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SUBJECT: ALTERNATIVE SOLUTION IN REVIEW OF HOUSING & URBANIZATION STATUS

In the light of this subject matter, political media speculations surrounding the need for housing and urbanization programs have been much talked about issues by various governments and ministers since 1990 and onwards and yet all levels of Governments have not reflected global UN Human Rights to adequate housing for public sectors civil servants. Government has the obligation to inject enough monies to the Housing & Urbanization Ministry under NHC to realize the Chief Sir Michaels's target of 500,000 homes ambition in PNG.

Ministry of Housing & Urbanization under Department of National Housing Corporation was tasked to innovate vision strategies to action Housing & Urbanization policy by respective departmental Heads but have failed administratively. Government generally makes policies and responsibility lies with Administration to respond positively with strategic working plans and budgets to effect specific policies in place.

Current housing policy & urbanization policy need to come under one operating Mandate for effective solutions, because both are integrated programs and develop together hand in hand. Keeping silent in isolation implies that there is no operating mandate, budgets, working plans and technical personnel to reflect physical realization. Such Review should focus on NHC to innovate to economic joint venture into real estate with customary landowners (ILG) through MOA and give ownership back for economic benefits and sustainability. Help landowners to invest their lands for economic benefit and security.

Urbanization and Housing have policies but do not have enabling acts to respond, strengthen and empower its strategies for effective solutions under management operations. Both departmental Heads need to cooperate for changes and have alternative vision, plans and budgets in place to effect political ambitions of 500,000 homes in PNG.

Speculations on annual budgetary allocations or backup commitment resources were ineffectively discharged and only become norms of wishes due to various factors.

Therefore workable solution is to let NHC to rehabilitate its administrative functions:

1. combine housing and urbanization to come under one ministry of the NHC
2. restructure NHC , Board , Committees & employ competent and experience officers in projects sections of integrated housing and urbanization.
3. review operating mandate and strategic work plans to close the gaps in setting.
4. government to facilitate monetary resources to effect its policy target in place.
5. work with recognized customary landowners (ILG) at urban rural areas for easy accessibility to realize partnership solutions and open up customary lands for town expansion.
6. NHC , LANDS ,IPA & Customary Landowners (ILG) must collaborate to effect policies through partnership for sustainable real estate ventures.
7. scarcity of State lands and lack of funds is causing impediments to developments
8. be wary of social crimes , vandalisms , security and protection through partnership / ownership by landowners should eliminate scenarios.
9. workable solution is through partnership and ownership scheme to overcome all social vulnerabilities on long term economic benefits to joint ventures.
10. ILG participation in joint venture with NHC - is the way forward because PNG is land of unexpected and prone to ongoing social impediments.

Note: There is nothing wrong with Housing & Urbanization Policies , Ministry and its administration is in place but above 10 key result areas (10KRA) need to be revisited to overhaul internal functions and rectify identified scenarios.

Projects are underway --- inject more monies into NHC:

Hon. Andrew Kumbakor – Minister for Housing pledged his support and commitment to ZOGIZOKA HOMES Project in Goroka District which is underway to effect to show case as a model project to learn and understand the true spirit of partnership venture into real estate business. Gerehu Housing Project on state land is progressing well now.

Goroka MP , Hon. Thompson Harokaqveh pledged his support and made commitment already towards Zogizoka Homes. Member needs his development funds to assist this impact project to help eliminate acute shortage of housing and urbanization programs.

In order to realize its physical developments , help minister to secure enough funding now that will enable all stakeholders like NHC , LANDS , IPA , ILG to collaborate to implement policy directives. ICCC review will create disrepute to NHC and inflict disastrous impediments to programs and activities of state entity already in place.

There is nothing Minister can do without funds in abundance to back up policy in place, not enough monies to meet housing targets of 500,000 homes announced by Sir Michael , partnership / ownership with ILG by DPM Secretary Ms Elias , scarcity of State alienated lands & partnership way forward by Minister Andrew Kumbakor and Minister Peter O'niell's home ownership loans with BSP and other allocations. (see reference)

Why service deliveries are not working in urban and rural areas is resulting from above contributing factors and reasonably no homes for working machineries (civil public servants) to discharge their duties effectively with trust and pride.

RECOMMANDATION:

1. ICCC to review housing & urbanization policy will create disrepute to organization already in place and inflicting disastrous impediments , therefore propose review is not necessary. ICCC should work together and provide advice to fix internal affairs is more appropriate solution to save cost and time.
2. ICCC to help NHC in consultation with Lands , IPA, Finance, Planning , PLGA, ILG to review its internal functions of the NHC Administration.
3. ICCC to submit workable solutions to NEC jointly with NHC projects plans and budgets which are needed to effect programs & activities in place.
4. ICCC to help NHC to consult ILG to establish joint partnership venture where appropriate and accessible to town services through visitations to project sites.
5. ICCC to help NHC and put a mechanism in place in consultation with stakeholders for its economic competitiveness and advocate ILG community participation inclusive in policy review.
6. ICCC & NHC revisit housing policy and empower NHC to partnership with landowners to boost into Real Estate Business opportunities.

Conceptual alternative thinking

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Yours faithfully,



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ZOGIZOKA HOMES - ILG
Chairman- Community & Landowners Association

cc. Hon. Minister Andrew Kumbakor NHC
cc. Hon. Thompson Harokaqveh MP Goroka District
cc. OIC ICCC Office -GKA EHP

PM forecasts 500,000 houses over five years



Veldalyn Kaule dressed in Manus costume reminding the Prime Minister, departmental heads and NEC policy makers about coming good with their free education commitment before thousands of people at the Prince Charles Oval, Wewak, yesterday.

PRIME Minister Sir Michael Somare on Tuesday night predicted a major housing programme for PNG — 500,000 houses over the next five years.

Speaking during the peace ceremony between Housing Minister Andrew Kumbakor and his managing director Paul Asukusa, the Prime Minister said two to three companies were likely to enter into a funding arrangement with NHC for the nation-wide programme.

He said the Government had allocated K10 million three years ago, which had not been utilised.

He said he had identified a further K4 million to kick-start the programme.

It is also understood that Mr Kumbakor has a submission before cabinet seeking a K47 million funding to advance the housing project.

The first housing project to get off the ground will be at Yawasoro outside Wewak with 500 houses followed by 20 institutional houses each in each of the districts in East Sepik and Sandaun provinces.

Mr Kumbakor said he was keen to see the project get off the ground. The minister and his MD were expected to make a visit to the Yawasoro site this week

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O'Neill lauds housing allocation

PUBLIC Service Minister Peter O'Neill has commended the Government for allocating K40 million for housing in the Supplementary Budget.

Treasurer and Finance Minister Patrick Pruaitch in handing down the Supplementary Budget announced the allocation of K10 million for institutional housing, K15 million for housing develop-

ment and K15 million for urbanisation.

Mr O'Neill during debate, said for the first time in Papua New Guinea, there is a Government who cares about housing Papua New Guineans.

"The K40 million is the largest that has been allocated by any Government in the last 32 years; there was a lot of lip service.

"When you say that

public servants are not performing and you need to put more reforms, the thing is not about right-sizing and downsizing but about accommodating public servants," Mr O'Neill said.

"I feel proper housing for the public servants will go a long way in improving the public service machinery in the country."



Mr O'Neill ... housing cares