

NATIONAL ASSEMBLY, 8TH PARLIAMENT

**PARLIAMENTARY STANDING COMMITTEE ON URBAN AND
RURAL DEVELOPMENT AND LAND REFORM**

**REPORT OF THE STAKEHOLDERS' ENGAGEMENT WITH THE
MOST POPULOUS TOP FIVE (5) LOCAL AUTHORITIES IN
NAMIBIA**

REPORT NO. 1 OF 2026

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Committee Mandate

The Parliamentary Standing Committee on Urban and Rural Development and Land Reform (URDLR) was established in terms of Articles 59 and 63(2)(f) of the Constitution of the Republic of Namibia and in accordance with the Rules for Establishing, Functioning, and Procedures of Committees of the National Assembly. The mandate of the Committee is to conduct parliamentary oversight of Government Entities specified in Appendix 1 of the rules for establishing, functioning, and procedures of committees of the National Assembly, and, for that purpose, may consult and liaise with the government entities concerned.

Committee Composition

The Parliamentary Standing Committee on Urban and Rural Development and Land Reform consist of twenty-four (24) Members of Parliament (MPs), inclusive of the Chairperson and Deputy Chairperson, as follows:

Hon. Elifas Dingara: Chairperson	Hon. Clemencia Coetzee: Deputy Chairperson
Hon. Vilho Ihemba	Hon. Werner Iita
Hon. Salomon April	Hon. Otilie Haitota
Hon. Marius Sheya	Hon. Abednego Hishoono
Hon. Marlayn Mbakera	Hon. Isra Kanyemba
Hon. Austin Samupwa	Hon. Michael Mulunga
Hon. Derek Klazen	Hon. Job S. Amupanda
Hon. Fenni Nanyeni	Hon. George H. Kambala
Hon. Elder Filipe	Hon. Rosa Mbinge-Tjeundo
Hon. John Likando	Hon. Eneas Emvula
Hon. Sirkka Ausiku	Hon. Nico Somaeb
Hon. Royal /Ui/o/oo	Hon. Festus Thomas

Chairperson's Foreword

It gives me pleasure to present the report of the Parliamentary Standing Committee on Urban and Rural Development and Land Reform on the consultative engagement with the top five most populous Town Councils in Namibia, which seeks the Assembly's discussion of issues of land delivery and housing provision in Namibia.

Honourable Members, the most pressing socio-economic challenge facing our Country today is land delivery and housing provision, particularly in the low-income households who have historically been excluded from the formal housing market, which resulted to an increase of housing backlog estimated at approximately 300,000 housing units. Addressing Namibia's housing backlog cannot be achieved by a single institution, it requires coordinated action and shared responsibility across national, regional, and local government, supported by the civil society, community-based organizations and the private sector. Therefore, the consultation presented a vital opportunity to collectively rethink how to plan, service, and develop our towns and cities in a more inclusively, sustainably, and with greater urgency. I urge you, Honourable Members to discuss the matters on this report openly and constructively, so that collectively, we find a solution to address this pressing socio-economic challenge facing our country.

Let me take this opportunity to extend my heartfelt appreciation to the Members of the Committee, the Regional Leadership from Kavango East Region, officials from the City of Windhoek, Rundu Town Council, Oshakati Town Council, Swakopmund and Walvisbay Municipalities and the Ministry of Urban and Rural Development, who made time to attend the meeting. I would further like to thank all the media fraternity for covering the event. Last but not least, the Secretariat of the Committee for the administrative and logistical support rendered to the Committee to ensure that the meeting took place and for the compilation of this report.

Furthermore, after the discussions and adoption of the report by the August House, I call upon OMAs to implement such recommendations without delays.

Hon. Clemencia Emma Coetzee

Chairperson of the Standing Committee Urban and Rural Development and Land Reform

Acronyms

NHIS	Namibia Housing Information System
SDFN	Shack Dwellers Federation of Namibia
DWN	Development Workshop Namibia
NHE	National Housing Enterprise
UNAM	University of Namibia
DBN	Development Bank of Namibia
ISUAHP	Informal Settlement Upgrading Affordable Housing Project
NHAG	Namibia Housing Action Group
GIZ	Deutsche Gesellschaft für Internationale Zusammenarbeit
RTC	Rundu Town Council
MURD	Ministry of Urban and Rural Development
MHDP	Mass Housing Development Programme
DBTP	Decentralised Build Together Programme

1. Introduction and Background

The Parliamentary Standing Committee on Urban and Rural Development and Land Reform, conducted a consultative meeting with the most populated Local Authorities in Namibia, namely, the City of Windhoek, Rundu Town Council, Oshakati Town Council, Swakopmund Municipality and Walvisbay Municipality in Rundu from 26-30 January 2026.

Several studies conducted in the country indicates that Namibia is facing a severe housing crisis that has reached emergency proportions. Statistics show that the national housing backlog is estimated at approximately 300,000 housing units, reflecting deep-rooted structural, socio-economic, and spatial challenges. This situation has been worsened by the rapid Urbanisation, population growth, and persistent income inequalities that exclude a large segment of the population from the formal housing market.

The ongoing housing initiatives and the supply of affordable housing has not kept pace with demand, particularly for low-income households.

Low-income households are faced with challenges such as high cost of serviced land, often driven by inefficiencies and pricing practices at the local authority level, exclusion from mortgage-based housing finance and financial sustainability risks, particularly where repayment compliance is weak. Furthermore, the rapid growth of informal settlements is placing pressure on urban infrastructure and basic services, resulting in institutional and implementation constraints, including slow project execution and coordination challenges.

Recent data from the National Census indicate that about 29% of Namibian households live in informal structures, with nearly 40% of these households concentrated in urban areas. Informal settlements have therefore become the most visible manifestation of the housing crisis, underscoring the urgent need for targeted, walkable, and inclusive housing solutions.

It is against this background that the Committee conducted a consultative meeting with the top most populated Town's in Namibia to gain a deeper understanding of the challenges faced by their Local Authorities in terms of the process of housing delivery, evaluate progress made towards housing delivery, identify challenges, and develop measures to address the housing challenges and recommend appropriate policy intervention to address the housing backlog in the country.

Over the five days, the Local Authorities presented their experiences, achievements, and challenges in a transparent and accountable manner, enabling Honourable Members to better understand realities on-the-ground, such as informal settlements, affordability constraints, land servicing, and administrative capacity.

The report presents the outcomes of the consultative engagement, highlighting the key findings and recommendations.

2. Objectives

For Members of the Committee to:

- 2.1 Gain a comprehensive understanding of the housing provision in the country.
- 2.2 Understanding of challenges faced by local authorities.
- 2.3 Develop measures to address the housing backlog in the country.
- 2.4 Review existing laws to accelerate housing provision.
- 2.5 Produce a comprehensive report that will be adopted by the National Assembly for full implementation of the recommendations by the local authorities and entities concerned.

3. Methodology

The following approaches were adopted for effective and comprehensive engagement. A five-day program was developed and each Local Authority was given time to present. The Committee engaged the local authorities through questions and answers during and after the presentations.

4. Purpose of the Report

The report intends to present a summary of the outcomes of the consultative engagement, highlighting the key findings and recommendations.

