



**Republic of Namibia**

**STATEMENT BY**

**HONOURABLE DEREK KLAZEN, MP**

**DEPUTY MINISTER OF URBAN AND RURAL  
DEVELOPMENT**

**ON OCCASION OF THE**

**CONSULTATIVE MEETING WITH THE MUNICIPALITY OF  
SWAKOPMUND AND NATIONAL HOUSING ENTERPRISE  
ON THE ALLOCATION OF THE  
MASS HOUSING DEVELOPMENT PROGRAMME (MHDP)**

**TUESDAY, 8<sup>TH</sup> MAY 2018 @ 10:00**

**MUNICIPALITY OF SWAKOPMUND**

- **Your Worship Pauline Nashilundo, Mayor of Swakopmund;**
- **Honourable Maria Elago, Deputy Mayor of Swakopmund;**
- **Honourable Local Authorities Councillors present here today;**
- **Mr. Marco Swart, Acting Chief Executive Officer of Swakopmund Municipality;**
- **Mr. Jeremia Ntinda, Acting Chief Executive Officer of National Housing Enterprise;**
- **Senior Government Officials;**
- **National Housing Enterprise Team;**
- **Ministerial Team (MURD)**
- **Municipal Officials**
- **Members of the Media;**
- **Ladies and Gentlemen;**
- **All protocol observed**

**It is with a great concern and unhappiness that I am here today, conducting this meeting because of the houses that are completed under the Mass**

**Housing Development Programme but not occupied.**

**As you are aware by now, the Mass Housing Development Programme was introduced as an intervention aimed at reducing the housing backlog in the country, especially for the ultra-low and low income groups.**

**I have to express my disappointment with the status quo of these houses, that despite numerous communications by the Ministry, with both the Municipality of Swakopmund and National Housing Enterprise to speed up the allocation of these houses.**

**It is no secret that we have a huge housing backlog not only in Swakopmund, but country-wide. As per the information at my disposal, the housing backlog in Swakopmund stands at approximately 10,000. It is therefore distressing**

**to notice that there are houses already completed, but yet to be occupied. Our resolve and commitment towards providing decent and affordable shelter for our people has been reinforced and is being continued under the current leadership of His Excellency Dr. Hage Geingob through among others the Harambee Prosperity Plan.**

**The current state of affairs cannot be tolerated because it is in contravention with the United Nations Development Goals to which Namibia is party to, the Vision 2030, the National Development Plans, the Harambee Prosperity Plan, and our Constitution which are all advocating for the provision of shelter to our people.**

**Ladies and gentlemen;**

**Under the Mass Housing Development Programme, the number of houses to be**

**constructed in Swakopmund are 1521 (Ferusa-505, Delta-133 and Power Oyeno-807 + 76) of which I was informed that only 749 were completed and allocated to the beneficiaries which include the 76 houses handed over before the suspension of the programme in June 2015.**

**However, I was reliably informed that not all the completed houses are occupied due to the following reasons brought under my attention by the National Housing Enterprise and the Municipality of Swakopmund:**

- 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 very 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 came to my attention that this process was not easy since there was 3 parties involved Municipality of Swakopmund, NHE and homeowners.**

**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 any instructions given by the Honourable 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 Municipality of Swakopmund and it was explicitly stated as to how the issue of transfer of land should be handled. Furthermore and most importantly, Cabinet n 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 am instructing the Municipality of Swakopmund to finalise this process of the transfer of land to the beneficiaries by 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. 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. Going out to all LAs countrywide**

**I sincerely hope that the directive has also reached the offices of the Municipality of Swakopmund and that this directive will be fully implemented in any future housing development initiative.**

**Of the 807 houses completed, 670 were handed over to the National Housing Enterprise for allocation and occupancy there are still 137 houses that are completed, but cannot be issued with**



**practical completion certificates because of lack of electricity services. These houses could have been occupied by the potential homeowners and we are unnecessarily denying these people the opportunity to be sheltered. I have discuss this with Swakopmund Municipality and the process is under way and remaining house will soon be energize. This is a national message that the three parties to work together. Don't want to talk about transfer, since directive came from Cabinet.**

**3. It was brought under my attention that the collaboration (working relationship) between the Municipality of Swakopmund 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 if we are too 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 first-come-first system applied countrywide. The list should be completed and followed by both LAs and NHE. This was done in order to ensure a fair and transparent allocation of the houses. This instruction was issued in 2015 and it**

**was repeated during the handing over of the houses under the Mass Housing Development Programme country wide including here in Swakopmund, on the occasion of the handing over of the 404 houses in January. Therefore, I am surprised to learn that the Municipality and the National Housing Enterprise are still fighting over the allocation of the houses. I would like to advice the two parties to seat down together with my team to finalise the consolidation of the waiting list.**

**5.It is really disheartening to learn that completed houses are still being vandalised because of non-occupancy, not only in Swakopmund 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 prizes, for example, D1 @ N\$ 70,000.00 found only in Keetmanshoop, D1@ N\$ 70,000.00 only found in Keetmanshoop, Core 5 at N\$ 90,000.00, Core 6 & 7 at N\$ 225,000.00 and that 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 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 Swakopmund and NHE will be needed on this inspection mission.**

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

**Thank you!**