



Republic of Namibia

STATEMENT BY

HONOURABLE DEREK KLAZEN, MP

DEPUTY MINISTER

MINISTRY OF URBAN AND RURAL DEVELOPMENT

ON OCASSION OF THE

CONSULTATIVE MEETING WITH THE MUNICIPALITY OF

HENTIES BAY AND NATIONAL HOUSING ENTERPRISE

ON THE ALLOCATION OF THE

MASS HOUSING DEVELOPMENT PROGRAMME (MHDP)

WEDNESDAY, 9TH MAY 2018 @ 10:00

MUNICIPALITY OF HENTIES BAY

- **Your Worship Herman /Honeb, Mayor of Henties Bay;**
- **Your Worship Anna Hamutenya, Deputy Mayor of Henties Bay;**
- **Honourable Local Authorities Councillors present here today;**
- **Mr. Reinhardt Ochs, Chief Executive Officer of the Municipality of Henties Bay;**
- **Mr. Jeremia Ntinda, Acting Chief Executive Officer of National Housing Enterprise;**
- **Mr. Merrow Thaniseb, Deputy Director for housing, Habitant, planning and Technical Services Coordination and your Ministerial team;**
- **Senior Government Officials;**
- **National Housing Enterprise Team;**
- **Municipal Officials;**
- **Members of the Media;**
- **Ladies and Gentlemen;**
- **All protocol observed**

It is again another day of unhappiness here at the coast. Following the meeting that I had yesterday with the Municipality of Swakopmund, today I am here at Henties Bay conducting a similar meeting because of the houses that were completed under the Mass Housing Development Programme, but not yet occupied. Let me refresh every one's mind, the fundamental reason for the establishment of the Mass Housing Development Programme is to diminish the housing backlog in the country, particularly for the ultra-low and low income groups.

The number of houses constructed under the Mass Housing Development Programme here at Henties Bay stands at 53 houses. Whilst all these houses have been completed and 22 has already been allocated and occupied to the beneficiaries, 11 houses are yet to be occupied.

I am not happy with the status quo of these houses that are completed, but not yet allocated to potential beneficiaries. We are denying the potential homeowners an opportunity to enjoy the comfort of their houses during this cold season that we are approaching.

The Ministry have sent out several written communication to various Local Authorities and the National Housing Enterprise regarding expediting the allocation of these houses under the Mass Housing Development Programme. It was therefore our conviction as a Ministry, that these houses would have been allocated to the potential beneficiaries by now occupied, but yet, here we are today with unoccupied houses.

I acknowledge that housing backlog, is not only a daunting challenge for Henties Bay, for Erongo Region or let alone for Namibia as a country, but it is a world-wide phenomenon that would

require immerse mitigation measures to overcome. The above should not be used as an exit strategy not to delivery on the set targets. In fact, I would like to urge all the Local Authorities as well as the National Housing Enterprise to ensure that the completed houses are allocated to the potential beneficiaries within the confined time frame.

As per the information at my disposal, the housing backlog in Henties Bay stands at approximately 400. Therefore it displeasing to notice that while we have such a still huge housing backlog in the town, whilst we have houses that are already completed, but not occupied.

I implore all the Local authorities to improve housing provision in order to advance the Government's endeavours as outlined in the

Vision 2030, the National Development Plans and the Harambee Prosperity Plan.

Yesterday I was at Swakopmund, today I am here in Henties Bay, so NHE and the rest of the Local Authorities which have houses constructed under the Mass Housing Development Programme but not yet occupied, beware we are coming. We will not rest until all the houses are allocated and potential beneficiaries have moved into their houses.

Ladies and gentlemen;

Without diluting the meaning of the message that I delivered yesterday in Swakopmund, I want to reiterate the following critical reasons pertaining to the houses completed under the Mass Housing Development Programme, but not yet occupied:

1. The delay in the finalization of the Deeds of Sale by the all parties involved. On 26 April 2016 the Ministry issued a directive to all Local Authorities regarding the granting of access to land and authority to the National Housing Enterprise for the purpose of registration of the houses built under the Mass Housing Development Programme. This directive was issued based on the concerns raised by His Excellency the President regarding the slow process of the occupancy of the houses built under the Mass Housing Development Programme.

I am disappointed to learn that the process of Deeds of Donation is still cited as one of the reasons why the potential beneficiaries cannot occupy the houses. It has come to my attention that this process would not be easy since there are 3 key stakeholders

involved, namely: the Municipality, NHE and homeowners.

I must mentioned that some Local Authorities do not adhere to directives and this is a serious offence. I am therefore advising the Local Authorities to consult with the Ministry if in future any instructions given by the Minister are not clear rather than ignoring it.

