



**REPUBLIC OF NAMIBIA**  
**MINISTRY OF URBAN**  
**AND RURAL DEVELOPMENT (MURD)**

Stakeholders Consultative Workshop

on the Revision of the National Housing Policy and the Development of  
the

Implementation Action Plan

6-7 December 2022

Record of the Workshop



Date: 06 December 2022

Venue: NIPAM, Windhoek

Time: 08:00-17:00

### 1. National & African Union Anthems

### 2. Welcoming Remarks by Hon. Governor Khomas Region, Represented by Cllr

Shaalukeni Moonde, Chair of Management Committee & Councilor of John A Pandeni Constituency

- Welcomed participants to Windhoek and the Khomas Region
- Highlighted the need for urgent and real commitment towards expediting land, services and housing delivery
- Mentioned the serious shortage of housing and the rapid growth of informal settlements all over
- Welcomed and introduced the keynote speaker, Hon Minister Erastus Uutoni leading the revision of the NHP for over two years

### 3. Keynote Address by Hon. Erastus Uutoni, Minister of Urban & Rural Development

- Welcomed and thanked participants for dedicating their time to attend the workshop.
- A brief introduction to the importance of the workshop, highlighted that the NHP is critical to land and housing delivery.
- Explained the process followed to revise the NHP. The workshop is the fourth and last workshop serving the purpose of getting inputs from stakeholders in preparation for its implementation
- After the consultations, the draft will be presented to the cabinet for approval
- Highlighted the large crisis with regards to availability of land, affordability of housing, securing adequate funding and delivering houses at scale. There is a need to understand well the needs and related challenges.
- MURD is on the move - Explained that he recently launched the Mass Housing Program in Swakopmund demonstrating this
- Lamented that the working environment in LAs was dominated by infighting and needed to improve urgently (Encouraged participants to create a peaceful working environment)
- Invited Government, the private sectors and other stakeholders to partner and formulate an ambitious but achievable Implementation Action Plan for the revised NHP.



- Noted that finalizing the Policy should be considered as the beginning of a long collaboration to follow. Challenged all stakeholders therefore to avoid that the revised NHP collects dust but be vigorously implemented

*Keynote speech is attached as Annex 1*

**4. Programme introduction, house rules** by Big-Don Kondunda, Director, Housing & Habitat Coordination, MURD.

*Program of the workshop attached as Annex 2*

- Explained that the proposed agenda item “*Overview of the draft National Housing Policy (Introduction, Background, Rationale, Alignment)*” will be skipped in the interest of time and incorporated into the Dr Luehl’s presentation

**Commented [TC1]:** Lets get the exact name of his Directorate

**5. Presentation: Draft Revised National Housing Policy** (Guiding Principles, Policy Direction, Strategic, Priorities, and Implementation Framework) by Dr. Phillip Lühl, NUST

*Presentation attached as Annex 3*

**Observations, comments and questions**

- The Policy is not considering the **Rural Towns** like Helao Nafidi with five rural settlements making one town. Avail substantial budget for compensation of homesteads within the town boundary. The law is not considering those who settled there.
  - The policy applies to RCs to support housing in rural areas
  - There is an issue of RCs not being able to sell land in settlement areas
  - Government housing **HOC** systems cannot be accessed in rural areas
  - Commercial finance for housing in rural areas requires additional engagement with financial institutions
  - Under FLTS, landhold titles can be mortgaged, however, financial institutions do not recognize them as sufficient collateral.
  - Compensation in rural towns is an issue that needs priority attention.
  - The challenge of buying farms on the outskirts of cities/towns like Windhoek that are growing is increasingly becoming an issue too. Others – Luderitz and Hanties Bay encroaching the Speergebiet and environmentally sensitive areas respectively,
- Why are we reviewing the Policy? The subsidies going to the RCs is not helpful, they are not sufficient. There is little money for compensation.
  - To be clear on what is to be done and allocate funds accordingly.
  - The policy of compensation and buying land in the rural area is in the process of being reviewed and almost finalized.