5. Discussions

5.1 Remarks by Hon. Hamunyera Hambyuka, Governor of the Kavango East Region

Honourable Members were welcomed by Hon. Hamunyera Hambyuka, Governor of the Kavango East Region, who emphasized that housing goes beyond shelter and that it is central to human dignity, social stability, economic opportunity, and sustainable development. The Committee was commended for its consultative engagement aimed at addressing key national challenges, particularly land delivery and affordable housing provision.

5.2 Rundu Town Council

Rundu Town Council was officially proclaimed as a town on 15 September 1992. As per the National Housing and Population Census of 2023, Rundu population stood at 118,625, with a rapid population growth driven by urbanization rate of 5% per annum. There is 116,551 Households with an average of 5.1 persons per household and a population density of 761,4 persons per square kilometres.

The town is situated on Farm No. 1329 and total area is 15,517.7202 Hectares. 68 % of the land is occupied and 32% is still available. The total number of surveyed erven in 85 extensions or townships is 28, 308 of which 25,069 are residential properties.

There are 8 Unplanned Settlements: (Ngwangwa, Satotwa, Sikanduko, Ndama South, Tumweneni, Tuhingireni, Kehesosi, Kaisosi South) and the Housing backlog stood at 12,460

as per the First Capital Report on Economic Profile of 2018. The Structure Plan for the period 2022 – 2042 was approved on 24 September 2025.

5.2.1 Legal and Policy frameworks governing housing provision

In terms of land and housing delivery, Rundu Town Council use the following legal Frameworks:

- 5.2.1.1 Namibian Constitution (Article 95)
- 5.2.1.2 Local Authorities Act, 1992
- 5.2.1.3 Urban and Regional Planning Act (URPA), 2018
- 5.2.1.4 Flexible Land Tenure Act, 2012
- 5.2.1.5 National Housing Policy

5.2.2 Housing Programmes

National Housing Enterprise (NHE), Build Together Housing Programme, Informal Settlement Upgrading Programmes: NAM/343 -Lux Development - 2008/09 and Mass Housing Programme - Under NHE.

5.2.3 Progress made in housing provision and land delivery

A total of 2,214 erven were developed in 10 extensions for the period of 2012 – 2025. The Town Council also formalised 3,424 erven in 11 Extensions from 2017 – 2024.

Under the joint venture projects between Namibia Housing Action Group (NHAG), Shack dwellers Federation of Namibia (SDFN), Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ), Rundu Town Council (RTC) and Development Workshop Namibia (DWN), 1, 510 erven were developed in the Greenfield for low income household, 2 421 erven were developed by NHAG/SDFN to formalise the Sikanduko area.

Under the Informal Settlement Upgrading Affordable Housing Project (ISUAHP) for 2025/2026 financial year, Council submitted a request to service 17,910 erven. The line ministry allocated N\$ 75 Million to Council in 2025 and due to budget constraint and high cost of bulk service, water, sewer, electricity and roads, the council only survey 1, 169 erven.

The following projects has not been finalised due to lack of funding since 2015

- 5.2.3.1 Rundu extension 38, 250 erven – since 2023
- 5.2.3.2 Rundu extension 30, 67 erven – since 2024
- 5.2.3.3 Rundu extension 3, Subdivision of Erf 10927 – Caravan Park, 54 erven – Since 2023
- 5.2.3.4 Rundu extension 29, 89 erven – Since 2015
- 5.2.3.5 Sikanduko Proper & extension 1, 510 erven – Since 2024
- 5.2.3.6 Proposed reception area, 291 – Since 2024

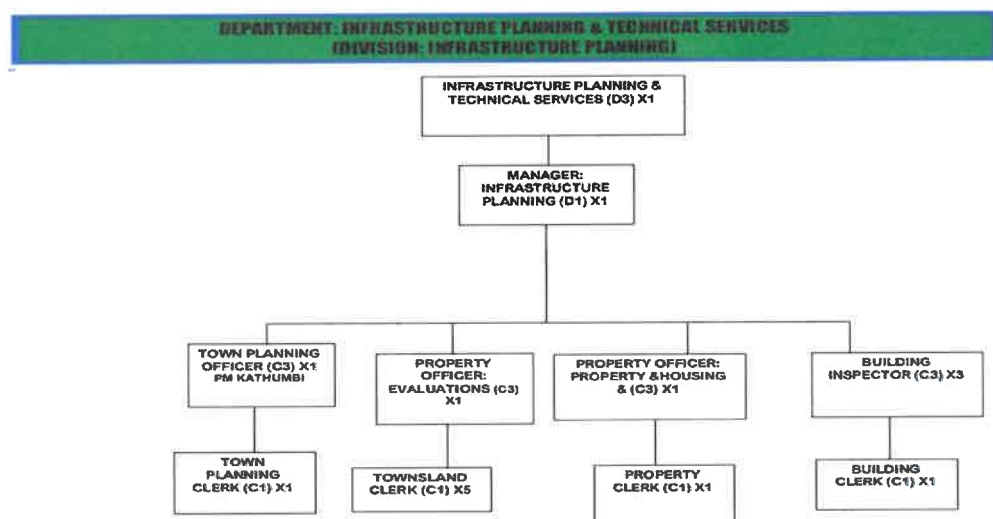
5.2.4 Sources of Funding

The Town Council sourced own revenue, Central Government transfers, Build Together revolving fund, Donor and Partner contributions.

5.2.5 Major Challenges

- 5.2.5.1 Rundu Town Council has no Housing and Land delivery policy, resulting in developers charging unregulated fees or amount
- 5.2.5.2 Challenges with the compensation policy.
- 5.2.5.3 Limited availability of serviced land due to limited capital budget for land servicing,
- 5.2.5.4 Rundu Town Council only receive budget for land development and no budget for housing development from the line Ministry. A practice preventing the accelerate housing delivery or development.
- 5.2.5.5 Unresolved land compensation cases in town creating disputes and derailing township development
- 5.2.5.6 The Traditional Authorities takes long to provide verification of land ownership for beneficiaries
- 5.2.5.7 Illegal land allocation by Traditional Authorities Members
- 5.2.5.8 Illegal land sales by illegal crop field owners
- 5.2.5.9 Illegal farming on Council land in town by community members, e.g. farming on areas not designated for urban agriculture.
- 5.2.5.10 Outdated Town Planning Scheme since 2004. The scheme has not been updated due to lack of funding.
- 5.2.5.11 Lack of Financial management capacity
- 5.2.5.12 Insufficient financial resources, due to underfunding
- 5.2.5.13 Rapid growth of informal settlements and uncontrolled expansion due to political interference, 80% of the town is informal settlement.
- 5.2.5.13 Delayed/prolonged Ministerial approval
- 5.2.5.14 Affordability challenges among residents due to high unemployment
- 5.2.5.15 Technical and staffing capacity constraints, in the division of Land and Property Management, the Council only has one Property Officer despite the town's population.
- 5.2.5.16 The current organisational structure of the Rundu Town Council has no positions such as Registered Town Planners, Surveyors, Engineers nor a Property Register.

The onogram below depict the current organisation structure of Rundu Town Council.



