Integrated Land Management Institute (ILMI)

Land, livelihoods and housing: updates and outlook

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1. About ILMI
ILMI Fundamentals
Introducing ILMI / LHH

- ILMI was established as a semi-autonomous research institute to potentiate the existing research capacity within FNRSS and direct it towards issues of critical social relevance.
- Since 3-4 years the urban land and housing question has become a central discussion point on the National scale.
- The ILMI Land, Livelihoods and Housing Research Programme was developed in 2014 for this purpose to guide ILMI activities in the coming years.
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**ILMI Land, Livelihoods and Housing Research Programme**

- Institutional & Legal Frameworks for Tenure Security
- Tenure Security for Sustainable Livelihoods
- Governance and Land Administration
- Spatial Planning and Development Processes
- Transport and Infrastructure Development and Management
- Role and Function of Participatory Processes
- Space, Architecture and Culture
- Human - Ecosystems Interaction
- Development and Environmental Sustainability
- Impact of Climate Change on Land, Livelihoods and Housing
- Land and Housing Delivery Systems
- Affordability of Land and Housing in Namibia
- Taxation, Service Delivery and Equity
- Formal and Informal Property Markets
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2. Projects
Namibia’s Urban Future

By 2050, there will be more people living in urban areas than the total population in 2017.

By 2030, the population of Namibia will exceed 3 million.

By 2020, most of Namibia’s population will be living in urban areas.

Graph showing the increase in urban and rural populations from 1950 to 2050.
Uneven Development

- More than N$10,000
  - High income
    - More than N$30,000
  - Middle income
    - N$10,000-30,000
- Low income
  - N$5,001-16,000
- Ultra-low income
  - N$0-5,000

- 4% households
  - 20,863 households
- 7% households
  - 37,117 households
- 89% households
  - 492,938 households
Namibia’s Urban Future: separate and unequal?

Half of the population has no sanitation option but 'the bush'.

70% of the urban population lives in an informal settlement.

Almost 90% of the population earns less than N$4,000 per month.
The ‘classic’ urban and rural division
What lies between the urban and the rural?
Urbanisation in Africa

Africa: the fastest urbanising continent in the world. Yet, only 1 in 3 countries in Sub-Saharan Africa have a National Urban Policy or Plan; Namibia is not one of them.
Bottom-up processes

Affirmative Repositioning demonstrations in Windhoek (left), Landless People’s Movement gathering in Keetmanshoop (right).
1. MHDP-2

Commission by the Ministry of Urban and Rural Development (MURD) on a competitive basis.

Value of the commission: N$1.22m

Team size: 36

Disciplines represented: 10+

Institutions represented: UNAM, Private sector
1. MHDP-2

Work from January 2017

Urban Forum 2017, focused on housing

Final report to MURD: June 2017

Upcoming steps:

- High-level consultation
- Cabinet presentation
- Adoption
2. Housing, poverty reduction and assets: the relative impact of community-led development

Joint research proposal between the Ministry of Urban and Rural Development (MURD), University of Manchester (UM), Shack Dwellers Federation of Namibia (SDFN), Namibia Housing Action Group (NHAG), and the Integrated Land Management Institute (ILMI) at the Namibia University of Science and Technology (NUST).

Aim to identify the relative impact of community v. contractor-led housing developments in Namibia, South Africa, and India.

Pilot for the project in Namibia: Tsumeb, August 2017.

Principal investigator: Prof. Diana Mitlin (UM); NUST/ILMI Team: Ase Christensen, Guillermo Delgado.

Awarded a small grant from Institutional Research and Publications Committee (IRPC), further supported with ILMI and UM Funds.

MURD agreed on collaboration
3. Teachers Housing Project

Outlining on ‘The case for adequate housing for teachers in Windhoek’ published as Working Paper.

Key issue: ‘gap housing’

Objective: develop a model for access to adequate housing for teachers, nurses, and middle and low level government employees.

Partnership with financial institutions, engineers, and DASP colleagues underway.
4. Domestic Workers Housing Project

Union conducted survey (200 respondents) and ILMI/NUST processed it, outlining of the report currently underway.

Partnership with private sector, municipality, and DASP colleagues currently underway.
5. Roadmap towards National Socio-Spatial Development Framework

NUST/ILMI-initiated conversation on streamlining about 14 on-going policy processes towards a ‘National Socio-Spatial Development Framework’

Dialogue between MURD, National Planning Commission, Ministry of Land Reform, and ILMI/NUST.

