

## 2019 REVIEW

### PROGRAMME FOR THE PROVISION OF LOW-COST LAND FOR HOUSING

In January 2019, the programme was still in the planning stage in three towns of Oshakati, Okahao and Karibib. By May, beneficiaries were registered, all layouts approved by the respective councils and pegged by the land surveyor. **By December 2019:**

- **Okahao (700 plots):** In a first phase more than 250 clients have contributed with more than NAD 2.1 million through regular payments since May. A total of 48 clients have paid in fully by December, and the first 30 clients where allocated their plots. The contractor for the water reticulation system has been selected, with construction initiating in early February 2020. Phase two has initiated in December, with registration now open for another 250 clients.
- **Oshakati (122):** In a first phase 80 clients have paid more than NAD 450,000. The layout has been finalized and serviced with water reticulation by the Oshakati Town Council engineering division. 21 clients have paid in full to date.
- **Karibib (306):** More than 400 clients have been provisionally registered. Additional financial resources are currently being sought for hard rock excavation.

**Revolving funds** were established by donor contributions in all three towns. NAD 750,000 were allocated to Oshakati, and NAD 250,000 to each Okahao and Karibib. The revolving funds help to pay for initial expenses at the beginning of each project. The funds are kept in FNB bank accounts. Client payments go into the same bank accounts and all service provider fees (such as for the town planner) are also paid from the same account. Any movements on these bank accounts need two signatories from the town's CEO and the director of Development Workshop Namibia (DWN).

**Proclamation and registration of title:** all layouts have been approved by the respective Councils and NAMTAB, and been prepared for submission to Townships Board. All client records are held for submission to the conveyancer once all clients in a project have paid in full (May 2020 for Okahao and Oshakati).

**Opuwo:** An MoU has been signed with Opuwo Town Council in December for the development of 2,500 plots. The town planning process has initiated, as well as erf cost calculations.

**Keetmanshoop:** Council has approved the collaboration with the DWN/NCE programme for the development of approximately 700 low cost plots for housing. An MoU will be signed early 2020.

**Kamanjab:** Upon request of the Village Council, a proposal for collaboration has been submitted in December.

**Funding:** The First Rand Foundation (FNB/RMB) has pledged a second contribution to the land programme in support to establishing the revolving fund in Opuwo. Other existing donors include B2Gold, Chamber of Mines, GIZ and the Namibian Chamber of Environment (NCE).



Client registration in the Okahao fire brigade

**Support to the programme** is provided by Urban Dynamics (town planner), Strydom & Associates (land surveyor), Knight Piesold (Engineer), Lithon (Engineer) and ESI Attorneys (Conveyancer).

A combined number of more than **4000 plots** are now under planning and development.

**Main challenges:** Hard rock: Developments in hard rock surfaces such as Karibib provide formidable challenges due to the high costs. External subsidies are needed for trench excavations if erf costs are to be kept low. Electricity: Distribution networks are expensive and currently not part of the programme's approach. Nevertheless, electricity is a main contributor for local economic development, and DWN & NCE plan to pilot financial mechanisms to include electricity provision in future projects.