- Policy looks promising. However, is the Policy linked to the national land policies / regulatory frameworks? Local Authority Act sections 30 & 63 control distribution of land. Land approval process is lengthy. There are serious capacity issues within MURD. Why can LAs not allocate land? It expedites the processes which are taking up to 3 years. The longer it takes the more money is spent and lost. This leads to land grabbing. In Katima Mlilo three investors applied to buy land in the town for housing development however the approval from the Minister took too long, leading to the investors losing interest as the land price increased within that period.
  - The process of approving when information is coming from LAs, involves the request being scrutinized by the directors in the Ministry before it goes to the Minister,
  - The mandate to approve resides with the Minister. Checks and balances are good
  - Consideration of Sections 30 sub-section 1 section 63 Local Authorities Act do not take long in the Ministry. The ministry has to ensure that the LAs
- Timeframes for land delivery in Namibia are a challenge; holding people accountable at MURD is required.
- Request for clarity on how the policy is to be implemented. Will people in informal settlements be moved when servicing commences. Guidelines on this matter are required. Some LAs provide reception areas that develop incrementally. In these reception areas, no building/ housing regulations apply thereby risking that they develop into informal settlements. There is need to consider reception areas as incremental development areas
  - Low-income saving groups have a challenges with compliance
- What are they reviewing with regards to the Build-Together Program?
  - The issue of revolving loan provision in Build-Together Program
  - The land surveying is already considered in the Build-Together Program
- SDFN and other initiatives of community groups are doing a good job but have challenges with land surveying and subdivision of blocks / ervens and in relation to the payment of rates, taxes, services by individuals to RCs and LAs; the government could come and assist them
  - Issue is about the municipal accounting IT system that is being fixed.
  - The act made provision for the individual accounts
- **Betterment fees** are an obstacle to development. Hon Minister also asked how far the investigation of the betterment fee has gone? They need to be reviewed
  - There should be incentives for increasing the number of plots/ervens. Avoid overburdening local investors
  - It was however noted that if you increase density, the municipality should make provision for bigger pipes to accommodate the new and additional ervens.
  - Policy to make provisions for urbanization and densification grants for LAs
  - The betterment fees should not be removed but reviewed, some programs will require betterment fees
  - There are other options to deal with the betterment fees that are currently being implemented by the City of Windhoek.

**Commented [TC2]:** This is unclear. Can we complete sentence or remove it.

**Commented [TC3]:** Should this be here?

**Commented [TC4]:** Which Act? This is unclear. Can we remove



- Include a recommendation on betterment fees in the Policy
  - Urban and Regional Act needs to review the betterment fees
- In relation to settlements and housing at the regional level, how will people from rural areas benefit from secure land tenure when granted as they do not have easy access to banks, transport.
- How has been public sector funding of housing in Namibia in comparison to other countries? (by Minister to NUST).
  - In Namibia, its 0.1% of the GDP while other countries at similar levels of development set aside at least 5% of their GDP for housing development.
  - We need resources to fund the implementation of the revised Policy otherwise it will collect dust.
- Government was applauded for partnering with a public institution like NUST. Why can't we partner with such institutions also to reduce costs of consultants. We should consider adopting a model that involves engaging students under training and hire machinery and others that may be needed to do the work.
  - Institutions like NUST welcome such an approach, however funding will be needed to deploy students for practical learning.
  - Multi-disciplinary Regional Teams proposed to boost capacity for RCs and LAs
- How can the Policy address the challenge of people who do not have money for conveyancers? This is a lengthy process, in some instances, even the person that have money must wait. In Otavi for instance people have paid off their houses many years ago but **title** has not been transferred to them depriving them and their children the opportunity to develop their homes. This phenomenon is found in many other towns and is hindering housing development.
  - There is a provision in the Deeds Registry Act of 2018 for reduced transfer costs. However, its implementation has been challenged.
  - There is an issue with title deeds. It is under consideration (response from MURD)
- Land ownership is only possible through money and not birthright, does it mean that if I don't have money I cannot have land under my name? Is the Government now forgetting that the citizens are the real owners of the land. Why can't the policy address this? The Policy should use **Special Needs Housing Fund** to address this.
- Concerns were raised regard the implementation of the flexible land tenure system. The system has not provided any title deeds after 5 years of it being implemented.
  - Flexible land tenure is not in compliance with the Act
  - The process needs to be expedited
  - 213 title deeds have been issued in Oshakati under the FLTS (response from MURD)
- There is a provision in the act for a sitting allowance for village councilor in Policies and Actss, however, it is not being used. Lets not provide things in Policy we cannot fund and do
- The Policy needs to review the size of the erf. In informal settlements households share 300 square meters. The prescribed minimum size of 300 square meters must therefore be removed in revised Policy

