

DW
DEVELOPMENT
WORKSHOP

NCE
Namibian Chamber of Environment

DEVELOPMENT WORKSHOP UPDATE

2021 ANNUAL UPDATE

PROGRAMME FOR THE PROVISION OF LOW-COST LAND FOR HOUSING



DW DEVELOPMENT WORKSHOP **HOUSING**

- 2 Overview 2021
- 2 Main Results 2021
- 3 Support for home construction
- 3 Clients & payments
- 3 Title deeds
- 3 Infrastructure maintenance
- 4 Opportunities

The continued growth of informal settlements in Namibia is one of the country's biggest development challenge. While formal parts of towns enjoy high development standards, informal settlements often lack even basic services such as electricity and sewer.

More inclusive urban development is possible. There are towns in Namibia without informal settlements, and others lead the way by addressing the challenge pragmatically.

The Programme for the Provision of Low-cost Land for Housing supports local authorities by providing partially serviced and affordable residential land, offering an alternative to informal housing. It allows low-income earners to own a property with title, where they can invest incrementally and pass on wealth to the next generation.

By the end of 2021, the programme was operating in 9 towns and developing 16 extensions with more than 4,000 plots.

Main donors:



Supported by
giz



Other donors



OVERVIEW 2021

The **Programme for the Provision of Low-cost Land for Housing** is implemented by Development Workshop Namibia (DWN) and the Namibian Chamber of Environment (NCE).

It works as follows:

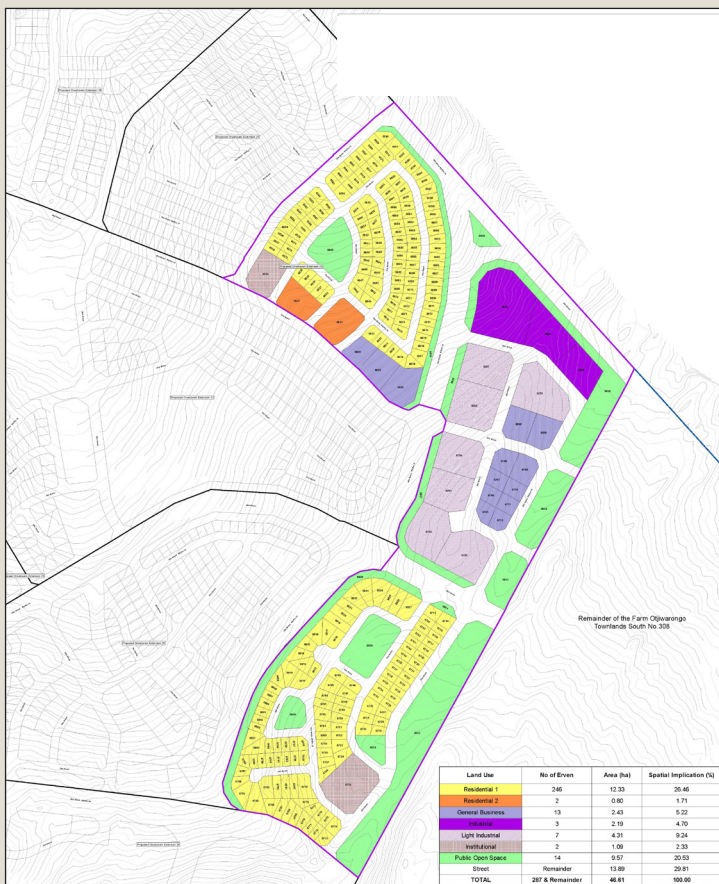
1. DWN enters into a Memorandum of Understanding (MoU) with a Local Authority (LA) for the servicing of land;
2. The LA provides land for free, and DWN services the land on behalf of the LA;
3. Servicing development costs are calculated and the price/plot established;
4. Clients (e.g. from the council's 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 plot and is required to initiate construction within one year.



New houses are being built in the Oshakati project area

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

MAIN RESULTS 2021



New Partner Towns

In 2021, three new towns joined the programme: Okakarara, Stampriet and Otjiwarongo. The programme is now collaborating with the following 9 partner towns, developing a total of 16 extensions:

➔ Oshakati (2 extensions), Okahao (3), Karibib (1), Opuwo (3), Oniipa (1), Keetmanshoop (1), Okakarara (2), Stampriet (1) and Otjiwarongo (2)

Agreements are currently also being discussed with Lüderitz, Swakopmund and Okongo. Many of these towns made exchange visits to older partner towns, to gather information and exchange ideas.

