REPUBLIC OF NAMIBIA

OFFICE OF THE AUDITOR GENERAL

REPORT ON THE

BUILD-TOGETHER PROGRAMME

OF THE

MINISTRY OF REGIONAL, LOCAL GOVERNMENT & HOUSING

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EXECUTIVE SUMMARY

I am authorised to carry out performance audits in terms of Section 26 (1) (b) (iv) of the State Finance Act, (Act 31 of 1991) which reads as follows: (The Auditor General) "may investigate whether any moneys in question have been expended in an efficient, effective and economic manner." Performance auditing may be defined as examining whether Government ministries are ***"doing the right thing"*** and utilising the resources ***"in the right and least expensive way"***.

This report is based on the ***Build-Together Programme (BT)*** in the Ministry of Regional, Local Government and Housing (MRLGH). The Build-Together Programme was implemented in order to give every Namibian family, who on account of their low income, have no access to housing, a fair opportunity to acquire land with water, energy and a waste disposal system. My audit revealed shortcomings in the BT Programme, especially in the inspections on the progress of houses and the payment of progress money to the beneficiaries. This resulted in a lot of uncompleted houses in the regions.

Specific findings and conclusions identified during the audit that directly lead to the many uncompleted houses are as follows:

- Shortage of inspectors to cover the 13 political regions of Namibia contributes to inspections not carried out on time.
- Unavailability of transport to the inspectors led to inspections not conducted on time and as a result beneficiaries didn't receive their money on time. The BT houses were therefore not finished within the required time.
- Some of the builders didn't follow the rules and regulations of the Municipality, which lead to poor construction and bad appearances of the BT houses.
- A Community Housing Development Groups/Build-Together Committees (CHDG/BTC) is not formed in every region.
- There are no clear guidelines on how long after inspections have been carried out, the money should be paid out to the beneficiaries.
- Delays in the payment of money to the beneficiaries contributed in houses not being completed within the required time.

In view of the above-mentioned problems, there is an urgent need for change and improvement in the implementation of the BT Programme. The BT Programme is currently in the process of decentralisation from the MRLGH to Regional Councils and Local Authorities. In the decentralisation policy the responsibilities for inspections and payment of money to the beneficiaries are transferred from the Head Quarters in Windhoek to the Regional Councils and Local Authorities in the regions. This may lead to inspections carried out on time since the inspectors will be working at the regional office. Since the inspectors are in the regions, one may presume that there will be a vehicle available at the regional office to the inspectors to conduct inspections.

Comments by Auditee

Page 4 and 10 on the establishment of institutions
"Community Housing Development Groups/Build Together Committees were established in every locality where the programme has been implemented and not only at regional level. However, the operation of the CHDGs/BTCs depend entirely on active participation of town clerks, mayors or councillors of constituencies in case of resettlement areas and other committee members."

Releasing of progress money may also be faster since the finance staff as well as the banks are in the region and since inspections might be carried out on time.

However, the decentralisation guidelines are still not clear on how long after inspections have been carried out the progress payments should be released to the beneficiaries in order to complete their houses.

I would therefore like to give a few recommendations that could help the new parties involved to overcome these shortcomings that may still exist in the decentralisation process of the BT Programme. The Ministry should consider the implementation of these recommendations as a matter of urgency.

Recommendations

- The inspectors from the Regional Councils and Local Authorities should draw up inspection programs and keep to these programmes to ensure that inspections are carried out regularly and on time.

- The new parties responsible for inspections in the current policy should assess the quality and standard of houses according to the laid down rules and regulations. These guidelines should also be given to the builders to ensure that they too keep to the prescribed standards in order to ensure houses of a good quality and standard.

- The Regional Councils and Local Authorities should make sure that a BTC is formed in every area to programme and co-ordinate the implementation of the BT Programme.

- Clear guidelines should be developed on precisely how long after inspections have been carried out, the progress money should be paid to the beneficiaries. A specific time period should be given to the beneficiaries on when they may expect their money.

- The people responsible for the allocation of BT loans to the beneficiaries should also make sure that the information like the bank account numbers, identity numbers, etc on the application forms are completed. This would make it easier for the people who complete the payment reports.

Comments by Auditee

Page 5, last bullet
"On bank account numbers and Ids, BT1, 3, 4, 8 and 11 makes provision for completion or inclusion of such information and copies of Ids are always attached. The other thing is that no payment can be effected without bank account numbers."

CHAPTER 1

BACKGROUND ON THE DIRECTORATE OF HOUSING

1.1 HISTORICAL BACKGROUND

At the time of independence in 1990, Namibia inherited a very biased pattern of human settlement development as a result of the homeland policies followed by the colonial Government.

The majority of the people were restricted to small settlement areas designated as communal land, while the remainder of the land was converted into large commercial farms. The majority of people living in the communal areas had to manage with very poor social and physical infrastructure, while the commercial areas were well serviced.

Soon after independence the MRLGH appointed a Housing Policy Advisory Committee to ensure the development of a sound and comprehensive approach to housing development.

The MRLGH, with assistance from the UNDP and the UNCHS has developed an implementation strategy for a national housing programme since 1992. The launching of the national housing programme entitled the "Build-Together Programme" in 1992, is the most significant achievement of the strategy.

This Programme seeks to provide the opportunity and the freedom for households to build their own houses according to their affordability, priorities and most importantly, their resources. The people themselves take decisions on how to build the houses.

The Government supports the process by establishing a framework for people to take decisions, technical assistance and credit on lower terms. People will then be provided with the satisfaction arising from better housing and the fact that they are in control of the process. After the first three years of implementation, 3 397 families in 60 areas of all the 13 regions of the country were reached.

However, the launching of the decentralisation policy for Namibia has necessitated the decentralisation of housing provision from the MRLGH to Regional Councils and Local Authorities. The responsibility of inspections, disbursements of funds and recovering of loans is therefore transferred to the Regional or Local Authority Council. The implementation of the decentralisation policy started in April 1999. At the time of finalising this report the policy was not yet fully implemented.

Decentralisation in Namibia aims to ensure economic, cultural and socio-economic development and provide people at the grass root level the opportunity to participate in their own decision making and extend democracy to them as a right based on national ideals and values.

1.2 MAIN OBJECTIVES

Build-Together Programme

The objective of the BT-programme is to assist households that, on account of their low income, have no access to housing delivered by private sector developers or the NHE, a parastatal organisation. The central goal of the Programme is to make resources available for the development of infrastructure and facilities in order to give every Namibian family a fair

opportunity to acquire land with water, electricity and a waste disposal system. It is also to facilitate access to shelter in suitable locations at a cost and standard which is affordable to the family on the one hand and to the nation on the other hand.

This programme not only provides loans to people in urban areas, but it has penetrated the rural areas and informal settlements where financial institutions find it too risky to invest. It stimulates economic activity in the rural areas and also establishes permanent homes for families, thus reducing the temptation to migrate to cities.

The following are the guiding principles of the BT - Programme:

1. It should be responsive to people's needs.
2. People should be involved, and be in control of the whole process.
3. People should take decisions and initiate action.
4. Maximum choice must be afforded through a wide range of opportunities.
5. Implementation should be decentralised to Regional Councils and Local Authorities.
6. Mobilisation and maximisation of the use of local resources and material.
7. Affordability and cost effectiveness should always be pursued.
8. The role of the State is to facilitate while the role of the people is to decide and act.
9. The programme should be open to all interested parties including the Private Sector, NGO's, CBO's and others.
10. Emphasis should be on the process of establishing housing with the involvement of the communities rather than the product.

1.3 STAFFING

According to the 1998/1999 budget, the establishment for the MRLGH makes provision for 1 464 staff members. Forty-nine posts are allocated to the Directorate of Housing and forty of these posts are filled.

The actual personnel expenditure for 1996/97 for the Directorate of Housing amounts to N$2 269 938 and the estimated personnel expenditure for 1998/99 amounts to N$3 143 000. See attached annexure 3 for the organisational structure.