**Commented [TC5]:** In what context was this proposed? Under land or community led housing below?



- The solution should be based on local needs, availability of land and affordability by beneficiaries.
- In Windhoek, densification is now talking against the 300m<sup>2</sup> plot limit, the city is running out of land
- The Policy proposes to do away with the minimum plot sizes and provides for community consent as part of upgrading process. (response from Dr Luehl)
- Engineering standards are too strict
  - The Policy should prescribe community consent together with LAs to relax the rules of plots and engineering standards
  - LAs must engage with the community, to agree with the engineering standards.
- NHE houses should be reviewed. Their houses are not affordable.
  - LAs were requested to allocate land to NHE for development of low cost housing as what happens in other jurisdictions – Botswana, Lesotho, Eswatini to avoid that NHE competes for land with the private sector. An amendment of the LAs act to make a provision for allocating land to NHE may be required
  - Katima Mulilo is one of the towns that have provided land for free to NHE, however, the cost of houses is similar to conventional housing. People cannot afford houses built by NHE and PPPs.
  - Although NHE is given free land to provide housing in Katima Mulilo, the prices of their houses are similar to the ones constructed in towns, were free land was not allocated.
  - If the land is provided free of charge, we will not factor in the cost of the land in the cost of our houses. In the next construction period, the houses on land offered for free will be cheaper (response from CEO, NHE).
  - On the land to be allocated to NHE for free there is a need however to provide services, thus those costs will be incorporated into the total costs of the houses.
  - NHE as an entity is not supposed to compete with the private sector If we get more Housing programs there will be more options to choose from, more competition
- NHE needs to look carefully at their approach. The Policy needs to make sure that there aren't a lot of mouths to feed (consultants, briefcase contractors) before housing is delivered. This makes houses expensive. Walvis Bay Municipality has built bigger and cheaper houses. SDFN also built cheaper houses on land allocated for free that even police officers are moving into.
- Community led housing development advocated by SDFN and other CBOs holds the future promise to meet the needs of those who cannot afford conventional houses. SDFN wants the Government to increase funding to CBOs.
  - The Government wants to increase funding provisions for community-led projects (response from Minister)
- Security officers cannot afford housing. The MURD should consider a program to meet such needs through a **Special Needs Housing program**.
- Once a town is proclaimed, there should be a provision in Policy and laws that prohibits people from building within a prescribed radius of the town. In Katima Mulilo for instance, brick houses are

**Commented [TC6]:** Is this exactly what was requested for? Is this the same mentioned under Land above?



mushrooming within proclaimed areas of the town, any future extension of the town therefore will be accompanied by huge compensation

- The MURD should consider developing the Compensation Policy in parallel with the revised NHP
  - While land is scarce, there is however need for Government to consider land banking for LAs
  - On the outskirts of towns, the headmen should be guided on how to allocate land in an orderly manner to allow for incremental installation of services and to avoid chaotic development that confronts some growth points
- Land can be transferred with or without a decent house on it, the key condition is that it is registered at the Deeds Office. Helao Nafidi noted that people come asking for land, serviced or not. The CEO recommended to allocate them land in an orderly manner.
  - Why can't the Ministry have a special program for civil servants who fall within the target group.

**Commented [TC7]:** This is unclear. Who said this. The concept of land banking is important. Have adjusted the point. Please verify from your notes

## 6. Presentation of Recommendations of the report on laws that impede and or retard development in Namibia: Access to Housing and Urban Land

commissioned and published by the Law Reform and Development Commission presented at Cabinet by Adv. Mathias Shangala Kashindi and Charles Uugwanga, Law Reform, Ministry of Justice