As a follow up to the Minister's directive, the Ministry issued another letter, dated 17 September 2016 to all Local Authorities including the Municipality of Henties Bay and it was explicitly specified as to how the issue of transfer of land should be handled. Furthermore and most importantly, Cabinet directed that the Local Authorities should facilitate the transfer of land directly to the beneficiaries. I am therefore puzzled that

today we are still talking about houses not being occupied because the transfer of land has not taken place. I want this process to be expedited. If you need any assistance in finding this process please do not hesitate to consult the Ministry.

I am instructing the Municipality of Henties Bay to finalise this process of the transfer of land to the beneficiaries within 30 days from today. I want a report from the National Housing Enterprise 7 days after the Municipality have finalised the Deeds of Donation.

2. On the issue of construction of houses on un-serviced or partially serviced land, I should reiterate the position of the Ministry of which the directive was communicated to all Local Authorities in Namibia, including the Regional Councils that no houses should

be constructed on un-serviced or partially serviced land.

I hope the directive has also reached the Municipality of Henties Bay and that this directive will be fully implemented in any future housing development initiative.

3. It was brought under my attention that the collaboration (working relationship) between the Municipality of Henties Bay and National Housing Enterprise is not advancing the finalisation of the allocation of the houses and the occupancy thereof. It is imperative that these two parties should work closely together if we are to complete the occupancy of the houses. I implore all Local Authorities country wide which are implementing the Mass Housing Development Programme, where the houses are completed but not occupied to work

closely with the National Housing Enterprise in order for these houses to be occupied soonest. If there is any confusion with regard to the responsibilities of each party, concerning the completion, allocation and occupancy of the Mass Housing Development Programme houses, please do raise it during this meeting so that we can reach a common understanding so as to ensure the occupation of all the completed houses. As far as my knowledge goes, the Cabinet directive clearly states that the selling and financing of both the Social and Credit linked houses are to be facilitated by National Housing Enterprise. However, preference should be given to those beneficiaries that are on the consolidated list, but who registered for housing under the Build Together Programme for Social houses because Social houses were constructed to accommodate the low income earners.

4. Concerns have been raised regarding the non-conformance to the waiting lists of those that are responsible for the allocation of the houses. I remember clearly on several occasions, both in writing and verbally that the Ministry have reiterated the importance of consolidating the beneficiaries of the National Housing Enterprise and those of the Local Authorities for the creation of the Master List. The directive works on the basis of the first-come, first-serve and this system is applied countrywide. The list should be completed and followed by both the Local Authorities and the National Housing Enterprise.

5. It is really disheartening to learn that completed houses are still being vandalised because of non-occupancy, not only in Henties Bay but country-wide. The Ministry

is spending millions of Namibia Dollars at providing security at the Mass Housing Development Programme sites. Therefore, it is critical that the process of occupancy of these houses is expedited.

6.As you are aware of the Cabinet directive which clearly states that the Social houses should be sold at discounted prices, for example, D1 at N\$ 70,000.00 found only in Keetmanshoop, Core 5 at N\$ 90,000.00, Core 6 & 7 at N\$ 225,000.00. The Conventional houses (credit link houses) should be sold at zero percent subsidy, for example, Core 8 at N\$ 442, 875.00 and Spitzkoppe at N\$ 719,181.00. It is important to note that these prizes are applicable country wide.

7.It is disturbing that the National Housing Enterprise and Local Authorities are still referring potential beneficiaries to the

Ministry for information on the allocation of houses. As I have mentioned earlier on, the Cabinet directive is that the National Housing Enterprise is mandated to sell and finance social and credit linked houses. Most of the potential beneficiaries referred to the Ministry indicated that they have either approach NHE or Local Authorities to be informed about their position in the waiting list and when the potential beneficiaries will be allocated houses.

As far as I am aware, the National Housing Enterprise is in position of the waiting list, therefore I do not see any reason why the National Housing Enterprise should refer the potential beneficiaries to the Ministry because the Ministry will not be in position to inform the client as to how far they are in terms of being allocated houses. Once again I am imploring the National Housing

Enterprise and the Local Authorities which are implementing the Mass Housing Development Programme to treat the potential beneficiaries with respect and provide them with the necessary services especially with regard to their position in the waiting list. I wish to instruct the National Housing Enterprise to provide the potential beneficiaries with a letter which is date stamped, which should reflect the name and surname and his or her position on the waiting list upon enquiry.

Ladies and gentlemen, I sincerely hope that going forward all the issues that I have raised, explanations I have provided and the instructions that I have given, I would still reiterate what I have said earlier that all the completed houses should be occupied and that NHE will submit a report. I would personally, after receiving the report from

NHE indicating that all the completed houses are occupied, carry out the physical inspection on a date still to be communicated, to ascertain that my instruction have been implemented. The presence of Honourable Councillors and senior officials of the Municipality of Henties Bay and NHE will be needed on this inspection mission.

Without further ado I would like to open this meeting for deliberations.

Thank you!