1.4 BUDGET

An amount of N$18 200 000 was estimated for the BT Programme for the 1998/1999 financial year and the budget is divided as follows:

Region	***Amount***
	N$
1. Kunene	1 100 000
2. Omusati	2 050 000
3. Oshana	1 400 000
4. Oshikoto	1 500 000
5. Caprivi	1 050 000
6. Erongo	1 600 000
7. Kavango	1 000 000
8. Omaheke	1 300 000
9. Khomas	1 100 000
10. Otjozondjupa	2 200 000
11. Hardap	1 100 000
12. Karas	1 100 000
13. Ohangwena	1 700 000
	18 200 000

CHAPTER 2

INTRODUCTION

2.1 OTHER REPORTS ON THE BUILD-TOGETHER PROGRAMME

2.1.1 The pre study by the Office of the Auditor General

As could be expected of a new programme that is different from the conventional forms of housing development, a few problems in the programme have been identified. Some of the complaints raised by the public are as follows:

- The lack of control on the project can lead to people using loans for other purposes.
- People who are benefiting from the project might not be the people who are poor or in the class stipulated in the Ministry's rules and regulations.
- The Directorate of Housing has only 5 inspectors who are responsible for inspections in all the regions.

In view of the above-mentioned allegations, it was decided to carry out a performance audit pre-study on the Build-Together Programme. This was done during the period of 14/09/98 – 16/10/98 and focussed on the Head Office in Windhoek, the Omusati Regional Office and the Town Councils in Oshakati and Ondangwa.

In the pre-study report, problems identified in the BT-Programme were as follows:

- Misuse of BT money by beneficiaries.
- Poor construction & bad appearance of houses.
- Weak communication links between Head Office & Regional Offices.
- Lots of uncompleted houses.
- Inspections are not carried out regularly.
- Beneficiaries don't receive money on time.
- Responsibility of progress reports is not consistent.
- Builders don't follow rules & regulations of municipalities.
- Shortage of inspectors.
- Lack of transport.

Comments by auditee

Page 9, paragraph 2
"A performance audit report and an audit pre-study were undertaken during September and October 1998, which revealed lots of uncompleted houses in the Omusati region, Oshakati and Ondangwa Town Councils. As funds from the Ministry of Finance are released on a quarterly basis, the construction progress varies from town to town. It is for this reason that the uncompleted houses in the above-mentioned towns and region were still under construction and have been so far completed."

The final result of the pre study was that my staff recommended that a full performance audit on the Build-Together Programme be carried out.

2.1.2 Formulation of a National Shelter Strategy and implementation of a National Programme (Report of the evaluation mission)

The UNDP funded a technical assistance project for the Government of Namibia to enable it to implement a programme titled "A National Shelter Strategy for Namibia and Implementation of a National Programme (BT Programme)". The implementation of the programme commenced in 1992 and terminated in 1995.

The Government of Namibia, UNDP, and the UNCHS (Habitat), requested a Mission, consisting of consultants to carry out an in-depth evaluation of the project with a view of analysing the extent to which the objectives of the project have been achieved. The assignment was carried out in February 1998.

Some of the findings of the mission were as follows:

1. Institutional arrangements have been set up for the implementation of the programme at the central level, but not at the regional and local levels.
2. Although staff and beneficiaries received training, gaps still existed in the knowledge, understanding and technical skills of the staff, beneficiaries and the artisans.
3. The overall performance of the BT-Programme has been very satisfactory.
4. The project has succeeded in giving land, security and housing to low income families.
5. Although the programme was named the Build-Together Programme, it was clear to the Mission that the building together was related to Government assisting individuals through offering of loans and a site and services to build their own homes. The process did not lead to communities "working together" in building their homes.

Some of the recommendations were as follows:

Finance level

1. Financial resources in the range of the N$ 36million per year should be secured.
2. The types of loans should be revised in order to offer more options.

Institutional level

1. Administration and implementation of the loans should be decentralised.

Technical level

1. Building techniques should be rationalised.

Economic level

1. Loans for income generating activities should be made available as part of the mechanism of enhancing the affordability level of people.
2. Production of building materials should be strengthened.

Comments by Auditee

Page 10, pont 5.
"The concept of the BTP is that people contribute their ingenuity, and other resources. A point in case is of housing groups: In Windhoek – Saamstaan, Housing Co-op in Keetmanshoop, Tsara-

Tsasib in Mariental and the Shack Dwellers Federation of Namibia are some of good examples. The aims of the programme is not to force individuals to form saving and housing group but to sensitise them to work together, use local builders, and family help and encourage the creation of brick-making projects through the directorate of Community Development.

2.2 LIMITATION OF THE AUDIT AREA

The problems identified in the pre-study were grouped together in terms of their relation to each other and their similarity. Since it is not possible to audit all the problems identified, the audit had to be limited by choosing the most suitable audit problem. Therefore ***"A lot of houses not completed within the required time"*** has been chosen as the audit problem. The reasons for selecting this audit problem are as follows:

- The problem is important to the citizens and State since a lot of money and resources are involved in the programme.
- There is a risk that the goal or objective of the Programme will not be reached or that money may be lost or used wastefully.

Focus was directed to the following issues:

- Timeliness of inspections.
- Following of rules and regulations of the local authority when building the houses.
- Availability of transport to the inspectors.
- Role of local authority inspectors in the Build-Together Programme.
- Payment of money to the beneficiaries.
- Responsibilities of CHDG.

2.3 METHODOLOGY AND SOURCES OF INFORMATION

2.3.1 Interviews

During the audit a number of interviews[1] were conducted with staff from the MRLGH, Municipalities and Town Councils in different regions. These interviews were conducted with the co-ordinators of the BT-Programme, Inspectors, the Transport Officer and Housing Officials. A few beneficiaries as well as a few builders in the different regions were also interviewed.

2.3.2 Documents

Documents analysed are the implementation guidelines, National Plan of Action, dated March 1996, and monitoring reports of the inspectors.

2.3.3 Observations

During the study observations were made on BT houses in different regions, namely Windhoek, Rundu, Swakopmund and Walvis Bay. These places were visited between March 1999 and April 1999. During these observations the auditors tried to compare the standard of the buildings with the rules and regulations laid down by the Local Authority as well as Head Office.

[1] See annexure 1 for list of interviewees

CHAPTER 3

FUNCTIONS AND DUTIES OF THE DIFFERENT ROLE PLAYERS IN THE BT PROGRAMME

3.1 Inspection process

Inspections are carried out on four levels of construction, which consist of the foundation, walls, roof and finishing/completion stages. The inspectors have inspection forms which they use when they carry out inspections. On these forms they indicate the progress on the work and recommend payment. (See annexure 4 for the format of the technical report.) When a certain level of construction is reached, the beneficiaries request for inspections to be carried out. The beneficiaries in the regions fax the information on the progress of the houses to Head Office and request for inspections to be carried out. It is the duty of the inspectors to make sure when inspections have to be carried out in the regions.

3.2 The roles of the different parties concerning the BT programme.

3.2.1 Works Inspector at the MRLGH

1. Monitors progress of construction – controls quality and resolves problems on site to enable smooth progress of housing construction.
2. Prepares the technical reports for progress and facilitates payment procedures.
3. Gives advice and assists the beneficiaries on any other matters relevant to the programme as required by the Chief Works Inspectors.
4. Investigates the stability of structure of the house and submits reports to the architect/draught person.
5. Gives advice and monitors the correct use of mixture and strength of the mortar as determined by the Engineer.
6. Assists beneficiaries on the lay out of the house on the plot.

3.2.2 Local Authorities

1. Local Authorities should provide support and assistance to the CHDG. This will include accommodation for meetings, use of telephones and fax machines for communication, etc.
2. Key members/officials should become members of the CHDG and support and guide them.
3. Local Authorities are encouraged to develop "Reception Areas" with minimum services as envisaged in the National Housing Policy for those who cannot afford to purchase plots. People should be allowed to build their houses with any locally available material.

