

Editor's note

Welcome to the Ministry of Urban and Rural Development's quarterly newsletter for November—December 2015. Holiday fever and Christmas spirit is about to cripple our level of productivity....Lol. Let me remind you once again as public servants, our main responsibility is to serve the public at large. This edition mainly is to confirm our perseverance and endurance to deliver and of course to take stock of our milestones of 2015. Also, we are proud to introduce you to our team members that has been promoted and retired this couple of months. If you have just joined us, please feel at home. We took some time to celebrate World Aids Day, no matter how tired we might be of hearing about it, AIDS is real. The thing about this pandemic is, it does not have boundaries and it effect/affect us in one way or the other. And last week we danced our socks off...under the leadership of Me' Anyolo. The Year-end Function committee really did a great job. Even the retired General Charles Namoloh and Hon Boois took some time to join in the fun. Peruse the pictures at the back. For those of you traveling over the festive season please don't drink and drive and continue living a responsible life.

On another note, gauge yourself on your performance for the past year, identify areas that you can improve for 2016. Thank you to all colleagues who, together with the office of Public Relations, stepped up another milestone in making this publication possible. For your inputs, comment, information and queries please do not hesitate to email them to mkahuure@murd.gov.na and nshikongo@murd.gov.na. Please look forward to our improved edition that will contain more information, and that issue will appear during January-February 2016. **Merry Christmas and a Glorious Happy 2016**



Newly promoted



Mr. Ericksson Hailaula is a Deputy Director: Human Resources and Development effective as from 01 December 2015. Mr. Hailaulu is responsible for the formulation of Human Resources policies and the coordination of HR functions. He started at the Ministry of Urban and Rural Development as a Chief Human Resources Practitioner in August 2011



Mrs. Naomi T Simion is a Deputy Director: Habitat Coordination effective as from 01 December 2015. Before her appointment she served the Ministry as a Control Officer at Housing.



Mr. Thomas Naholo is an Administrative Officer effective as from 01 December 2015. Mr. Naholo joined the Ministry on 02 May 2014 as a Messenger and through his hard-work and dedication he got promoted. Among other of his duties, he will be responsible for filling and receiving external or internal mail.



Mrs Theresia Jonas-Hangula is a Senior Human Resources Practitioner effective as from 01 December 2015.

Consultative meeting with financial institutions on the Mass Housing Development Programme



Consultative meeting at Nampower Convention Center, Windhoek Namibia

Namibia faces a serious housing backlog which is estimated over 100, 000 housing units, and which is growing at an annual rate of about 3,700 units. This backlog is primarily attributed to the following factors:

- ◆ unemployment which reduces potential buyers' purchasing power;
- ◆ the high cost of labour and building materials
- ◆ the absence of alternative local building technologies;
- ◆ the unavailability and/or high cost of serviced land;
- ◆ the inability of the low and lower middle income earners to provide collateral
- ◆ the absence of tailor-made home loans for low income earners are some of the contributing factors;
- ◆ as well as the manner in which available serviced land used to be sold, which often favours the rich including speculators and developers, at the expense of the low and middle income earners.

It is the position of the SWAPO Party Government that this ugly phenomena and trend negatively impact on the social, economic and political fabric of our society and need to be arrested through deliberate and focused efforts.

In light of the above, the Namibian Government has, since independence, declared housing as one of the top priorities for development. The policy stance in this regard is to scale up the provision of housing, promote accesses to finance for the majority of Namibians and overhaul the current housing delivery system.

The Ministry of Urban and Rural Developments' commitment is to expand the coverage and supply of quality and affordable housing products to reach as many of our homeless people as possible. The Ministry adopted a blueprint on the implementation of the Mass Housing Development Programme (MHDP) by Cabinet in June 2013 and the launch of the commence-

ment of the implementation of the first Phase of the Programme by His Excellency, Dr. Hifikepunye Pohamba in November 2013. Development Programme.

The Mass Housing Development Programme was designed with the aim of building on and expanding the gains made through the earlier housing development interventions and in keeping with the Government's desire and policy aimed at accelerating and scaling up the delivery of housing and decent shelter in the country and especially to meet the housing needs of the ultra-low and low-income groups.

The ministry's housing development strategy is premised on the following principles:

- ◆ Economic and financial sustainability
- ◆ Affordability
- ◆ Cost recovery
- ◆ Integrated development approach
- ◆ Public-Private-Partnerships
- ◆ Social and economic inclusion
- ◆ Efficiency and cost-effectiveness (value for money)
- ◆ Skills and capacity enhancement, and
- ◆ Strategic economic empowerment

The implementation of the first phase of the Mass Housing Development Programme has been characterized by a number of challenges that prompted the Government to temporarily halt the implementation of the programme with a view to put the programme back on its intended course.

