



Republic of Namibia

STATEMENT BY

HONOURABLE SOPHIA SHANINGWA, MP

MINISTER OF URBAN AND RURAL DEVELOPMENT

ON THE OCCASION OF THE

OFFICIAL HANDOVER OF 400 HOUSES CONSTRUCTED

UNDER THE

MASS HOUSING DEVELOPMENT PROGRAMME (MHDP)

SWAKOPMUND, MATUTURA EXTENSION 10, 11 AND 12

FRIDAY, 2nd February 2018 @ 10:00

- **Director of Ceremonies;**
- **Honourable Derek Klazen, Deputy Minister of Urban and Rural Development;**
- **Honourable Cleophas Mutjavikua, Governor of Erongo Region;**
- **Honourable Hafeni Ndemula, Chairperson of Erongo Regional Council;**
- **Comrade Bobby Kandjala, Special Advisor to Governor of Erongo Region;**
- **Your Worship Cllr. Paulina Ndahafa Daphne Nashilundo, Mayor of Swakopmund;**
- **Honourable Regional and Local Authorities Councillors present here today;**
- **Mr. Nghidinua Daniel, Permanent Secretary of Ministry of Urban and Rural Development;**
- **Mr Big-Don Kondunda, Director responsible for Housing in the Ministry of Urban and Rural Development;**
- **Chief Regional Officer of Erongo Regional Council;**
- **Mr. Marco Swart, Acting Chief Executive Officer of Swakopmund Municipality;**
- **Mr. Gisbertus Mukulu, Chief Executive Officer of National Housing Enterprise and your team.**

- **Commissioner Nelumbu, Regional Commander of the Namibian Police – Erongo Region;**
- **Senior Government Officials;**
- **Officials from Power Oyeno Construction;**
- **Distinguished invited guest;**
- **Esteemed beneficiaries;**
- **Members of the Media;**
- **Ladies and Gentlemen;**

It is a great pleasure for me to be here today, on this glorious day which signifies another milestone in the government's quest to house the Namibian people and thus creating a healthy and a prosperous nation.

Equally, and in no uncertain terms, I would like to express my unqualified disappointment in the contractor next door and elsewhere in towns like Opuwo, and the Principal Agent for taking ages to complete the much needed houses for the people. These delays are not only denying the people the basic right to have a roof over their head, but are also denying the people employment opportunities during construction period.

Director of Ceremonies;

Ladies and Gentlemen;

I am happy to have been invited to address you on this joyous occasion of another official handing over of some of the houses that have been constructed under the Government's Mass Housing Development Programme here in Swakopmund. I therefore wish to commend the contractor on this site, Power Oyeno for completing these houses on time. Namibia needs more contractors like you.

Director of ceremonies;

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. 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.

Despite some obvious challenges that were and continue to be encountered during the implementation of the Programme, we did not waver in our commitment to deliver affordable houses to other needy Namibians here in Erongo and other regions of our country.

We are gathered here today to witness tangible demonstration of the commitment of our Government towards providing decent and affordable shelter and housing to our people. We are here to witness the handing over of 400 out of 883 completed houses constructed under the first phase of the MHDP in Swakopmund. A further 638 houses are soon to be completed, which brings the total number of houses constructed under the programme in Swakopmund to 1 521. I therefore urge the contractors to pull up their socks and complete the incomplete houses. Likewise, I also urge the NHE officials to be hard at work to ensure that the allocation process is completed and no houses must stand empty and become exposed to vandalism. The delivery of the bulk services which were not available must also be promptly executed. Therefore Local Authorities must bring their part without further delays.

Director of ceremonies;

Ladies and gentlemen;

As a Government and nation, we have committed ourselves to provide housing and shelter that is not only decent but also affordable to the people. We have taken note that most of the houses that have been constructed under the Mass Housing Development Programme are beyond the affordability level of most of the target groups. In order to ensure that the houses are affordable to the people especially the low income earners, the Cabinet of the Government of Namibia has taken a decision that the categories of houses that are earmarked for the ultra-low and low income groups must be sold at prices that are lower than the actual cost of construction. This is a commendable and praise worthy gesture from our Government.

