



GIPF

Government Institutions
Pension Fund



FIRST CAPITAL
TREASURY SOLUTIONS
(Pty) Limited

First Capital Housing Fund (FCHF)

GIPF Housing Loan Scheme



FCHF "Managed by First Capital Treasury Solutions"

THE PRODUCT

The GIPF Housing Loan Scheme enables a member of the GIPF to obtain a home loan, using the funded property to guarantee the loan. The member's Pension Credit Balance remain untouched and the loan must be utilized for housing purpose only.

THE FUND

First Capital Housing Fund (FCHF) was established in 2011 with an initial investment from the Government Institutions Pension Fund (GIPF) to pioneer a new way of providing home loans to GIPF members to enable them to acquire and develop affordable housing. FCHF is managed by First Capital Treasury Solutions (Pty) Ltd, a Fund Manager supervised by Namibia Financial Institutions Supervisory Authority (NAMFISA). GIPF members can borrow directly from the Fund and use the loan for permitted purposes.

LEGIBILITY

To qualify for a loan from First Capital Housing Fund:

- ✘ You must be a GIPF member.
- ✘ You must be a permanent employee.
- ✘ Have an income capacity to service the loan.
- ✘ You must have good credit record.

LOAN CONDITIONS

- ✘ The applicant cannot borrow more than 90% of the market value of the property.
- ✘ The applicant's current age plus repayment period should not exceed 60 years.
- ✘ Minimum loan amount: N\$5000.00 (Five Thousand Dollars).
- ✘ The applicants are required to get fire & life insurance for all properties.
- ✘ Loan granted is for housing related costs and cannot be diverted for other purposes.
- ✘ The loan must be used only for the following purpose:
 - ✘ To purchase a residential house.
 - ✘ To buy land and erect a dwelling on it.
 - ✘ To make additions, alterations or to maintain or repair an existing dwelling.

PROCESSING OF HOUSING LOAN APPLICATIONS

A complete application form and all other attachments should be submitted to First Capital Treasury Solutions the company responsible for receiving and scrutinizing of all loan applications. The GIPF will not be involved in the loan administration process.

LOAN REPAYMENT

The loan repayment period is determined by the time when the loan contract was signed but the loan must be repaid before date of retirement. Monthly installments are made through employer salary deductions.

ADMINISTRATION OF THE LOAN

The Fund Manager will monitor and supervise the utilization of the loan, to ensure that loans are used for housing related purposes only.

WHAT BENEFITS WILL I GET

First Capital Housing Fund loans offer:

- ✦ Affordable interest rates (Repo rate/Bank of Namibia rate plus 4%).
- ✦ Flexible loan term: 1 to 30 years.
- ✦ Zero deposit options.
- ✦ Low closing costs with no hidden fees.
- ✦ Flexible qualifying ratios/take into account full government subsidy.
- ✦ Loan/Debt consolidation considered in exceptional cases.

DOCUMENTATION REQUIREMENTS

- ✦ Certified copy of ID (& Spouse ID if married).
- ✦ Copy of Latest Salary Pay Slip (& Spouse payslip for joint applicants).
- ✦ Certified copy of Marriage Certificate (if married) or Divorce Decree (if Divorced).
- ✦ Proof of Government Subsidy Scheme/Letter of confirmation from employer.
- ✦ Bank Statement 6 Months (Salary Account).
- ✦ Home Loan Bank Statement 6 Months (Bond Takeover : if Any).
- ✦ Debt Settlement Figures (if Any).
- ✦ Copy of the Purchase Agreement/Deed of Sale.
- ✦ Proof of Land Ownership/Title Deed.
- ✦ Construction/Renovation Quotations x 3 (Signed by client & contractor).
- ✦ Building Agreement, Building Plans & Building permit(if Building/Renovations).
- ✦ Life Insurance (Recommended).
- ✦ Fire Insurance (Mandatory).

FINANCIAL EDUCATION

All borrowers from the Fund will receive free financial education in form of borrower education seminars, free financial newsletter covering topics on budgeting, debt management etc.

CONTACT US

Windhoek Office

124 John Meinert Street
Windhoek West
P.O Box 4461 Windhoek
Tel: +264 61 401326
Fax: +264 61 401353
Fax to Email: 0886553577

Ondangwa Office

Unit 10 Epale Complex
Ondangwa
Tel: +264 65 241107
Tel:+264 65 241108
Fax: +264 65 241135

Katima Mulilo Office

Office No. 23 & 24
NDC Regional Office
Katima Mulilo
Cell: +264 81 2745893

Swakopmund Office

Office 105 GIPF Building
No. 57 Sam Nujoma Avenue
Swakopmund
Tel: +264 64 461947
Fax: +264 64 461947

Email: info@firstcapitalnam.com

Web: www.firstcapitalnam.com



About First Capital Treasury Solutions (Pty) Ltd

First Capital Treasury Solutions (Proprietary) Limited is a financial services company specialized in providing treasury and asset (investment) management services. Established in July 2009, First Capital have in-depth, personal knowledge of the Namibian capital markets and the resulting insight enables us to manage Namibian assets across different spectrum including cash management, equity, fixed income, specialist agriculture and property mandates. We manage money for private investors, pension funds, insurance groups, public (government) sector, and charities. Our credibility as asset managers is tightly governed by the Namibia Financial Institutions Supervisory Authority (NAMFISA). We are a Namibian based investment team and focus exclusively on the Namibian market and we add value to portfolios through offering specialized Namibian mandates (equities, fixed income, property and agricultural portfolio).

Knowledge. Creativity. Solutions