3.2.3 Community Housing Development Group (CHDG)

The CHDG should be formed in every area to programme and co-ordinate the implementation of the BT Programme. This committee should accommodate and balance the interest of all concerned. The committee is selected through elections in the community. Since the successful implementation of the programme depends on the CHDG the Ministry recommends that dynamic persons with stakes in the programme be elected to serve on the CHDG.

The following persons/bodies may be elected for this group:

- Representatives from beneficiary families.

- Mayor/Town Clerks.
- Village Council/Traditional council representatives.
- Regional Government Office representatives.
- CBO representatives.
- Non-governmental Organisations.
- NHE representatives.
- Chief Control Officers (MRLGH).
- Town Engineers/Health Officers.
- Any other interested persons.

Their roles are as follows:

1. Assess the particular problems of each community and have consultations with them on how the community wants to solve their problems.
2. The MRLGH will assist the CHDG and the communities concerned in planning, designing of houses, etc.
3. The CHDG should meet monthly to review and monitor the progress.
4. CHDG should report to the MRLGH every month on the progress.

3.3 Findings

3.3.1 Timeliness of inspections

Inspections should be carried out in order to arrange progress payments to the beneficiaries to complete their houses within the required time. Delays in inspections will contribute to delays in these payments. This would lead to houses not being completed on time. The purpose of the fieldwork carried out was to determine whether inspections were carried out timely and if not, the reasons why. The findings were as follows:

The Directorate of Housing had only 5 inspectors to do inspections in the 13 political regions of the country. According to the establishment which provides for six inspectors, there was one vacant post for an inspector in the Directorate. The criteria used to distribute inspectors is based on the area and the local language of the region. According to interviews carried out with the assistant engineer at Head Office, the workload is too big for the inspectors.

Interviews indicated that the ministerial inspectors from Windhoek did not regularly carry out inspections in the towns visited. (Rundu, Swakopmund and Walvis Bay). The beneficiaries mentioned that the inspectors carry out inspections only one or two months after these were requested. They only conducted inspections on a few houses and not on all the BT houses. They also did not have time to assist beneficiaries and the CHDG with any problems they may be experiencing. The explanation given by the inspectors to the beneficiaries was that they are too few inspectors and that they experience a lack of transport.

During interviews carried out in the Omusati region it was revealed that inspections were carried out every 2nd month where the inspectors stayed for one day in each town. The opinion of the staff interviewed at the Oshakati Town Council was that the ministerial inspectors should speed up their inspection process since the beneficiaries do not receive their money on time and this results in houses not being completed within the required time.

3.3.2 Rules and regulations of the Local Authority

Houses should be built according to the rules and regulations prescribed by the local authority concerned. If builders don't obey these rules it may happen that the local authority will give

instructions to destroy the construction in order to build a new building in accordance with the rules and regulations as laid down. This may delay the building process and may result in houses not being completed on time. My staff therefore tried to establish if the builders followed the rules and regulations of the local authorities while constructing the houses and the following was found:

Interviews carried out with local authority inspectors in the regions visited like Swakopmund and Walvis Bay revealed that builders usually followed the rules and regulations of these Municipalities. However, interviews in Oshakati indicated that sometimes people tried to build two houses on one plot or build the houses over the boundaries of the plot. The builders feel that the rules of the local authority were unnecessary, because in the past there were no building standards. Therefore they do not keep to the rules of the Town Council.

In Rundu there was one building inspector employed by the Rundu Town Council who conducted inspections on the houses and according to interviews carried out, the Town Council did not have guidelines against which the quality of houses should be measured.

In some of the other regions visited it was pointed out that at times the beneficiaries used builders who do not have experience nor the knowledge necessary to build a house, because it is cheaper. The builders also did not know the basic essential principals in order to build a house, like measurements, how to read a plan, etc. This could lead to poor construction and bad appearances of houses. The Oshakati Town Council would try to rectify the construction, rather then to break everything down.

Comments by Auditee

Page 15, point 3.3.2 – paragraph 2
"No housing construction could be undertaken without the approval of respective municipalities or town councils.
A guiding building manual is also in place for especially regional councils."

3.3.3 Availability of transport to the inspectors

Inspectors need transport to conduct inspections. Unavailability of transport will lead to inspections not being carried out on time and the beneficiaries will therefore not receive their money on time. As a result the houses will not be completed within the required time. Audit work was therefore carried out with the purpose of establishing if transport was made available to the inspectors to carry out inspections.

Six vehicles were allocated to the Directorate of Housing. Five of these vehicles were in running order, but they were all in such a poor condition that they were not suitable for long distance trips. None of these vehicles were officially allocated to the Inspection Department. According to the transport officer it was mostly the building inspectors and the staff from the finance section who utilised the vehicles.

The total number of vehicles allocated to the ministerial pool are fourteen and are also available to the Directorate. All the departments have to send in a requisition form to the transport section when they need a vehicle from the ministerial pool. According to interviews carried out, the transport section gave priority to the Directorate of Housing. However, if there were no vehicles available from the ministerial pool then the Ministry could apply for vehicles from Government Garage. If no vehicles are available, then the inspectors had to wait until vehicles became available.

3.3.4 Role of local authority inspectors

My staff tried to determine what the role of the local authority inspectors was concerning the Build – Together Programme and if it was clear to all the actors involved in the Programme. The following was established:

During interviews carried out with the ministerial inspectors it was mentioned that local authority inspectors also conduct inspections on the progress of the houses, but they didn't have the mandate to provide progress reports for money to be paid out to the beneficiaries. According to the Director of Housing at the MRLGH the inspectors from the local authorities could only conduct inspections and send progress reports for money to be paid out in the 2nd and 3rd levels of construction. The inspectors from the Ministry were responsible for the progress reports on the first and last level of construction.

The local authority inspectors had to make sure that the builders applied the rules and regulations of the local authority. No particular inspector within the local authority had been pointed out to take responsibility for inspections on the BT Programme.

However, in Swakopmund there were two municipal inspectors who did inspections on the Build-Together houses, but the inspectors from the Ministry don't really rely on these reports and will still go back to do inspections in order to release money to the beneficiaries. In Walvis Bay the municipal inspectors are not involved in the BT-Programme. The Co-ordinator of the BT-Programme, who is a Construction Advisor at the Walvis Bay Municipality had been given authority by the MRLGH to carry out inspections and complete progress reports on the houses for money to be paid out to the beneficiaries.

According to the Chief Inspector at the Ministry in Windhoek the local authority inspectors in the local authority areas would send progress reports to Windhoek for payments to be made. The inspectors from Windhoek would go back to do inspections, but only on a later stage. Sometimes inspectors from Windhoek would phone the local authority in the regions to conduct inspections on their behalf.

3.3.5 Monitoring of progress by the CHDG

A CHDG should be formed in all the areas to report monthly to the MRLGH on the progress of houses in order for inspections to be carried out. If CHDG does not report progress of houses to the inspectors, the inspectors may fail to conduct inspections on time, which would lead to delays in payments of money to the beneficiaries. The beneficiaries would then not be able to complete the houses on time. The purpose of the audit in this specific area was to determine if CHDG's were formed in every area and if they monitored the progress of the houses. The following was revealed:

In the seven towns visited, namely Oshakati, Uutapi, Ondangwa, Windhoek, Swakopmund, Rundu and Walvis Bay, it was found that CHDG's were only formed in Oshakati, Swakopmund and Rundu. In Oshakati there were four community groups and each group had a community centre.

In Swakopmund the CHDG consisted of beneficiaries. They felt it is better that way, because then the members will be more committed. Members of the committee monitored the progress of the houses to determine on which level the houses were in order for payment to be released. However, they didn't provide progress reports for money to be paid out. They informed the Ministry when houses were ready for inspections. If the people had misused the money, the CHDG would try to convince them to use their own money to continue with the house. During interviews carried out with members of the CHDG in Swakopmund it was mentioned that when inspectors come to carry

out inspections, a committee member would accompany them.

