

**AN INVESTIGATION OF AFFORDABLE HOUSING PROVISION IN THE  
HIGH DENSITY LOCATION OF HAVANA IN WINDHOEK, NAMIBIA**

**A RESEARCH PAPER SUBMITTED IN PARTIAL FULFILMENT**

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## **ABSTRACT**

A quantitative study approach analysed factors influencing affordable housing provision for the low income households in Havana Informal Settlement in Windhoek. A simple random stratified technique was used to sample the households. Using a questionnaire which was administered to the different selected heads of households of Havana informal settlement through a guided interview, the study mainly looked at possible causes of the housing shortages in Havana informal settlement, conducted an analysis of conditions of housing and sanitation in Havana informal settlement and reviewed how housing challenges in the Havana informal settlement be effectively addressed. Results revealed that a number of social, economic and Government or political factors such as rural-urban migration, education levels, income, occupation, lack of water and sanitation, construction cost and availability of serviced land, influenced housing affordability in Havana informal settlement. Results also revealed that the high cost of living negatively affects housing affordability, which makes it challenging for the low-income households to afford houses. In terms of housing policies and programmes, the study underscore the fact that, there exists a number of these housing policies. Overall, people are not aware of most of these policies and that these policies in any case have not had any effect on the housing affordability as house prices still remain high in Namibia. The study recommends the need to increase access to land and offer it at low costs, initiate income generating projects in the forms of markets where people can conduct business to improve their income, fully implement Government policies on housing, award the “right people” contracts to build houses of quality, provide support to the self-help initiatives and ensure strict adherence to Government set rules and regulations in executing various policies and service land to construct low cost housing.

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## **LIST OF ABBREVIATIONS AND/OR ACRONYMS**

**CBO** – Community Based Organisation

**CFA** – Confirmatory Factor Analysis

**CoW** – City of Windhoek

**DBTP** – Decentralised Build Together Programme

**EFA** – Exploratory Factor Analysis

**FNB** – First National Bank

**GRN** – Government of the Republic of Namibia

**HPP** – Harambee Prosperity Plan

**MSDP** – Mass Housing Delivery Programme

**MULSP** – Massive Urban Land Servicing Project

**NDP** – National Development Plan

**NEPRU** – Namibian Economic Policy Research Unit

**NGO** – Non-Governmental Organisation

**NHE** – National Housing Enterprise

**NOWS** – Namibia Occupational Wages Survey

**NPC** – National Planning Commission

**NSA** – Namibia Statistics Agency

**SDFN** – Shack Dwellers Federation of Namibia

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Salom Kuume Katoole

Windhoek, April 2018.

## **DEDICATION**

I dedicate this project to my mother, Hilma Ndapewa Nangombe Shivute and my father Andreas Severen Katoole for having nurtured me into the young man that I am today.

God bless your beautiful souls.

I dedicate this thesis to my late grandmother Kuku Penina Fastus.

## **DECLARATIONS**

I, Salom Kuume Katoole hereby declare that this study is my own work and is a true reflection of my research, and that this work, or any part thereof has not been submitted for a degree at any other institution.

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.....

Name of Student

Signature

Date

# CHAPTER 1

## INTRODUCTION

### 1.1 Background of the study

Housing is one of humanity's fundamental needs, which is essential for protection from weather elements (UN-Habitat, 2011). Housing is recognized by several international human rights protocols and constitutions of many countries as a fundamental right which states strive to provide to its citizenry. In order to provide decent housing, states are called to take administrative, legislative, budgetary and other measures to ensure that their citizenry can access affordable, habitable, accessible, culturally appropriate and secure housing without prejudice and prohibit unlawful evictions.

UN-HABITAT (2010) notes that urbanization is happening at a rapid and unprecedented level, particularly in the developing world. Half of the world's population (54%) lives in urban areas, however by year 2050, the population residing in urban areas is expected to nearly double resulting in immense challenges in housing, infrastructure, basic services, and employment (UN-HABITAT, 2016; 2009). Asia has the highest population (2.11 billion) living in urban areas, followed by Europe, Africa and Latin America. Fifty-three percent (53%) of the world's urban population are in Asia (UN-Habitat, 2016).

