



The Gateway to Endless Opportunities

**KEYNOTE ADDRESS, BY HER WORSHIP, CLLR. SADE
S GAWANAS, MAYOR OF WINDHOEK, ON THE
OCCASION OF THE GROUND-BREAKING CEREMONY
UNDER COUNCIL'S AFFORDABLE HOUSING
PROGRAMME, THE CONSTRUCTION OF EIGHT (8)
HOUSES**

13 September 2022

09H30-11H30

Erf 6019–6026, Corner of Florence Nightingale/Visarend Strs.

Khomasdal Constituency

Director of Ceremonies, Mr. O'Brien Hekandjo, ACEO of the City of Windhoek;

Honourable John S Moonde, Chairperson of the Khomas Regional Council;

Your Worship Councillor Joseph Uapingene, Deputy Mayor and Chairperson of the Land Delivery & Affordable Housing Advisory Sub-committee;

Honourable Samuel O Angolo, Regional Councillor of Khomasdal Constituency;

Honourable Regional and Local Authority Councillors, present;

Community Leaders, present;

Mr. Clement Mafwila, Chief Regional Officer;

Officials of the City of Windhoek, present;

Representatives of the Contractor and Invited Stakeholders;

Esteemed residents;

Members of the Media;

Ladies and Gentlemen;

Good morning!

It gives me great pleasure, to address you at this historic event which is to officially break ground, to launch the Municipal Council of Windhoek's Affordable Housing Programme. Today marks the inception to construct eight (8) houses, under Council's Affordable Housing Program. .

In terms of the Local Authority Act (Act No 23 of 1992), as amended, the City of Windhoek is mandated to administer the local affairs of its stakeholders through planning, coordination, and partnership in delivery of Municipal services. Part of the services include the provision of adequate and sustainable access to affordable serviced land and housing for all income groups.

In its quest to expedite the provision of housing in the City, Council (via Resolution 53/03/2019) resolved to enter the housing space through the construction and alienation of houses in what is today known as the Council Affordable Housing Programme.

The provision of housing entails the identification of suitable vacant erven, the servicing of erven on which the houses are to be constructed, the appointment of experienced and reputable building contractors, the actual construction of the houses and once completed, the alienation thereof.

Erven 6019, 6020, 6021, 6022, 6023, 6024, 6025 and 6026, in Khomasdal (Corner of Florence Nightingale and Visarend Streets), were identified to serve as the pilot area for the implementation of the Council Affordable Housing Programme.

The erven although situated within a fully serviced township, with running services close-by, were not serviced. Therefore, this is a great model for the implementation of both servicing and construction of houses, as they provide an opportunity for the provision of services and construction of the houses by the appointed Contractors (represented by Wynnyc Plant & Hire and Construction CC and Hometree Investment CC).

The price ranges for the anticipated houses, inclusive of the erf are from N\$850,000.00, (smallest erf size of 312m²), to N\$1,2 million (largest erven size of 1022m²). In addition, the typologies for the houses to be constructed, are three (3) bedroomed houses with a dwelling size of 94m², named Nguni and a dwelling size of 91m², named Brahman. These prices are quite below the market value of similar properties in the same vicinity. The project budget amounts to a total of N\$6,8 million which in my view, are public funds-well spent. I can only applaud Council for this noble undertaking.

During the construction of 346 affordable houses under the Informal Settlement Upgrading Affordable Housing Pilot Project, Council in partnership with Ministry of Urban and Rural Development, Khomas Regional Council, National Housing Enterprise, created 4500 employment opportunities for the residents of Windhoek at a cost of N\$ 56 million.

We anticipate a further 120 employment opportunities, during the construction of these 8 show houses under Council's Affordable Housing Programme.

Over the next 4 years, we anticipate the construction of 1200 houses under the Council's Affordable Housing Programme at an estimated cost of N\$ 868 million. We anticipate a further 15000 employment opportunities will be created during the construction of the houses.

Today's ceremony is testimony to Council's commitment to exert all efforts to provide affordable accommodation to all residents and deliver on its developmental objectives, moving forward. Council also resolved to sell houses to first time buyers on the Waiting List for land. Thus, today's event signals a different approach that aims to address the plight of housing in Windhoek in a holistic manner. Once the pilot project for the construction of the eight houses is successfully completed and handed over to the beneficiaries, all future houses to be constructed will be open to the public in line with the Affordable Housing Policy.

I commend everyone involved in this project, for taking the initiative to discharge its development obligations, and provide accommodation to the underserviced communities

of our capital city. I am very encouraged by this undertaking which speaks to the broader development objectives.

As politicians, we must be mindful of the critical roles we play to ensure that we maintain the momentum and political will to drive such projects to successful completion. Let us continue to encourage these kinds of projects and restore dignity by providing shelter to our people, which is one of the main objectives of our national developmental plans.

Moving forward, I would like to encourage the intensification of such projects, so that we as a nation can achieve prosperity. Let us collectively do more to remedy the wrongs of the past and ensure improved quality of life.

I thank you!