5.2.6 Solutions to address the challenges

- 5.2.6.1 Development of Housing and Land Policy
- 5.2.6.2 Strengthen technical capacity at Rundu Town Council's Land Management Section by reviewing its organisational structure focusing on Land Management and Town Planning division
- 5.2.6.3 Improve relationship between the Local Authority and the two Traditional Authorities (Shambyu and Mbunza).
- 5.2.6.4 The two Traditional Authorities to provide Council with a verified list of first occupants of Rundu before it was proclaimed in 1992 for compensation purposes
- 5.2.6.5 Dedicated housing delivery programs to be intensified
- 5.2.6.6 Training on financial management so that officials are capacitated
- 5.2.6.7 Infrastructure development and management
- 5.2.6.8 Leadership development
- 5.2.6.9 Avail funds for capital projects
- 5.2.6.10 Resolve pending Land Compensation issues in Rundu to avail land for development
- 5.2.6.11 Introduce Public-Private Partnerships housing and land programmes.
- 5.2.6.12 Upgrading of Informal settlement as a cost-effective approach
- 5.2.6.13 Scaling up Flexible Land Tenure System

5.2.7 Committee observation

- 5.2.7.1 For the past 10 years, no land has been serviced by the Rundu Town Council, they only managed to establish partnership with developmental partners who are given virgin land to develop.
- 5.2.7.2 From the four available housing programmes in Rundu namely, the National Housing Enterprise (NHE), Build Together Housing Programme, Informal Settlement Upgrading Programmes: NAM/343 -Lux Development - 2008/09 and Mass Housing

Programme - Under NHE, none of these programmes are owned by the Rundu Town Council.

- 5.2.7.3 In terms of compensation, the Committee found that there are no records of land ownership for some residents, with council having records only from 2018, although Rundu was proclaimed as a township in 1992.
- 5.2.7.4 The Committee further established that from the list of beneficiaries of the land compensations of 2018, 12 beneficiaries were from Kaisosi, however, 5 beneficiaries refused to be compensated for the University of Namibia (UNAM) land and Borrow Pits area.
- 5.2.7.5 Kasote had only 1 beneficiary who also refused to accept the compensation. The determined total amount for compensation from 2018 – 2025 was N\$ 809,620.45, and the total amount paid is N\$ 472,080.90.
- 5.2.7.6 The Committee observed the lack of some unnamed projects with members questioning accountability level, funds allocated to anonymous projects
- 5.2.7.7 Despite Rundu having the second highest population in the country, the Town Council remain underfunded in terms of capital projects.
- 5.2.7.8 Rundu Town Council's weakness in revenue collection. Red Force was brought in to assist with revenue collection however, the practice was heavily criticized by the community and the matter is currently in court.
- 5.2.7.9 The average price of servicing a plot in Rundu depending on the type of land, is estimated at N\$ 60 000 per plot.
- 5.2.7.10 Submission for a new Office Building was submitted to National Planning Commission and it was assured that it will be included in the next financial year 2026/27 and the Committee agreed to follow-up during budget consultation.
- 5.2.7.11 Council have been receiving a disclaimer audit opinion from the office of the Auditor General, meanwhile Council has appointed a consultant to work on its books, to improve the audit opinion.
- 5.2.7.12 Due to lack of human resource capacity, the town planning is steered by the consultants.

5.3 City of Windhoek

According to the National Housing and Population Census of 2023, the population of Windhoek stood at 486 186 and it is projected to be 519 670 in 2025. The land required in 2023, was 215 hectares and it is projected to be 230 hectares in 2025.

The population of informal settlement within the city as per the census of 2023, was projected to be 262 418 in 2025. Households stood at 43 530 and is projected to be 55 126 in 2025.

From November 2025, there were 55,957 informal structures in the informal settlements of Windhoek, and the current national target is to construct 50,000 houses which is half the target of (25,000 houses) in Windhoek. The prime target is for Windhoek to deliver 5,000 houses per annum from 2025 to 2030.

5.3.1 Legal and Policy frameworks governing housing provision

The City of Windhoek has a Development and Upgrading Policy and Affordable Housing Policy.

5.3.2 Housing programmes

The City of Windhoek also has two monitoring (Development Agreements) projects in Goreangab Ext. 5 – Waterfront and Ongos valley - situated at Farm Ongos No. 38, measuring a combined 1,743 hectares. The Ongos valley project is aimed at alleviating the current housing shortage and it is projected to build 28,000 housing units for the next 15 to 20 years at a projected cost of N\$ 20 billion to accommodate about 114,800 people.

The City further has Intergovernmental Project such as Emergency Relocation Centre for the street kids & the needy. Cases of flood victims are usually dealt with in accordance with a Council Resolution of 28/02/2021.

5.3.3 Progress made in housing and land delivery

The City of Windhoek has a well-developed policy position on affordable housing and the formalization and upgrading of informal settlements linked to national strategy and policy, such as Vision 2030, National Development Plans (NDP's), Harambee Property Plan and the Mass Housing Project.

Vision 2030, Chapter five, under the residential land delivery, housing and sanitation target: is to provides the establishment of revolving funds for local authorities and regional council. Under this target, the Trust Fund for Regional Development and Equity Provisions Act 22 of 2000 and National Housing Development Act 28 of 2000 was enacted.

However, the Trust Fund for Regional Development and Equity Provisions Act 22 of 2000 does not have a funding formula for Local Authorities. The Ministry of Urban and Rural Development allocates funds to Local Authorities based on priority and needs of a town /city.

Strategic Plan and Budget Alignment 2025/26

Under the strategic objectives:

1. To provide basic services,
2. Formalization & upgrading of informal settlements:

City of Windhoek targets to service 700 ervens in the Greenfield Developments with an approved budget of N\$ 227 million but only N\$ 86.5 million was allocated, which translated in a reduction 267 ervens from the initial target of 700 ervens.

A target of 3,150 ervens was targeted to be service in the Brownfield developments with a budget of N\$ 745 million but only N\$ 14.1 million was allocated, which translated in a reduction of 60 ervens from the initial target of 3150 ervens.

A target of 500 houses was targeted for construction through the Council Affordable Housing Programme at a budget of N\$ 275 million, but only N\$ 34.6 million was allocated, which translated in a reduction of 63 houses from the initial target of 500 houses.

A target of 300 houses was targeted for construction under the Informal Settlement Affordable Housing Programme at a budget of N\$ 90 million, but only N\$ 42 million was allocated, which translated in a reduction of 140 houses from the initial target of 300 houses.

5.3.4 Measures to address the housing backlog

Formalization and upgrading of informal settlements linked to national strategy and policy. Government should fully subsidize cost for upgrading services such as installation of municipal services and construction of houses through direct fund allocation to local authorities. Full or partial subsidization land servicing is advisable in the informal settlements because households cannot afford the cost of full-service reticulation.

To ensure that informal settlements are properly managed and accounted for, the City of Windhoek passed resolutions to curbing land invasion, issuance of Certificate of Acknowledgment of Occupation, lease with an option to buy and other related decisions in an effort to address housing backlog.

