



SPEECH BY

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**ON THE OCCASION OF THE
HAND-OVER CEREMONY OF HOUSING
DEVELOPMENT IN OSHAKATI**

OSHAKATI, EHENYE

17TH SEPTEMBER 2019

Director of Ceremonies

Your Excellency Dr Hage Geingob, President of the Republic of
Namibia

Hon. Sofia Shaningwa, Secretary General of the SWAPO Party

Hon. Elia Irimari the Governor of Oshana Region

Your Worship Cllr Angelus Negumbo Iiyambo, the Mayor of
Oshakati

Hon. Regional and Local Authority Councillors

Esteemed traditional leaders present

Housing Developers

Beneficiaries of houses in Oshakati

Members of the public

Members of the media

Ladies and Gentlemen

It is a great pleasure for me to be here today, on this joyous occasion of the *Handover of Housing Development in Oshakati*.

The income disparities of our people and general low level of income of the majority of our people trigger skewed development in the housing sector, as a large part of the population cannot afford mortgages or even to build a home. This is evident through the growth of shacks in most of the local authorities. The situation is further exacerbated by increased urbanisation. Amidst these challenges, the government recognises housing as a basic need, and remain committed to the provision of shelter with clean water, sanitation and electricity.

Over the years the demand for land and housing in urban areas has been increasing, parallel to the population's increment. At time the demand of the house exceeds the supply. Students of Economics would tell of the adverse effect that this phenomenon has on the price of houses versus affordability by the majority of our people.

I commend the Oshakati Town Council for the efforts made to construct affordable houses for its residents. At the same time, I would like to urge Council to ensure that the returns on the sale

of land is invested back into property development, like the servicing of erven, so that the remaining empty erven are optimally utilised. Local authorities should not expect to be spoon-fed and provided with funds from the central government all the time, fully occupied with houses.

Houses are residential areas where family members spend their restful part of the day. Against this background, it is important to remind the Town Council to ensure that all residents adhere to Town Planning Scheme. In this respect I have in mind regulations about the construction of bars in residential areas, disrupting the relaxed atmosphere and unperturbed ambience.

Director of ceremonies

Ladies and gentlemen,

Time and again, I request reports from all local authorities with regards to progresses on various matters of which land and housing are part of. The Oshakati Town Council has been on top of performance. It has serviced a total of more than 4345 erven during the period of 2014-2017 alone. The total number of serviced erven in following areas are as follow; Extension 16 /Okaku Kiipupu - 273 erven, Ekuku - 2272 erven while, Ehenye - 1800 erven.

Furthermore, I should commend the Oshakati Town Council for being one of the very effective and efficient Councils in Namibia, who have clear and robust plans for growth. I specifically state this on the basis that the Oshakati Town Council has secured more land which is already planned and is yet to be serviced. The areas planned are as follow: Okaku Kiipupu Extension 1, 2, 3 and Proper. while Othingo which is planned for industrial purpose consist of 350 erven, Onawa consist of 3000 erven, Ompumbu consist of 1647 erven and Ehenye portion 17 and 22 consist of 492.

Indeed, this type of development is key to unlocking housing deals that support growth at a strategic level so that they're not just delivering new homes but creating communities. This is where I request our entrepreneurs to come on board to set up an appropriate Public Private Partnership (PPP) agreement with the Oshakati Town Council in order to service all those areas I have mentioned, in order to continue to avail more land for housing development in Oshakati.

Director of ceremonies

Ladies and gentlemen,

As the key structure for the country's governance, local authorities should be at the forefront of ensuring that they tackle the housing challenge in their respective towns. This is done firstly by assessing the situation at ground level, and by working with your communities to get plans in place as quickly as possible so that development is dictated by what local people based on want and not by speculative applications.

In doing so, based on a carried out survey of which is well calculated and administered, the local authorities should be able to determine the price range for housing development. There is no point appointing developer to construct houses of which are extremely expensive as we will remain with undeveloped land while the residents are yearning for houses.

After today's handover ceremony I urge the Oshakati Town Council to continue engaging the communities on a regular basis, educating the residents about the importance of investing in a house and the importance of prioritising funds or a home loan.

Director of ceremonies

Ladies and gentlemen,

I wish to take this opportunity to congratulate the beneficiaries of all the constructed houses in Ekuku, Ehenye and Extension 16 and even those who are busy with the construction of their houses. Kindly keep your houses neat and clean at all time, plant trees in your yards and strictly adhere to Council's laws and regulations at all times.

To the developers of all these houses, both individual developers and the 32 appointed developers by council. I greatly commend you for the hard work and ensuring you construct quality houses for the residents of Oshakati.

I further want to thank all other role players and stakeholders especially Financial Institutions, who have been critical in the delivery of housing construction in Oshakati. I also wish to express my appreciation to the Oshakati Town Council for answering to the call of nation by delivering on housing. I hope other local authorities can replicate this example as well.

This development is to be officiated by our Head of State, whom I am humbled to introduce to the audience. His Excellency the President is the right person for this occasion because he embodies the essence of housing. You have often heard him talking about the Namibian House. That's because he is its

principal draughtsman and civil engineer; a talented architect and notable designer; a skilled bricklayer and foundation expert; a cornerstone master and renowned constructor; an acclaimed builder and distinguished craftsman; an accomplished artisan and superior painter of the Namibian House. I invite him to come and address you!

I thank you.