



KWAZULU-NATAL PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

DIRECTORATE: OFFICE OF THE HOD

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The Secretary

KwaZulu-Natal Legislature

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3201

Dear Madam

Parliamentary Questionnaire No. 92/2025 Ms. T Colley (DA) to ask the MEC for Human Settlements:

1. Can the Department provide a full status report on the Flamingo Heights in Tongaat in Ward 61 in eThekweni;
2. When will this rental stock be upgraded/maintained;
3. How many residents live in this rental stock;
4. How many of these residents have received their title deeds;
5. What is the plan to issue any remainder title deeds; and
6. If this rental stock has been handed over to eThekweni – why is there no oversight on this?

Question 1

Can the Department provide a full status report on the Flamingo Heights in Tongaat in Ward 61 in eThekweni;

Response

Flamingo Heights are the 72 family Units at Tongaat within ward 61. These are the units that fall under the Title Deed Restoration programme where the enhanced Extended Discount Benefit Scheme (EEDBS) will be applicable. The process of sectionalisation was initiated and was halted by COVID, however, there has been noticeable developments and the process is near completion.

**KWAZULU-NATAL PROVINCE****HUMAN SETTLEMENTS**
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Complaints	Remarks
Spalling concrete	Reinforcement has been treated and concrete slabs have been repainted.
Leaking roofs	Roof has been waterproofed and repainted.
Leaking rainwater goods	Rainwater goods have been repaired.
18 units that are on the ground floor affected by floods	Through assessment will be conducted on these units.
Stream flowing behind the units	Area Based Management Unit has been on site to conduct assessments.
Minor Blockages	Attended on daily basis.
Two units have been reported to have not water system	Faults have been logged for new geyser installation – in progress.
-+5 units have laid complaints about not being able to use the bathtubs due to different reasons (Chronic/disability)	Bathtubs have been removed and converted to shower area for easy access.
Leaking sewer stag pipes	Complaints are being attended to on daily basis.

Question 2

When will this rental stock be upgraded/maintained?

Response

There are plans to upgrade units prior to transfer to qualifying tenants in occupation. The contractors have completed phase 1 of the refurbishment, which include repairing roofs and rainwater goods.



KWAZULU-NATAL PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

Phase 2 of the refurbishment will follow, which includes the repairs of some cracks and painting of external walls and doors. This is dependent on availability of funds for upgrade.

Question 3

How many residents live in this rental stock?

Response

There are 72 family units.

Question 4

How many of these residents have received their title deeds?

Response

No Sectional Titles have been issued. Land Surveyor currently finalising draft Sectional Plans.

Question 5

What is the plan to issue any remainder title deeds?

Response

Sectional Title process, including the signing of the Offer to Purchase, will commence shortly after the approval of the Sectional Title Plans by the Surveyor General's office. Land Surveyor is on site, finalizing some amendments on the Draft Sectional Plan.



KWAZULU-NATAL PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

Question 6

If this rental stock has been handed over to eThekweni – why is there no oversight on this?

Response

There has been oversight on the process of Sectional Title but the limitation has been on the Title Deed Restoration programme's rates that are far below those of the market.

Submitted by:

Mr. S. M. Mbili

Head of Department

Date: 12/05/2025

Mr. S. A. Duma, MPL

MEC for Transport & Human Settlements

Date: 12/05/2025