

**THE NATIONAL HOUSING AUTHORITY
(AMENDMENT) BILL, 2026**

MEMORANDUM

The object of this Bill is to amend the National Housing Authority Act, so as to—

- (a) revise the composition of the National Housing Authority;
and
- (b) provide for matters connected with, or incidental to, the foregoing.

M. D. KABESHA,
Attorney-General

N. A. B. 33, 2026
19th March, 2026

A BILL

ENTITLED

An Act to amend the National Housing Authority Act.

ENACTED by the Parliament of Zambia

Enactment

1. (1) This Act may be cited as the National Housing Authority (Amendment) Act, 2026, and shall be read as one with the National Housing Authority Act, in this Act referred to as the principal Act.

Short title and commencement

5 (2) This Act shall come into operation on the expiry of the term of office, or removal by the Minister, of the members of the Authority holding office prior to the enactment of this Act, after which the Minister shall appoint the members of the Authority in accordance with this Act.

10 2. Section 2 of the principal Act is amended by the insertion of the following new definitions in the appropriate place in alphabetical order:

Amendment of section 2

“emoluments” has the meaning assigned to the word in the Constitution;

Cap.1

15 “Emoluments Commission” means the Emoluments Commission established under the Constitution;

Cap.1

“legally disqualified” means the absence of legal capacity as provided in section 4 of the Mental Health Act;

Cap.305

20 “Zambia Institute of Valuation Surveyors” means the Zambia Institute of Valuation Surveyors established under the Zambia Institute of Valuation Surveyors Act, 2023; and

Act No.9 of 2023

“Zambia National Building Society” means the Zambia National Building Society established under the Building Societies Act; Repeal and replacement of section 4

Cap.412

N. A. B. 33, 2026

Repeal and replacement of section 4	3. The principal Act is amended by the repeal of section 4 and substitution therefor of the following—	
Composition of Authority	4. (1) The Authority consists of the following part-time members appointed by the Minister:	
	(a) a representative each of the ministries responsible for—	5
	(i) lands; and	
	(ii) housing;	
	(b) a representative of the Attorney-General;	
	(c) a representative of the Zambia National Building Society;	10
	(d) a representative of the Zambia Institute of Valuation Surveyors;	
	(e) a representative of the Bankers Association of Zambia;	15
	(f) a representative of the most representative association representing property owners;	
	(g) a representative of a civil society organisation engaged in matters relevant to this Act; and	
	(h) one person from the private sector with knowledge and experience in matters relevant to this Act.	20
	(2) The ministries, institutions and organisations referred to in subsection (1) shall nominate their representatives for appointment by the Minister.	25
	(3) The Minister shall appoint the Chairperson and the Vice Chairperson from among the members.	
	(4) Despite subsection (1), the office of the Chairperson shall be full time and the Chairperson shall receive such remuneration from the funds of the Authority as the Emoluments Commission may, on the recommendation of the Minister, determine.	30
	(6) The Authority may exercise its powers and discharge its functions despite any vacancy in the composition of the Authority.	35

(7) A retiring member shall, unless disqualified, be eligible for reappointment.

(8) A person shall not be appointed as a member of the Authority if that person is—

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(a) an undischarged bankrupt;

(b) legally disqualified from performing the functions of a member; or

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(c) is convicted of an offence under a written law and sentenced to imprisonment for a term exceeding six months without an option of a fine.

4. Section 8 of the principal Act is amended by the deletion of subsection (6) and the substitution therefor of the following: Amendment of section 8

(6) Five members shall form a quorum at a meeting of the Authority.
