



RFLAUN
Retirement Fund for Local Authorities
and Utility Services in Namibia

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MEMBER ALERT

FOR IMMEDIATE RELEASE

03 September 2026

Dear RFLAUN Member,

Update on Direct Housing Loans and the Exemption Application Submitted to NAMFISA

The Retirement Fund for Local Authorities and Utility Services in Namibia wishes to provide members with an update on the current status of the Direct Housing Loan facility, following the implementation of the Financial Institutions and Markets Act, 2021 (FIMA), and the exemption application submitted by the Fund to NAMFISA.

As members may be aware, the Fund's direct housing loan arrangement has historically enabled qualifying members to borrow a portion of their accrued Fund Credit for approved housing purposes. This facility has served as a practical and accessible form of support for members, including those who may not have access to similar funding through the formal banking sector, to acquire homes or make permitted improvements to their residences.

The facility has always been administered under strict terms and conditions to ensure that loans are used solely for approved housing purposes and that the long-term sustainability and integrity of the Fund are protected.

With the implementation of FIMA, new regulatory requirements now apply to direct housing loans. **In particular, Section 282(2) requires such loans to be secured by first mortgage bonds over immovable property. This requirement presents practical challenges for members who wish to build or renovate in un-proclaimed areas, where mortgage bonds cannot be registered.**

In seeking to protect members' interests and to find a practical regulatory solution, the Fund followed the required process and submitted a formal exemption application to NAMFISA. The exemption sought would allow the Fund to continue granting direct housing loans to qualifying members in accordance with the existing approved terms and conditions, without requiring a mortgage bond to be registered over such properties.

Although the Fund has complied with the required process and has engaged NAMFISA on the matter, feedback on the exemption application has not yet been received. NAMFISA undertook to revert to the Fund, however, no response had been received by that date.

www.rflaun.com.na

All correspondence to be addressed to the Principal Officer

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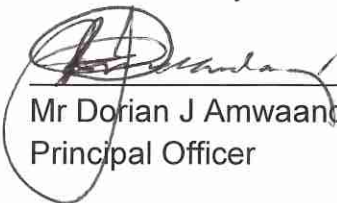
As a result, and until such time that NAMFISA provides the necessary feedback or guidance, the current moratorium on the granting of direct housing loans will regrettably remain in place.

The Fund recognises the importance of this facility to members and appreciates the frustration and inconvenience that the continued moratorium may cause. Members are assured that the Fund continues to follow up with NAMFISA and remains committed to resolving the matter as soon as practicably possible.

Members will be kept informed of any further developments once feedback is received from NAMFISA.

The Fund thanks members for their continued patience, understanding and cooperation.

Yours sincerely


Mr Dorian J Amwaandangi
Principal Officer