Left: Orvetoveni Extension 25 - one of the two extensions being developed in Otjiwarongo

Support for home construction

In 2021, DWN also developed several support mechanisms to assist clients with the construction of homes:

1. **Building plans for basic houses that cost NAD 50,000** or below have been developed and are shared with clients;
2. **Building workshops** are offered to clients, providing basic knowledge about how to manage a small construction project, what mistakes to avoid and how to save money;
3. **A brick making unit has been set up** in the Okahao project area, as a pilot to bring affordable bricks closer to the clients;
4. **A special FNB loan scheme** is offered to clients of the programme. It offers unsecured small loans of up to NAD 50,000, with payment periods of 2-4 years.



Building workshop in Okahao



Client meeting in Oniipa. Out of the 113 plots, 99 were sold within 2 months

Clients & payments

By the end of 2021, out of the more than 4,000 plots that are being developed, 1,189 have been sold. 369 have been fully paid off and many of those residents have initiated the construction of their houses. Plot prices vary between NAD 10,000 to 34,000 per plot with title (depending on the level of services) and are being paid off during 12-24 months.

In many places, local authorities make contributions to development costs (e.g. for the sewer lines), reducing the cost per plot and making it more accessible for low income earners.

Title deeds

All plots developed through this programme receive a title deed. With township proclamation and title registration taking up to 2-3 years, the first projects are now reaching this state. For the Oshakati project for example (initiated in 2019), the deeds registry has been opened at the deeds office for 118 residential plots. The township will now be gazetted by MURD and the transfer of title will then take place.

Infrastructure maintenance

Sewerage is a complex infrastructure with specific maintenance challenges. Failures such as pump station break downs and manhole overflows can have severe consequences in terms of

environmental pollution and human health. With the aim to contribute towards more effective maintenance, the programme created a relevant training module, developed and implemented by Knight Piésold. DWN and GIZ staff participated in a first test training in October, with plans to expand the training to interested local authorities during 2022.

Opportunities

The provision of affordable land for housing is a practical and cost effective contribution towards addressing the housing crisis. The costs for local authorities can be minimal: apart from connecting new residential areas to existing bulk lines, no other costs occur. On the

contrary, a future revenue base is created where rates and taxes can be levied.

To date, the programme has been implemented with minimal resources and a small team. It has created a cost effective financial and administrative mechanism to plan, survey, develop and sell land.

It has further established all necessary procedures, controls and templates for a seamless operation. The programme can therefore be scaled easily.

The future of Namibia is urban. Based on current projections, some 70% of Namibians will live in towns by 2030. There is a unique, but rapidly dwindling opportunity to shape this future to provide more equal opportunities for all.

WEB-GIS PORTAL: See following website where all extensions of the programme are visible: <https://development-workshop-data-hub-dwn.hub.arcgis.com/>

This programme is made possible by the technical support of following institutions: Knight Piésold (engineering), Urban Dynamics (town planning), Strydom & Associates (land surveying), Lithon (engineering) and ESI Attorneys (conveyancing). All these institutions have provided essential support from the beginning, for the design, testing and successful implementation of the programme.

Donors: during 2021 the programme has been generously supported by MTC, RMB, GIZ and B2Gold, as well as the Twin Hills Trust, Bannerman Resources and the Namibian Chamber of Mines.



The first project area in Oshakati is now fully electrified.



Drone used for the topographical survey in Stampriet



Road blading of the layout in Keetmanshoop



DWN staff in a client meeting in Oniipa



Pegging of the layout in Keetmanshoop



20 Nachtigal Street
Ausspannplatz
Windhoek, Namibia
Tel: +264 (0)61 240 140
Email: b.weber@dw-namibia.org
www.dw-namibia.org



20 Nachtigal Street
Ausspannplatz
Windhoek, Namibia
Email: ceo@n-c-e.org
Tel: ++264 61 240 140
www.n-c-e.org