The Swaziland National Housing Board (SNHB) was established in 1988 under the National Housing Board Act No. 3 of 1988. Formerly known as the Industrial Housing Company, SNHB is a category A Public Enterprise which reports to government via the Ministry of Housing and Urban Development. The mandate of SNHB is to provide affordable housing. SNHB undertakes the following activities: Acquiring property; Construction and; Carrying out of housing schemes. SNHB therefore delivers affordable housing solutions to lower and middle income earners.

It is also mandated by the National Housing Board Act to provide housing loan finance to Swazis wishing to develop properties. As part of this mandate, SNHB is looking into the resources and processes that would enable it to provide property financing.

To date, SNHB has provided over a thousand rental units at affordable local rates within the densely populated urban areas and has handed over numerous plots on title deed land, for development by Swazi Citizens. SNHB has also made houses available for ownership by locals, which has ensured easier access to property ownership through the SNHB township developments.

SNHB’s vision is to be the regional leader in the development of human settlements.

SNHB has two portfolios: leasing and sales.

**Leasing**

The SNHB has a residential portfolio in Mbabane (Swaziland’s capital city) and Matsapha, and comprises 1075 units. Their commercial portfolio comprises of one commercial centre in Matsapha and 11 commercial properties in Mbabane.

**Mbabane Residential Portfolio**

Since the inception of the Mbabane portfolio, SNHB has developed over 460 residential units, which are fully let out to locals, most of whom work within the urban perimeters of Mbabane. The variant stages of development have resulted in units spread across Mbabane suburbs and its townships. Rental fees for the units range from US$102.14 to US$325.92 per month and they consist of mainly two bedroom flats.

**Matsapha Residential Portfolio**

The Matsapha developments are situated in the urban industrial area of Matsapha, which is located between the country’s major towns of Mbabane and Manzini. It is the largest estate and it also consists of a commercial portfolio; it has 580 units overall. The developments consist of two bedroom flats which are offered at a monthly rental of US$102 and US$188.20.
Sales
The sales portfolio consists of properties developed for sale by SNHB and developments in which SNHB acts as an agent for the sale of government properties. There are currently three sales portfolios: Woodlands, Nkhanini and Thembelisha.

Woodlands
The Woodlands development is approximately nine hectares in size and is located in Mbabane adjacent to Mbengweni and Thembelihle. It is a 5-minute drive from the city centre, and has a high school and industrial area nearby. A shopping complex is also planned for the development.

Nkhanini
The Nkhanini development has 440 fully served plots ideal for both residential and commercial development, the plot sizes range from 346m² to 1410m². The development is situated 3Km from Nhlangano Town Centre, the fourth largest town in Swaziland.

Thembelisha
Thembelisha Estate has plot sizes ranging from 1416m² to 2631m² which are best suited for exclusive upmarket residential purposes.

Swaziland National Housing Board
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