Service Provider (PSP) that the Contractor needs to proceed with the limited additional scope, as per the concurrence received from Department. The PSP has submitted a recommendation for Extension of Time (EOT), with cost for the additional scope, which is under review.</p>
<p>Qatywa Lodge, Mbhashe LM, Amathole DM - Project start date 2023-01-16 and expected end date was 2024-09-26.</p> <p>Scope: Construction of guard house, refuse area, 2 lapas, laundry room, staff accommodation, fencing, conference building, restaurant, curio shop and parking area.</p>	<p>Construction work is at 75%. The project is not on track but closely monitored.</p> <p>The consolidated Variation Orders for the completion of the project have been resubmitted by the PSP with qualifications for the options recommended on the variation orders, which will be incorporated in resubmission to Department for concurrence.</p>



FREE STATE

Implementing Agent and Projects - DBSA Community-based tourism projects:

Progress as at 14 November 2024

QwaQwa Guest House, Phuthaditjhaba - Maluti-a-Phofung LM, Thabo Mofutsanyana DM. Project start date 2022-09-17 and expected end date 2023-09-29. Sectional practical completion was issued on 22.01.2024.

Scope: Completion of accommodation facilities

Conditional Practical Completion (PC) achieved. Water Use Licence Application is still in progress.

While the Water Use License Application is being finalized, the contractor has been allowed to return to site and commence with the preparatory works for septic tanks installation and also attend to defects on the painting on the buildings. DBSA appointed a security company as from 11 September 2024 and the security guards have been paid.

Vredefort Dome Interpretation Centre, near Parys – Ngwathe LM, Fezile Dabi DM. Project start date 2022-10-17 and expected end date 12 December 2024.

Scope: Completion of the Interpretation Centre

Construction progress is at 50%. However, the project is behind schedule.

Previous contractor terminated because of poor performance. New contractor was appointed.

There is an EOT that was approved by DBSA and the revised completion date is now the 12 December 2024. Project suffered set back following the passing on of the company director. Decisive action regarding contractor under performance to be taken after 15 November 2024.



Implementing Agent and Projects - DBSA Community-based tourism projects:

Progress as at 14 November 2024

Suikerbosrand Nature Reserve, Heidelberg – Lesedi LM, Sedibeng DM.

Project scope:

- Refurbishing of 2 x 2 bedroom chalets;
- Refurbishing of 1 bedroom chalets;
- Refurbishing of 1 paraplegic 2-bedroom Chalets; and
- Refurbishing of 1 common area

Project start date 2024-01-08 and expected end date 2024-07-22.

Practical Completion was achieved on 28 October 2024. Contractor will be liable for delayed completion.



KWAZULU-NATAL

Implementing Agent and Projects - DBSA Community-based tourism projects:

Muzi Pan - Jozini LM, uMkhanyakude DM - Project start date 2023-10-13 and expected end date 2024-11-13.

Scope: Refurbishment of chalets, entrance gate, admin building/conference centre and bulk services.

Progress as at 14 November 2024

Construction progress is about 82%. The project is behind schedule.

The end user is consistently disrupting the contractor on site demanding re-designs and specifications to be amended. Roof trusses at the hall had to be removed and replaced, the VO has been approved. The end user has been advised that the specification in the technical documentation issued can't be changed as it might attract cost implication. However, they are allowed to choose from the options available within the price range in the BOQ.



KWAZULU-NATAL

Implementing Agent and Projects - DBSA Provincial state-owned assets maintenance

Progress as at 14 November 2024

DBSA

Provincial state-owned assets – maintenance

Anton Lembede Museum – eThekweni Metropolitan Municipality

Project scope:

- Completion of the existing Museum.
- Completion of the existing restaurant.
- Provide furniture to the Museum and restaurant.
- Place directional signage.
- Landscaping (i.e. Lawn and new trees).
- Construction of paved parking area and walkways.
- Construction of stormwater drainage.
- Provide water reticulation services.
- Provide electrical reticulation services.
- Provide sewer reticulation services.

Project start date 2023-08-02 and expected end date 2024-08-28.

The Practical completion was achieved on 29 August 2024. Contractor currently busy with the snags in preparation of the works completion.

JL Dube Precinct, Ethekeeni Metro - Maintenance of infrastructure.

Project start date TBC and expected end date TBC.

Stage 3 is now being signed by DBSA following the granting of the permit by heritage authority.

