



UPDATE

PROGRAMME FOR THE PROVISION OF LOW-COST LAND FOR HOUSING



Hon. Erastus Uutoni, Minister of MURD, and Councillor Patemoshela Nakanyala, Deputy Mayor of Oniipa at the plot hand over ceremony in Oniipa.

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Secure rights to land and property are a basic requirement for families and society to develop economically. It is the way wealth is passed on from one generation to the next. It allows children to build on the economic achievements of their parents.

Yet almost 50% of Namibians in towns live in shacks and cannot (or are not allowed to) build proper houses, because they do not own the land they live on. Towns are divided between residents with property rights and residents without, thereby reproducing inequality over generations. The provision of affordable residential land with property rights must therefore be a priority.

On 29 April 2022, Hon. Erastus Uutoni, Minister of Urban and Rural Development (MURD) handed over the plot ownership certificates to the first clients of a land delivery project implemented by Oniipa Town Council and DWN, with financial support from MTC. This project is implemented within the context of a national land delivery programme presented here.

Current donors:



Past donors:



OVERVIEW

The **Programme for the Provision of Low-cost Land for Housing** is an initiative to provide affordable residential land in Namibia. It is implemented by local authorities, in collaboration with Development Workshop Namibia (DWN) and support from the Namibian Chamber of Environment (NCE). The programme is in the process of developing 17 extensions in following 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 sewer. It also includes the provision of a title deed to the new land owner. The current donors of the programme are: **MTC, RMB and Twin Hills Trust.**

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 affordable residential land is a key development aim of the **Harambee Prosperity Plan II (HPPII)**, where DWN is listed as an implementation partner.

MAIN EVENTS – JANUARY TO JUNE 2022

OPUWO – CONSTRUCTION OF SERVICES:

In June, the construction of services of the first 100 plots has started. Plots with water and sewer connection are sold at N\$ 35,699 and can be paid of by clients over a period of 24 months.



OKAKARARA - SALE OF PLOTS:

Client registration for the two extensions took place from 4 -18 March. All 637 residential plots were sold within these two weeks.



Client meeting in Okakarara, in presence of the CEO Mr Ehrnst Katjiku, Council staff and DWN staff.

LÜDERITZ joined the programme as the 10th town with a MoU signed in June. Four different extensions are available for development.



Lüderitz site visit to four potential project sites on 1 March. Participating were staff from the Town Council, the project engineer Knight Piésold, and DWN.

KARIBIB – HAND OVER OF PLOTS:

On 8 April, 15 plots were handed over to clients that have completed their payments. The plots are sold with water and sewer connections at N\$ 30,000 per plot. Construction of services in Karibib has been especially challenging and costly due to the prevalence of hard rock. To lower the development costs, 34 plots have been subsidized by the Twin Hills Trust with N\$ 20,000 per plot.



Allocation of plots in Karibib

ONIIPA - ELECTRIFICATION & DISTRIBUTION OF PLOTS:

Oniipa Town Council has provided funds for the electrification of the project area with 113 plots. All residential plots have been sold, at a price of N\$ 14,410. The first plots have been handed over to their owners at a ceremony on 29 April, attended by Hon. Erastus Uutoni, Minister of Urban and Rural Development.



Electrification and road blading in Oniipa

BUILDING WORKSHOPS & MANUAL:

From March to July, the DWN team implemented 11 building workshops in 7 towns with a total attendance of 312 clients (of which 193 women). The workshops provide clients with the basic knowledge for managing a small construction project, and are done in close collaboration with the building inspectors in each town. A manual has also been produced and is distributed to workshop participants. This initiative, including the development of building plans, is funded by RMB.



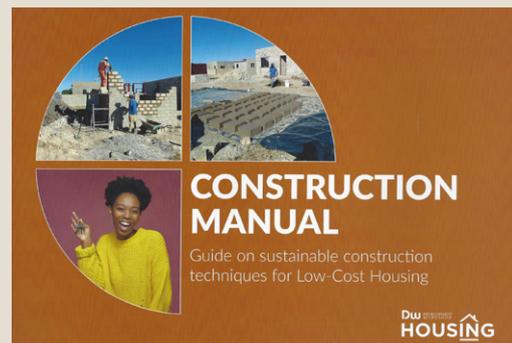
Staff at Karibib Town Council and a member of the local DWN team preparing the building workshop (17 June).



Building workshop in Oshakati (9 June)

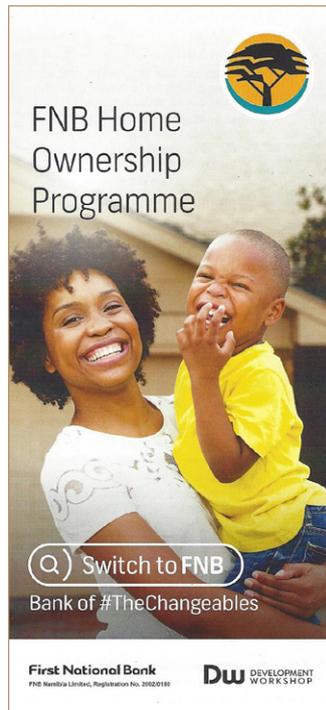
BUILDING PLANS:

The programme is providing building plans to clients for a small fee. For example, one of the building plans allows to build a basic house at a cost of N\$ 50,000. The plans also allow for incremental building: starting with one section, and completing the house in a second phase. A first model house costing N\$ 50,000 has been constructed in Oshakati with project funds.



FNB LOAN SCHEME:

The clients of the programme are eligible to apply for a special FNB loan scheme, designed specifically for this programme. Both clients with formal and informal employment are eligible. The scheme provides loans up to N\$ 50,000 and over a period of 1-4 years. To date a total of 21 clients have benefited from this initiative with N\$ 793,112 paid out to clients.



OKAHAO: On 9 March, Ohorongo Cement generously provided a brick making training to small construction entrepreneurs from DWN’s project towns.



OTHER TOWNS: DWN had meetings in both Swakopmund and Omaruru, and agreements are being discussed. There are also advanced discussions in Eenhana, Ondangwa, Gobabis and Katima Mulilo to initiate a joint implementation of activities under this programme.



Registration of clients by DWN staff in Oshakati, including explanations on the FNB loan scheme

A SOCIAL ENTERPRISE MODEL Recovering costs and sustaining growth

For each plot sold, DWN charges N\$ 1,000. The amount is part of the sales price. This income is used to pay for salaries of local DWN staff and to cover operational costs in the different project towns. Over the last years, this income has complemented the limited donor funding that is available, and has allowed for the programme to grow and operate.

Such a business model is commonly referred to as a Social Enterprise. While using a business approach, it has an explicit social objective and is reinvesting income into operations. It is a not-for-profit approach as it does not allow for surplus income to be paid out to shareholders. It is most effectively applied in conjunction with donor funds, whereby grants are invested for the business to develop and grow, and self-generated income is used for daily operations.

Social enterprises are a well established and widely used approach to promote social and economic development in many parts of the world. It allows for development initiatives to grow sustainably, and being less dependent on grant funding.



Construction of a house in the Oshakati project area.

WEB-GIS PORTAL:

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