



# ‘Short Course for Journalists on land matters’

My brief was to provide a syntheses & to summarise issues while identifying possible topics for the future



# Topic 1: Ancestral Land

## Key issues:

- ☞ Definition; what is ancestral land?
- ☞ Ancestral land refers to land that was once inhabited by our fore bearers
- ☞ Cut off point in terms of ancestral claims, should it consider internal displacements amongst local tribes or with the introduction of colonialism
- ☞ Who lost ancestral land? Evolvment of settlements
- ☞ Factors that led to the loss of ancestral land = internal migrations, internal displacements, expropriation orders
- ☞ Creation of homelands (1915 – 1960) led to displacements and internal migrations
- ☞ Distinction between a redistributive and a restorative land reform programme taking into consideration who lost what?
- ☞ Qs: Ancestral or Dispossessed land following expropriation orders? Why should ancestral land be a topic and the land conference? Property rights in general...



## Topic 2: Land Reform

### Key issues raised

- ☞ Definitions of Agrarian Reform, Land Reform and Tenure Reform
- ☞ National emphasis is on redistribution
- ☞ Separation of **agriculture** from **land** portfolio = limited post settlement support services (institutional capacity and expertise...)
- ☞ GRNs first rights of refusal, question of who benefits, whose interest is being served?
- ☞ Perceived slowness of land redistribution requires evidence-based discussion
- ☞ Increasing calls land expropriation without compensation, is it the solution to cost and slowness of land delivery?
- ☞ Without Agrarian Reform access to credit and access to support systems remains
- ☞ Effectiveness of current tenure arrangements including communal land rights and the issue of tradability
- ☞ Land valuation and harmonisation of standards



## Topic 3: Informal settlement upgrade

### Key issues raised

- ☞ Informal settlements is it problem / challenge or an opportunity
- ☞ Dealing with definitions: slum
- ☞ Case study of W/Bay
- ☞ Colonial approach to housing (single quarter concept)



## Topic 4: Housing

### Key issues raised

- ☞ The right to adequate housing and what it really means
- ☞ Reform of national institutions (Namibia Building Investment Corporation 1978, now NHE)
- ☞ National Housing Policy at independence, reviewed on 2008
- ☞ NHE 'gap market' for incomes (N\$ 4,000 – N\$ 30,000 p/m operating at slow pace (400 units p/a)
- ☞ Build Together Programme 1992, decentralised in 2007 = widest reach
- ☞ Shack Dwellers Federation from 1980s' = 30 000 members and savings groups



## Housing continues

- ☞ Mass Housing Programme 2013, target was 180 000 units by 2030 but was stopped in 2015 currently under review
- ☞ Government per capita spending on housing in comparison to neighbouring countries = insufficient
- ☞ The sustainability of single family homes, plus erf size 300 m<sup>2</sup>



## Topic 5: Urban Land Delivery

### Key issues raised

- ☞ There has been rapid growth in urban populations in Namibia
- ☞ Demand exceeds supply, estimated shortfall of either titled land or houses appears to be above 150 000 and increasing at about 11 000 per year
- ☞ Income levels prevents many from owning properties and receiving services
- ☞ Slow, expensive and cumbersome land delivery processes taking up to 15 months
- ☞ New townships and their limitations (size and process) minimum erf size, public and open spaces
- ☞ Two major legislative interventions Flexible Land Tenure Act, Town Planning Act, 2018



## Topic 6: Communal Land

### Key issues raised

- ☞ With communal land it refers to non-free-hold or title deed areas
- ☞ 1991 Land Conference resolved to maintain communal lands, expand and develop them
- ☞ **In practice there is no sufficient evidence to suggest that expansion took place (Omatjete and Otjimbingwe)**
- ☞ Communal land today serves multiple roles in the sustenance of Namibia's population
- ☞ In 2002 after a long and vigorous law-making process the Communal Land Act was passed (it is one of those Bills in Namibia voted against by National Council and had to be re-introduced from start
- ☞ The law addresses tenure issues its rights, governance and administrative roles and institutional arrangements (who does what in relation to who)





## Communal Land continues..

- ☞ The scramble for communal land (occupation / invasions of communal land are topical issues)
- ☞ While residential and cropping rights are secure, grazing rights remains unsecure
- ☞ Resolve of illegal fencing in communal areas **(although not all fences in communal areas are illegal)**
- ☞ Women's rights to land under customary laws are not protected
- ☞ Illegal land market in the commonage is thriving



# Post settlement support and its effect on the productivity of settlers

## Post settlement = all services to resettlement beneficiaries

- ☞ The 1991 Land Conference did not lay emphasis on 'pre and post' settlement support to beneficiaries as a strategic intervention.
- ☞ PTT survey 2004, resettlement farms (those financed under government) were stocked around 35% while Agribank funded schemes were around 45% of their production capacities
- ☞ For 31% of settlers, farming was main source of income, 7% relied on social grants, 12% were self-employed and 45% were wage earners
- ☞ Livestock farming was the main agricultural activity and only 27% of resettlement households relied on crop cultivation as a source of income
- ☞ Current settlement programme is one of the most underfund



## Post settlement support ...

- ☞ In 2015 Cabinet Decision No: 1st SP/17.02.15/003 directed MAWF should device and implement a targeted pre and post-settlement support and capacity building program.
- ☞ Capacity Building Strategy was only developed in 2017 but it now needs to be anchored into the National Agriculture Policy
- ☞ MLR is a Land Reform and Acquisition Fund, bulk of the resources under this fund are allocated for land acquisition, while little is available for post settlement support as a reform aspect



Finally, I want to leave you with this slide... I thanks you

