



UPDATE

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. The lack of toilets has a huge impact on the health of its residents, as well as the environment. The lack of electricity makes it difficult to conduct business or for children to study, and without proper roads it is difficult to construct water and sewerage lines.

Providing affordable services in informal settlements is therefore a key priority to address the housing crisis in Namibia and uplift the urban poor. More investment is needed to construct the relevant infrastructure and ensure long-term maintenance.

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.

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

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 the KfW are now being used to construct bulk infrastructure in four selected towns.

OTHER PROJECT UPDATES

Okahao: In December the project allocated plots to 14 clients who have completed their payments. **The Okahao Town Council has allocated a new area to the project that will be developed during 2023, allowing for approximately 150 more plots in this town.**



Plot allocation in Okahao

OTHER PROJECT UPDATES CONT.

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



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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