



KZN Human Settlements

**uMnyango Wezokuhlaliswa
Kwabantu**

ISIFUNDAZWE SAKWAZULU-NATALI

HOUSING POLICY COMMUNIQUÉ

*Circular No.2/2010
Dated: 23rd JUNE 2010*

*KZN Human Settlements
Private Bag X9157
PIETERMARITZBURG
3200*

*Tel : (033) 392 6406
Fax : (033) 392 6482
Website: www.kznhousing.gov.za*

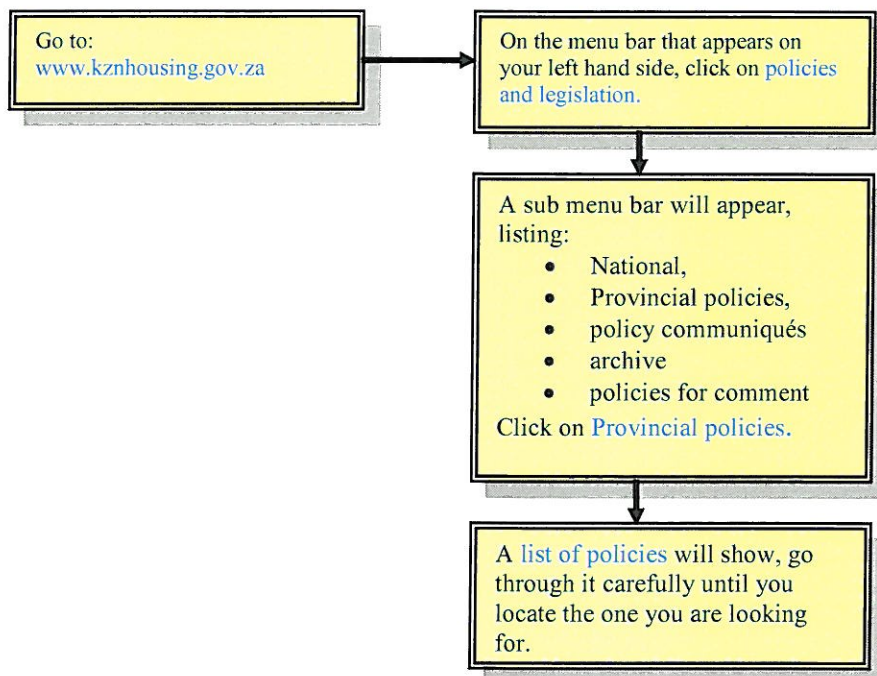
INDEX

Clarity on Accessing the Documents on the Departmental Website	Page 2
Request for Comments: Draft Quality Assurance Framework	Page 3
Policy on Women and Youth in Housing	Page 5

CLARITY ON ACCESSING POLICY DOCUMENTS ON THE DEPARTMENT'S WEBSITE

It has been observed that a number of stakeholders have trouble accessing policy documents on the department's website; this article provides a step-by-step process to help address the issue.

Firstly, the Department's website address is www.kznhousing.gov.za . This website can be accessed by Human Settlement officials without internet access by simply clicking on the "internet explorer" icon and typing in the above address in the address bar. When you access the website, go to the **menu bar** on the left hand side and click on "**policies and legislation**", a sub menu bar will appear parallel to the main menu, giving an option to choose between **National, Provincial policies, policy communiqués, archives, and policies for comment**, click on the relevant item you looking for i.e. "**Provincial policies**" if you require a Provincial policy document, etc. This will reveal the applicable list of the item selected. You will then have to go through the list carefully and locate the particular document you are looking for (This is illustrated in the diagram below).



COMMENTS ON THE WEBSITE

Also on the website is a link created for documents that we require your comments/input on. To access this page, exactly the same route as above is followed however you will have to click on [Policies for comments](#) in the sub menu bar.

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REQUEST FOR COMMENTS: DRAFT QUALITY ASSURANCE FRAMEWORK

In order to ensure effective participation and consultation in our policy development process, all stakeholders are requested to provide their inputs/comments on a draft Quality Assurance Framework document that has been compiled by the Department. The following is a brief extract from the document. The full draft Quality Assurance Framework document may be accessed on the Department's website at www.kznhousing.gov.za through which your comments may be submitted to martie.milne@kznhousing.gov.za. The closing date is 31 July 2010.

1. BACKGROUND

Quality problems in housing construction have been an ongoing concern in all spheres of government. The Department is answerable to the public for its expenditure on housing initiatives. South African legislation compels all spheres of government to ensure proper spending of public funds, in a cost effective, transparent and equitable manner, as stated in the Municipal Finance Management Act, 1999 sections 2 and 38; and Municipal Finance Management Act No. 56 of 2003, section 2.

The housing backlog is still very large and resources are extremely limited. Proper planning and efficient use of resources is, thus, critical if housing goals are to be achieved. Rework on poor quality construction depletes scarce resources even further.

2. POLICY FRAMEWORK AIMS AND OBJECTIVES

To ensure effective quality management in the building of sustainable human settlements through the application of appropriate tools and guidelines.

3. KEY PRINCIPLES

- Quality management requires a holistic approach in which quality is to be ensured through the value chain. This can be achieved through the application of quality management tools.
- Quality management is thus to be part of the Department's strategy for building sustainable human settlements.
- There are many existing organisations such as the National Home Builders Registration Council (NHBRC) and construction Industry Development Board (CIDB) that are mandated in law to ensure proper

quality management in house construction and construction procurement, and hence these are key stakeholders in the process.