With the approved discounted selling prices, a person who earns a salary of N\$ 2, 700 per month will now be able to afford a D1, which is being offered for sale at a reduced price of N\$ 70, 000. The construction price of D1 house is N\$ 199 561.00, which is subsidised at 65%. The monthly instalment for this type of house will be N\$ 550.00. I

implore everyone who have benefitted thus far under the Mass Housing Development Programme, Shack Dwellers Federation of Namibia's housing and sanitation programme and the Build Together Programme to honour the monthly instalments without any fail or delay because these funds needs to be revolve in order to benefit your fellow Namibians who are also in need of shelter.

We recognise that a large number of Namibians earn lower than N\$2,700 and cannot afford the houses that have been constructed and are being constructed under this current phase of the Mass Housing Development Programme. I want to assure these fellow Namibians that we will continue to work tirelessly to also attend to their needs in the next phase of the Mass Housing Development Programme and through other Government-supported housing development schemes such as the Build Together Programme and the Shack Dwellers Federation of Namibia. As our President has said: "No Namibia should feel left out". And as you are aware, the Government through the Ministry of Urban and Rural Development has committed to ensure that at least 5,000 new houses are constructed per year, and at least 6,500 new residential plots are provided every year under the Harambee

Prosperity Plan. In this regard, all Local Authorities are called upon to prepare themselves, as after the disposal of houses constructed under the MHDP Phase 1 is completed, we will engage in the following phase of MHDP, which is Phase 2.

Director of Ceremonies;

In addition to affordability, our aim is also to ensure that the houses we are building and delivering through the Mass Housing Development Programme go to the people who are truly without a decent shelter. It is equally important that the Programme is sustainable. It has come under my attention that the wider public is still questioning the criteria that are applied in the allocation of the houses therefore let reiterate the criteria. The following principles and conditions are applied:

- Firstly, only first time buyers will be given the opportunity to buy the available houses;**
- The selection of beneficiaries will be done on a first-come-first-served basis;**
- No one person will be allowed the opportunity to benefit more than ones (that is to buy more than one house) under the Programme;**

- **Beneficiaries are prohibited from erecting any zinc structures or shacks on the land or around the house that has been sold them under this Programme;**
- **The house or property cannot change ownership for the next 10 years; and when this time based requirement has been met and the beneficiary opts to sell the house, the Government of the Republic of Namibia shall have the first option to buy back such house/property back;**
- **Beneficiaries are urged to honour their monthly mortgage payment because the Government needs this money to build houses for other needy Namibians;**
- **The social houses will be allocated and financed through Local Authorities in line with the procedures or criteria of the Build Together Programme, the allocation and financing of credit-linked houses will be facilitated by NHE;**
- **All the proceeds from the sale of the houses both Social and Credit-Linked Houses will be deposited into a revolving fund account**

Director of Ceremonies;

Ladies and Gentlemen;

At this juncture, I once again would like to make a call to the members of society who are involved in vandalising the houses to desist from such activities. These houses are being constructed with our own money for us and for our future generation and we must safeguard our assets. Let us not sabotage our own government's efforts in providing us with essential services such as clean water, shelter and hygiene. Let the community take ownership of guarding these houses until they are completed and occupied. Please do report acts of vandalism to the Swakopmund municipality, National Housing Enterprise and the Namibian Police.

Ladies and Gentlemen;

I wish to take this opportunity to congratulate the beneficiaries who have been selected and whose dreams of owning a house will come true today. I urge you to take good care of the houses that you will receive.

As I conclude, I want to thank all role players and stakeholders, Regional Councils, Local Authorities, Public Enterprises, Private Sector and Financial Institutions to mention just a few, who have been critical in the delivery of houses, for your cooperation during my tenure as

Minister of Urban and Rural Development. As I draw closer to the conclusion of my tenure as Minister of Urban and Rural Development, I just still want to remind you Honourable Members of Local Authority Councils that I shall monitor the progress as per the resolutions of the 6th SWAPO Party Congress.

As Secretary General of the SWAPO Party, I shall monitor that congress resolutions are implemented to the later.

It is now my pleasure to officially hand over the houses to the beneficiaries, and I thank you all for your kind attention!