



Republic of Namibia

Ministry of Urban and Rural Development
OFFICE OF THE MINISTER

RESPONSE TO QUESTION NO: 17 RAISED IN PARLIAMENT

RESPONSE ON: 20 April 2023

Honourable Speaker

Honourable Members

I raise to respond to questions posed by Honourable Bernardus Swarbooi of LPM on the Housing Alienation Scheme.

I notice that all the questions asked by the Honourable Member surround the issue of Alienation and thus have sum up the response as one in order to give a clear perspective of events.

Also, I wish to clarify that there is a central Government Scheme that is applicable to all Government properties but in this case I would like to respond to the scheme that is specically applicable to all local Authorities.

ALLOW ME THEREFORE TO RESPOND AS FOLLOWS:

The Government of Namibia through the Ministry of Local Government and Housing (as it then was) implemented the Housing Alienation Scheme under the 1992 alienation scheme *specically for Local Authorities*. I hereby refer to Cabinet Decisions No. **23rd/23.08.98/001** and **20.04.99/005**. In that light, records also indicates that a grace period for all lessees leasing houses to be sold under this scheme was granted to all municipal council till 1 April 1999 to redeem municipal arrears and enable transfer of the properties.

Again, we established that a further extension was granted for the deadline of March 2000 for those who have no municipal arrears to start the transfer of houses into their names.

Honourable Speaker

Honourable Members

Allow me now to clarify in the case of Windhoek Municipality as specified by the Honourable Member:

The rationale for the granting of the houses in Katutura was that - in 1960, residents of the Old Location (now Hochland Park) were promised to receive houses in Katutura after 30 years, should they move to Katutura. This did not generally apply to residents in Khomasdal and people who resided in houses erected after 1970.

For your information, the Scheme applied to:

- 1. Lessees who on 31 July 1991 leased the old municipal houses for seven (7) years or longer, and**
- 2. Existing purchasers who bought their properties before 31 July 1991 and who had municipal housing loans to redeem the purchase price.**

Coming back to the houses in question, the latter part of the Scheme was finalised as all housing loans were written off and owners got a clear Title in the Registrar of Deeds Office.

The first Part of the Scheme applied until 31 July 1992 according to the Treasurer's approval. Eventually the Scheme was extended until 31 July 1993 in order to grant all houses to its tenants and heirs who on 31 July 1991 have occupied the property for a period of 7 years or longer. The Cabinet Resolution No. FC/MPO/0821/012 approved this process.

The scheme was only applicable to the houses situated in Proclamation 56 of 1951. The referred houses were those erected between 1956 to 1968. During the years indicated, Municipality of Windhoek constructed 4,116 houses in Katutura. In this case, the 4,116 were the houses that qualified to be part of the scheme at this time.

The scheme was executed from 1991 and ended in September 1993. However, not all houses were sold and transferred to the owners during this process. Some could not be finalized as, amongst other reasons, due to some owners/tenants who were not residing on the properties or some spouses who were married in community of property have abandoned their wives thus the wives could not sign a deed of sale to enable the finalization of the transfers. Other reasons were that some tenants/heir did not meet the specified years of occupancy, which was seven years or longer, hence they could not qualify.

Due to the reasons indicated above, the City Council introduced its Municipal Housing Alienation Scheme to grant/sell the remaining houses to its tenants or heir. Council as per Resolution 528/11/93, approved the sale. Further, Council per Resolution 187/06/98, approved the extension of the schemes to 1 April 1999.

Honourable Speaker
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Going forward, I have directed the responsible directorate to urgently look into the matter in order to determine the number houses that were not transferred to date under the said scheme. This process will be done in consultation with the Windhoek Municipality and I would also request that those members of the community in question to come forward to help the process.

I so submit.