*Presentation attached as Annex 4*

### Observations, comments and questions

- Is there something like an eviction policy in Namibia?
  - There is no specific policy on eviction, common law is used in this instance
  - Squatters Proclamation AG of 1985 regulates evictions
  - Eviction is treated as a common law occurrence and the law provides that an eviction order be obtained.
  - There is a need for LAs to have an understanding of the eviction procedures
- Alternative building materials? In what context are you referring? Minimum safety standards?
  - There is no control over building materials in the country. Most building materials are imported and are therefore expensive thereby making houses expensive
  - There is need for developing the local industry to manufacture alternative building materials
  - NSI responsible for testing and certifying building materials is still relying on SABS. Country needs to develop its own Building Standards.
  - LAs rely on building regulations of City of Windhoek



- The right to adequate housing is captured under Article 104, what is your position and recommendation in this regard? What are the implications of the Constitutions? Will it add anything to the situation (value addition)? How can we move forward as a nation?
  - The challenge is to enforce such a constitutional provision under Chapter 3 – the Bill of Rights. SA amended the Constitution and has had myriad of challenges to comply with the Constitution
  - To amend the Bill of Rights and provide for right to housing will therefore invite the question, can the Government be able to provide the houses to meet the right?
  - The government has the mandate to provide housing. It is recommended including right to housing under Article 95 of the Constitution would suffice
  - Note that there are other basic services such as water that are critical to achieve human rights listed under Article 95. These are drawn from international law which also considers the provision of the basic service as a human right
- Everything we do in land and housing is along the Act. Should it be governed by an Act? Is there room for one to work outside of it?
  - No we do not need an Act always
  - Need for Policy for guidance; need for long-term framework
  - There is need to appoint and assign an agile team
  - For Mass Housing it became Mess Housing for instance, contracts were not implemented to the letter
- Why are there so many Laws governing land and housing delivery? This creates a conducive environment for non-compliance with the Laws; Can we not come up with one Act? Why are we still promoting the development of new laws, are there issues with the existing ones?
  - In existing law, there is a need to provide for exemptions to do it legally one needs to provide an exemption in the law
  - In Town Planning for instance, the Act is fine, the key issue is funding
- Can professional fees for Land Surveyors, Architects, Engineers, Quantity Surveyors be reduced when they are contracted to work on informal settlements upgrading projects? Introduce a hierarchy in professional fees
  - In consultations with their respective bodies, they highlight that these fees need to be increased as they have not been adjusted for years
  - There is an opportunity however for them to donate their time and services to work on low income housing. The framework for accepting donations which will not be considered in exchange of favors may need to be put in place
- To avoid disorder, each LA should have its strategy of controlling informal settlements i.e. manage people building more shacks
- It was noted that Twahangana Fund is not governed by any Act
- Do we need an Act on rent to own?





- Not Act but need policy guidance on rent control in the long term as there are various models of doing it
- Talks on the prohibition of foreign nationals from owning land in Namibia but were withheld.
- Any person who wish to reform the law can do so through the Ministry of Justice.

**Commented [TC8]:** Is this in the right context and position?

## 7. Namibia Housing Information System (NHIS) Concepts and Definitions by Dr. Isak Neema, NSA

*Presentation attached as Annex 5*

- Is the system piloted already?
  - Yes, will be piloted early next year (2023). First had training of staff already, and based on feedback, the system was reviewed. Technocrats on the ground reviewed and redefined the system
- Clarity on the definition of Head of Household; how do you accommodate various situations e.g. in rural settings with various ownerships, complex setting where different households live under one shack?
  - The definition still stands
- NHE wants to be incorporated and engaged in establishing the NHIS
  - The training is currently in LA
  - NHE is on the waiting list and will be invited for training and contribution
  - First come first serve on the waiting list
- System should accommodate co-ownership
- Legal formalization should not hinder urbanization
- Issue on the definition of informal settlements
- Redefine the term household
  - A household is defined and is already widely used by NSA
  - The distinction is based on relationships: are they living together, related or unrelated, answerable to the head, share catering.
  - It does not consider ownership

**Commented [TC9]:** Co-ownership of what. Can we complete?

**Commented [TC10]:** What is the issue here? Please specify



Date: 07 December 2022  
Venue: NIPAM, Windhoek  
Time: 08:00-17:00

### 1. Opening remarks by: Big-Don Kondunda, Director, DHH, MURD

Commented [TC11]: Provide the full name of Directorate

Recapped on the discussions from the previous day and highlighted the following:

