

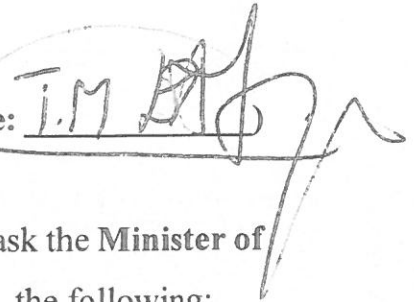
## NATIONAL ASSEMBLY

## NOTICE OF QUESTION

BY

Hon. Maximalliant T. Katjimune (PDM)

Signature:



I hereby give notice that on **Thursday, 15 June 2023**; I shall ask the **Minister of Urban and Rural Development, Honourable Erastus Utoni**, the following:

**Honourable Minister,**

There remains hundreds of thousands of ordinary, working class Namibians who are tenants in our ever-growing property renting market exacerbated by market forces driven by unaffordable housing and urban land as well as wages which have remained stagnant and cannot compete with inflation. These factors are well elucidated in a book by revered financial writer Chloe Timperley in her book titled "*Generation Rent: Why You Can't Buy A Home Or Even Rent A Good One*".

It is therefore undeniable that the significant majority of our working class people cannot afford to purchase property of their own, and have therefore resorted to become tenants. It is also a reality that renting prices in this country are exploitative and excessive, leaving tenants with no choice but to rent often sub-standard properties at unreasonable costs determined by greedy property owners.

This crisis ought to have been resolved by the proposed Rent Control Bill, which is earmarked to operationalise the Rent Control Board in an effort to regulate rent prices in our city, towns and villages, as well as handle and investigate complaints between tenants and property owners. It does appear however, for reasons known only to himself, that the Minister has been dragging his feet in bringing this crucial piece of legislation which would bring relief to tenants across our country to Parliament for debate.

This is despite the fact that under Pillar 3 of the of the Harambee Prosperity Plan 2 (Social Progression), the SWAPO government promised to “Promulgate the Rent Control Bill by the end of 2021 to enable the operationalization of Rent Control Board(s) and implementation of Rent Control Measures”.

**I therefore ask the Honourable Minister:**

1. Why has the Honourable Minister dragged his feet in bringing the Rent Control Bill to Parliament?
2. When can we expect the Honourable Minister to table the Rent Control Bill in Parliament?
3. What are the hindrances in bringing this crucial piece of legislation to this August House?
4. Finally yet importantly, what is the ideological posture of the SWAPO government regarding the property renting market in relation to the larger question of the inadequate mechanisms in place to address housing shortages across our 61 local authorities in the country?

**I so submit**