

The Right to Urban Land

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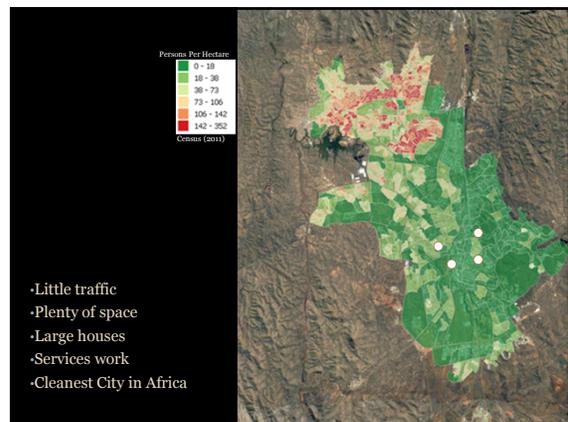
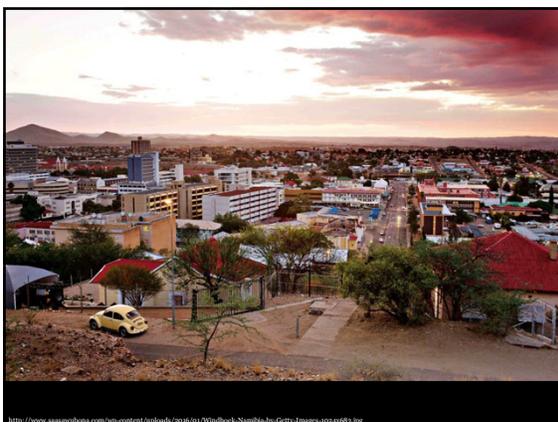
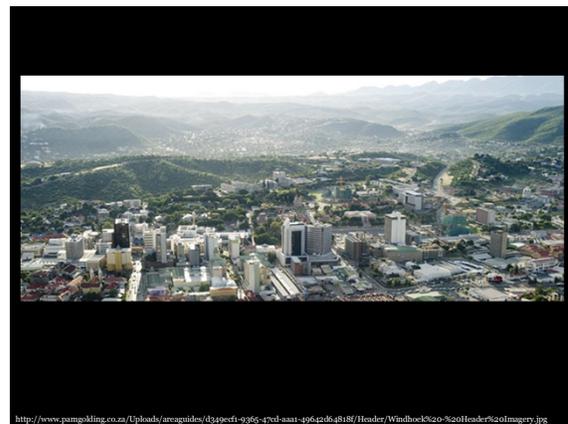


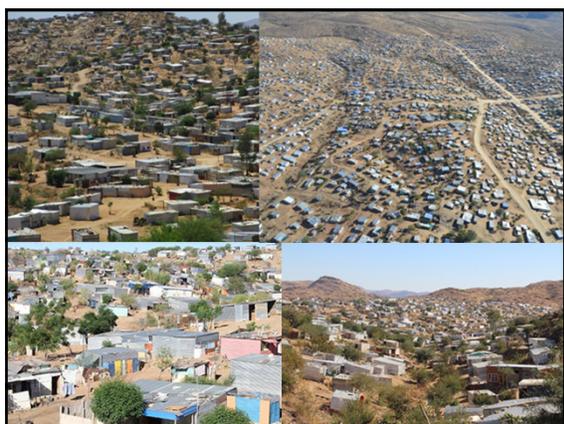
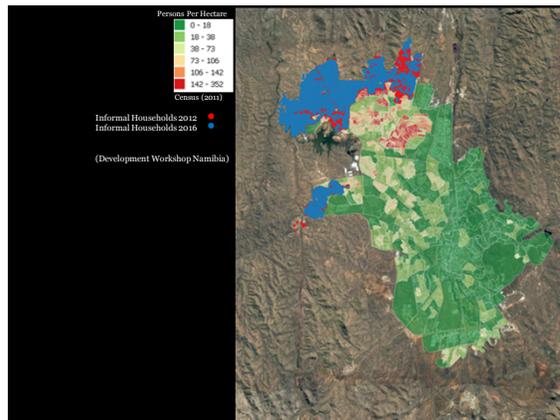
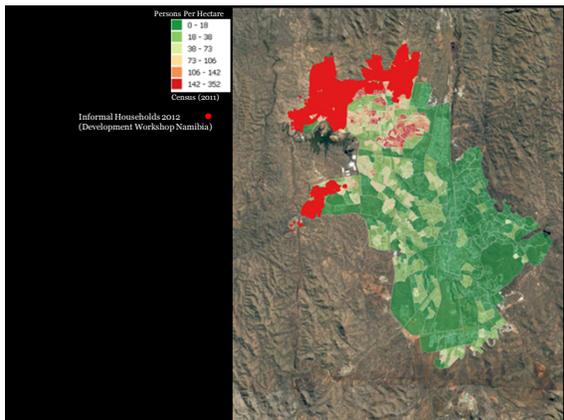
Economic Association of Namibia

Windhoek: A World Class City



http://www.thisisatrips.com/wp-content/uploads/2015/05/IMG_5557.jpg





Why Do So Many Namibians Not Have Formal Property?