- What is the backlog we are struggling with
- Does a Namibia have to have money to own land
- Develop a strategy to establish informal settlements upgrading, cap them and stop the initiative
- Reiterated that we want planned towns
- Recalled the implications of Section 35 of Professional Surveyors Act of 1996

### 2. National Housing Policy Implementation Plan presentation by Dr. Thomas Chiramba, NUST

*Presentation attached as Annex 6*

### 3. Group Discussions

Participants were divided into seven groups each reviewing for one and half hours one Strategic Objective of the revised NHP based on Guiding Questions provided

Guiding Questions are Annex 7



## 4. Presentation by Groups and Plenary Discussions

### Group 1

**Commented [TC12]:** Please insert the Presentation of Group 1 below. Include too the comments from Plenary

### Group 2

**Commented [TC13]:** Please insert the Presentation of Group 2 below.

Comments from Plenary on Presentation of Group 2

- The number of houses one can own is not included in the policy (important point)
- How will you be treated?
- What is informal? Infrastructure structures are placed in an unordered manner. Informal is not the structure placed there. LAs have a responsibility to see if it is safe or not. It could be hazardous to the residents if materials are not tested
- The definition of an owner; is the owner of the land; there is an issue of improvement, we cannot charge an improvement fee on land that is informal, is informal the house or unplanned land? Anything that is planned is informal.
- You only charge on improvement and not informal

### Group 3

#### Policy Objective 3: *Re-align state supported housing initiatives proportionally to demographic distribution by 2025*

Do proposed strategies effectively tackle the housing delivery challenges faced by stakeholders?

*Strategy 1: Review and align state-supported housing provision*

*Strategy 2: Capacitate OMAs and non-state implementers to accelerate and enhance implementation of government housing programmes to meet the housing needs*

*Strategy 1: Review and align state-supported housing provision*

**Activity 1.1.** - Provide adequate funding for the DBTP and revise guidelines for effective execution, monitoring and evaluation of the programme

The guidelines and procedures for DBTP are sufficient

The obstacles of DBTP are land servicing, availability of funds from central government (Budget cuts hinders land servicing) and make town planning first compliance



**Suggested Activity/Formulation**-Provide land/ servicing and funding for DBTP and identify best practices at local level for effective execution, monitoring and evaluation of the programme

**Activity 1.2.** - Review the Mass Land Servicing Schemes and explore feasibility for broader implementation

-The Mass Land Servicing Project was piloted ( Windhoek, Walvis Bay and Oshakati) The Group is not privy to the report on project execution, however land was serviced and the group agrees with the activity and that it must be rolled out to other towns

**Suggested Activity/Formulation**- Adjust Mass Land Servicing Scheme to Mass Land Servicing Project

**Activity 1.3.** - Upscale community-led housing provision through a combination of government grants and community revolving funds

**Suggested Activity/Formulation**-The private sector support should also be involved in community-led housing programmes

**Agreed with the following activities/formulations (1.4-1.8)**

**Activity 1.4.;** Reform and recapitalize the NHE to boost its housing finance mandate and to incorporate social rental housing.

**Activity 1.5.;** Review the existing Government employee’s rental housing programme and establish guidelines for effective allocation, maintenance and investment in new housing

**Activity 1.6.;** Assess the delivery of social housing through Government and others and develop schemes to cover gaps e.g. Rent-to-Own housing

**Activity 1.7.;** Investigate and implement a viable rural housing programme

**Activity 1.8.;** Coordinate the implementation of a government funded programme for people with special needs

**Strategy 2:** Capacitate OMAs and non-state implementers to accelerate and enhance implementation of government housing programmes to meet the housing needs

Refer to “government funded housing programmes” in the Strategy

#### **General Comments**

- There are people within village councils that want to build their own houses, but can there be provisions to include them in the DBTP
- Village Councils, Town Councils, Municipalities implement local mechanisms to implement DBTP, there is need to identify and benchmark best practices to ensure success for the project in all regions.
- All government programmes are subject to availability of land



## Group 4

Comments from plenary to Presentation of Group 4

- Discourage dependency and entitlement
- Train and educate people

## Group 5

## Group 6

**Policy Objective 6: Improve environmental, social and spatial sustainability of neighborhoods and housing units in line with sustainable development**

Strategy 6: Promote integrated and responsive urban design and sustainable housing

Do proposed strategies/activities/outputs/indicators effectively tackle the housing delivery challenges faced by stakeholders?