KWAZULU-NATAL

Implementing Agent and Projects - DBSA Community-based tourism projects:

Progress as at 14 November 2024

Phiphidi Waterfall, near Thohoyandou, Thulamela LM Vhembe DM. Project start date 2023-05-16 and expected end date 2024-10-17.

Scope: Renovation of existing chalet structures. Refurbishments of administration building, kitchen and guardhouse Upgrade layer works for internal roads, signage, rehabilitate stormwater reticulation, external works (paving and retaining wall).

The Oaks Lodge, Maruleng LM, Mopani DM. Project start date 2023-03-07 and expected end date 2024-09-02.

Scope: Refurbishment of swimming pool, lapa, kitchen, restaurant and entertainment area. Renovation of chalets, curio stand, ablution block and conference hall. Replacement of security fence. Restoration of power reticulation. Construction of walkway paving, internal roads. Landscaping and provision of furniture and equipment.

Contractor busy with Works Completion items. Practical Completion was achieved on 17 October 2024.

Construction works is at 93%. The project was behind schedule due to water and electricity connection challenges. These have since been resolved.

Account number for water and electricity has been granted. Landscaping and commissioning of kitchen equipment shall be done using a hired three phase generator while awaiting electrical connection to the facility. Once landscaping is completed, PSP has written to DBSA proposing to make the water and electrical connection part of WC and for project to be granted PC in the interim.

Implementing Agent and Projects - DBSA Community-based tourism projects:	Progress as at 14 November 2024
<p>Ngove, 4km from Giyani, Greater Giyani LM, Mopani DM. Project start date 2023-06-19 and expected end date 2024-12-12.</p> <p>Scope: Refurbishment of Chalets. Completion of restaurant, administration block, conference hall. Restoration of electrical reticulation system, water reticulation system and sewer reticulation system. Installation of security fence, HVAC system In all facilities and refurbishment of the guardhouse.</p>	<p>Construction works is at 90%. Project is on track.</p> <p>NDT approved the Variation Order for additional scope. DBSA has completed its internal variation order process. The contractor has submitted a claim for extension of time to execute the additional scope. The claim is requesting for Practical Completion to be revised from 20 August 2024 to the 12 December 2024.</p>
<p>Matsila Lodge, Collins Chabane LM, Vhembe DM. Project start date 2023-01-25 and expected end date 2023-12-14. The new completion date is 11.04.2024</p> <p>Construction of 15 standard chalets and 5 executive chalets, restaurant, Internal gravel road, guardhouse. Sewer reticulation to the septic tank. Water reticulation and connection to the borehole. Electrical reticulation and connection to the Eskom grid.</p>	<p>The Practical Completion (PC) was achieved on 18 October 2024. Contractor is completing the culvert bridge and paving for walk-ways as part of the additional scope that was added after PC.</p>
<p>Tisane, near Jane Furse, Makhuduthamaga LM, Sekhukune DM.</p> <p>Project start date 2023-01-25 and expected end date 2023-12-24. The new completion date is 2024-04-19.</p> <p>Scope: Refurbishment of chalets. Completion of restaurant, guardhouse, borehole water reticulation and sewer drainage system. Construction of swimming pool, Braai area, internal roads. Provision of Furniture and general landscaping.</p>	<p>Practical Completion (PC) was achieved on 27 September 2024. Contractor busy with Works Completion items. Contractor has since replaced items that were affected by vandalism that happened on the project soon after PC. Matter was reported to the Police for records purposes.</p>

LIMPOPO

Implementing Agent and Projects - DBSA Community-based tourism projects:	Progress as at 14 November 2024
<p>Nandoni Dam, Collins Chabane LM, Vhembe DM.</p> <p>Project start date 2023-05-16 and expected end date 2024-08-08.</p> <p>Scope: Construction of guardhouse, refuse area, parking area, landscaping, restaurant, administration block, chalets, external works, swimming pool.</p>	<p>Construction works is at 80%. The project is on track.</p> <p>Finishes in the chalets, ceiling installation on the admin and restaurant building, plumbing and electrical 2nd & 3rd fix works, roads and stormwater works in progress. EOT 01 was approved by DBSA and the revised completion date is now 13 December 2024.</p>
<p>Tshathogwe Game Farm, Makhado LM, Vhembe DM. Project start date 2022-09-09 and expected end date 2023-11-14.</p> <p>Scope: Construction of restaurant with reception area, fully furnished accommodation facilities, parking area and garden for functions and events. 2 swimming pools and 3 Boreholes. Grading of the existing access road to the game farm.</p>	<p>Construction works is at 93%. The project is behind schedule.</p> <p>Slow works progress by the contractor due to financial challenges. The anticipated practical completion is 30 November 2024. DBSA is in consultation to seek a legal opinion about stepping in for completion of the outstanding works and the liabilities thereof. There are EOTs submitted currently with PSP for evaluation.</p>
<p>Mapate Recreational Social Tourism Facility – Thulamele LM, Vhembe DM. Start date 2022-06-09 and expected end date 2024-03-29.</p> <p>Scope: Construction of restaurant (fully furnished) with reception area. a swimming pool, kids area, braai facilities. museum, ablution blocks and lapa area made of a shipping container. Camping site with 10 permanent sleeping tents (fully furnished), 5 ablution tents, kitchen and parking.</p>	<p>Practical completion achieved 18 September 2024, the contractor currently busy with work completion items, anticipated works completion on the 30 November 2024.</p>

