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NATIONAL ASSEMBLY

RESPONSES TO QUESTIONS POSED BY HON. ELMA DIENDA ON THE MASS HOUSING DEVELOPMENT PROGRAMME

Following herewith are responses to the questions posed by Hon. Elma Dienda regarding the Mass Housing development Programme:

1. *How many tenders have been awarded so far in all the 14 Regions, to whom were they awarded and what is the monetary value of each?*

The direct respond to the question of Hon. Dienda is as follows:

- The total number of companies that have been awarded construction tenders by the National Housing Enterprise (NHE), the implementing agent for the initial phase (Phase 1) of the Mass Housing Development Programme is **twenty-two (22)**. However, work only started at twenty one sites (excluding Omuthiya, Oshikoto Region).
- Regarding the regions where the housing projects are being implemented, I wish to clarify that while the intention was to have at least a project implemented in each of the 14 Regions of the country, namely the regional capitals, this was found not possible mainly due to funding as well as the unavailability of serviced land.

The remaining Regions of Omaheke, Kavango East, Ohangwena and Oshikoto

are not covered under the current initial phase (Phase 1) of the Programme and will be prioritized in the next phase.

I wish to point out however that the housing construction project at Rundu in the Kavango East was initiated as a turnkey project, and government appreciate the participation of Private Sector.

• The details of the companies that have been awarded tenders are indicated in the Table (Table 1) that I have with me here.

- The **total monetary value of all the tenders** that have been awarded under the Phase 1 of the Programme is **N\$ 2,723,918,354 (Two billion, seven hundred and twenty-three million, nine hundred and eighteen thousand, three hundred and fifty-five Namibia Dollar)**. I have the full break-down of the values of each tender in a table (refer Table 1).

2. *What is the amount (number) of houses that have been awarded per tender?*

- The total number of houses that are planned to be constructed under the entire Phase 1, which is a two (2) year period (financial years 2014/15 to 2015/16) is **9,304 (nine thousand, three hundred and four)**.

3. *How many houses have already been completed and already handed over to the owners?*

- A total of 1,468 (One thousand, four hundred and sixty-eight) houses of various categories have been constructed as at June 2015, of which 221 (two hundred and twenty-one) have been handed over to identified beneficiaries in Walvis Bay, Oshakati and Mariental last year, 2014.

Please see table (Table 2) below for more details.

Table 2: Number of houses completed and handed over

Region	Town	No. of houses handed over
Erongo	Walvis Bay	89
Oshana	Oshakati	92
Hardap	Mariental	40
Total		221

4. *How many houses remain outstanding and by when will these houses be completed?*

Total houses planned to be constructed is 9306, total constructed to date 1468, total to be constructed 7838.

From the total number of houses so far constructed (totaling 1, 468), **797 of these houses are still in the process of being connected to bulk municipal service systems.** These houses are in Swakopmund, Keetmanshoop, Karasburg, Mariental, Rehoboth, Oshikuku, Katima Mulilo, and Khorixas.

The main constraints are financial and technical capacity on the part of the local authorities.

Table 3: Number of houses completed but not yet connected to municipal services (bulk services)

Region	Town	No. of houses	Pending services
Erongo	Swakopmund	285	No services at all
//Karas	Keetmanshoop	135	No electrical connections
//Karas	Karasburg	69	No electrical connections
Kunene	Khorixas	41	No electrical connections
Hardap	Mariental	60	No electricity, water, and sewer connection
Hardap	Rehoboth	62	No electrical and water meters
Omusati	Oshikuku	78	Awaiting NORED inspection on electricity connection
Zambezi	Katima Mulilo	67	No electricity, water, and sewer connection

Total		797	Services to be provided before handover
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Number of houses that are ready for handing over

Although not specifically asked, I wish to add that some 412 houses of the total completed houses (1, 468) are fully connected and ready to be handed over to beneficiaries. This is the difference left after subtracting the 221 of houses that have already been handed over and the 797 house that are yet to be fully connected to municipal services from the total of 1, 468.

5. *What criteria is used to determine and choose the potential owners from this scheme?*

The criteria that are to be followed in the selection of beneficiaries and allocating the houses whose construction has been funded by the Government (social houses) are as follows:

- Applicants/beneficiaries must be Namibian citizens
- Applicants/beneficiaries must be at least 21 years or older
- Applicants/beneficiaries must be a first time home owner
- Applicants/beneficiaries must submit a Police declaration of not owning a house
- Applicants/beneficiaries must provide a proof of income (pay-slip or sworn statement of income from a Commissioner of oath) or a three (3) month bank statement (including pension grants)
- The houses may only be sold after 10 years of continued occupation.
- The houses must not be rented out, and
- No shacks to be built on the plot.

The lists of beneficiaries for the social houses (that are funded by the Government) are compiled by local authorities to whom residents, who are in need of housing but are unable to secure such houses through the conventional market system, submit applications. The Ministry and the respective local authorities jointly use to verify the details of the listed candidates. The Ministry has directed local authorities to ensure fairness in the selection and allocation processes, and also urged that all the key

stakeholders in the regions (Governors, Regional Councils and local authorities) work together and are involved in these processes as a team.

Hon. Speaker

Hon. Members

These are my direct responses to the specific questions posed by Hon. Dienda and I wish thank the Hon. Member for the questions.

I however wish to give a brief update to this August House on the status of the implementation of the Mass Housing Development Programme.

CURRENT STATUS OF THE PROGRAMME IMPLEMENTATION

I wish to inform this August House that I on 27 May 2015 issued a directive to NHE to halt any further construction of houses under the Mass Housing Programme until further notice.

The reasons for this intervention are as follows:

I would like to ensure this August House that, the Mass Housing Project shall continue, but there are issues that must be ironed out to make it easier for the end users of the product we intend to provide.

Government is determined to provide houses to the needy and also to meet its obligations, but I must repeat myself that the end users must be happy.