- Yes it does
- Possible stakeholders (Developers, community, LAs)

Review of activity 1.1

- Linking the strategic plan to the spatial and budget components
- It is important to keep the mixed land uses to accommodate existing conditions on the ground
- Challenges: noise pollution which should be controlled via the Town planning scheme of the LA area to prevent this nuisance
- Informal settlement upgrading and density should have a different scheme and this should be done through community participation

Review of activity 1.2

- Develop a land use plan and standards with the community, and settled areas (planning for the people with the people)

Review of activity 1.3

- It is important that we do it but it is not a priority
- The local building materials and construction methods should be affordable to cut cost
- Implementation Action Plan needs to discuss the cost

Review of Activity 1.4

**Commented [TC14]:** Please insert below the Presentation of Group 4

**Commented [TC15]:** Please insert the Presentation of Group 1 below. Include Comments from Plenary to the presentation by the Group

**Commented [TC16]:** State the Activity in full

**Commented [TC17]:** State the Activity in full

**Commented [TC18]:** State the Activity in full

**Commented [TC19]:** State the Activity in full



- It is important to access renewable energy and give guidelines. For it to benefit people and it should be affordable for the people.

Review of activity 1.5

- Important activity
- Agree

**Commented [TC20]:** State the Activity in full

Review of Activity 1.6

- Clear and agree on it
- As part of the guidelines, a participatory process can follow through to form the guidelines

**Commented [TC21]:** State the Activity in full

#### Identify gaps and propose the formulation of what is missing

- The activities listed in the implementation draft (e.g. 1.1, 1.1.2) are very formal processes
- Community must be involved in planning the land use plans and agree on it with the LAs. The conditions/land uses are made specifically for the community.
- Example: Divide the community into groups of 20 households to facilitate. The process should be consultative and participatory.

#### Interrogate logic between strategies /objectives /activities /outputs /indicators.

- They conform to preconditions
- Focus on groups in the ultra-group
- Affordability and density in the priority ultra-low-income groups
- The community design the layouts, to have more options

#### Are all actors identified and assigned correctly?

- Yes

#### Comments from Plenary to Presentation of Group 6

- Review activity 1.1, why would we want to create a situation that will create a challenge? Why can't we include it in the scheme already?
  - We are trying to maintain the economic activities on the ground
- Clarity on activity 1.3, clarity on why one says it is important but not a priority?
  - Let us prioritize informal communities rather
  - Although this activity can assist us, it is not a priority, there are other issues such as land use to focus on
  - There are provisions within the LAs, they are trying to see if it complies with the standards based on the standards in the specific location. The approval issue is not a problem. For the activities, we should be specific with what we mean.
- Activity 1.1, why should you have a scheme within a scheme?



- We are trying to see if we can have a special scheme for the informal settlement
- The town planning schemes, what problem are we addressing?
- Community participation is very low because the community has never taken ownership; in towns, they have to put participatory training programs to train the community; the community has a role to play
- Community members have not taken ownership; should enhance community programs
- Compliance is not an option
- The community must come to the platform that is being created

## Group 7

**Policy objective 7- To encourage applied research, innovation and collective learning to improve affordability, increase funding & enhance delivery of housing for ultra and low-income groups**

**Amend the policy objective to be** 'To encourage applied research, innovation and collective learning in affordable and sustainable housing'.