Three members of the CHDG performed the inspections on the houses in Rundu. These members had no guidelines against which they could measure the quality of the buildings. One of the three members received training in building technology in Malaysia and therefore the other members relied on his expertise.

The co-ordinator of the BT-Programme at the Walvis Bay Municipality acts as contact person between the beneficiaries and the Ministry. He is the one who explained to the beneficiaries how the programme works, the costs involved, etc. He also assists the beneficiaries when they experience any problems.

Comments by Auditee

Page 17, point 3.2.4, paragraph 2
"CHDGs were created in all six towns, however, their effectiveness depend on committee members. In Windhoek, for example, Saamstaan, Ombili, and Single Quarters all have committees. In case of Katutura individuals, it has not been possible to have committees for each phase for the reason that beneficiaries are from all over Katutura, but with decentralization, the City of Windhoek is to form a regional housing committee for Khomas region."

CHAPTER 4

FINANCING THE BUILD-TOGETHER PROGRAMME

The Government of Namibia allocates funds from the Capital budget for housing. These funds are targeted towards the most disadvantaged people. The money spent on housing should be recovered in order to sustain the programme. The Ministry of Finance, upon request by the MRLGH, disburses the funds and the implementers of the BT Programme have to ensure that the money is recovered and returned to the Ministry of Finance. The minimum loan amount is N$1 000, and the maximum is N$22 500.

4.1 Beneficiaries of the programme

4.1.1 Low-income families - (families with a monthly income that does not exceed N$1 250.00).
4.1.2 Low income communities living in disadvantaged, unserviced areas and informal settlements such as squatter areas and shacks.
4.1.3 Low-middle income families who do not have access to credit from banks, building societies and other financial institutions.

4.2 Eligibility criteria

1. Should be a Namibian citizen over 18 years of age.
2. Should be of a family within the categories of 4.1.1, 4.1.2 or 4.1.3.
3. If over 50 years of age, should apply with a co-applicant whose monthly income should not exceed N$1 250 per month.
4. Should be residing in the particular area for most parts of the year and should show willingness to settle down in the area.
5. Families who have already obtained loans from NHE, Building Societies or any other institution are not eligible to obtain a second loan.
6. Families who have already received Build-Together loans are not entitled to another loan.

4.3 Application procedures

The MRLGH indicates how much money is available for each area for each financial year. Through a process of consultation with local communities and interest groups, the CHDG prepares a Programme Identification Report. This report identifies the types of projects, the numbers of loans of each type, and how they are to be implemented. The MRLGH will assist the CHDG in preparing the Programme and the PIR. The PIR is prepared in a standard format provided by the MRLGH and it also forms an application for funding.

The CHDG scrutinises the loan application forms and recommends them for approval. A Technical Officer from the Local Authority, who might also be a member of the CHDG discusses the application forms with the beneficiary families and prepares the "Technical Report". Approved applications are passed over to the MRLGH for checking. At this stage the beneficiaries enter into an agreement with the MRLGH.

The beneficiaries can provide a guarantee on the loan in any of the following options: Personal guarantee, Community guarantee, Employers guarantee and Government guarantee. Each beneficiary is notified of the approval of the loan and they are requested to open an account at any commercial bank.

Recent proof of salary must also accompany the application form, which enables the Ministry to assess the income of the people. Domestic workers must submit letters from their employers and self-employed people must submit a declaration from the Police.

The MRLGH checks and certifies the PIR and submits it to the Ministry of Finance as a request to release funds for loans in a particular area along with the list of names and loan amounts of the beneficiaries. The Ministry of Finance transfers the funds to the BT disbursement account. The beneficiary then first has to dig the foundation trench and after inspection by the ministerial inspectors, receives the first amount of money and can start his/her housing project.

4.4 Progress payments to the beneficiaries

It is expected of the Local Authorities and the CHDG to make sure that the beneficiaries spend the money correctly. A team from the Ministry also visits the regions to make sure that the money is spent according to the guidelines. The inspectors must conduct inspections on the houses and when a specific level of construction is reached, money is paid to the beneficiaries. The monitoring reports on the progress of work and loan releases per region for the different financial years are clearly indicated in annexure 6.

Many people are involved in completing the payment report. The inspectors complete a progress report after they carried out an inspection on the houses. They then recommend an amount for payment to be made to the beneficiary. The report is then given to the housing official at the Ministry to complete the forms for payment to be made (BT13).

Comments by Auditee

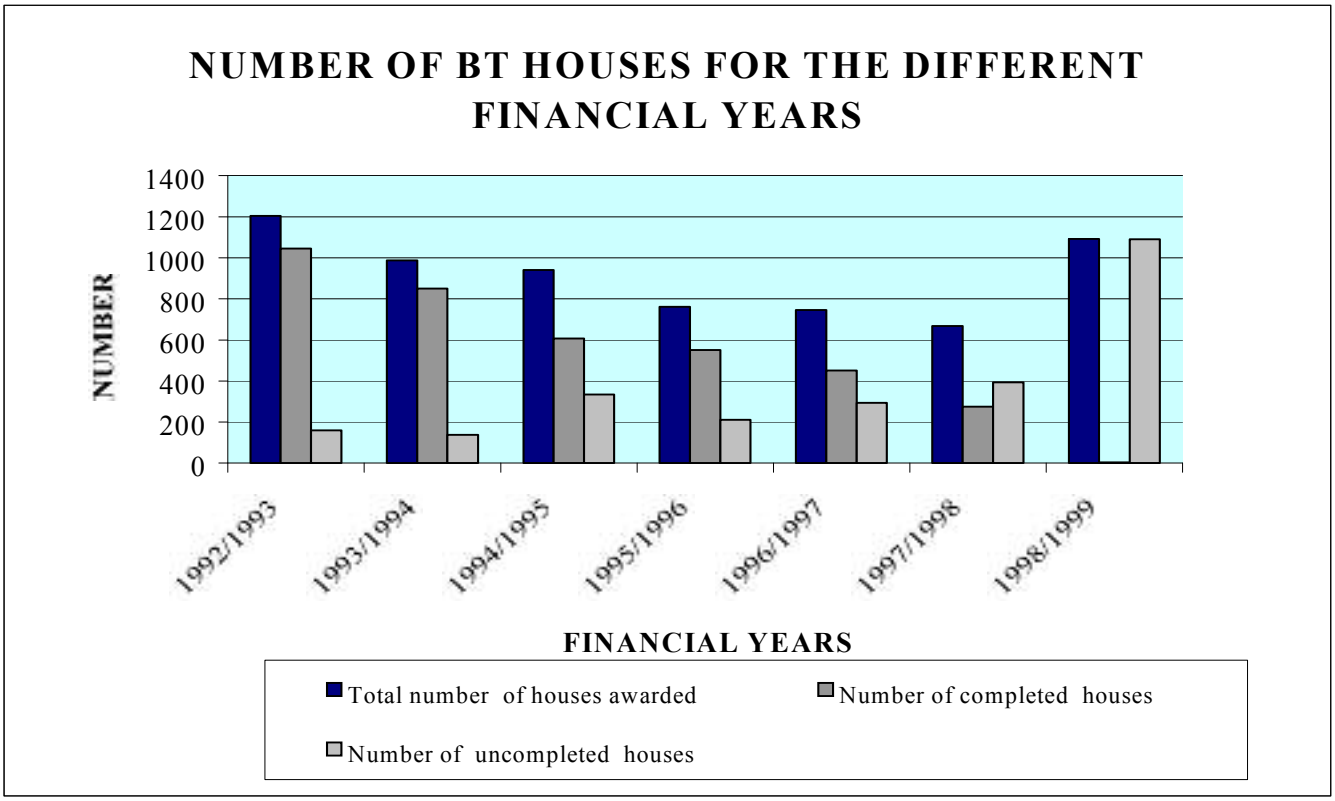
Page 4, 20 and 21 – Inspection and progress payment
"A progress payment may take two weeks for the following reasons: take for example Kunene region with its seven towns, villages and settlements. A Works inspectors itenerary begin with Outjo and end at Okangwati so he require one week to cover the whole region. Depending on the amount of work and/or number of houses to be inspected the works inspector need one to two days to prepare the technical reports of all houses inspected in each town. The technical reports are then forwarded to the housing officials to effect the progress payments and this require two to three days before these papers are passed over to the accounting section to certify the correct amount previously paid out and the balance. This require a day, and files are forwarded to the forth person for checking and first signature before it is forwarded to the last person for approval and final signature and then send to the bank.
So, the process from the inspection to the last signature takes about two weeks. However, in order to enable the bank to effect progress payment requests, the requests should reach the bank before or on 20th of each month, otherwise, no processing can be effected until the first working day of the next month. As from 21st to the 31st of each month banks are busy with salary transfers."