Despite the challenges, it is pleasing to note that the Programme has resulted in the construction and availability of a range of housing products that will no doubt impact positively on the lives of our people, and will also contribute towards reducing the housing backlog. To date, a total of 4,538 houses of different configuration have been constructed, but are at different levels, at different sites various parts and regions of the country.

Of these, a total of 1,468 houses have been completed. Two hundred and twenty-one (221) of the fully completed houses were handed over to beneficiaries in 2014.

At the center of this, is that the Ministry has some four hundred and fifty (450) houses that have been constructed and are ready for sale to owners. A further seven hundred and ninety-seven (797) will be finished and ready for sale in 2016.

In line with the cost recovery principle that was referred to earlier, it was decided that the houses that have been constructed under the

Programme should and will be sold to owners at cost.

The Ministry's housing delivery strategy recognizes the need for public-private partnership. In particular, the ministry recognizes the role of the financial sector as a source of funding for the housing construction sector as well as mortgage financing for home owners.

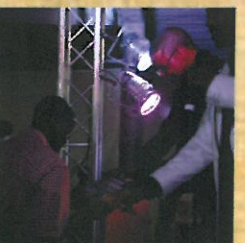
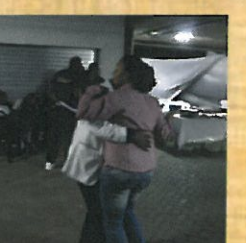
The Ministry of Urban and Rural Development are in the process of finalizing modalities for the sale of the completed houses to new owners, with preference being given to first time owners. Obviously, the prospective owners will require mortgage financing from financial institutions. The role of housing financiers is thus the last piece of the puzzle.

In this connection, The Ministry of Urban and Rural Development has alerted, financial institutions, to a mortgage financing opportunity, and to prepare the financial institutions to gear up their systems in order to be able to adequately and timely respond to applications for mortgage financing when homeless Namibians flood their offices asking for home loans or mortgage financing. It is expected that this will happen once the Ministry publish a call for express of interest from members of the public who will be required to among others provide pre-approval letters from financial institutions as a key qualification requirement. This exercise will be carried in due course.

In the spirit of Harambee and the declaration of an all-out war on poverty by our President, the Ministry urge for your partnership and for you to join hands with the Government in enabling fellow Namibians to realise their dreams of owning a home.



Financial institutions consulting with MURD



Ministry of Urban and Rural Development Information Bulletin

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Klazen urges local authorities to turn around bad publicity

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he Deputy Minister of Urban and Rural Development, Derek Klazen, has called on municipal professionals to look at ways to turn around negative public perceptions about local authorities. Klazen made the call while officiating at the Namibian Association of Local Authority Officers (Nalao) 15th annual general meeting held under the theme "Inspiring Poverty Eradication through Inclusive Governance" at Arandis. "For the local authorities to turn bad publicity into positive (publicity) well thought out programmes to eradicate poverty are needed as well as a shared commitment between both councillors and municipal professionals to drastically improve governance and decision making in the best interest of the community", said Klazen. "The unfortunate situation is that many local authorities find themselves to be in the news for the wrong reasons. Which usually involves governance issues around things like the sale of land, staff appointments, issuing of tenders and the use of council finances for the wrong purpose," Klazen further remarked. Nalao president Agather Mwetzi pledged the association's commitment to adopt and apply principles of good and inclusive governance, calling on local authorities to do the same. Mwetzi also requested the line ministry to sup-

port local authorities to develop an internal audit division to strengthen internal review of processes and systems on an ongoing basis; assist in the development of a template governance framework and to urgently assess and consider alternative building materials for inclusion in low-cost housing programmes. Furthermore, Mwetzi called on civil society and the private sector to continue engaging local authorities in the fight against poverty by actively participating in the strategic planning process under-taken in different local authorities as well as supporting development efforts

(story- courtesy by The Namibian)



Hon. Derek Klazen MP, Deputy Minister of Urban and Rural Development

"Refrain from election hangover and face responsibility"



The Minister of Urban and Rural Development Sophia Shaningwa, warned newly elected councillors against discrimination and that they rather observe the status of one Namibia, one nation by serving communities prudently without looking at color and class.