- In addition to this, norms and standards have been set for house construction and inputs materials by the South African National Standards (SANS) and these inform Departmental Norms and Standards and application of a quality assurance framework in general.
- Whereas quality management is part of the entire value chain, a proactive approach needs to be adopted to prevent unnecessary costs associated with rework.

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POLICY ON WOMEN AND YOUTH IN HOUSING

The policy on women and youth in housing was approved by the MEC of Human Settlements and Public Works on the 16th April 2010.

The National Department of Human Settlements has been striving to bring women and youth on board in the housing delivery process not only as subsidy beneficiaries but also as stakeholders in all phases of housing delivery. The National Department therefore has policies in place which makes provisions for these groups viz. National Youth Service in Housing and National Women in Housing Programme. Hence the Provincial policy document consolidates existing provisions in respect of women and youth, and provides enhancements suitable for the Province. The purpose of the women and youth in housing policy is to enhance the involvement of women and youth in housing in KwaZulu-Natal, so as to enable them to become active participants in the housing process. It also aims to guide stakeholders as to the manner in which women and the youth can be involved in housing delivery.

1. OBJECTIVES OF THE POLICY

- To strengthen and support programmes aimed at advancing the empowerment, training and participation of women and youth in the housing sector
- To promote equity and the broader transformation of the construction sector
- To build and strengthen partnerships with key stakeholders in the housing sector
- To facilitate an environment that will ensure growth of women and youth emerging contractors to fully fledged contractors/developers

2. POLICY GUIDELINES

The policy makes provisions for women and youth in the context of the following guidelines:

2.1 HOUSING SUBSIDY AND ALLOCATION

The Department will adjust its allocation formula to provide for women and youth. The needs of the aged and disabled must be prioritized, especially those with limited support structure. Thereafter preference should be given to women and youth in the allocation of subsidies. Consideration should also be given to the allocation of sites in proximity to services essential to their needs and access to income generating activities.

It should be noted that the Capacity Building Component, as part of their Housing Consumer Education Programme, educates the general public on

the available housing subsidy instruments and beneficiaries with regard to their housing rights and responsibilities and any other housing related matters.

2.2 DATABASE

The Supply Chain Management Component of the Department of Human Settlements must create a provincial database for women and youth who are involved in the built environment. All this must be done in consultation with the Department of Public Works and or other relevant sector departments.

2.3 TRAINING AND SKILLS DEVELOPMENT

The Capacity Building Component must ensure that there are programs targeting these groups through the involvement of relevant stakeholders (e.g. Department of Public Works, Department of Labour and entities such as NHBRC). These programs should entail the contractors attending various accredited training and skills development courses. The Capacity Building Component's business plan should clearly outline programmes that they will be offering in a given year and their time frames so that prospects of exit strategies can be aligned in advance with other components in the department i.e. Project management and or other relevant sector departments. These programmes should encompass, but not limited to the following:

- Brick laying
- Plastering
- Dry walling
- Painting
- Roofing
- Tiling
- Excavation
- Plumbing
- Business Development and construction management

The Department must enter into a Memorandum of Understanding with the Department of Education (Further Education and Training Colleges or Institutions of Higher Learning) and with other stakeholders, for the creation of medium to long term capacity building programmes for contractors registered on the database and engagement with the Department of Public Works National Youth Service is imperative in the success of this programme.

As part of the training and skills development program, the Capacity Building Component must also increase the involvement of youth in housing at a grass root level by being part of the open day programmes that are hosted by Institutions of Higher Learning. The Component must liaise with faculties that offer qualifications that relate to the housing industry, and highlight the need for young people to study housing related courses and the opportunities available within the Department and the construction sector.

2.4 BURSARIES AND INTERNSHIP PROGRAMMES

The Human Resources Management Component must ensure that bursaries and internship programmes are advertised timeously, utilizing various advertising mediums so that the youth in all areas of the province are made aware of the initiative and are afforded the opportunity to submit applications. Preference should be given to scarce skills in the built environment and or management thereof.

2.5 SUB-CONTRACTING

Due to the risks involved in awarding an entire project contract to an emerging contractor, sub-contracting should be used as a mechanism to introduce women and youth to the housing delivery process. Subcontracting will occur between an established developer and an emerging contractor. The Project Management Component will be responsible for encouraging the implementation of subcontracting mechanism and to monitor the progress of such arrangements, e.g. through structured joint ventures.

2.6 TARGETED TENDERING

The Supply Chain Management Component should apply preferential scoring and or facilitate that work below the value of R500.000 is done on rotational basis so that emerging contractors are afforded an opportunity to participate in projects. The targeted tendering will be aided by the establishment of the database and incorporates the subcontracting mechanism. (Refer to paragraph 2.5)

2.7 MENTORSHIP

The Capacity Building Component in partnership with the Department of Public Works and other sector departments must endeavour to identify mentors for the women and youth contractors, in order to develop their capacity in the construction sector. This should be done through the controlled transfer of knowledge and skills. The mentor would be responsible for giving reliable and honest advice to the contractor being mentored.

The above is an extract from the Policy on Women and Youth in Housing. The detailed document may be accessed on the Department's website at www.kznhousing.gov.za

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