The housing official forwards the forms to the accounting staff to check and enter the details in the accounting records and to fill in the forms, which instructs the bank to transfer the money to the account of the beneficiary. The Director of Housing and 3 other officials will check and sign the payment report. The Ministry then gives instructions to the Bank to transfer the money to the account of the beneficiary. According to the Chief Accountant at the Ministry it can take almost one week to finalise the payment after the progress report has been signed, depending on the availability of staff in the Ministry.

A house must be completed within 12 months after receiving the first amount of money. The repayment of the loan starts a month after the house is completed. The loans are repayable over a period of 20 years. (See annexure 5 for the loan repayment table). The repayment amount per month may not exceed 25% of the nett salary. When houses are not completed within 12 months and people misuse the money, 3 letters indicating arrears of repayment are sent to the person. After the 3rd letter the Ministry freezes the loan and the balance of the loan will be made available to someone else.

4.5 Uncompleted houses

Currently the total number of approved BT houses from 1992 – 1999 are 6 399 and 2 618 houses are still uncompleted. See annexure 6.



4.6 Findings

Beneficiaries should receive progress payments after inspections have been carried out. Delays in payment of money to the beneficiaries contributes in that houses are not completed within the required time. Fieldwork was therefore carried out to determine if the beneficiaries receive their money on time in order to complete the houses within the time limit given. The following was found:

According to the beneficiaries in the towns visited, money should be paid out 2 – 3 weeks after inspections have been carried out. However, they don't receive the money on time and this resulted in houses not being completed on time.

The guidelines state that after inspection and certification by the technical officer, the progress payments will be made directly to the beneficiaries' accounts. However, the guidelines are not clear on how long after inspections have been carried out the money should be paid out to the beneficiaries.

According to the Chief Control Officer of the Ministry, some of the reasons for the delays in the payment of money to the beneficiaries were as follows:

- The payment system is too lengthy.
- Unavailability of staff at the Ministry to complete the payment reports.
- Rejections of the payment application due to wrong calculations, wrong amounts, etc. made by the staff at the MRLGH.
- Unavailability of information like bank account numbers.
- Sometimes the bank delayed the transfer of the money to the account of the beneficiary.

It sometimes happened that beneficiaries used the money for other purposes. This resulted in houses not being completed within the required time. The Ministry would then try to complete the houses. The materials will be bought and then either be given to the beneficiaries to complete the house or the Ministry will finish the house themselves. For example, in Otjiwarongo there were 5-10 houses not completed. The Ministry bought materials with the available funds of the loans, completed the houses and the beneficiaries of the completed houses had to start repaying the loan.

CHAPTER 5

DECENTRALISATION OF THE BUILD-TOGETHER PROGRAMME

5.1 Background

Namibia has adopted decentralisation as a State Policy. Cabinet approved the Policy in 1996 and the National Assembly adopted it as a National Policy in 1997. The effective date for implementation of the policy started on 1st April 1998. The launching of the decentralisation policy for Namibia has obliged the decentralisation of housing provision from the MRLGH at National level to Regional Councils and at local authority level to the Local Authorities. The Ministry of Finance disburses the funds and the implementers of the BT Programme have to ensure that the money is recovered and returned to the Local Authorities or Regional Councils.

By decentralising the BT Programme the MRLGH feels that maybe shortcomings of the past could be addressed. In the new process money could be faster released since the finance staff as well as the banks are in the region, inspectors can carry out inspections on time since they are also working at the regional office. Staff at the regional office also know the people from the community better and the Regional Councils and Local Authorities will also be more committed since the successful implementation of the BT Programme will contribute to the development of their towns.

Objectives are to:

- Extend, enhance and guarantee participatory democracy.
- Ensure, enhance and safeguard rapid sustainable development.
- Transfer real power to the Regional Councils and Local Authorities based on national ideals and values.
- Improve the capacity of Regional and Local Government Councils to plan, implement, manage and monitor delivery of services to their constituents.

Decentralisation therefore seeks to transfer political, administrative, legislative, financial and planning authority from the Ministry to Regional Councils and Local Authorities. It also aims at improving public sector management so that in the long run there is close linkage between taxes paid by the people and the quality of services provided. The local people shall be able to hold both their appointed and elected leaders accountable. Nevertheless, the successful implementation of decentralisation in Namibia shall only be realised if Regional Councils and Local Authorities are able to exercise and demonstrate accountability downward to their community for the performance of the services and functions for which they are responsible.

In the new decentralisation policy, the guiding principles stay the same. However, there are a few differences between the previous and the new system and these are as follows:

- **Programme principles**

- Continuation of the BT Programme is being decentralised to Regional Councils and Local Authorities.

- **Beneficiaries of the programme**

- Low-income families - (families with a monthly income that does not exceed N$2 000). In the previous system the monthly income was not supposed to exceed N$1 250.

- Low-middle income families who are living in unproclaimed areas and who do not have access to credit from banks, building societies and other financial institutions.

- **Eligibility criteria**

- Should be a Namibian citizen over 21 years of age and not 18 years as in the previous system.
- If over 50 years of age, should apply with a co-applicant whose monthly income should not exceed N$2 000 per month. (Previously N$1 250)
- Should be residing in the particular area for at least a year and should show willingness to settle down in the area (Previously residing in a particular area for most parts of the year)

5.2 INSTITUTIONAL FRAMEWORK

5.2.1 Build Together Committee (BTC)

This committee was previously known as the CHDG. The responsibilities stay more or less the same and have been adjusted as follows:

- It should assist applicants in completing loan application forms.
- It should inform successful and unsuccessful applicants on the decisions of a Regional or Local Authority Council.
- It should request or instruct successful applicants to start with the construction of their houses.
- It should monitor the work progress of each individual beneficiary.
- It should meet monthly to review the progress of implementation and report to the Local or Regional Council.
- It should mobilise local resources.

5.2.2 Regional and Local Authority Councils

Since the BT Programme is in the process of decentralisation to the regional and local authorities, more responsibilities have been assigned to them. Most of these tasks were previously the responsibility of the MRLGH and are as follows:

- Responsible for the disbursement of funds and recovery of loans.
- Responsible for drawing up building plans and inspection of houses. This indicates that the Regional or Local Authority Councils and not the inspectors from Head Office will be responsible for the inspection of houses in their respective regions.
- Should ensure the registration of bonds.
- Investigate housing complaints from BTC's and individuals.
- The designated bank will transfer the funds collected as repayments to the Regional or Local Council on a monthly basis and send statements of repayments and disbursements to the MRLGH, Local or Regional Council.
- The Regional or Local Council will provide each borrower with a monthly statement.
- In case of default that the BTC cannot resolve, the Regional Council or Local Authority will take legal action on the basis of the agreement entered with the borrower.