Recommended the following strategies with their activities instead of the current ones

**Strategy 1:** Upscale research in affordable housing.

### Activities

- 1.1 Build capacity & Strengthen Habitat Research & Development Centre
- 1.2 Develop a research strategy
- 1.3 Undertake research and develop different housing models
- 1.4 Partner with institutions of higher learning to enhance research
- 1.5 Review National Building Regulations, By-Laws of LAs and all enabling acts to incorporate new ideas

**Strategy 2.** Improve housing innovation and collective learning

### Activities

- 2.1 Innovate on alternative building materials and technology
- 2.2 Provide incentives for affordable housing innovators
- 2.3 Encourage stakeholders to actively undertake housing innovation
- 2.4 Enhance information sharing and collective learning amongst stakeholders.
- 2.5 Create awareness on building regulations, standards and enabling acts in the housing sector

**Commented [TC22]:** Should the Centre do research or coordinate research? This should be part of 1.4

**Commented [TC23]:** This should be in Strategy 1

**Commented [TC24]:** This is not tangible and therefore actionable. Would leave this out.

**Commented [TC25]:** This is not tangible and therefore actionable. Would leave out



**Strategy 3.** Increase funding and investment in research and innovation for affordable housing development.

**Activities**

3.1 Establish mechanisms for funding research & innovation.

3.2 Invest more in affordable and standardized affordable housing technologies

3.3 Incentivize stakeholders to actively undertake research in the affordable housing sector.

**Question from Plenary to Presentation of Group7**

- Is the HRDC still in existence
  - HRDC is still in existence, collecting different alternative building materials and testing them with the hope of supporting the CBOs.

**5. Consolidation and Way Forward by Dr. Thomas Chiramba, NUST**

- Thanked all the participants for their contribution. The MURD and NUST team working on the Revised NHP and its IAP got more that they expected.
- Explained that Inputs from the workshop will be incorporated into the draft IAP the following week.
- Participants were given another week to provide any additional comments they may have to MURD and NUST team members
- Following the incorporation of all ideas into the draft IAP, A review of the formulation and language will be undertaken in collaboration with NPC

**6. Closing remarks by the Ng Daniel, ED, MURD**

- Thanked all participants for their invaluable contribution and singled out the contribution of Group 7 which was innovative
- Noted that what is most important are the ideas and not so much the language. That varies a lot and can be never ending
- Invited the Hon Deputy Minister to give her vote of thanks

**7. Vote of Thanks by Hon. Nathalia //Goagoses; Deputy Minister (MURD) on behalf of the Minister**

- Acknowledged with appreciation the people that were present. Requested the verification of people that were supposed to be present
- Welcomed the attendance of implementors to prepare the way forward beyond the workshop.

Commented [TC26]: Insert the exact name





- Recommended that participants drive safely on the roads as it is the festive season
- Praised participatory democracy as we all work towards one goals for Namibian.
- Noted with appreciation the impressive and scientific review of laws that impede housing development, which are deemed as “obsolete and unnecessary”.
- The laws are not fit for purpose and there is need for stakeholders to start advising law makers on what works.
- Called for the expeditious review of laws and red tape hindering development and progress and promote inequalities.
- Avoid too much planning but focus on delivery of housing and overcome systematic hinderances.
- Mentioned the inability of village councils to deliver homes.
- Inform policy researchers to do away with discriminatory policies
- Encouraged implementers to use solutions in collaboration with scientific institutions.
- Undertake research for implementation to help people.
- We are not freed from colonial thinking
- Referred to Kamanjab Village Council: they provided land to residents that built their own houses and are happy even though they don’t have certificates of title.
- The work of the Law Reform appreciated by the Cabinet and Ministers
- Recommended the consideration of special programmes
- Acknowledge people with disabilities and address their special needs
- Read the speech by the Hon Minister’s
- Appreciation of the participants of the event
- Access to housing for the vulnerable populations
- Encouraged all not to lose site of the prime importance of expediting land delivery
- Expression of gratitude to all stakeholders that attended.

#### Final comments

- The event has ended but the procession of the work as outlined by Dr Chiramba will still continue.
- When we come back again, let us take account of what has been done in relation to the overall goal.
- Lets take stock of the actual delivery of housing
- Let us be part and participate in the construction of the new Republic.



## Annexures

Annex 1: Key note speech by Hon Minister Erastus Uutoni, MURD

Annex 2: Program of the Workshop

Annex 3: Presentation of the draft Revised NHP

Annex 4: Presentation of Laws Impeding Land and Housing Delivery

Annex 5: Presentation of the Definitions and Concepts of NHIS

Annex 6: Presentation of the draft IAP

## Report compiled by rapporteur team

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Boicky Shilongo

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Commented [TC27]: Insert the exact names



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