5.3.5 Major Challenges

- 5.3.5.1 Lack of funding formula from national government to local authorities for capital projects such as land delivery and housing.
- 5.3.5.2 Lack of strategic focus, there are multiple emerging implementation plans.
- 5.3.5.3 Limited project resources such as human, financial, equipment.
- 5.3.5.4 City moving to an informal city- there are too many informal settlements in the city
- 5.3.5.5 City is underfunded in terms of budget allocation for capital projects.
- 5.3.5.6 Delayed/prolonged Ministerial approval due to interference.
- 5.3.5.7 Lack of state supporting housing scheme.

5.3.6 Solutions to address the challenges

- 5.3.6.1 Explore and agree on funding formula for informal settlement upgrading anchored on Trust Fund for Regional Development and Equity Provisions Act 22 of 2000 and other relevant laws.
- 5.3.6.2 Prioritize implementation of Strategic Plan targets on delivery of serviced land and housing by harmonizing all emerging implementation plans into a single plan so as to ensure clarity of targets and predictability.

5.3.6.3 Avail adequate resources such as human, financial, equipment to Project Teams and embrace Project Management principles with a clear separation between project sponsor and project executor

5.3.6.4 State supporting housing scheme for Member of Parliament, Judiciary etc.

5.3.7 Committee Observations

5.3.7.1 The City is underfunded, coupled delayed/prolonged ministerial approvals.

5.3.7.2 City of Windhoek has an institutional framework that deals with application of land for Schools purposes, Church etc. 50 % of the price of land is chargeable as betterment fees.

5.3.7.3 The Urban and Regional Planning Board is very effective but the size of the board is too hefty to function smoothly.

5.3.7.4 The Boundary of Windhoek City has been extended 7 times bigger compare to the original size, at a distance of 70 km from the city centre.

5.3.7.5 The city is moving to an informal city, there are too many informal settlements in the city.

5.3.7.6 Lack of funding formula for local authorities remains a challenge to local authorities.

5.4 Oshakati Town Council

Oshakati Town was proclaimed in 1992. The town covers an area of 56.3009 km². According to the National Population and Housing census of 2023, the population of Oshakati Town stood at 58,696 with an annual growth of 4.369%. The Town Council has about 10,685 properties on the Valuation Roll database. The informal Settlement has about 5,956 households/properties.

In November 2024, the Oshakati Town Council acquired Uukwangula Township, which was previously a settlement under the Oshana Regional Council, however since its proclamation in 2003, the settlement faced slow development because of lack of serviced land, infrastructure development and investment. The Uukwangula Township is made up of four (4) extensions; Proper (213 erven) already Serviced,

1. Extension 1 (93 erven) already Serviced,
2. Extension 2 (224 erven) Not serviced
3. and Extension 3 (77 erven) Not serviced

5.4.1 Legal and Policy frameworks governing housing provision

In terms of land and housing delivery, the Oshakati Town Council use the following legal Frameworks

5.4.1.1 The Local Authorities Act 23 of 1992

5.4.1.2 Urban and Regional Planning Act 5 of 2018

- 5.4.1.3 National Housing Policy, and implementation Action Plan (launched in July 2024)
- 5.4.1.4 Compensation Policy Guidelines for Communal Land of 2009
- 5.4.1.5 Flexible Land Tenure Act 4 of 2012
- 5.4.1.6 Land Allocation Policy
- 5.4.1.7 National Housing Information System (NHIS)
- 5.4.1.8 Oshakati Urban Structure Plan

The Oshakati Town Council has Land Allocation Policy which was adopted by Council, Reference number: (CM50/15/03/2021) and was revised in March 2021. The policy acts as a guiding tool in land allocation and promote security tenure, enhance transparency, fairness and inclusivity of all Namibians. Allocation of land at the Council is guided by the Land Allocation Policy.

The Oshakati first Urban Structure Plan for Oshakati Town Council was adopted in 2001 and it was intended to guide development until 2016. The revised Urban Structure Plan is for the next 20 years from (2024-2044). The aim of the Plan is to facilitate the provision of better and more acceptable standard of living for both existing and future residents and also to manage urban growth and guide future development in a structured and controlled manner.

5.4.2 Housing Programmes

Oshakati Town Council has the following Housing Programmes;

- 5.4.2.1 Private Developers housing program,
- 5.4.2.2 Relocation of Congested Informal Settlements program,
- 5.4.2.3 Decentralised Build Together Program,
- 5.4.2.4 Shack Dwellers Federation of Namibia (SDFN),
- 5.4.2.5 Development Workshop Namibia (DWN),
- 5.4.2.6 National Housing Enterprise (NHE).

5.4.3 Progress made in Housing and Land delivery

5.4.3.1 Private Developers housing program

Since 2017 the Oshakati Town Council allocated serviced land to private developers for the sole purpose of accelerating housing delivery. To date about 120 private developers have been allocated land to build houses to cater for low to middle income groups and the beneficiaries are derived from the Councils waiting list. Approximately 1,400 houses were constructed under this program in Ekuku and Ehenye townships.

5.4.3.2 Relocation of congested Informal Settlements program

To date the Council has relocated two (2) informal settlements that were congested, unhygienic and lacked basic services. 322 Households in Eemwandi location were relocated in 2019. Additionally, 444 Households in Sky location, 102 Households in Kalaula location and 40

households in Solar Plant were relocated in 2022. All these locations were relocated to Onawa Reception area. These were the first beneficiaries of the Flexible Land Tenure System Pilot phase. The Council has awarded 304 Land Hold Title Certificates to date and is in the process of developing a Relocation Policy to act as a guiding tool.

5.4.3.3 Decentralised Build Together Program

The program was revived by the Council in 2021, under the Build Together revolving fund to cater for individuals or applicants with a monthly income of less than N\$6,000.00. On 27 October 2021, 100 residential plots in Onawa Extension 8 were allocated to address the housing needs.

5.4.3.4 Shack Dwellers Federation of Namibia (SDFN)

Under this program 300 housing units were constructed in Onawa Extension 4 which comprises of 310 erven. The area is partially serviced with water and electricity.

5.4.3.5 Development Workshop Namibia (DWN)

Phase 1 of the program is at Okandjengedi South Proper, comprising of 122 erven. The area was proclaimed and partially serviced with water and electricity. Sale of Land: N\$10,000.00

Phase 2 of the program is at Onawa Proper, comprising of 330 erven. The area was proclaimed, and partially serviced with water and electricity. Sale of Land: N\$14,730.00

5.4.3.6 National Housing Enterprise (NHE)

Under the NHE program, the Oshakati North Extension 4 comprising of 219 erven and Ekuku Extension 6 & 7 comprising of 200 erven was completed. The current project is at Oshakati North Extension 11, 3 & 6, comprising of 54 erven and a future project at Ompumbu Extension 3, comprising of 243 Erven for Servicing & construction of houses.

5.4.3.7 Other Council current Projects

The servicing of Oshakati North Extension 12, comprising of 255 Erven with the total cost of N\$28,088,526.00. The projects will be funded by the Oshakati Town Council funds and the beneficiaries will be drawn from the Council waiting list.

Servicing of Okaku-Proper Proper, comprising of 204 Ervens and Extension 1, comprising of 321 Ervens. The projects will be funded by a Standard bank loan of (N\$ 60 Million). The loan is at the final stage of approval and the beneficiaries will be drawn from the Council's waiting list.

