



2022 ANNUAL UPDATE

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



DW DEVELOPMENT WORKSHOP HOUSING

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Access to basic services is fundamental for urban residents to live with dignity, health and prospects for a better future. Drinking water, safe toilets, electricity and roads create the necessary conditions for neighbourhoods where residents and families can prosper.

Many of these services are not provided in informal settlements, thus trapping these residents in poor living conditions and poverty. At the same time, informal settlements are growing across Namibia.

The Programme for the Provision of Low-cost Land for Housing (or "Housing for All") is addressing this situation by planning and servicing low-cost residential land for the urban poor and low income earners. It gives these residents an alternative instead of settling in informal settlements. The programme started in 2018, and by the end of 2022 was developing 17 new residential neighbourhoods in 10 towns across Namibia.

OUR DONORS AND PARTNERS:



OVERVIEW

The Programme for the Provision of Low-cost Land for Housing is an initiative to provide affordable urban residential land in Namibia. It is implemented by local authorities and Development Workshop Namibia (DWN), with support from the Namibian Chamber of Environment (NCE). As of December 2022, the programme has been developing **more than 4,000 plots in 17 new residential neighbourhoods in 10 towns**: Oshakati, Okahao, Opuwo, Oniipa, Otjiwarongo, Okakarara, Karibib, Keetmanshoop, Stampriet and Lüderitz.

The prices of plots typically range between N\$ 15,000 to N\$ 36,000, depending on the level of services provided. The price covers all development costs, including professional fees and construction of services such as water connections and sewerage. Clients pay for their plots over several months and receive a title deed once payment is complete. The current donors of the programme are: **German Development Bank (KfW), FirstRand Foundation, MTC and Twin Hills Trust.**

The Ministry of Urban and Rural Development (MURD) provides essential support by endorsing the programme and providing guidance and assistance where required. The provision of affordable residential land is a key development aim of the **Harambee Prosperity Plan II (HPPII)**, in which DWN is listed as an implementation partner.

A key component of the programme is the **planning and investment for key infrastructure** in several towns in Namibia. The process of investing begins with an infrastructure assessment in each town, which allows for proper planning and budgeting.



House being built in Okahao



Trench preparation for water pipes in Oniipa

HOW DOES THE PROGRAMME WORK?

1. DWN enters into a Memorandum of Understanding (MoU) with a Local Authority (LA) for the servicing of land;
2. The LA provides land for free, and DWN services the land on behalf of the LA;
3. Servicing development costs are calculated and the price per plot established;
4. Clients (e.g. from the council's waiting list) register and have 12-24 months to pay off the plot;
5. Client payments go to a joint bank account between the LA and DWN;
6. The money in the joint bank account is used to pay for all professional fees and the servicing;
7. Once the plot is fully paid off, the client is allocated the land and is required to initiate construction within one year.

KEY HIGHLIGHTS OF 2022

1	Oshakati	<ul style="list-style-type: none"> • First project area of 122 plots fully completed • Second neighbourhood with 312 plots initiated in 2022
2	Okahao	<ul style="list-style-type: none"> • Total of 300 plots sold in first project area • New project area provided by local authority by end of 2022, for about 150 plots
3	Karibib	<ul style="list-style-type: none"> • Servicing underway for an additional 35 plots by end of 2022
4	Okakarara	<ul style="list-style-type: none"> • Two project areas; 320 plots sold by end of 2022
5	Keetmanshoop	<ul style="list-style-type: none"> • 283 plots sold; servicing with water of first 100 plots underway
6	Opuwo	<ul style="list-style-type: none"> • Servicing of first 100 plots almost finished by end of 2022
7	Oniipa	<ul style="list-style-type: none"> • Project area serviced and plots sold
8	Stampriet	<ul style="list-style-type: none"> • Planning of project area with 269 plots finalized; registration starting early 2023
9	Otjiwarongo	<ul style="list-style-type: none"> • Two project areas with a total of 506 plots initiated; registration starting early 2023
10	Luderitz	<ul style="list-style-type: none"> • Two project areas with a total of 406 plots initiated

RESIDENTIAL INFRASTRUCTURE

The programme plans and constructs infrastructure whenever developing a new residential neighbourhood, such as water and sewer reticulation systems. **These investments are self-financed:** when clients purchase a plot, the funds go into a joint bank account between the local authority and DWN, and are exclusively used to pay for the development of the new neighbourhood, including all necessary infrastructure.

Keetmanshoop:

The construction of the water reticulation network for the first 100 plots is well advanced and will be finalised in early 2023.



Construction works in Keetmanshoop

Oniipa: Another 15 plots have been handed over to clients that completed their payments. The plots in Oniipa cost N\$ 14,410. The construction of the water reticulation system is almost completed.



Preparing excavated trenches for water pipes

Karibib: A contractor was selected in November for the construction of water and sewer reticulation for an additional 35 plots. Construction will begin in January 2023.



Site handover in Karibib to the contractor in November 2022

Opuwo: Construction of water and sewer reticulation systems for the first 100 plots is almost complete.



Site inspection by DWN staff in Opuwo

Lüderitz:

Two extensions were assigned to the project in October. The topographical survey was conducted in December. Client registration is planned for early to mid-2023.

Oshakati: The first clients have received their title deeds. This was the first project to be successfully concluded in Oshakati. A second residential area with 318 plots is in preparation, with the planning phase concluded.



The first title deeds have been allocated to 19 clients

BULK INFRASTRUCTURE INVESTMENTS

When resources are scarce, it is important to use them **efficiently** and to the greatest possible impact. The same is true with funds for bulk infrastructure that aim to benefit the urban poor. Difficult decisions need to be taken: are the funds best used to install electricity, to build a new sewage pump, or an elevated water tank?

With support from the Ministry of Urban and Rural Development (MURD) and the German Development Bank (KfW), DWN has initiated **Infrastructure Assessments**.

These are assessments done by engineers and serve to assess:

1. What infrastructure exists in a specific town (water, sewers, electricity, roads, solid waste);

2. How much of current demand is covered by this existing infrastructure; and
3. What kind of bulk infrastructure needs to be built over the coming years as the town grows.

The final assessment provides:

1. Clear guidelines for the most urgent investments needed;
2. A tool to raise funds for local authorities, with clearly defined projects.

Several infrastructure assessments were completed by the end of 2022 and funds from KfW are now being used to construct bulk infrastructure in four selected towns.



Houses being built in Oshakati and in Okahao



Ms Immanuel is a client of the land program in Oshakati.

“I came to Oshakati in 2006 staying in a corrugated iron room and I had to move all the time due to floods. I can finally be at peace and enjoy the comfort of my own home.

I will stay with my youngest kid and grandchildren, as my other kids stay on their own. My family will also come stay with me as they wish.”

WEB-GIS PORTAL:

Visit this website to view all extensions of the programme:
<https://dw-namibia.org/datahub.php>

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