

WESTERN CAPE HUMAN SETTLEMENTS ACADEMIC MEETING

26 JULY 2011

**Stellenbosch University Bellville Campus
Room 101 van der Horst Building
Bellville**

John Hopkins welcomed all present and thanked the delegates for attending the Western Cape Human Settlements Academic Forum meeting.

John Hopkins gave feedback on the WCHSAF Steering Committee meeting held on the 06 June 2011. Steering Committee comprised representatives from CHEC, UCT, Stellenbosch, CPUT and UWC.

An invitation was extended to the delegates to submit presentations and suggestions for inclusion in forthcoming forum meetings.

The forum creates an ideal opportunity for research students and academics to present case studies.

John Hopkins drew the delegates attention to the upcoming SAHF Conference to be held in September. The conference is accredited by SAICE and SAIA with CPD points for all attending Engineers and Architects.

John Hopkins welcomed Jens Kuhn who made presentation on: "Qualities of good Housing Project Manager". He highlighted important issues as follows:

Housing Project Manager's Skills

- Appropriate Knowledge
- Housing Basics
- Necessary Attributes

Fields of Knowledge

- Technology (map & plan reading and data systems)
- Law (especially property and administrative law)
- Numerosity
- Organizational Theory (especially public sector organizations)
- People & Political skills

Fields of Knowledge

- Economy
- Land Values
- Housing Markets
- Real Estate Projects

Fields of knowledge

- Building Science
- Materials Properties & Technology
- Quantities
- Workmanship

Fields of knowledge

- Peoples Housing “Projects”/processes
- Social/GAP housing
- RDP/BNG product houses

Housing Basics

A) Building Logic

- Land Identification
- Town planning Permission
- Bulk & Link Infrastructure
- Internal Servicing
- House Construction
- Legal Closure

Housing Basics

1. Land Identification
2. Project (preparation) Planning
 - Comprehensive Site Development Plan
 - Funding approved and locked in
 - Land use permissions in place
 - Works contract drafted
- 3 Execution
 - Financial Control/Administration
 - Physical QA
 - Project protection
 - Closure

Mark Massyn, Senior Lecturer: Department of Construction Economics and Management, UCT was given the opportunity to respond and raised the following issues:

He agreed that Project Management issues need to be debated and conceptualized. UCT runs a generic Project Management Course. The Faculty Advisory Board noted that engineering students had no project management skills and when asked what they meant they said that engineers do not know how to plan. (Engineers don't know how to plan. Another issue is that within the built environment the architect use to be appointed as the principle agent and therefore assumed the PM role. This however is changing and we now have the professional PM.)

We are also starting to see a definite career stream being developed in large organization were individuals can either follow a PM or technical stram. When it comes to employing Project Managers the question is to either employ:

A specialist?

A person with general basic skills

Fundamental project management should work well with others/knowledge

Housing projects are different to commercial projects etc.

Project managers cannot do everything.

Project management should become professional – not enough courses offered

Identified a need for project management/degree/qualification at UCT

Formalized qualification – tertiary on offer – has never been promoted as agreement could not be reached on what was needed.

Project management cuts across all qualification...

SACAP structure

120 credits –

480 credits – Honors Degree

What is needed to be added to the programme in the course

Health and safety needs

Engineering qualifications

- its technically weighed – move towards management

Graduates

- industry not happy with level of graduates – not accepting the graduates
- they should be problem solvers and work on their own

The Academic Form is to talk about this problem and come to an agreement

The need to be taught how to interface with beneficiaries.

Project management to move into realm of professionalization:

What is in/out

PMO to assist project manager – maybe need to focus on that

Staff developing case studies to assist with project management

Zainu Mohamed Khan: Lecturer - Construction Management & Quantity Surveying

- Built Environment – CPUT was also asked to respond and she highlighted the following:

“CPUT is the Cinderella of the universities – not known out there” CPUT offered the following qualifications and subjects.

