

### Massive Urban Land Servicing Project

**Of the 200 000 erven that were supposed to be serviced under the Massive Urban Land Servicing Project, how many have already been serviced? Please specify the quantity per town?**

The Massive Urban Land Servicing Project [MULSP] is a direct consequence of the President's declaration of an all-out-war on poverty and an agreement which was reached between the Government and the Affirmative Repositioning Movement [AR] in July 2015 during which a shared commitment to cause the servicing of 200,000 plots countrywide was made. Three (3) local authorities namely Windhoek, Walvis Bay and Oshakati were identified as pilot sites. During the 1st year 2016/2017 Financial Year, a total of 2,061 erven were fully serviced under the Massive Urban Land Servicing Project pilot phase in these towns.

However, the MULSP was given impetus when it was recognised as one of the priority areas and desired outcomes under the Harambee Prosperity Plan [HPP] which was adopted by the Government in April 2016; hence land servicing is one of the components of the Social Progression Pillar of HPP.

The Harambee Prosperity Plan is targeting the servicing of 26,000 plots over the HPP period (four year period), as part of the 200,000 serviced plot target.

As I have informed this August House during my 2017/18 Budget speech, we were able, through combined efforts from the Central Government, local authorities and sections of the private sector (Public Private Partnerships), to deliver some 7,754 service plots during the 2016/2017 fiscal period. A large percentage of these numbers has been brought about through the Government-sponsored initiatives such as the Massive Urban Land Servicing Project (MULSP) and related capital project funding provided to regional councils and local authorities. The other portion was financed among others through external commercial borrowing by local authorities, partnership arrangements between local authorities and private financiers/developers and funding towards land and housing development by the Government Institutions Pension Fund (GIPF).

As the Honourable Members are aware; our minimum annual target under the Harambee Prosperity Plan (HPP) is 6,500. This means that we have exceeded that target. But like I have already said, our resolve on the urban land question is to deliver more and more serviced plots to extent that resources permit.

**Since 2014, how many residential erven have been serviced in the towns of Windhoek, Walvis Bay, Swakopmund, Oshakati, Ondangwa, Tsumeb, Otjiwarongo, Keetmanshoop, Gobabis, Katima Mulilo and Rundu?**

<b>Towns</b>	<b>Number of Ervens</b>	
Windhoek (Academia and Otjomuise)	371	
Walvis Bay	920	
Swakopmund	2 084	
Oshakati		2 210
Ekaku	1 514	
Ehenye	696	
Ondangwa	420	
Tsumeb	312	

Otjiwarongo	531
Keetmanshoop	1 009
Gobabis	357
Katima Mulilo	2 024
Rundu	92
Grootfontein	593
<b>Total</b>	<b>10 923</b>

However a total number of 26 730 (twenty six thousand seven hundred and thirty) erven were serviced country wide in all LAs since 2014 including the abovementioned ones.

**According to your Ministry's latest research, what is the current housing backlog in each of the above-mentioned towns, and what programmes, if any, are in place to address this housing backlogs?**

All towns have been instructed to create their master lists from the waiting lists that they have.

**Having placed a moratorium on the sale of residential erven by public auction, has your Ministry conducted any follow-up research to determine the efficacy of alternative means of sale such as by private treaty and /or secret tender?**

There are three methods of sale of immovable properties prescribed by Local Authorities Act, 23 of 1992, as amended, and these are Private Treaty, Tender and Auctioning. The Ministry on various occasions had been undated with concerns that the auctioning of land is seen as a way of inflating prices and this led to the low to middle income earners not benefiting from this method.

As an intervention, the Ministry have issued a moratorium on the auctioning of immovable properties to curb among others land speculations and also to allow the low to middle income earners to acquire land. The moratorium was specifically issued on residential erven. Meanwhile, the Ministry has taken the initiative to ensure equitable distribution of urban land.

Auction comes with its own advantages and disadvantages:

- Advantages:

It can be used for Private Developers having interest on the same piece of land to compete.

It enhances revenue generation for the local authorities as they are collecting above the price margin.

- Disadvantages:

It locks out the low to middle income earners out of the land markets.

It unnecessarily pushes up land prices and thus creates a distorted land market.

It is also seen by those who are in dire need of land as a discriminatory method against them.

It encourages land speculations

***However, further studies need to be carried out to determine if the auctioning method should be totally faced out or it should be used in extraordinary cases depending on the presenting situation.***

**Has your Ministry conducted research into alternative methods of construction of houses, and if so, please elaborate on the findings thereof?**

The Ministry conducted research in four regions (Otjozondjupa, Oshikoto, Kunene and Omusati) to identify alternative local building materials. Different materials were identified and test conducted on five different local materials. Tsumeb area stones had been identified as having potentials in terms of the strength of the material. However detailed feasibility is in pipeline to assess the environmental, technical and socio-economic viability of the material prior to the broader housing delivery.

Different stakeholders also conducted research on alternative building materials from which we can learn as a country. Polycare Mocular Demo House built and launched by His Excellency the President Dr. Hage Geingob in Otjomuise is of the results of international partnerships in effort to find a solution to the shortage and alternative ways toward solving the housing problem that is facing our country.

The findings generally to date are challenged by high-cost and/or perception on quality of the alternative materials, as cheaper materials that might not necessarily comply to the existing standards (ISO / SABS) currently used in Namibia, There is a need for us to re-aligned our standard and to have a mind shift to that of other countries with informal settlement arrangements, for us to deliver on Social Housing.

In-line of the above, the Ministry is committed to research in the housing sector process to capacitate the Habitat Research and Development Centre (HRDC) established in 2004 with the aim to serve as a focal point for research, development and innovation to enhance the Namibian Housing Sector.

**What is the rate of migration from rural to urban areas in Namibia, and what plans, if any has your Ministry developed to ensure that adequate housing is available for those moving to Namibia's urban areas?**

The annual growth rate for urban areas between 2001 and 2011 was 4.0%, with the highest growth rate reported in Erongo (3.4%) and Khomas (3.1%). The level of urbanization increased from 28% in 1991, to 43% in 2011. This is according to the National Census, which only takes place after 10 years.