LIMPOPO

Implementing Agent and Projects - DBSA Community-based tourism projects:	Progress as at 14 November 2024
<p>Mtititi Game Farm - Collins Chabane LM, Vhembe DM. Project start date 2022-06-10 and expected end date 2023-09-07. New anticipated completion date 2023-11-30.</p> <p>Scope: Construction of restaurant with reception area, fully furnished accommodation facilities, parking area and garden for functions and events. 2 swimming pools and 3 boreholes. Grading of the existing access road to the game farm.</p>	<p>Construction works is at 97%. The project is behind schedule.</p> <p>Slow works progress by the contractor due to financial challenges. The contractor has sent a commitment letter that he will be done in 6 weeks' time. DBSA is in consultation to seek a legal opinion about stepping in for completion of the outstanding works and the liabilities thereof. There are EOTs submitted currently with PSP for evaluation.</p>
<p>Royal Khalanga Project (Greater Tzaneen LM, Mopani DM. Project start date 2023-04-25 and expected end date 2024-08-08.</p> <p>Scope: Refurbishment of dining hall, construction of kitchen and supply of equipment. Construction of universal access ramps and toilets. Borehole drilling and connecting it to the elevated tank. Supply and installation of the back up generator. Construction of ablution block, cold room, parking bay, driveway. Stormwater and waste management system. General electrical and mechanical installation. perimeter light and firefighting equipment.</p>	<p>Construction works is at 95%. The works on site is near completion however the contractor is behind schedule.</p> <p>The contractors has been advised to accelerate the works to ensure they finish before the builder's break. DBSA will be assisting the contractor with some direct payment to the suppliers to ensure that the outstanding works is completed on time. Two notices of default have been issued to the contractor and the project is closely monitored to ensure there is a way forward.</p>
<p>VhaTsonga, Makhado LM, Vhembe DM. Project start date TBC and expected end date TBC.</p> <p>Scope: Construction of Guardhouse, Administration Block and Chalets. Construction of a Swimming Pool, Boma and braai facilities. Construction of Sewer and Water reticulation system. Construction of Electrical reticulation. Construction of internal roads, paved Parking area and paved Walkways. Construction of an access road.</p>	<p>Concurrence letter to appoint contractor is within the Department. However, advice is being sought on the value for money given the limited number of bids received. This project may need to be re-advertised.</p>

MPUMALANGA

Implementing Agent and Projects - DBSA Community-based tourism projects:

Numbi Gate - Nkambeni Safari Lodge - Project start date 2023-04-26 and expected end date TBC.

Scope: Construction of restaurant with art gallery, guardhouse, 4 braai facilities, all weather lapa, swimming pool, boma, internal gravel road, parking bay, low cost storage facility for the quadbikes, boundary fence. Set up quadbike trail and hiking trail.

Numbi Gate - Mdlhuli Safari Lodge – Project start date 2023-04-26 and expected end date 2024-03-26.

Scope: Construction of a new Cultural Centre

Progress as at 14 November 2024

Contract with Service Provider Cancelled due to social issues. Final Account has been approved. A close-out submission has been completed and sent to the client. The Department to advise on the way forward.

Construction is at 92%.The project is behind schedule.

The works was stopped on site by the Construction Mafias demanding that all the works be given to them. The contractor has been delayed by two weeks and has affected the construction of the swimming pool. A meeting was held on 24 October 2024 with all the stakeholders and there was an agreement that the swimming pool specialist should proceed with the works. The local SMME's will be allocated other outstanding works. Construction of the swimming pool has commenced. The contractors to submit EOT based on the delays caused by the closure of site.