5.4.4 Oshakati proposed townlands extension

Negotiation on the proposed extensions of Oshakati Town Council are still ongoing with the two (2) Traditional Authorities; Uukwambi and Uukwanyama Traditional Authority.

5.4.5 Major challenges

- 5.4.5.1 Limited availability of developable land, approx. 99% of all developable land within the existing Oshakati Town and Townlands No. 880 has been planned or demarcated. The visible open or vacant land within the townlands is not suitable for development because the land lies within the Cuvelai drainage network, hence the need for extension of the townlands.
- 5.4.5.2 Limited funds to execute capital projects: Insufficient funding from government is hindering housing delivery. The Council sought other alternatives to finance its projects by sourcing fund from the Development Bank of Namibia (DBN) and other financial Institutions.
- 5.4.5.3 Compensation policy challenges due to the outdated Compensation Policy Guidelines for Communal Land of 2009. The Council is facing resistance from communal land owners due to the low compensation amounts.
- 5.4.5.4 Illegal land grabbing and rapid growth of new Informal Settlements, contributed by urban migration and the lack of serviced land or housing provision to cater for growing population.
- 5.4.5.5 Challenge of flooding in the surrounding of Oshakati Town due to storm water.

5.4.6 Possible Solution to address the challenges

- 5.4.6.1 Oshakati Town Council to work on water channels or earth dams to curb flooding and harvest the storm water to be used for irrigation purposes, recreation facilities etc. Furthermore, developers must be sensitized to ensure that storm water channels are included in their housing plans.
- 5.4.6.2 The expansion of Oshakati boundary to be fast-tracked to resolve the issues of unavailability of land.
- 5.4.6.3 Local economic diversification e.g. Develop Industries.

5.4.7 Committee Observations

- 5.4.7.1 The Oshakati Town Council have a land committee that deals with land dispute matters and allocation and is guided by the Land Allocation Policy.
- 5.4.7.2 Although the compensation policy remains outdated, there are figures that were reviewed by the Ministry of Agriculture Water and Land Reform (MAWLR), Valuer General in a letter dated 04 March 2024. This reviewed includes the land values, the rates and construction cost to the current prevailing markets. E.g. Cultivated Land was N\$5,000 per ha and now revised to N\$17,000 per ha. Uncultivated land was N\$2,500 per ha and now revised to N\$8,500 per ha.
- 5.4.7.3 The issues of waste surrounding Oshakati. The Council has a Waste Management Policy and skip containers, some of the residence do not comply, but are fined when caught.
- 5.4.7.4 Members found that, although the second Land Conference (2018) emphasised that the compensation policy must be updated regularly for it to be relevant and reflect

prevailing current market rates. As of 1st January 2024, MAWLR reviewed and updated the rates and construction costs to the current prevailing market rates and MURD is finalising the review of the whole policy as per the Land Conference Resolution.

5.5 Walvisbay Municipality

According to the National Housing and Population Census of 2023, the population of Walvisbay was estimated at about 145 000 residents, with a 4.9% per annum increment. The population is projected to be around 165 000 by 2028. As per the Socio-Economic Survey Study Report of 2023, the total number of informal structure (backyard shacks) were about 23 000.

5.5.1 Legal and Policy frameworks governing housing provision

Local Authorities Act No. 23 of 1992 read together with the Provision of National Housing Development Act No. 28 of 2000, guides housing provisions.

5.5.2 Housing programmes

Housing Programmes in Walvis Bay includes the following:

5.5.2.1 Low-Cost Housing Scheme,

5.5.2.2 Social Housing Programs,

5.5.2.3 Walvis Bay Backyard Tenants & October Sea Fearers,

5.5.2.4 And Build-Together Program.

5.5.3 Statistics & Housing Demand

Walvis Bay housing demand as per the socio-economic survey study of 2023 were as follows:

5.5.3.1 Total backyard shacks were about 23 000

5.5.3.2 Accommodated dwellers were about 42,268 dwellers

5.5.3.3 Number of applicants on the waiting list, per housing programs were as follows; Decentralisation Build Together Programme (DBTP) - 6 350 applicants, NHE - 22 165 applicants and Pre-approved clients – 2240

5.5.3.4 Shack Dwellers Federation of Namibia Saving Schemes were as follows: Total number of saving schemes was 164 and total numbers of members were 5469

5.5.3.5 Backyard tenants Group, total number of members were 2700

5.5.3.6 October Sea Fearers Land & Housing, total number of members were 520

5.5.4 Progress made in housing and land delivery from July 2025 to January 2026

472 Houses is targeted to be constructed under the following housing scheme project.

5.5.4.1 Shack Dwellers Federation of Namibia, Extension No. 11 Narraville, 170 houses are under construction

5.5.4.2 NHE Informal Settlement Upgrading (ISUP), Extension No. 8 Kuisebmond, 79 houses, are under construction

5.5.4.3 Council's ISUP Housing Development, 223 houses, completed

5.5.5 Major challenges

5.5.5.1 Lack of sufficient land for future expansion

5.5.5.2 Insufficient financial resources towards land development

5.5.5.3 Land texture and topographic feature in the town of Walvis Bay such as low water table, hard rock in certain areas, preventing development in town

5.5.5.4 Issues of affordability as a result of unemployment

5.5.5.5 Urbanization and population growth

5.5.6 Solution to address the challenges

5.5.6.1 Expansion of town boundary through land acquisition

5.5.6.2 Government to continue providing financial support for land development and technical support where necessary

5.5.6.3 Economic Diversification support

5.5.6.4 Upgrading of informal settlement to reduce the issue of urbanisation

5.5.7 Committee Observation

The Walvisbay Municipality have been engaging Government for the past 20 years requesting for approval for boundary expansion of the town, to farm 37, which belong to the Ministry of Environment and Tourism, however, to date the request has not been approved. Some areas of farm 37 are protected areas or land.

5.6 Swakopmund Municipality

According to the National Population and Housing census of 2023 the population of Swakopmund stood at 75,000 with a growth of +/- 4.4% per annum.

The Swakopmund Structure Plan for 2020 – 2040, was approved in December 2025, Granting Swakopmund, Planning Authority Status.

5.6.1 Progress made in housing and land delivery from 2019-2024

During the period of 2019-2024, Council implemented various projects to address housing need under the low-cost housing project and a number of people were selected to benefit. The total number of erven were 4211 and the number of people selected were 6918. 2470 erven were approved to be allocated, but only 2317 people have submitted their proof of income.

From the erven availed for allocation to applicants, only 57% of the erven were fully allocated, 43% of the erven are yet to be allocated.

Since 2019 Council has allocated 2 470 erven in Low-Cost housing through different projects and most of the beneficiaries were from the Mass Housing Development Programme (MHDP) and the least from the disability project.

