



## **National Housing Enterprise**

### TERMS OF REFERENCE

#### **HOUSING DESIGN COMPETITION FOR THE NATIONAL HOUSING ENTERPRISE**

##### **Background:**

The National Housing Enterprise (NHE) would like to introduce new housing designs for all its housing products. The current designs were designed over 30 years ago and have been revised over the years. However, NHE would like to create a complete set of new designs that will speak to current times.

NHE is hereby hosting a housing design competition involving Namibian Architectural students. The National Housing Enterprise – Architectural Services Department is enthusiastic to plan a competition to initiate the partnership with Tertiary student to design three types of incremental 1-3 Bedroom residential buildings in and around Namibia.

##### **Competition Goal:**

The housing design competition aims to aid in the process of redesigning and introducing a new range of NHE housing designs that speak to quality and affordability in line with the revised National Housing Policy.

By allowing students to create an environment of well designed, affordable, modern, incremental and ecological conscious 1-3 Bedroom Housing designs for approved clients within the Namibian (NHE) context.

##### **Objectives:**

1. A product with high-quality, innovative designs at an affordable price.
2. Streamline and reduce barriers for applicants who may have thought about building their first housing but have felt overwhelmed by the costs in the design and submission process.
3. Create names for each housing units that resembles the essence of Namibian culture.

- The designers are expected to appreciate the site differences and generate residential units that shall portray unity and variety within diverse cultures and environment

#### TIMELINES:

\*Dates be revised with notice.

Date	Goals
02- 08 April 2024	<ul style="list-style-type: none"> <li>Launch of Competition to Public/ Students</li> </ul>
08 <sup>th</sup> April- 31 <sup>st</sup> May 2024	<ul style="list-style-type: none"> <li>Competition period</li> <li>Answers to questions posed regarding the design competition responses and make public all relevant inquiries via e-mail and on the website.</li> </ul>
31 <sup>st</sup> of May 2024	<ul style="list-style-type: none"> <li>Deadline for submissions (If a satisfactory number of submissions hasn't been achieved, the NHE reserves the right to re-open and extend the deadline for submissions).</li> </ul>
3 <sup>rd</sup> June – 17 <sup>th</sup> June 2024	<ul style="list-style-type: none"> <li>The review panel to ensure compliance with Municipality requirements.</li> <li>Designs are then forwarded on to the Judging Panel to evaluate the submissions against the Evaluation Criteria (Design, Modernity, Affordability, Flexibility and longevity and Eco-Design).</li> </ul>
*21 <sup>st</sup> of June 2024	<ul style="list-style-type: none"> <li>Design Review Panel announces winners</li> </ul>
*27 <sup>th</sup> – 28 <sup>th</sup> of June 2024	<ul style="list-style-type: none"> <li>Prizes to be awarded</li> </ul>

#### COMPETITION DETAILS:

##### Evaluation Criteria- Scoring Matrix 50 points:

- Design Proposal (30 points):**  
Successful designs will be high-quality, attractive, and practical. Contestants would therefore benefit from knowledge of the real estate preferences of locals. Designs will demonstrate compatibility with the form and structure of primary residential housing units.
- Modernity designs (15 points):**  
Design with a comprehensive internal layout (Appropriate for couples and small families) with attractive exteriors and aesthetics.

3. **Affordability (25 points):**

Preliminary construction costs and the ongoing costs of maintenance must also be taken into consideration.

4. **Flexibility and Incrementality (15 points):**

The winning designs that are the most flexible, meaning adaptable to and replicable across a variety of erven, and topographies. Creating opportunities for easy customization to accommodate individual appetites for affordability, finishing, and sustainable design features.

5. **Eco-Design Innovation (15 Bonus points):**

Green Technologies or Agrément certificates Alternative technologies are used where appropriate, and maximum possible energy efficiency is achieved. For additional bonus points, designers are encouraged to showcase options to add other sustainability features that require additional investment (e.g. Solar, Water Green Tech) in recognition of the importance of climate action and sustainability. Where there is a return on investment over a given timeframe, this can be specified.

**Review Process:** Submissions will be evaluated through a Judging Panel. The Design Review Panel will consist of six jurors, plus the competition organizer (**Mr. T. Shilongo-Executive Infrastructure Development**) as a non-voting chairperson.