5.2.3 Ministry of Regional and Local Government and Housing

The decentralisation process caused a decline of the Ministry's role and responsibilities. In the new system its role will be as follows:

- The MRLGH will check and certify the PIR and submit it to the Ministry of Finance as a request for loans in a particular area along with the list of names and loan amounts of the beneficiaries.
- The MRLGH will assist the Regional and Local Councils, BTC's and communities in planning, designing of houses, etc.
- It will monitor, evaluate and review the implementation process.
- It will assist in capacity building for regional and local councillors and officers.
- It will investigate housing complaints from Regional and Local Authority Councils, BTC's, communities and individuals.

5.2.4 The role/responsibility of a beneficiary

In the previous system there were no specific guidelines to indicate the role and responsibilities of the beneficiary. In the new system it is made clear to the beneficiaries that the following is required of them:

- He/she will be required to open an account at any bank of his/her choice.
- He/she will clear the site and dig foundation trenches in order for the first progress payment to be released.
- He/she will be requested to be in possession of an approved building plan.
- He/she will be responsible for the repayment of the loan at any bank, the monthly amount being as agreed upon in the contract.

5.3. FINANCING THE DECENTRALISED BUILD TOGETHER PROGRAMME

The principles for financing the BT programme as mentioned in Chapter 4 stay the same. However, there are a few changes in the procedures for spending and recovery of the money with the new decentralised policy. Below are the major differences between the old and the new system. The procedures that are not mentioned stay the same in the decentralisation policy. The responsibilities of the BTC were previously the responsibilities of the CHDG. In the new system most of the responsibilities of the MRLGH are transferred to the Local Authorities/Regional Councils.

The differences are as follows:

1. The BTC liases with the Local Authority/Regional Council on how to utilise the money to serve the housing needs of as many low-income families as possible in their area. The Local Authority or Regional Council will assist the BTC in preparing the programme and the PIR.
2. Approved applications are passed over to the Local Authority/Regional Council for checking. The beneficiaries then enter into a contract with the Local Authority/Regional Council. The beneficiaries can obtain a guarantee for the loan in any one of the following options: Personal guarantee or Community guarantee. Previously there were four ways to guarantee the loan, like the aforementioned two ways plus an employer's guarantee and a Government guarantee.
3. Each beneficiary is notified of the approval of the loan and they are requested to open an account at any bank. The beneficiary notifies the Local Authority or Regional Council of the details of the bank account.

CHAPTER 6

CONCLUSIONS

6.1 Inspections and vehicles

Inspections are not carried out on time due to the shortage of ministerial inspectors who are not able to cover the 13 political regions of Namibia. As a result the beneficiaries don't receive their progress money on time. This contributes to the large number of uncompleted houses in the regions.

There are no vehicles allocated to the Inspection Department in the Directorate of Housing. Most of the vehicles used by the inspectors are also in a poor condition and are suitable for local trips only. Unavailability of transport lead to inspections not conducted on time. The BT houses were therefore not finished within the required time.

6.2 Rules and regulations of the local authorities

In some of the regions visited, builders didn't follow the rules and regulations of the Local Authority. This lead to poor construction and bad appearances of the BT houses. However, this did not contribute to the number of uncompleted houses since the Local Authority tries to amend the construction of the houses rather then to destroy them.

6.3 Role of Local Authority inspectors

In some regions inspectors from the MRLGH conducted the inspections and prepared the progress reports, while in other regions local authority inspectors do it on behalf of the ministerial inspectors. It is therefore clear that the responsibility to carry out inspections and prepare the progress reports differs from region to region. This situation prolonged the BT process since in the regions where ministerial inspectors conduct inspections, beneficiaries had to wait longer for their money. Beneficiaries could therefore not complete the houses within the required time.

6.4 Monitoring of progress by the CHDG

According to the guidelines, one of the responsibilities of the CHDG/BTC is to report to the MRLGH monthly on the progress of the BT houses in order for the inspections to be carried out timeously. Since committees were not formed in all the regions, the inspectors were not informed about the progress of the houses beforehand and were therefore unable to conduct the inspections on time. Consequently, beneficiaries did not receive their money on time and the houses were not completed within the required time.

6.5 Progress payments to the beneficiaries

It is not clear in the guidelines how long after inspections have been carried out the money should be released to the beneficiaries which will enable them to complete their houses on time.

Other factors that also contributed to delays in the releasing of payment of money to the beneficiaries were:

- unavailability of information; (e.g. bank account numbers of the beneficiaries.)
- unavailability of staff at the Ministry responsible to prepare the payment report;
- the payment system was too lengthy;

- rejection of the payment report due to wrong calculations, wrong amounts, etc. made by the staff at the MRLGH;
- sometimes the bank took long to transfer the money to the account of the beneficiary.

These delays in the payment of money to the beneficiaries contributed to houses not being completed within the required time.

6.6 Decentralisation of the BT Programme

In the previous BT programme a few shortcomings were highlighted, especially regarding the inspections on the progress of houses and the payment of progress money to the beneficiaries.

In the decentralisation policy the responsibilities for inspections and payment of money to the beneficiaries are transferred from the Head Quarters in Windhoek to the Regional Councils/Local Authorities in the regions. This may lead to inspections being carried out on time since the inspectors will be working at the regional office.

Releasing of progress money may also be faster since the finance staff as well as the banks are in the region and since inspections might be carried out on time.

However, the decentralisation guidelines are still not clear on how long after inspections have been carried out the progress payments should be released.

CHAPTER 7

RECOMMENDATIONS

It is my opinion that there is an urgent need for change and improvement in the implementation of the BT Programme. However, the Programme is currently in the process of decentralisation from the MRLGH to Regional Councils and Local Authorities. Officials at the Regional Councils/Local Authorities will now be responsible for the implementation and/or continuation of the BT Programme in their respective regions.

There are still issues that were not addressed in the new implementation guidelines. The following are specific recommendations and steps to implement them can and should be taken immediately in order to overcome these shortcomings that may still exist in the decentralisation process of the BT Programme.

1. Timeliness of inspections

The inspectors from the regional councils/local authorities should draw up inspection programs and keep to these programmes to ensure that inspections are carried out regularly and on time, on advice from the BT.

2. Rules and regulations of the local authorities

The new parties responsible for inspections in the current (decentralisation) policy should assess the quality and standard of houses according to the laid down rules and regulations. These guidelines should also be given to the builders to ensure that they keep to the prescribed standards.

3. Monitoring of progress by the BTC

The Regional Councils/Local Authorities should make sure that a BTC is formed in every area. The BTC should programme and co-ordinate the implementation of the BT Programme and report progress to the inspectors on a monthly basis.

4. Progress payments to the beneficiaries

Clear guidelines should be developed on precisely how long after inspections have been carried out, the progress money should be paid to beneficiaries. A specific time period should be available to the beneficiaries as to when to expect their money.

The people responsible for allocation of BT loans should also ensure that the information like the bank account numbers, identity numbers, etc on the application forms are filled in correctly. This will ensure that the task of the people who complete the payment reports will be easier which will result in quicker processing of reports.

5. Transport

Local authorities should ensure that proper transport arrangements are in place to enable inspectors to carry out inspections.

6. Appreciation

I hereby express my sincere appreciation to all parties who provided me with information enabling me to compile this report.