NORTHERN CAPE

Implementing Agent and Projects – DBSA Community-based tourism projects:

Progress as at 14 November 2024

Platfontein Lodge, 17km from Kimberley, Sol Plaatje LM, Frances Baard DM

Project start date and end date to be determined as it is still planning phase.

Scope: Construction/refurbishment of accommodation facilities.

Stage 3 had to be revised following the request by NDT to include the renovations of the swimming pool as part of the scope. DBSA to issue concurrence to NDT once the design report has been updated.

Kamiesburg, Kamiesburg LM, Roodebergskloof Farm

Project start date and end date to be determined as it is still planning phase.

Scope: Construction of chalets, kitchen, restaurant and pool. Project budget, start date and end date to be determined as it is still planning phase.

Stage 3 finalization is underway. The PSP to embark on the additional studies in order to finalize stage 3.



NORTHERN CAPE

Implementing Agent and Projects - DBSA Provincial state-owned assets maintenance

Progress as at 14 November 2024

McGregor Museum–Sol Plaatje LM, Frances Baard DM - **Work Package 2**

Scope of work: Renovations rehabilitation of existing museum satellites.

Planned Project start date 2023-12-13 and end date 2024-06-15.

Practical Completion achieved on 24 October 2024.

Challenges: Lift installation which was made part of Works Completion has been delayed due to some parts of the lift that were left behind when the lift was delivered and will only be delivered in February 2025.



NORTH WEST

Implementing Agent and Projects - DBSA Community-based tourism projects

Manyane Lodge, Mafikeng Game Reserve Mahikeng LM, Ngaka Modiri Molema DM – Project start date 2023-11-13 and expected end date 2024-10-14. New expected completion date is 2025-02-28.

Scope: Refurbishment of chalets, admin block, hall and swimming pool.

NW-Lehurutshe Bird and Trophy Hunting - Ramotshere Moiloa LM, Ngaka Modiri Molema DM - Project start date 2023-10-03 and expected end date 2024-07-23.

Scope: Refurbishment of tented chalets, construction of meat processing area, bulk services.

Progress as at 14 November 2024

Construction is at 50%. The project is not on track but closely monitored.

The PSP has finalized the additional items requested and forwarded to the contractor for confirmation. The additional items requested will be submitted to NDT for concurrence. Contractor is currently busy with the Installation of the roof gum poles. Reconstruction of the burned chalets has been completed, the contractor is busy with finishes.

Construction is at 90%. The project is not on track but closely monitored.

Contractor is finishing the last paving around guard house, electrical 3rd and final paint coat for guard house building. EOT number 3 for claim number 6 has been approved by DBSA and EOT 4 is under review by DBSA. Project is now in penalties and penalties are being applied.

NORTH WEST

Implementing Agent and Projects - DBSA Provincial state-owned assets maintenance	Progress as at 14 November 2024
<p>Sol Plaatjie Museum in Mafikeng - Mahikeng LM, Ngaka Modiri Molema DM.</p> <p>Scope of work:</p> <ul style="list-style-type: none"> • Replacement of water damaged plasterboard ceilings. • Repair cracks on walls and repaint walls. • Waterproofing of walls to prevent ingress of moisture. • Replace the broken kitchen cupboards and supply stoves. • Replace electrical lights and fix switches inside and outside the museum, repair plumbing installations. • Replace broken downpipes from the gutters. • Repair the brickwork on the boundary wall. • Repair the palisade fence and re-paint. • Provision of shelving for documents. • Restore the two water features. • Repaint the internal and external painting. • Provide signage. <p>Project start date 2023-08-01 and expected end date 2024-07-03</p>	<p>Works Completion delayed by the end user request of additional murals to be added. Works Completion achieved on 04 November 2024.</p>
<p>Mafikeng Hotel School, Mahikeng LM, Ngaka Modiri Molema DM</p> <p>Project start date TBC and expected end date TBC.</p>	<p>Stage 02 Concept design and Stage 03 Design development concluded. DBSA received the correspondence to proceed with Stage 03 without the option of decanting, however DBSA does advice that this could be a risk if not considered. The PSP is currently finalizing the Stage 03 Pack and the Design Development Report will be sent to NDT for consideration before going to tender.</p>

NORTH WEST

Implementing Agent and Projects - DBSA Provincial state-owned assets maintenance

Progress as at 14 November 2024

Pilanesberg Nature Reserve, Moses Kotane LM, Bojanala DM

Project start date TBC and expected end date TBC.

Concept Designs (Stage 02) was submitted to NDT on 07.03.2024 for approval. DBSA is still awaiting the outcome and decision for a way forward.



END

