



**MINISTRY
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA**

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NATIONAL ASSEMBLY

QUESTION FOR WRITTEN REPLY

QUESTION NUMBER: 4801 (NW5351E)

DATE OF PUBLICATION: 25 JULY 2025

QUESTION:

Mr. L Mphithi (DA) to ask the Minister of Human Settlements

What steps has her department taken to address building deficiencies at the Fleurhof Housing project in Johannesburg?

REPLY:

The Gauteng Department of Human Settlements, in collaboration with the National Home Building Regulatory Council (NHBRC) Structural Engineer and the Calgro M3 Developer, conducted a comprehensive site inspection on 7 August 2025. The inspection covered all buildings at the Fleurhof Housing Project with the purpose of identifying any structural deficiencies and ensuring long-term safety.

The findings and recommendations were codified in the assessment and inspection report following the site inspection. In summary, the findings confirm the overall structural integrity of the buildings but highlights areas requiring remedial attention to ensure durability and compliance with safety standards. The key recommendations include:

- a. Implementation of targeted structural reinforcements in identified units.
- b. Ongoing monitoring of settlement cracks and other minor defects to ensure they do not compromise safety.
- c. Rectification of workmanship-related issues in specific blocks.
- d. Strengthening of quality assurance and site supervision processes for the remainder of the project.

These steps form part of the Gauteng Department's ongoing commitment to addressing the identified building deficiencies, working closely with the NHBRC and the developer to ensure that corrective measures are carried out to the required safety and quality standards.