DR FANUEL TJINGAETE
AUDITOR GENERAL

OFFICE OF THE AUDITOR GENERAL
Metropolitan Building
5th floor
Private Bag 13299
WINDHOEK
NAMIBIA

ANNEX 1

LIST OF INTERVIEWEES

WINDHOEK

Head Office
Mr Shileka – Chief Control Officer
Mr Bessinger – Chief Inspector
Mr Simeon – Inspector
Mr Kanandunge – Transport Officer

Beneficiaries
Mrs V Naftali – Wife of the beneficiary

Builders
Mr B Kavesirua

SWAKOPMUND

Municipality of Swakopmund
Mr Victor – Inspector
Mr Grobbelaar – Housing Official

Community Housing Development Group (CHDG)
Ms U Gases – Secretary
Ms P Kaveta – Treasurer

Beneficiaries
Ms P Kaveta

Builders
Mr M Haimbodi

WALVIS BAY

Municipality of Walvis Bay
Mr. R Damaseb – Construction Advisor/Co-ordinator of BT-Programme
Mr. T Cilliers – Inspector
Mr. de Smit – Assistant Director Community Services
Mrs. De Waal – Housing Official

Beneficiaries
Ms C Aulonga
Mr. J Fotoleka
Ms T Emvula

Builders
Mr. P Luciano

RUNDU

Rundu Town Council
Mr. I Phillipus – Co-ordinator of BT-Programme
Mr. Sinime - Inspector

Community Housing Development Group (CHDG)
Mr. I Phillipus
Mr. R Dinyando
Mr. K Salamon
Mr. S Bartholomias

Beneficiaries
Mr. T Ndala
Ms Haimbili - Wife of beneficiary
Mr K Salamon
Ms N Ernestine

Builders
Mr Lumeniye
Mr P Murongo
Mr J Linjando
Mr A Johannes

ANNEX 2

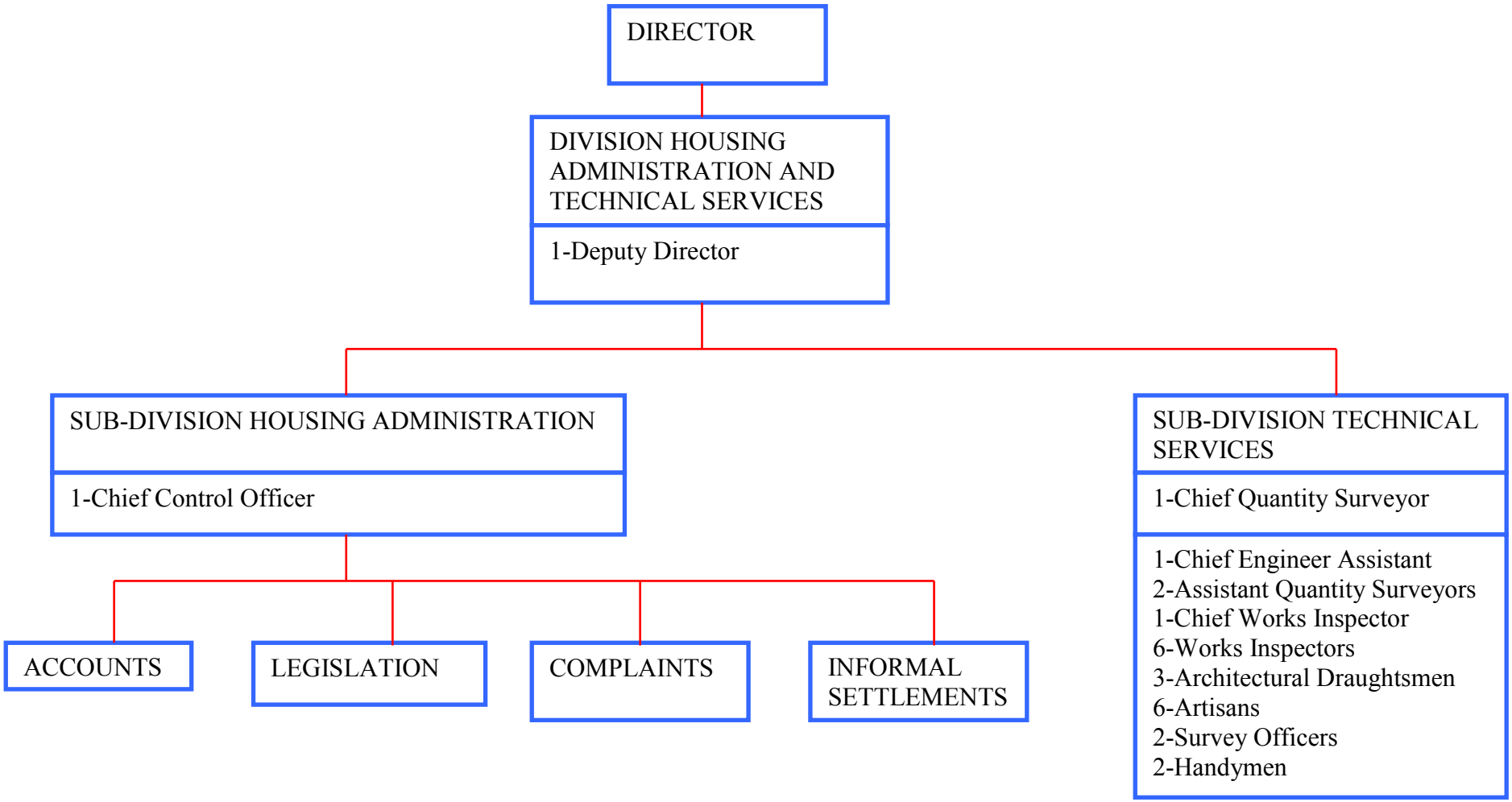
ABBREVIATIONS

BT	– Build Together
BTC	– Build Together Committee
CBO	– Community Based Organisations
CHDG	– Community Housing Development Group
FNB	– First National Bank
MRLGH	– Ministry of Regional, Local Government and Housing
NGO	– Non Governmental Organisations
NHE	– National Housing Enterprise
PIR	– Programme Identification Report
UNCHS	– United Nations Centre for Human Settlements
UNDP	– United Nations Development Programme

ANNEX 3

ORGANISATIONAL STRUCTURE (source –B3 - ministerial file)

DIRECTORATE OF HOUSING



ANNEX 4

MINISTRY OF REGIONAL AND LOCAL GOVERNMENT AND HOUSING
(Build-Together Programme)

Name of Applicant/Co-Applicant: _____
Address: _____
Loan Option Applied for: _____
Loan Amount Granted: _____

Other Information:

HOUSE PART		FACTOR OF WORK	LABOUR COST 0.4	MATERIAL COST 0.6	TOTAL	SPECIFICATIONS	% Work Done	Value of Work	INSPECTED BY	DATE OF INSPECTION	REMARKS
Foundations	Clear Site	0.03									
	Excavate Foundations	0.04									
	Foundation Footings	0.04									
	Foundation Work	0.08									
	Floor Slab	0.06									
	Backfill	0.03									
	Sub Total	**0.28**					Date:	Payment Recommended			
Walls	Up to Window Cill level	0.09									
	Up to Roof Level	0.12									
	Door Frames	0.03									
	Window Frames	0.03									
	Sub Total	**0.27**					Date:	Payment Recommended			
Roof	Roof Frames	0.06									
	Roof Sheets	0.011									
	Sub Total	**0.17**					Date:	Payment Recommended			
Finishes	Toilet Fittings	0.06									
	Toilet Connections	0.05									
	Water Supply	0.03									
	Joinery	0.04									
	Internal Plastering	0.05									
	External Plastering	0.05									
	Sub Total	**0.28**					Date:	Payment Recommended			
Grand Total		**1.00**									

ANNEX 5(A)

LOAN REPAYMENT TABLE: REPAYMENT PERIOD – 20 YEARS
APPLICABLE FROM 01 APRIL 1992 – 31 March 1999.