Colleagues from DASP and NPC attended International Conference on National Urban Policy in Paris, France; a public presentation on the implication of international debates to Namibia set for June 2017.
6. Partnership with NASA

Campus Transformation project: 2016

Four courses involved
Support from Institutional Planning at NUST

Currently discussing engagement for 2017

Partnership to be extended with Namibia Urban Planning Students Association
7. Scaling-up of participatory informal settlement upgrading in Namibia
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Government engagements

ACP-EU Parliamentary meeting
Comments on NDP5
Comments on Draft Rent Bill
Comments on foreign ownership of land in Namibia
Comments on MURD’s strategic plan
Request for training MLR
Consultation on Land Use Planning Bill
Attendance to Mass Urban Land Servicing Programme (MULSP) technical and sub-committees
Draft of Implementation Plan for MULSP
3. Public Outreach

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Useful knowledge: public outreach strategy

Expanding the definition of ‘public’
Towards actually-existing exchange
Strengthen civic socio-spatial faculties
‘Nothing about us, without us, is for us’
Reach in terms of age, gender, income, geography, discipline.
Events

More than 20 events have taken place from the Programme’s launch in 2015.

Lunch talks (‘brown bag’ meetings), lectures, workshops, field trips, conferences, community meetings, school visits, among others.
URBAN FORUM at NUST. February 2017.
4. Web and Social Media
Most of ILMI’s outputs available online.
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Facebook

Events

Interaction with online users

About 180 average reach
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Twitter

Engagement with national and international stakeholders on 'land, livelihoods and housing' issues
Followers: 87
Impressions per month: 3,500
5. Publications
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Publications

Working paper series: 6
Document notes: 5
Special releases: 2
Books: 1
Upcoming publications

Publishing of Urban Forum book
Publishing of research reports

Economics for adequate housing in Namibia, by Dr Blessing Chiripanhura (UNAM)
Assessment of Housing Needs in Namibia, by Kristy Asino and Ase Christensen
Planning framework for adequate housing in Namibia, by Pieter Genis and Geraldine van Rooi
Spatial aspects for adequate housing in Namibia, by Jennifer Botha and Simao Lobo

[Discussion document] Housing and land allocation in Namibia, by Elina Teodol
[Discussion document] Fiscal aspects of housing and capital gains tax in Namibia, by C.T.H. Bayer
6. Outlook
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Current and on-going activities

NUST as ‘Centre of Excellence’ in Southern Africa in the Network for Land Governance in Africa (NELGA), an initiative by the World Bank, UN Economic Commission for Africa (UNECA), and the African Development Bank (AfDB).

Upcoming conference on land (urban+rural) in cooperation with Habitat for Humanity in Pretoria, South Africa; September 2017.

Visiting professors, students, and practitioners scheduled.

Oranjemund study.

Possibility for supporting research, teaching, and/or community engagement fitting with the 'Land, livelihoods and housing framework'.
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Governance
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Interim Governance

ilmi@nust.na
ILMI Board and Coordination address

ILMIAdmin@nust.na
ILMI Coordinating team address
Limits of ILMI

Institutional protocol for engagement of full-time staff

Wider engagement: beyond Windhoek, community engagement, media, Parliament

Integrated approach: urban, rural, and beyond

Space (potential for setting up a ‘node’ for collaboration on LLH-related matters)

Systematic visiting scholar/practitioner programme

Further engagement with youth

Currently only ‘flanking’ existing university, not fully embedded (e.g. assignments, course themes)
ILMI Horizon

Vast potential for co-production and innovative methods for socio-spatial engagements
ILMI can become instrumental in key socio-spatial matters in Namibia and the region
ILMI can strengthen the social relevance of academic institutions in attaining national goals
ILMI can be the hub *par excellence* with regards to transdisciplinary undertakings
ABOUT ILMI

The Integrated Land Management Institute is a centre of the Faculty of Natural Resources and Spatial Sciences (FNRSS) at the Namibia University of Science and Technology (NUST) committed to develop reputable and multidisciplinary research and public outreach activities in the field of land administration, property, architecture and spatial planning.

ilmi.nust.na