Why Do So Many Namibians Not Have Formal Property?

'Formal' Costs

- Building Costs
 - Formally Recognised Building Materials
 - Minimum Structure values
- Land cost
 - Limited Supply
 - High Demand
- Incomes
- Access To Credit

Possible Solutions?

Credit and Incomes

- Limited access to collateral for most poor
- Credit/ Micro-Savings Schemes work, but cannot help everyone

Price suppression

- Decreases value of property
- Drives investment elsewhere (local and foreign)
- Less interest in property upkeep / improvement

The Problem is Demand, so this should be the solution

Current strategy is to provide quality, complete space...
but
supply is slow

Increasing Supply would:

- Decrease property prices
- Create competition
- Provide opportunities for growth for individuals
- Allow more people to contribute to growing the city
- Create future growth

Does it need to be so expensive?

Lets come back to it

Housing Typologies in the Last 20 Years

Growth of complexes / gated communities



- Large numbers of housing developments in and around Windhoek
- All privately developed, sold
- Cater to middle-upper income groups
- Very Successful

Left: Klein Kupper: https://p.uspsdesigns.co.za/images/cyberagent/co.za/S0064/S0064_ZZ00005207_01.JPG
Right: Klein Windhoek: <http://www.kleinwindhoek.com/mg/linthumb.php?w=900&h=600&e=1>
<https://www.mj.na/assets/products/images/1628/44ff23141230816d7ee67c3d5d3.JPG>

Why

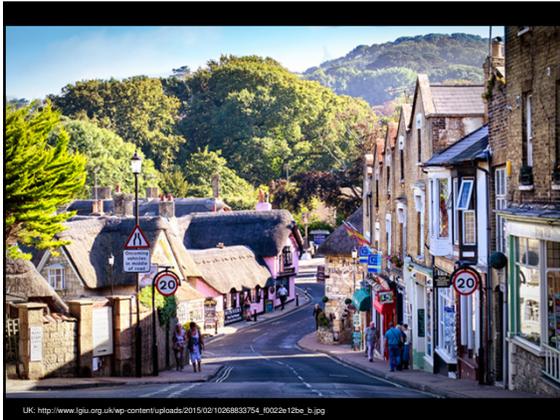
- Cost effective
 - Building
 - Services
 - Streets
- No division of street and sidewalk
- Safe Public Space
 - Neighbours
 - Community

Who

- Built by Specialised Developers
 - Ensure zoning works
 - Can negotiate bulks / mixed use activity
 - Have the capital / credit to make the costly investments
- Bought by public who have access to credit and income

But most Namibians still cannot participate in this part of the market...

So where do we see other places like complexes that are not in gated communities?



Should we try to make places like this?

“Namibians need space”
“In our hearts we are farmers”

If this is true then why are gated communities so successful

What do rural / informal settlements in Northern Namibia look like?

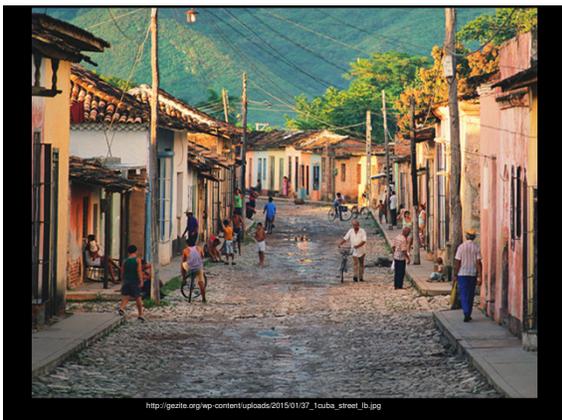
What sorts of opportunities would places like these provide

- Cost effective
 - Building
 - Services
 - Streets
- No division of street and sidewalk
- Safe Public Space
 - Neighbours
 - Community

What we need to create these sorts of places

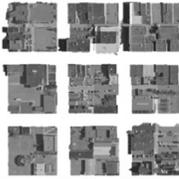
Small Erven

- Lower servicing costs per erf
- More people in less area
- Do not need large income to develop a small erf
- Higher net income for local authorities



So does it need to be so expensive?

- Smaller erven,
 - Greater access to housing

NINE DOWNTOWN BLOCKS	SHOPPING MALL
16 taxable acres	23 taxable acres
 <p>Net Value Per Acre \$1,310,830</p>	 <p>Net Value Per Acre \$281,128</p>
<small>2014 taxable values from Brainerd, MN</small>	

DO THE MATH

STRONG TOWNS

https://www.strongtowns.org

So does it need to be so expensive?

Currently the 55,000 households living informally in Windhoek have no access to tenure, roads or bulk services.

The biggest block to increasing supply of housing is a lack of provision of proper tenure.

Providing simple structure and tenure would give people something, and would pave the way for the future.

London had approximately 1 million people before a sewerage system was created.

Windhoek will continue to grow informally.

The burden on the city to provide land and services to those that do not have them will grow too, while little to no revenue will be generated from these residents.

There will be no money to continue making Windhoek look like a world class city.

But...

If proper tenure can be provided to these residents then they will have the opportunity to grow their wealth and the city's.

