Namibia Housing Market
Presentation on 20 October 2015
Demand and Supply

S1 = 20972x + 90098

D1 = -29840x + 3E+06

P

Q

1,800 10,800 17,900 26,550 36,650 44,050 52,050 62,550 69,850 77,950 86,050 94,350 110,400 118,550 126,800 134,800 143,350
Housing Backlog

Backlog

Affordability

N$35bn Backlog

Private 42%
Social 58%

58%
42%
Key challenges

- Funding social housing backlog
  - Low household incomes
  - GRN funding shortages
- Weak/Skewed land delivery
- High costs
  - Servicing land
  - Construction
- Ineffective LA
- Insufficient bulk services
The way forward

- Incentivise LA to service land
  - GRN to Recapitalise LA
  - Redistributive property taxes
- Increased competition amongst LA
- Inclusive housing schemes
- Streamline land delivery process
- Housing bond issuance
  - Good governance
  - Fairness
  - Accountability
  - Transparency
  - Efficiency
- Alternative building techonolgies
- Renewable energy
Demand and Supply

\[ S_1 = 20972x + 90098 \]
\[ D_1 = -29840x + 3 \times 10^6 \]
\[ S_2 = 4194.4x + 18020 \]