5.6.2 Major Challenges

5.6.2.1 Budgetary Constraints

5.6.2.2 High cost of servicing land and land scarcity

5.6.2.3 Most residents are unemployed and cannot afford land

5.6.2.4 Residents fails to submit required documents on time

5.6.2.5 Slow process due to residents not interested in being registered

5.6.2.6 Delayed or prolonged Ministerial Directives

5.6.2.7 Effective Public Consultation Challenges

5.6.3 Possible Solution to address the challenges

5.6.3.1 Increase funding for land servicing

5.6.3.2 Increase the Decentralised Build Together Programme (DBTP) maximum loan amount from N\$80,000.00 to N\$150,000.00

5.6.3.3 Low income earners below N\$3,000 should join Shack Dwellers Federation and not DBTP

5.6.3.4 Fast-track ministerial approval

5.6.3.5 Increase funding for informal settlement upgrading

5.6.3.6 Construct high-rise buildings

5.6.3.7 Decentralisation of financial resources to the Local Authorities to approve own budget

6. Major Common Challenges

6.1 Lack of funding formula for local Authorities. The Trust Fund for Regional Development and Equity Provisions Act 22 of 2000 does not have a formula for allocation of funds to local authorities.

6.2 Lack of National Urban Policy on housing, land delivery and compensation.

6.3 Delayed or prolonged Ministerial approval

6.4 Lack of financial decentralization, hampering service delivery

- 6.5 Local Authority are underfunded in terms of budget for capital project such as housing and land delivery, with some Local Authority also allocated funding for land servicing.
- 6.6 Uniform Organisation Structure for Local Authority
- 6.7 Lack of sufficient land for boundary expansion
- 6.8 Lack of State housing scheme for Member of Parliament, Judiciary etc.
- 6.9 Lack of legal advisors/expertise at local authorities and delays in legal advice from AG.
- 6.10 Lack of collaboration among the Local Authorities in terms of sharing of experience, skills.
- 6.11 Final draft of the National Housing Policy of 2023 was submitted to Cabinet for approval 27 September 2023.
- 6.12 The issues of the lack of decentralization of services to the Local Authorities. MURD as the line Ministry responsible to spearhead decentralization, however, is one of the Ministries that is highly centralised.
- 6.13 Out of the top five most populous towns, Rundu is in crisis in terms of land delivery and housing provision. For the past 10 years Rundu Town Council has not serviced plots and from the four available housing programmes, none belongs to the Council. Furthermore, the Council has technical and staffing capacity constraints.
- 6.14 Diverse financial year-ends between government and local authorities.

7. Conclusion

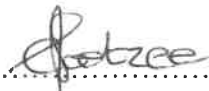
Local Authorities are structurally underfunded and operate without a transparent funding allocation formula under the Trust Fund for Regional Development and Equity Provisions Act 22 of 2000. The absence of financial decentralization and misalignment of financial year-ends further complicate budgeting and implementation. As a result, capital projects such as housing and land servicing are severely constrained. Although decentralization is intended, key functions remain highly centralized within the line ministry. This contradiction undermines local autonomy and slows service delivery, particularly in land servicing and housing provision.

Rapid urbanization, combined with insufficient land for expansion and lack of proactive land servicing, has created service delivery backlogs. The case of Rundu demonstrates the consequences of prolonged inaction to housing crises, un-serviced plots, and reliance on external housing programs.

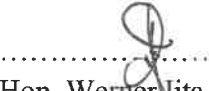
8. Recommendations

- 8.1 Establish a Task Team, led by the City of Windhoek, to develop a funding formula for all Local Authorities. Amend the Trust Fund for Regional Development and Equity Provisions Act, 2000 (Act No. 22 of 2000), to enable the development and implementation of a funding formula for Local Authorities, to ensure equitable distribution to Local Authorities. *Please see attached proposed funding formula and amendment to the law, annexure A.*
- 8.2 Increase budget allocations for **capital projects**, especially housing, land acquisition, and land servicing.
- 8.3 Expedite **Cabinet approval and implementation** of the National Housing Policy (2023).
- 8.4 Develop and adopt a comprehensive **National Urban Policy** addressing housing, land delivery, and compensation frameworks.
- 8.5 Accelerate **financial and administrative decentralization** to empower Local Authorities.
- 8.6 Review and restructure centralization within the Ministry of Urban and Rural Development (MURD) to ensure it effectively leads decentralization efforts.
- 8.7 Delegate faster decision-making authority to reduce prolonged ministerial approval delays.
- 8.8 Review and adapt the **uniform organizational structure** for Local Authorities to allow flexibility based on size, population, and service demand.
- 8.9 Address staffing shortages, particularly technical and legal expertise, within Local Authorities.
- 8.10 Strengthen collaboration mechanisms among Local Authorities for **resource sharing, skills transfer, and best-practice exchange**.
- 8.11 Facilitate boundary expansion processes to ensure adequate land supply for development.
- 8.12 Prioritize intervention in high-need towns such as Rundu by:
 - 8.12.1 Implementing targeted land servicing programs.
 - 8.12.2 Strengthening technical and staffing capacity.
 - 8.12.3 Reviewing housing programme ownership and coordination to ensure Local Authority participation.
- 8.13 Develop a structured **State housing scheme** for Members of Parliament, Judiciary, and other public officials to reduce pressure on local housing markets.
- 8.14 Design and implement a **special intervention plan** for high-population towns experiencing land and housing crises (e.g., Rundu).
- 8.15 Establish performance monitoring systems to track land delivery and housing implementation progress.

9. Signatures



Hon. Clemencia Emma Coetzee
Chairperson



Hon. Werner Iita
Deputy Chairperson



Hon. Lilani Brinkman



Hon. Marlayn Mbakera



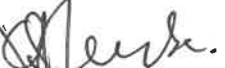
Hon. Derek Klazen



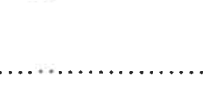
Hon. Elder Fillipe



Hon. Sirkka Ausiku



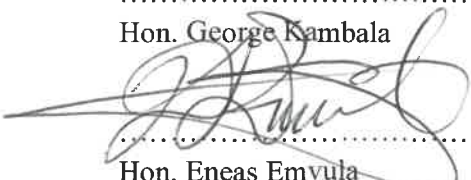
Hon. Vilho Ihemba



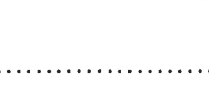
Hon. Isra Kanyemba



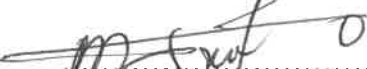
Hon. George Kambala



Hon. Eneas Emvula



Hon. Festus Thomas



Hon. Armas Amukoto

01/07/2026

Date



Hon. Salomon April



Hon. Marius Sheya



Hon. Austin Samupwa



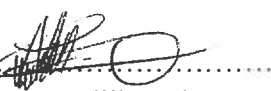
Hon. Fenni Nanyeni



Hon. John Likando



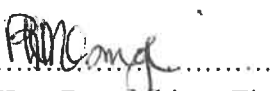
Hon. Royal /Ui/o/oo



Hon. Otilie Haitota



Hon. Job Amupanda



Hon. Rosa Mbinge-Tjeundo



Hon. Nico Somaeb



Hon. Christine Haindaka

Annexure: A

OFFICE OF THE CHIEF EXECUTIVE OFFICER

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615

c-mail: CEO@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ : FI Maanda
DATE: 23 February 2026

TEL: +264 61 2902171
REF: Funding Formula



The Gateway to Endless Opportunities

Ms. Ester N. Kaapanda
Secretary
National Assembly
Private Bag 13323
WINDHOEK

Dear Ms. Kaapanda

**RE: CONSULTATIVE MEETING WITH THE TOP FIVE POPULATED LOCAL
AUTHORITY IN NAMIBIA HELD IN RUNDU FROM 26 TO 30 JANUARY
2026: FUNDING FORMULA FOR LAND SERVICING AND HOUSING**

Reference is drawn to your letters dated 20 January 2026 titled "*Consultative meeting the Top Five Local Authorities in Namibia to be held in Rundu from 26 to 30 march 2026*".