Loan/N$	9%	9.5%	10%	10.5%	11%	11.5%	12%	12.5%	13%	13.5%	14%
1 000	9.00										
2 000	17.99										
3 000	26.99										
4 000	35.99										
5 000	44.98										
6 000	53.98										
7 000	62.98										
8 000	71.98										
9 000	89.98										
10 000	89.97										
11 000	98.97										
12 000	107.97										
13 000	116.96										
14 000		130.50									
15 000			144.75								
16 000				159.47							
17 000					175.47						
18 000						191.96					
19 000							209.21				
20 000								227.23			
21 000									246.03		
22 000										265.62	
22 500											279.79

ANNEX 5(B)

LOAN REPAYMENT TABLE: REPAYMENT PERIOD – 20 YEARS
APPLICABLE FROM 01 APRIL 1999

Loan/N$	9%	9.5%	10%	10.5%	11%	11.5%	12%	12.5%	13%	13.5%	14%
3 000	26.99										
4 000	35.99										
5 000	44.98										
6 000	53.98										
7 000	62.98										
8 000	71.98										
9 000	80.98										
10 000	89.97										
11 000	98.97										
12 000	107.97										
13 000	116.96										
14 000	125.96										
15 000	134.96										
16 000	143.96										
17 000		158.46									
18 000			173.70								
19 000				189.69							
20 000					206.44						
21 000						223.95					
22 000							242.24				
23 000								261.31			
24 000									281.18		
25 000										301.84	
26 000											323.32

ANNEX 6

MONITORING REPORT ON THE PROGRESS OF WORK AND LOAN RELEASES PER MUNICIPALITY (1992/93)

Financial Year	Region	Total amount of loan	Total amount released	Total no of houses	Houses not started	Level of construction reached			
						Foundation	Walls	Roof	Completion
1992/1993	Kunene	1,062,000.00	1,040,110.00	63	2	-	-	2	59
	Omusati	1,396,000.00	1,224,690.00	68	1	7	3	5	52
	Oshikoto	1,250,000.00	1,152,384.49	97	1	7	1	9	79
	Okavango	421,500.00	412,000.00	23	-	-	-	-	23
	Caprivi	1,428,500.00	1,412,920.00	102	-	-	1	3	98
	Erongo	2,387,000.00	2,263,493.39	206	2	6	5	9	184
	Otjozondjupa	2,418,500.00	2,397,049.74	198	-	-	1	4	193
	Omaheke	406,000.00	406,000.00	24	-	-	-	-	24
	Khomas	1,840,000.00	1,823,686.39	128	-	-	3	-	125
	Hardap	249,500.00	249,500.00	22	-	-	-	-	22
	Karas	4,057,500.00	3,117,360.00	274	38	23	16	11	186
Total		**16,916,500.00**	**15,499,194.01**	**1205**	**44**	**43**	**30**	**43**	**1045**
1993/1994	Kunene	883,500.00	809,569.20	84	1	4	3	2	74
	Okavango	510,500.00	504,460.00	31	-	-	-	1	30
	Omusati	1,519,500.00	1,426,470.00	76	1	1	3	6	65
	Ohangwena	1,172,000.00	1,112,515.00	63	-	3	2	7	51
	Erongo	862,000.00	817,610.00	67	-	2	2	4	59
	Otjozondjupa	2,363,500.00	2,318,042.58	165	-	1	6	5	153
	Khomas	3,027,000.00	2,778,483.65	258	15	12	10	7	214
	Hardap	2,210,000.00	1,888,031.10	200	18	10	4	6	162
	Omaheke	410,200.00	409,080.00	43	-	-	-	1	42
Total		**12,958,200.00**	**12,064,261.53**	**987**	**35**	**33**	**30**	**39**	**850**
1994/1995	Kunene	245,000.00	196,243.85	16	-	1	6	4	5
	Caprivi	782,000.00	699,780.00	48	-	1	4	5	38
	Omusati	776,000.00	724,015.00	38	-	1	2	4	31
	Ohangwena	454,500.00	454,000.00	22	-	-	-	-	22
	Otjozondjupa	1,711,500.00	1,461,562.73	142	7	19	11	8	97
	Erongo	2,531,000.00	1,997,181.34	172	29	8	4	23	108
	Omaheke	2,982,500.00	2,348,490.80	209	55	16	7	12	119
	Khomas	1,290,000.00	1,178,233.87	118	-	10	10	12	86
	Hardap	836,500.00	709,814.11	60	3	3	3	11	40
	Karas	1,733,000.00	1,246,786.24	116	23	7	13	12	61
Total		**13,342,000.00**	**11,016,107.94**	**941**	**117**	**66**	**60**	**91**	**607**
1995/1996	Kunene	405,000.00	429,991.55	47	-	-	-	-	47
	Caprivi	450,000.00	363,555.00	25	1	3	2	4	15
	Kavango	300,000.00	278,335.00	20	-	-	1	2	17
	Omusati	1,068,000.00	798,535.00	52	9	5	2	2	34
	Otjozondjupa	981,000.00	887,479.51	84	3	-	4	4	73
	Erongo	538,500.00	398,575.00	32	7	1	1	-	23
	Omaheke	194,500.00	159,760.00	10	-	1	-	-	9
	Khomas	3,464,500.00	2,953,893.01	262	26	21	8	23	184
	Hardap	2,288,000.00	2,023,063.32	157	9	7	12	22	107
	Karas	914,500.00	621,807.51	73	17	5	5	4	42
Total		**10,604,000.00**	**8,914,994.90**	**762**	**72**	**43**	**35**	**61**	**551**

Financial Year	Region	Total amount of loan	Total amount released	Total no of houses	Houses not started	Level of construction reached			
						Foundation	Walls	Roof	Completion
1996/1997	Kunene	1,877,000.00	1,475,997.74	151	8	14	37	26	66
	Oshana	2,099,000.00	2,006,460.00	151	2	3	3	4	139
	Omusati	546,500.00	501,975.00	28	-	2	1	3	22
	Ohangwena	228,500.00	156,100.00	11	2	2	-	-	7
	Otjozondjupa	875,000.00	780,839.34	63	1	1	3	20	38
	Omaheke	780,500.00	781,060.00	44	-	-	-	1	43
	Erongo	1,240,000.00	1,054,315.00	63	-	7	5	10	41
	Khomas	2,859,000.00	1,473,772.38	134	43	16	10	9	56
	Hardap	1,122,000.00	949,905.92	74	-	8	8	20	38
	Karas	490,500.00	257,478.32	26	4	15	3	3	1
Total		**12,118,000.00**	**9,437,903.70**	**745**	**60**	**68**	**70**	**96**	**451**
1997/1998	Caprivi	450,000.00	278,494.00	22	4	5	6	5	2
	Oshana	1,166,500.00	1,036,300.00	66	1	4	5	10	46
	Kunene	717,500.00	469,236.00	39	7	8	12	3	9
	Oshana	1,903,500.00	1,474,345.00	114	10	16	5	14	69
	Ohangwena	388,500.00	186,205.00	18	8	3	-	1	6
	Erongo	1,895,500.00	1,327,874.48	123	21	10	16	33	43
	Omaheke	312,000.00	312,000.00	16	-	-	-	-	16
	Khomas	1,686,500.00	852,701.15	103	52	11	10	7	23
	Hardap	1,920,500.00	1,462,430.00	130	16	27	14	17	56
	Karas	559,500.00	313,658.43	36	14	6	1	11	4
Total		**11,000,000.00**	**7,713,244.06**	**667**	**133**	**90**	**69**	**101**	**274**
1998/1999	Kunene	1,580,500.00	16,000.00	106	106	-	-	-	-
	Omusati	965,900.00	-	47	36	8	1	-	2
	Oshana	2,730,000.00	-	162	133	22	7	-	-
	Ohangwena	450,000.00	-	23	14	6	-	3	-
	Oshikoto	1,008,000.00	-	50	50	-	-	-	-
	Caprivi	850,000.00	-	47	12	29	4	1	1
	Okavango	993,500.00	-	53	20	33	-	-	-
	Erongo	2,112,500.00	-	114	101	13	-	-	-
	Omaheke	1,667,500.00	-	102	102	-	-	-	-
	Khomas	1,079,000.00	-	86	86	-	-	-	-
	Otjozondjupa	2,200,000.00	-	131	131	-	-	-	-
	Hardap	1,147,500.00	-	72	72	-	-	-	-
	Karas	1,416,000.00	-	41	41	-	-	-	-
Total		**18,200,400.00**	**16,000.00**	**1092**	**962**	**111**	**12**	**4**	**3**