Qualifications –

Quantity surveying

Construction management

- Health and safety
- Security
- Construction management

Do aspects of housing – not specialize in housing only

First and second year graduates

- Need jobs for one year practical
- Employ 10% of students – exit level third year

Students have the resources and background but do not have project management skills

- Introduce new course on project management

Students should go into private sector. Public sector not recognizing capacity of students. The modules covered are diverse in fields of construction and students can play a roll. Industries could be surprised at the capacity of the students and what they can offer.

The diversity of CPUT students are overlooked.
Assist forum in qualification of students

John Hopkins opened the floor to comments and questions.

Minister Madikizela agreed with Jens Kuhn's presentation and highlighted that an important factor was that up and coming Project Managers' needed passion.

Zainu Kahn drew the delegate's attention to the South African Council for the Project and Constriction Management Professions (SACPCMP)

John Hopkins said that it's a legislated requirement for project managers to be registered. Jens Kuhn reported that the procurement CIDB requirements were used for tendering procedures with Local Authorities.

Project managers need appropriate training in order to equip them with the necessary skills. Training programmes need to be adapted to include acquiring good people skills and be able to communicate effectively with communities.

Case studies of existing projects should be included in the syllabus and it was agreed that case studies are very important and researchers must consult with all departments. John Hopkins stressed that there were a number of vey interesting projects that could be studied.

There is a need to simplify terminology in order for all role players to understand and communicate with one another. A wealth of info is available for students to source.

The Minister agreed with Jens that looking at the logistics of Human Settlements can be difficult and that we also need to look at the social aspect as we are facing many challenges. Beneficiaries welcomed developments but not all as some sell their houses and go back to shacks and a life of crime.

National and Local Departments tended not to take the social aspect seriously and as a result under utilized the capacity of students. A priority should be made in terms of partnerships with municipalities to explore and address counselors involved in housing and to give them the skills to address the housing problem. The municipalities and universality should come together to explore this and discuss.

Siphokazi Kwakweni - Assistant Director: Sector professional Development Support - Capacity Development, National Department of Human Settlements responded that the Department is in the process of introducing a full Bachelor's Degree in Housing Settlements and Public Admin and are looking at offering modules. All aspects are featured but there is a need to concentrate on the Human Settlements aspect.

Mark Massyn said that Siphokazi must please supply the information course references.

It was agreed to sit around the table and engage with Universities and Zainu Khan commented that there was not enough transfer of skills and students had not been given the opportunity of employment and that there should be practical exposure at the work place (internship or mentorship). Brian Shelton of the City of Cap Town said that 19 students had started at the Council and Lester van Stavel of the Stellenbosch Municipality said that two CPUT students were employed at Stellenbosch

John Hopkins said that the delegates must send communications to the WCHSAF to open up this channel of dialogue.

It was noted that in the Western Cape the quantum rap up subsidy must look a civil services e.g:

- Social facilities
- Beneficiary administration— get students in and employ one student for every 100 houses.

There are means and ways to make use of students that graduate.

Lester van Stavel wanted to know how we deal with the soft issues of project management, to empower the housing officials and how to bring skills together.

Sharman Wickham, who represented Nasima Badsha of the Cape Higher Education Consortium (CHEC) agreed there is a need to facilitate and promote partnerships and that there were initiatives underway with CoCT and PGWC and she agreed that we must work collaboratively and are welcome to work directly through CHEC

It was also noted that the National Department of Human Settlements upgrade support programme is to include.

- Policy
- Capacity building
- Technical

And that people to be briefed on this as there is a budget and that it would be a good idea to have architects join and to look at issues from a different view.

The Steering Committee would look at a programme and ideas/proposals forwarded for the next meeting.

The Forum is very flexible and will engage with institutions and that there is a need to focus on the youth and look school leavers and the directions they go in. The consumer also needs to be trained and educated of their rights and obligations for example water meter readings – consumer education. Local authorities have a programme in place.

FORTHCOMING MEETINGS

3rd Meeting: 12th September -14h00- 17h00 at the SAHF International Conference to be held at Cape Sun, Strand Street, Cape Town