

# Bardale housing project

The Bardale site is located in Blue Downs, Mfuleni, to the west of the Faure-Klipfontein Road. The original farm of Bardale was divided into 5 655 low-income housing units.

The roll-out of these erven has further been divided into five phases, three of which are already complete.

The Bardale housing project began in 2005. Initially, the project status was deemed as 'emergency housing' as the first beneficiaries were relocated from a rail servitude. As time went on, the status of the remaining phases changed. The City of Cape Town's Housing Directorate wanted to develop approximately 1 266 new erven as part of phase 4 of the Bardale housing development project. The project consists of fully serviced sites for all 1 266 erven with water supply and full sewer connection.

In addition, approximately 1 873 erven developed as part of phase 1 are also to be upgraded. As a result of its initial 'emergency' status, the services in phase 1 are of a lower standard than those supplied in phases 2 and 3. It is the objective of this project to upgrade the standard of these services to match those provided in phases 2 and 3 as well as to launch phase 4 to the new, higher standards. Various informal settlements have benefited from this housing development project, namely Mfuleni (Shukushukuma, Burundi, Bhekela, Phola Park), Lwandle, Kosovo and Khayelitsha.

The cost of phase 4 is R80 million, of which R67 million has been allocated to

internal services and R13 million to bulk services. The estimated completion date is April 2012.

## PROJECT TEAM

Consulting engineers internal services	Lukhozi Consultants
Consulting engineers bulk services	Kwezi V3
Contractors	JV: Baseline Civil Contractors and Requad Construction
External project manager	Arcus GIBB

## Bulk earthworks

Bulk earthworks to construct the platform for phase 4 will be undertaken as part of the