The Design Review Panel will consist of 4 members from within the NHE team & 2 External Members.

1. Executive ID
2. Architectural Services
3. Site Agents
4. Property Officers
5. External Architect
6. External Architect

**DESIGN PARAMETERS:**

In terms of size and maximum height, here are the requirements for the three competition categories:

**One Bedroom House:**

<b>Max Size (Area)</b>	<b>Max Height</b>
38 m <sup>2</sup> /	3.5 m

**Two Bedroom House:**

Max Size (Area)	Max Height
50 m <sup>2</sup>	3.5m

**Three Bedroom House:**

Max Size (Area)	Max Height
75 m <sup>2</sup>	3.5m

**SUBMISSION REQUIREMENTS AND RULES:**

1. The deadline to submit **31<sup>st</sup> of May, 2024 at latest 16:30**. Submit by email and hardcopy to the competition organizer, [ccm@nhe.com.na](mailto:ccm@nhe.com.na) and at NHE Head Office
2. Drawings are to use the metric system. Drawings should normally be shown at a scale of 1:100/ 1:50.
3. Submissions shall be in PDF format and sent by email. Files should not exceed 20mb. All file submissions will be acknowledged by the Organizer within 48 business hours (Monday to Friday). If you do not receive an acknowledgment to receipt, your submission may have been caught in a spam filter, and you should contact the Organizer by email.
4. Submission contents shall not name the entrants to keep the contest anonymous. Entrants will be identified in the contest entrance form and waiver.
5. Submissions are to include:
  - a. A design boards (sent as PDF), legible to be printed on max x2 A1 Portrait size layouts including specifications indicating materials used, compliance with the size and height requirements of this competition.
  - b. Floor plans showing the dimensions and use of every room area, dimensions and height of roof. The total area for each floor should also be noted on the drawings.
  - c. Building Elevations for each side showing the height of the building, roof slopes, exterior finishes, doors, windows and other design features;
  - d. Min two 3D dimensional image of the proposed design in the context of a example site (residential erf 200- 300m<sup>2</sup>).
  - e. Sectional Drawings showing the existing and finished grades; entire roof, floor and wall systems. This should show the structure of the building with sufficient detail to assess the type of materials and the structural integrity.

- f. In addition to inclusion in a design board, any images shall be submitted separately in .jpeg or similar format; one version is high-resolution, and another low-resolution version that is easier to email.
  - g. A written description (between 200 and 500 words) indicating how the evaluation criteria are met. Entrants may include information on additional opportunities for affordability, if applicable.
  - h. A written "pitch" (up to max 200 words) to the Judging panel. Why should the judges choose your design?
- 6. Complete and sign the entrance and declaration of authorship and rights form. Submission of the form acknowledges authorship of the design ideas, and by signing it, competitors accept all conditions pertaining to the competition and agree to abide by the decisions of the Design Review Panel.
  - 7. By entering this competition, entrants declare that the designs in their submission have been developed solely for the purposes of this competition and represent no infringement on any existing copyright or patent.
  - 8. Entrants must be a Namibia registered Architectural student.
  - 9. Group submissions are encouraged.

If design entries do not meet appropriate standards, the Design Review Panel reserves the right not to award one or more prizes. If a satisfactory number of submissions have not been received, the competition organizer reserves the right to extend the contest. Winners will be announced as soon as possible.

**Direct any questions to:**

NHE Architectural Services or NHE Corporate Communication & Marketing

NHE Head Office

E: [bockh@nhe.com.na](mailto:bockh@nhe.com.na) or [ccm@nhe.com.na](mailto:ccm@nhe.com.na)

## Monetary Prizes

### Overall Best Design Category

1<sup>st</sup> prize: PC Computer/ laptop worth N\$ 20 000.00 + N\$ 5 000.00 cash.

2<sup>nd</sup> prize: Digital Camera worth N\$ 10 000.00 + N\$ 5 000.00 cash.

3<sup>rd</sup> prize: Architectural Stationery & Literature worth N\$ 5000.00 + N\$ 2500.00 cash.

## Non-monetary prizes

NHE People's Choice: before the above prizes have been announced, NHE Employees will have two weeks to vote.

Affordable Choice: the design review panel will award this designation to the design that it feels will be the most economical to build.

Eco-Choice: the design review panel will award this designation to the design that it feels achieves the highest ecological standards.