Land, Livelihoods and Housing
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Communal Land Matters: Workshop 27 January 2016
Faculty of Natural Resources and Spatial Sciences

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1. Purpose

- To present an integrated strategy and research agenda
- To create a platform for informed discussion
- To provide a focus for researchers in the school
- To address land, housing and livelihoods
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2. Background

• Enhance Staff and Student Research Capacity

• Encourage Collaborative Research

• Engage in Fundamental and Applied Research

Descartes
(1596-1650)

I think therefore I am.

It is not enough to have a good mind, the main thing is to use it well.
3. Context

• International Perspectives on Housing
• Vision 2030 (Industrialisation)
• Fourth National Development Plan (NDP4)
• Ministry of Lands and Resettlement Strategic Plan
• Fourth Polytechnic of Namibia Strategic Plan (PSP4)
• SNRSS Research Strategy

✓ Solution Driven
✓ Integrity of Practice
✓ Participatory
✓ Multi-Disciplinarity
✓ Sustainability
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4. Aspects

- Institutional (Tenure)
- Spatial (Planning)
- Environmental (Use)
- Fiscal (Value)
4. Aspects - Institutional

- Institutions are the rules of the game in a society; more formally, they are the humanly devised constraints that shape human interaction.

- Western neo-classical economic theory fails to take account of institutions, it is of little help in analyzing the underlying sources of economic performance.

- Institutions are often taken for granted.

- *Douglass C North 1992*
4. Aspects - Institutional

- Institutions may be social, cultural, political or economic
- John Searle (1995) talks about *Institutional Facts* and *Brute Facts*
- *Institutional Facts* depend on human institutions and collective intentionality
- *Brute Facts* exist independently of human beings & their institutions
- *The existence of the Khomas Mountains around Windhoek is a brute fact.*
- *The existence of the Khomas Region is an institutional fact.*
4. Aspects - Institutional

- New forms of tenure are being implemented and/or formalised in the country (FLTS/Registration of Customary Rights, Rehoboth Deeds Office)

- This leads to new recording systems, demarcation technologies, governance structures, privacy and data access concerns.
4. Aspects - Environmental

- Human decisions and actions have direct impacts on the biophysical environment.
- Two such global challenges include ecosystem degradation and climate change.
- Caused by disposal or extraction of gasses, liquids and solid wastes/resources into/from the environment.
- Human – Ecosystem Interaction has the potential to alter livelihoods.
4. Aspects - Environmental
4. Aspects - Environmental
4. Aspects - Fiscal

- Exchanges of interests in land and housing take place to satisfy societies diverse needs.
- Social, political and economic institutions serve to facilitate this exchange.
- The cost of transacting is the cost of measuring the valuable attributes of what is being exchanged;
- As well as the cost of protecting rights and policing and enforcing agreements
4. Aspects - Fiscal

- What are the costs of transacting?
- How does one determine the value and valuable attributes
- Estimating Value for taxation purposes improves revenue generation by LA and Gov for the provision of public services (land, services and housing delivery)
- Property is treated as a purely economic good
- Should remember that it is also a human right (adequate housing) and therefore government has a social responsibility
4. Aspects - Fiscal
4. Aspects - Spatial

- Includes not only the material aspects but also the underlying processes that produce space.
- These processes can be geographical, political, environmental, economic or any other nature.
- Will emphasize contemporary issues that are ongoing and long standing in Namibia.
- It aims to maximise connections, commonalities and synergies in order to apprehend socio-political challenges with integrated understandings and strategies for transformation.
4. Aspects - Spatial

Beautiful CAPE TOWN!

UNMISSABLE SIGHTSEEING!
UNMATCHED MOUNTAINS!
UNRIVALLED BEACHES!

... AND UNTRANSFORMED SUBURBAN RACISM

ASSENTED TO CYCLIST SHOUTING "GET OFF MY STREET!"
SCHOOLBOYED BY BMW DRIVER WHO MISTOOK HIM FOR A "THIEF"
BRUTALLY BEATEN BY THREE STUDENTS OUTSIDE A CLUB
URINATED ON FROM A NIGHTCLUB BALCONY BY A STUDENT "YOU'RE BLACK, I'M WHITE, YOURS POOR, I'M RICH"

Cynthia Jeni, domestic worker, Khosileho
Mohammed Musenga, gardener, Claremont
Delia Adonis, cleaner, Claremont
Michelle Patsi, publican, Claremont

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4. Aspects - Spatial

Spatial change drives social change

This budget represents the wishes of the Gauteng people

Inextricably linked to livelihoods
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5. Strategy

• Create an Enabling Research Environment
  • Encourage Research and Consulting Work
  • Strengthen Local and International Collaboration and Exchange
  • Improve the Institutional Research Environment

• Enhance the SNRSS Research Profile
  • Enhance Student Research
  • Enhance Public Dissemination

• Engage the Wider Public Through a Public Programme

• Support National and Regional Research Initiatives
5. Strategy

YOU’LL BE GLAD TO KNOW THAT ACCORDING TO THE ANALYSTS, THE ECONOMIC FUNDAMENTALS ARE IN PLACE.
6. Conclusion

• Cooperation
  • Joint effort between DLPS and DASP through ILMI
  • Conscious and deliberate strategy to cooperate
  • Recognise that this is a long term process
Thank You.