

UPDATE: PROGRAMME FOR THE PROVISION OF LOW-COST LAND FOR HOUSING

16 JUNE – 31 AUGUST 2019

The project site in Oshakati has now been serviced with household water connections and access roads. The engineering plans, purchase of materials, digging of trenches and installation of pipes has all been done by the Oshakati Town Council's engineering department. This allowed to significantly the construction costs, with the result that erven on this project site only cost N\$ 10,000.



It is the first of all three current project sites that has finished the servicing component. 90 registered clients are currently paying off their erven and these contributions have allowed to purchase all materials for the water reticulation system. The Oshakati Town Council also contributed with labour costs and a JCB excavator.



Township establishment is also underway, and the relevant application has been submitted to the Namibia Planning Advisory Board (NAMPAB) in July, by the projects town planning partner Urban Dynamics.

In preparation for the transfer of title, all beneficiary records are held in electronic format, including ID, Financial Intelligence Act forms and payment slips. Once the beneficiaries have finalized the payment of their erven in early 2020 (and the township has been proclaimed), these records are submitted to the project conveyancer (ESI Attorneys) for processing the beneficiaries' title deeds.

Okahao is the biggest of all three current project sites, with more than 700 planned erven. A first portion of 300 erven has been surveyed and the detail designs for the water reticulation system are currently being prepared by the project engineer Knight Piesold Consulting.

The beneficiaries of this project have to date paid more than N\$ 1.2 million into the local revolving fund. It is expected that by beginning of October the amount is large enough to pay the contractor for the construction of the water reticulation system. Township proclamation is also underway, and the application to NAMPAB has been submitted in August.

In Karibib, 305 erven of phase one of the project have been pegged by the end of June by the project's land surveyor Strydom and Associates. Extremely hard rock surfaces have delayed trench excavation for the water reticulation system, but support from a local mining company is expected in September. More than 400 residents have complemented an initial beneficiary registration. The township application to NAMPAB has also been submitted in August.

Additionally to the three first projects underway, DWN presented the programme to the Municipal Councils in Walvis Bay and Omaruru during this reporting period.