I wish to extend gratitude for the invitation and opportunity to interact with the Parliamentary Standing Committee on Rural and Urban Development and Land Reform.

On Tuesday, 27 January 2026, the Municipality of Windhoek delivered its presentation and raised the following as one of the leading challenges hampering the timely delivery of serviced land and ad housing:

- (a) Lack of funding formula for informal settlement,
- (b) Limited project resources, and
- (c) Lack of strategic focus (at national level).

The Parliamentary Standing Committee resolved that, the Municipality of Windhoek, shall in consultation with the participating local authorities (Rundu Town Council, Municipality of Walvis Bay, Municipality of Swakopmund, and Oshakati Town Council – 'hereinafter, the working group') propose a funding formula to the Parliamentary Standing Committee together with possible amendments to the law that will enable implementation of the Funding Formula. The due date for submission of the formula was two (2) weeks after the workshop, thus - Monday, 16 February 2026.

Consultations were held with the participating Local Authorities on the Funding Formula. Inputs were received from Municipality of Walvis Bay. Input from Rundu Town Council, Municipality of Swakopmund, and Oshakati Town Council is still awaited. Given the deadline which we have exceeded by a one (1) week, I hereby share the proposed Funding Formula together with proposed amendments to the law as **Annexure A**.

All official correspondence must be addressed to the Chief Executive Officer

**RE: CONSULTATIVE MEETING WITH THE TOP FIVE POPULATED LOCAL
AUTHORITY IN NAMIBIA HELD IN RUNDU FROM 26 TO 30 JANUARY
2026: FUNDING FORMULA FOR LAND SERVICING AND HOUSING**

The sharing of the proposed Funding Formula does not preclude the remaining Local Authorities from providing their input. Once input is received, such will be brought to the attention of your good office.

Accept, esteemed Secretary assurances of my highest consideration for your office at times.

Yours sincerely



Moses Matwayi

CHIEF EXECUTIVE OFFICER



ANNEXURE A:

Proposed Funding Formula and proposed amendments to the law

FUNDING FORMULA FOR SERVICING OF LAND AND CONSTRUCTION OF HOUSES IN LOCAL AUTHORITY AREAS.

1. PURPOSE

The Parliamentary Standing Committee on Urban and Rural Development and Land Reform invited the five (5) most populated urban localities in Namibia (Windhoek, Rundu, Walvis Bay, Swakopmund, and Oshakati) to a workshop that took place at Ngandu Hotel in Rundu from 26 to 30 January 2026 with a view to achieve the following:

- a) Gain deeper understanding of the processes of housing delivery in Namibia.
- b) Evaluate Progress, key achievements and challenges in the process of development.
- c) Recommend possible interventions to address the challenges

During its presentation delivered on Tuesday, 27 January 2026, the Municipality of Windhoek raised the following as central to its challenges: lack of funding formula for informal settlement, limited project resources, and lack of strategic focus (at national level). The Parliamentary Standing Committee during the Question-and-Answer session held after the presentation, resolved that, the Municipality of Windhoek, shall in consultation with the participating local authorities (Rundu Town Council, Municipality of Walvis Bay, Municipality of Swakopmund, and Oshakati Town Council – ‘*hereinafter, the working group*’) consult each other and propose a funding formula to the Parliamentary Standing Committee two (2) weeks after the workshop - thus, by Monday, 16 February 2026. In coming up with the funding formula the working group was further tasked with proposing amendments to the law. The Municipality of Windhoek was appointed as Convenor of the working group and as such tasked with leading the execution of the task and timely reporting of the outcome.

2. FUNDING FORMULA

After careful consideration, the proposed Funding Formula, attached to this document as “SCHEDULE 1” was formulated and it is read together with amendments to the law below under Topic 3. Below.

3. LAWS TO BE AMENDED TO PROVIDE FOR THE FUNDING FORMULA

To ensure implementation of the funding formula, the following laws should be amended per the proposal below:

Local Authorities Act, 1992 as amended

Section 80
<i>Current Reading of the Law:</i>
80. (1) The funds of a local authority council shall consist of -

(a) moneys appropriated by law for purposes of the funds of the local authority council;

Proposed Amendments to the Law:

80. (1) The funds of a local authority council shall consist of -

(a) moneys appropriated by [Parliament in accordance with the funding formula determined in the Trust Fund for Regional Development and Equity Provisions Act 22 of 2000, and other laws] (~~by law~~) for purposes of the funds of the local authority council;

Trust Fund for Regional Development and Equity Provisions Act 22 of 2000

Section 1: Definitions

Current Reading of the Law:

None

Proposed Amendments to the Law:

Funding Formula: a mathematical model used to determine equitable allocation of funds to local authorities for the provision of basic municipal services (water, sewer, electricity and roads) and construction of affordable housing units in low-income areas.

Household: person or people living under the same roof sharing the same catering arrangement (cook and eat together).

Section 2

Current Reading of the Law:

2. (1) There is established a trust fund to be known as the Trust Fund for Regional Development and Equity Provisions.

(2) The Fund shall -

...

...

(c) consist of -

(i) moneys appropriated by Parliament for regional or local authority councils;

Proposed Amendments to the Law:

2. (1) There is established a trust fund to be known as the Trust Fund for Regional Development and Equity Provisions.

(2) The Fund shall -

...

...

(c) consist of -

(i) moneys appropriated by Parliament for regional or local authority councils [in accordance with the Funding Formula per Schedule 1];

Section 6

Current Reading of the Law:

(1) The Board, acting on behalf of the Fund, shall -

(a) ...

(b) ...

...

...

(f) determine the allocation of funds from the Trust Fund to the Housing Revolving Funds established by regional councils and local authority councils in terms of section 8 of the National Housing Development Act, 2000, and the manner in which such funds shall be paid over, including the amounts to be so paid over;

Proposed Amendments to the Law:

(1) The Board, acting on behalf of the Fund, shall -

(a) ...

(b) ...

...

...

