

SOCIAL HOUSING - NAMIBIA

**PRESENTATION BY MR. WILLEM G TITUS, SENIOR
MANAGER: BD & OPERATIONS OF THE NATIONAL
HOUSING ENTERPRISE**

**TO THE 2016 INTERNATIONAL HOUSING
ASSOCIATION INTERIM MEETING, DURBAN
SOUTH AFRICA**

03 NOVEMBER 2016

How is Social Housing Addressed in Namibia

- Introduction of the Mass Housing Development Programme – Started in 2013
- ***Key Program Outputs and Investment:***
 - *Total number of houses to be built: 185 000*
 - *Total Investment: N\$ 45 billion*
 - *Annual Investment: N\$ 2.5 billion*
 - *Land Servicing Cost per plot: N\$ 75 000*
 - *Housing Construction Cost: N\$ 280 000*
 - *Informal Settlements Upgrading: 50 000 households*
 - *Number of houses to be built in the first two years: 8 850 (5400 Built)*
 - *Number of plots to be serviced in the first two years: 10 200*
 - *Timeframe: 18 years in line with Vision 2030*
- Introduction of the Mass Urban Land Servicing Programme – Started 2015

How is Social Housing Addressed in Namibia

Annexure 2: BREAKDOWN OF THE COST AND PRICES OF MHDP HOUSES														
TYPE OF HOUSE	SELLING PRICE BEFORE COST	LAND COST	TRANSFER FEES	BOND REGISTRATI ON FEES	15% GST	TRANSFE R DUTY	STAMP DUTY ON TRANSFER	STAMP DUTY ON BOND	PETTIES	LOW TARIFF FEES	DEEDS FEES	FINAL SELLING PRICE ON DEED OF SALE		
D1	54,212.00	10,000.00	2,000.00	1,600.00	540.00	-	-	380.00	600.00	68.00	600.00	70,000.00		
CORE 5	73,082.00	10,000.00	2,700.00	1,800.00	675.00	-	-	475.00	600.00	68.00	600.00	90,000.00		
CORE 6	205,505.00	10,000.00	3,800.00	2,400.00	930.00	-	-	1,165.00	600.00	-	600.00	225,000.00		
CORE 7	205,505.00	10,000.00	3,800.00	2,400.00	930.00		-	1,165.00	600.00	-	600.00	225,000.00		
CORE 8	428,450.00		- 5,500.00	4,000.00	1,425.00	-	-	2,300.00	600.00	-	600.00	442,875.00		
CORE 9 (CON)	439,399.00		- 5,500.00	4,000.00	1,500.00	-	-	2,365.00	600.00		600.00	453,964.00		
CORE 9	431,954.00		- 5,500.00	4,000.00	1,425.00	-	-	2,325.00	600.00	-	600.00	446,404.00		
ONDULI	493,390.00		- 6,800.00	4,600.00	1,710.00	-	-	2,650.00	600.00	-	600.00	510,350.00		
NAUTE (S)	452,750.00		- 6,000.00	4,000.00	1,500.00	-	-	2,450.00	600.00	-	600.00	467,900.00		
NAUTE (ENS)	466,016.00		- 6,000.00	4,000.00	1,590.00	-	-	2,505.00	600.00		600.00	481,311.00		
FALCON	456,464.00		- 6,000.00	4,000.00	1,500.00	-	-	2,450.00	600.00	-	600.00	471,614.00		
PELICAN	477,292.00	-	6,000.00	4,600.00	1,590.00	-	-	2,550.00	600.00	-	600.00	493,232.00		
OTJIMBURU	596,305.00	-	7,600.00	5,200.00	1,920.00	160.00	160.00	3,200.00	600.00	-	600.00	615,745.00		
SPITZKOPPE	695,651.00	-	8,400.00	5,800.00	2,130.00	1,200.00	1,200.00	3,600.00	600.00	-	600.00	719,181.00		
HARDAP	654,176.00	-	7,600.00	5,200.00	1,920.00	760.00	760.00	3,450.00	600.00		600.00	675,066.00		

Key Challenges

- Lack of common strategic objectives and direction – everyone pulling in their own direction
- Inefficient utilization of the limited resources allocated to the housing sector
- No matching between the financial resources allocation to housing Program and service infrastructure
- Limited capital injection in housing and land development and hence small housing stock produced

Key Challenges (continued)

- Limited access to affordable serviced land, especially in the urban areas.
- Inflexibility in the current land tenure system exacerbates lack of right to land ownership and development of it by holders.
- Increase in house prices due to high input costs and limited supply of housing stock.
- Legislative, policy and regulatory constraints – slow land delivery

Government Intervention

- Introduction of the Mass Housing Development Programme – Started in 2013
- Introduction of the Mass Urban Land Servicing Programme
- NHE's Request for Funding Proposal – Intention to deliver 5000 housing units over the next 4 years

THANK YOU !

