URBAN LAND REFORM IN NAMIBIA

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PRESENTATION OUTLINE

11 THESES ON URBANIZATION IN NAMIBIA (EXCERPT)

5 CORE RECOMMENDATIONS
2. NAMIBIA WILL HAVE TO ACCOMMODATE 2 MILLION ADDITIONAL URBAN RESIDENTS BY 2050
3. GOVERNMENT SPENDS INSUFFICIENT RESOURCES ON HOUSING/URBAN DEVELOPMENT

Government’s overall expenditure on housing development have not exceeded 0.1% of GDP, far below regional and international benchmarks such as 0.3% (OECD Countries), 0.6% of GDP (EU member states), 0.5% (Zambia) and 3.7% (South Africa).

THERE IS AN URGENT NEED TO INCREASE PUBLIC EXPENDITURE ON HOUSING AND LAND SERVICING IN THE LONG TERM TO ACHIEVE NATIONAL DEVELOPMENT AIMS.
4. THE VAST MAJORITY OF HOUSEHOLDS IS POOR AND EXCLUDED FROM THE HOUSING MARKET

- **Fully serviced plots + credit-linked housing and/or rental**: 21,000 households (4%)
- **High income**: More than N$10,000
  - More than N$30,000*: 7%
  - Middle income: N$10,000-30,000*: 4%

- **Not eligible for credit: incremental land servicing (sites & services & informal settlement upgrading) + incremental house improvements**: 37,000 households (7%)
  - Low income: N$5,000-10,000

- **Ultra-low income**: N$0-5,000
  - 463,000 households (89%)
5. URBANIZATION IS LARGELY DRIVEN BY CITIZENS MOBILIZING RESOURCES AT THE GRASSROOTS
6. THE INFORMAL ECONOMY IS INCREASINGLY SUPPORTING MAJORITY OF URBAN LIVELIHOODS

67% OF ALL EMPLOYMENT IN NAMIBIA IS INFORMAL

57% IN URBAN AND 81% IN RURAL AREAS

Source: 2016 Namibia Labour Force Survey
7. THE LOW-DENSITY SUBURBAN MODEL IS UNSUSTAINABLE AND REPRODUCES INEQUALITY

Low urban densities are **expensive to develop/service**, create a **low future rates base**, **fewer opportunities for urban economies to emerge** and are **expensive to maintain** in the long term.

LOW DENSITY IS UNAFFORDABLE TO BENEFICIARIES & GOVERNMENT
Perpetuation of Apartheid Geography
5 CORE RECOMMENDATIONS
1. ESTABLISH URBAN LAND REFORM AS INTEGRAL PART OF LAND REFORM

1.1 Define the **aims of a redistributive urban land reform** informed by the UN-defined right to adequate housing

1.2 Define urban land reform **beneficiary target groups** proportional to demographics of income groups (focusing on the ‘currently disadvantaged’)

1.3 Define **eligibility criteria** for urban land reform beneficiaries, and with special regard for gender relations of households

1.4 Define **available land** and processes for accessing such land for urban land reform purposes

1.5 Define a **timeframe** for urban land reform
2. CREATE TRANSPARENT ADMINISTRATIVE STRUCTURES

2.1 Establish a National, **standing, cross-institutional committee** to coordinate urban land reform (incl. Government O/M/As, Civil Society NGOs and CBOs, Universities) reporting directly to Parliament / Cabinet

2.2 Establish a **professionally-capacitated spatial planning unit** accountable to the above standing committee

2.3 Develop an inter-ministerial, **GIS-based, information platform** for urban and regional spatial data

2.4 Develop democratic/transparent processes of **public engagement** on urban land reform policy development, implementation, periodic review and evaluation (i.e. local urban land committees)
3. DEVELOP A NATIONAL URBAN POLICY AND SPATIAL DEVELOPMENT PLAN

3.1 Develop a **National urban policy / National spatial development plan**, integrating metropolitan planning and agrarian / rural land reform

3.2 Commit government at all levels to **pursue equitable, sustainable, and compact urban areas**, and pursue regulatory reform to this effect

3.3 Develop **strategies for the proactive inclusion of informal economic activities**

3.4 Define **special development areas** at national, regional and local level for strategic

3.5 **Participatory neighbourhood-based planning / area-based urban management**
4. DEVELOP MECHANISMS TO FINANCE URBAN LAND REFORM

4.1 Define **beneficiation process and ‘subsidy’ levels** per beneficiary (informal settlements, backyarders, waiting lists, etc.)

4.2 Research / international benchmark of **National expenditure on urban development / housing** to guide budget allocations

4.3 Develop **capital funding formula** for central government to support regional and local government financially (land servicing, infrastructure development, community-led upgrading)

4.4 **Reform local authority finance** and National and local taxation paradigms to align with urban land reform aims

4.5 Finance mechanisms to ensure **affordability for all income sectors**
5. IMPLEMENT A COMPREHENSIVE HOUSING STRATEGY

5.1 **Implement the recommendations** of the Revision of the Mass Housing Programme, undertaken by ILMI / NUST in 2017 for MURD

5.2 **Streamline informal settlement upgrading** and integrated, **planned layout processes** (for new urban residents) and mainstream to all LAs

5.4 **Develop guidelines on land servicing** and housing PPPs for local authorities

5.5 **Re-focus NHE** (credit-linked housing) to service the public and middle-income sector

5.6 **Revise the 2009 National Housing Policy** to accommodate a broader vision on adequate housing
HOUSING PROCESS (URBAN / LAs)

INCREMENTAL PROCESS

a. Waiting list

b. Informal settlement upgrading

Water (communal) Sanitation Tenure

Water Electricity Tax exempt

Fully serviced Slagerrated rates

5,000 SUBSIDY

10,000 SUBSIDY

Informal settlement upgrading

COMMUNITY-DRIVEN HOUSING AND SETTLEMENT UPGRADING (CHSU)

40,000 LOAN Materials Core house

43,000 SUBSIDY House Improvements

80,000 LOAN

DECENTRALIZED BUILD TOGETHER PROGRAM (DBTP)

RCs / LAs
THANK YOU.

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