(f) determine [in accordance with the Funding Formula per Schedule 1] the allocation of funds from the Trust Fund to the Housing Revolving Funds established by regional councils and local authority councils in terms of section 8 of the National Housing Development Act, 2000, and the manner in which such funds shall be paid over, including the amounts to be so paid over;



SCHEDULE 1

FUNDING FORMULA FOR SERVICING OF LAND AND CONSTRUCTION OF HOUSES IN LOW INCOME AREAS

a) Funding allocation formula for servicing of land

$\frac{\text{Total Number of households living in informal settlement or backyard informal structures}}{\text{Target number of years to eradicate informal settlement or backyard informal structures}} \times \text{Development cost per plot/erf (cost per square meter x plot size)}$
--

Example:	
Number of Households	55,000
Target number of years to eradicate informal settlement or backyard informal structures	10
Cost per Erf (N\$)	136,000
55,000 / 10 = 5,500 erven 5,500 x 136,000 = 748,000,000.00 To achieve servicing of 55,000 plots/erven in ten (10 years), funds to a tune of N\$ 748,000,000.00 be allocated to 'Local Authority X' to service 5,500 plots/erven on an annual basis. Fund allocation from Year 2 onward be adjust for inflation.	

b) Funding allocation formula for construction of houses

$\frac{\text{Total Number of households living in informal settlement or backyard informal structures}}{\text{Target number of years to eradicate informal settlement or backyard informal structures}} \times \text{construction cost per housing unit}$

Example:	
Number of Households	55,000
Target number of years to eradicate informal settlement or backyard informal structures	10
Cost per Housing Unit (N\$) e.g. 2-bedroom freestanding	209,800

$$55,000 / 10 = 5,500 \text{ houses}$$

$$5,500 \text{ houses} \times 136,000 = 1,153,900,000.00$$

To achieve construction of 55,000 affordable housing units in ten (10 years), funds to a tune of N\$ 1,153,900,000.00 be allocated to Local Authority X' to construct 5,500 affordable housing units on an annual basis. Fund allocation from Year 2 onward be adjust for inflation.



OFFICE OF THE CHIEF EXECUTIVE OFFICER



✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615

e-mail: CEO@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: Ms KA Krotz
DATE: 20/01/2026

TEL: 290 2615/2304
REF: Housing delivery

Ms Ester N. Kaapanda
Secretary
National Assembly
Private Bag 13323
Windhoek

Attention: Mr Norbert Uuyuni – Email: n.uuyuni@parliament.na

Dear Ms Kaapanda,

**RE: CONSULTATIVE MEETING WITH THE TOP FIVE POPULATED LOCAL
AUTHORITY IN NAMIBIA TO BE HELD IN RUNDU FROM 26 TO
30 JANUARY 2026**

I present compliments to you and your office and refer to your letter dated 12 January 2026 on the above-mentioned subject matter.

My office has taken note of the planned consultative meeting with the five most populated Local Authorities in Namibia, intended to afford the Parliamentary Standing Committee on Urban and Rural Development and Land Reform an opportunity to gain a deeper understanding of housing delivery processes in Namibia. The engagement which further seeks to assess progress made, highlight key achievements, identify ongoing challenges, and consider possible interventions to address the challenges encountered in housing delivery.

In pursuance of your request, kindly be advised that I have delegated Mr Faniel Maanda, Strategic Executive: Housing, Property Management and Human Settlement, to represent my office and make the presentation at the consultative meeting scheduled for Tuesday, 27 January 2026 at 10:30 in Rundu.

Kindly accept, Ms Kaapanda, the assurances of my highest consideration.

Yours sincerely


20 JAN 2026
Box 59
Windhoek
2615
CHIEF EXECUTIVE OFFICER

cc Mr Faniel Maanda, SE: Housing, Property Management and Human Settlement

All official correspondence must be addressed to the Chief Executive Officer



National Assembly

Private Bag 13323
Windhoek
Namibia
Republic of Namibia

19 January 2026

The matter was discussed with Mr Meanda and was forwarded the Brief from parliament. to prepare the presentation from available data aligned to key achievements & challenge

Tel: (+264-61) 288 9111

Fax: (+264-61) 226 899

E-mail: parliament@parliament.gov.na

[Signature]
19/01/2026

Ref:

1/4/3/20

Enquiries : Mr. Norbert Uuyuni/ Ms. Theresia Dimba
Tel : 061-288 2675
Cell : 0811419705 / 0811432539
Email : n.uuyuni@parliament.na / t.miguel@parliament.na

12 January 2026

Mr. Moses Matyayi
Chief Executive Officer
City of Windhoek
P.O Box 59
WINDHOEK

Dear Mr. Matyayi

SUBJECT: CONSULTATIVE MEETING WITH THE TOP FIVE POPULATED LOCAL AUTHORITY IN NAMIBIA TO BE HELD IN RUNDU FROM 26 TO 30 JANUARY 2026

The Parliamentary Standing Committee on Urban and Rural Development and Land Reform, as per the committee plan of activities for 2025/26, resolved to conduct a consultative meeting with the following five populated local Authority in Namibia: Rundu Town Council, City of Windhoek, Oshakati Town Council, Swakopmund Municipality and Walvisbay Municipality.

The purpose of the engagement is to afford the Honourable Members an opportunity to gain a deeper understanding of the processes of housing delivery in Namibia, to evaluate progress, key achievements, and ongoing challenges in housing delivery and recommended possible intervention to address the challenges.

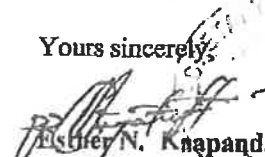
Based on the above background, your office is hereby invited to make a presentation on the 27 January 2026 from 10:30. The presentation should focus on the progress, key achievements and challenges in the process of housing delivery in your respective town/city. Please find attached the programme and concept note for ease of reference.

All official correspondence must be addressed to the Secretary

Should you require any further information, kindly contact Mr. Norbert Uuyuni or Ms. Theresia Dimba at the contact details provided above.

Kindly accept the assurances of our highest esteem

Yours sincerely,



Esther N. Knapanda (Ms)
SECRETARY: NATIONAL ASSEMBLY

Edward (T)

From: Krotz (K.A)
Sent: Friday, 16 January 2026 11:54
To: Edward (T)
Subject: Fw: Request to attend consultative meeting with the Parliamentary Standing Committee on Urban and Rural Development and Land Reform
Attachments: CoW CEO.pdf

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Kwendoline Krotz

Manager: Operations & Committee

We are committed to Sustainable Development

Office: +264 61 290 2304

Fax: +264 61290 2344

Mobile: +264 811 244 785

E-mail: Kwendoline.Krotz@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 280 2911

www.cityofwindhoek.org.na

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From: Norbert Uuyuni <n.uuyuni@parliament.na>
Sent: Friday, January 16, 2026 10:15:02 AM
To: Krotz (K.A) <Kwendoline.Krotz@windhoekcc.org.na>
Cc: tatenorro@gmail.com <tatenorro@gmail.com>
Subject: FW: Request to attend consultative meeting with the Parliamentary Standing Committee on Urban and Rural Development and Land Reform

Hi, kindly see the email below for the attention of the CEO.
Best regards



Norbert Uuyuni
Chief Parliamentary Clerk

National Assembly

Phone: +26461 2882675 | Mobile: +264 81 41 765

Parliament of Namibia

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From: Norbert Uuyuni

Sent: Friday, 16 January 2026 9:53 am

To: Nanyemba (A) <Angeline.Nanyemba@windhoekcc.org.na>

Cc: Theresia Miguel-Dimba <t.miguel@parliament.na>; tatenorro@gmail.com

Subject: Request to attend consultative meeting with the Parliamentary Standing Committee on Urban and Rural Development and Land Reform

Dear Mr. Matyayi

Herewith attached, please receive the missive for your kind attention.

Best regards



Norbert Uuyuni
Chief Parliamentary Clerk

National Assembly

Phone: +264 61 2882675 | Mobile: +264 81 41 765

Parliament of Namibia

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