

MONTHLY NEWSLETTER OF DEVELOPMENT WORKSHOP NAMIBIA

February 2019

Programme for the Provision of Low-cost Land for Housing

The lack of affordable land for housing is the main driver for continued rapid informal settlement growth in Namibia. It is for this reason that Development Workshop Namibia (DWN) and the Namibian Chamber of Environment (NCE) have initiated a programme for the provision of low-cost land for housing in 2017.

THE FACTS IN A NUTSHELL

- **N\$ 10,000 to N\$ 15,000:** the average price range of partially serviced erven with title provided by the programme;
- **No costs for the local authority:** it only provides the land, DWN and the NCE the necessary funding and professional services;
- **Establishment of local revolving funds for developing low cost land for housing:** project funds are managed jointly by the local authority and DWN through a local FNB bank account, with signatories from both institutions;
- **Government support:** the programme is supported by the Ministry of Urban and Rural Development (MURD);
- **Oshakati, Okahao, Karibib and Tsandi:** these are the towns where the programme is already being implemented.

Programme update

Okahao (total of 500 erven)

After registration of all shacks in Okahao during January, a first meeting with shack tenants was held on 7 February. The costs per erf in Okahao are N\$ 14,000, this including all professional fees of the town planner, land surveyor, engineer, and conveyancer, plus construction of a water reticulation system and levelling of access roads.



First beneficiary meeting in Okahao

Beneficiaries will register in early March, with only first time land/home buyers being considered. The approved beneficiaries will sign a letter of intent, pay a first deposit, and then pay of the remaining amount within a maximum period of one year. Beneficiaries are only allowed to occupy their erf once they have paid of the full amount. The Shack Dwellers Federation of Namibia (SDFN) also

indicated that some 70 of their members will apply for erven.

The revolving fund bank account has been set up with two signatories each from the Town Council and from DWN. The first funds will now be transferred from the Namibian Chamber of Environment (who is holding donor funds in the name of the programme) to the bank account. Pegging of the layout is planned for the end of March.



Explanations provided to interested beneficiaries by staff from the Town Council and DWN

Oshakati (total of 200 erven)

The first 120 beneficiaries have been selected from the Town Council's waiting list. In parallel, the project layout (urban plan for the new neighbourhood) has been formally approved in a Town Council meeting.

With council approval, the project will now open the joint FNB bank account and call a beneficiary meeting. Beneficiaries will sign a letter of intent, make a first deposit and then pay of their erven within a period of 8 months. The erven in Oshakati will cost N\$ 10,000. This is lower than in the other partner towns, because Oshakati Town Council is making a considerable contribution with the water reticulation system: it will provide the engineering designs and build the system, while the project will contribute with the materials only.

Karibib (total of 350 erven)

All shacks in Karibib have now been registered by two DWN interns. In the course of shack registration, many additional shacks have unfortunately been erected in the project area, mostly over night and during weekends.



A ‘new’ shack that has been erected over a weekend in February.

The programme now seeks to peg the remaining free project area as quickly as possible in order to provide legal land for the shack dwellers. As in the other towns, only first time buyers of low income households will be considered. The FNB joint bank account has also been opened.

Tsandi (total of 300 erven)

DWN has been discussing and analysing possible project sites with the Village Council. It is expected that a site will be identified by the end of March.

Attached to this newsletter is a chart that provides a summary of progress of all land projects that are currently being implemented.

Affordable sanitation

Demonstration toilet systems are being built in both Okahao and Oshakati. They are located close to the new neighbourhoods developed by the DWN/NCE land programme.

For each demonstration system the construction price, materials list and designs will be publicly visible to assist residents in the choice and construction of their own sanitation systems.



Otji Pit Latrine (left), built with a kit from Eco-solutions CC from Otjiwarongo.

Metal toilet hut (right) built locally, to be connected to a septic tank that has been constructed in the back of the hut. These two sanitation solutions were built in the Okahao project area.

In Oshakati, the project is also rebuilding the ‘Okakedi’ pit latrine, a locally very popular pit latrine design that dates back to the 1990s. More than 1500 of these latrines were at the time built in Oshakati, with most of them still in use today.



By the end of March, all sanitation demonstration systems will have been built and the relevant information showed on bill boards on the project site.

Left: pit excavation for the ‘Okakedi’ pit latrine in Oshakati.

COLLABORATING INSTITUTIONS OF THE LAND PROGRAMME: