

PROGRAMME FOR THE PROVISION OF LOW-COST LAND FOR HOUSING

1 March - 15 April 2019

550 erven pegged in Oshakati and Okahao

3 revolving funds opened

N\$ 1,5 million of donor funds being transferred to the revolving funds

More than 300 beneficiaries registered

These are some of the highlights of the last six weeks.

In both Oshakati and Okahao, the layouts that were designed by the programme's town planning partner Urban Dynamics were approved by the respective town councils. Both layouts were then immediately surveyed and pegged by the programme's land surveying partner Strydom & Associates.



Joel Akwenye from Strydom & Associates explains the layout to Tomas Lindji (FNB Far North Manager) and Conrad Dempsey (CEO of RMB). Both RMB and FNB are supporters of the programme and made a site visit to evaluate programme progress.

In parallel, the FNB Oshakati branch opened the revolving fund bank accounts in both towns. The Namibian Chamber of Environment (NCE), who is

holding all donor funding for the programme, then transferred N\$ 250,000 to Okahao, with another N\$ 750,000 following to Oshakati.

At the same time, beneficiaries are being registered. After thorough explanations of the programme, interested individuals sign a Letter of Intent that states the benefits and obligations of participation in the programme. In Oshakati, the erven cost N\$ 10,000 and in Okahao N\$ 14,000. (The difference is because in Oshakati the Town Council is contributing with construction of the water reticulation system.)



Victoria Hailapa from DWN (left) explaining the programme to interested Okahao residents. Only first time home/land owners are considered for this programme and all applications are carefully checked. More than 200 beneficiaries have been registered to date in Okahao alone, most of them currently living in shacks or low cost rental arrangements.

The beneficiary registration is done under guidance of the programme's conveyancing partner, ESI Attorneys. This is to make sure that correct procedures are followed from the beginning, for the subsequent transfer of title to the beneficiaries.

In Oshakati, the Town Council's engineering department has concluded the engineering designs and Bill of Quantity (BoQ). Over the next two months, all materials will be bought and the services constructed by the same department.

In Okahao, the programme’s engineering partner Knight Piésold Consulting has also provided a BoQ and will guide the selection of a suitable contractor for the construction of the water reticulation system.



Ester Veiko from DWN (right) explaining the programme to members of the Shack Dwellers Federation of Namibia (SDFN) in Okahao. Some members have subsequently registered for the programme.

In Karibib, the programme is not far behind. The beneficiary selection is ongoing, the local FNB bank account and revolving fund has been activated, and \$ 250,000 transferred by the NCE. The pegging is planned to take place in the second week of May. Preliminary engineering designs have been completed by this project’s engineering partner Lithon Project Consultants.

Low cost urban sanitation

The pilot phase of the project on low cost urban sanitation is coming to an end. With funding from the NCE, the GEF Small Grants Programme and GIZ, the programme looked at practical and affordable sanitation solutions for Namibia’s urban low income and informal settlements.

The preliminary conclusions of the programme are clear: there is no single best practice solution to the extremely deficient sanitary situation in Namibia’s towns, nor any ‘magic’ technical innovation.

➤ **What is needed is a concerted and sustainable effort through a national programme, applying existing and tested local solutions.**

Such existing and tested solutions should further be used eclectically, based on a town’s specific

needs and circumstances, as well as established practice and cultural preferences.

This pilot phase therefore provides following practical results:

1. A model how to conduct a sanitation infrastructure needs assessment for any specific town. One such assessment is currently being conducted within the pilot, implemented by project partner Knight Piésold Consulting and for the town of Okahao.
2. A catalogue of locally tested and successful low cost sanitation solutions. The catalogue includes CAD building designs, BoQs and cost estimates, as well as construction guidelines. It is meant to facilitate owner self-construction, which is the most effective way to reduce construction costs.

The solutions identified in the pilot include:

- 1 **Pit latrines (different designs)**
- 2 **Conservancy tanks**
- 3 **Septic tanks**
- 4 **Community managed public toilets**

Some of these solutions may be considered temporary while waiting for the installation of sewer reticulation systems, and/or can be easily upgraded to individual sewer connections.



Reconstruction of an Okakedi pit latrine in Oshakati. More than 1300 of these well designed pit latrine models have been built in the 1990s and to date have made an immeasurable contribution to improved sanitation in the town’s informal settlements.

DWN and the NCE will shortly launch a joint programme to initiate a large scale programme, based on the findings of the pilot, and through the development of ‘sanitation centres’. Such centres combine sanitation awareness raising materials and activities in parallel with the promotion of practical low cost sanitation solutions.