During the period 1995-2015, the highest urban growth rate was experienced in Africa whose growth rate was 11 times more than that of Europe. Africa's exponential urban growth is mainly due to natural increase, reclassification of rural areas, rural-urban

migration and in some contexts the adverse effects of conflicts and natural disasters. Despite this growth, Africa's urban areas remain the poorest in the world, hence the growth brings major resource constraints to provide and sustain infrastructure, basic services for the expanding population. Urbanization growth is paralleled by increasing incidence of poverty. In Sub-Saharan Africa, the number of people living in extreme poverty increased from 205 million in 1981 to 414 million in 2014.

This unprecedented growth in urbanization is contributing to an overwhelming growth of informal settlements which are characterized by lack or inadequate infrastructure and services, overcrowding and indecent housing. A key contributor to the proliferation of informal settlements is rural-urban migration. Rural-urban migration is extensive in most countries in the developing world, where there is mass exodus of populations from rural settings to urban areas in search of better services and employment. The resulting outcome is that demand for housing, infrastructure and services in urban areas is exceeding supply resulting in a myriad of socio-economic challenges, which include overcrowding, congestion and inadequate housing.

Namibia currently face an acute shortage of affordable housing, which is negatively impacting on house and rental prices in the country as a whole. In 2013, the national housing backlog was estimated at 100 000 housing units, of which the number was growing at an annual rate of about 3700 units (GRN, 2013). The housing backlog is high in the lowest income sectors, those with monthly incomes of N\$ 0 to N\$ 1,500 (estimated at 45,000), and incomes between N\$ 1,501 and N\$ 4,600 (estimated at 30,000) [FNB 2011 cited in IPPR, 2011].

Namibia like other African countries is experiencing rapid urbanization. The 2011 census indicated an increase in the rate of urbanisation, with 42% of the country's population living in urban areas compared to 33% in 2001 (NSA, 2013). The Namibia Statistics Agency (2013) attributes this exponential urban growth to rural-urban migration. The rapid urbanization is resulting in a myriad of socio-economic challenges, which include overcrowding, congestion and inadequate housing. The influx of migrants into the country's urban areas is resulting in high demand for housing. However, due to high urban poverty in the country, much of the new housing development is taking place in the informal settlements.

## **1.2 Statement of the Problem**

Rural-urban migration is in high demand for housing in most urban areas of Namibia, particularly in Windhoek. Aloe (2012) states that about 600 people migrate to Windhoek from rural areas every month. Due to demand outstripping supply, house and rental prices are exorbitant which excludes poor households. The outcome has been a proliferation of informal settlements in the outskirts of many urban areas. The Community Land Information Programme (CLIP) conducted by Shack Dwellers Federation indicated that about 25% of the country's population resided in informal settlements. Although these informal settlements offer alternative and affordable housing to many, they are characterised by overcrowding, crime, lack of basic services and infrastructure. The Namibia Statistics Agency (2012) states that access to safe water and sanitation is a severe problem in Namibia, more so in informal settlements.

The Namibian government established the NHE and the BTP under the auspices of local authorities and town councils in Namibia (Mwilima, Phillipus & Fleermuys, 2011). The results of these public sector initiatives have not yet proved sufficient to improve the housing situation of low income earners in various communities in Namibia. According to Oyewole (2010), several efforts were initiated by government in the area of housing provision initiatives, but very little impact was made, particularly among low income groups. This is attributable to the demand for housing, which has been rising at a fast pace, while supply has not been growing at the same rate (Mushendami & Kandume, 2008). Although municipalities and town councils have been in existence for a long time, the alleviation of the housing shortage remains a big problem in Namibia, especially within the urban informal settlements predominantly occupied by low income earners. It is against this background that the study aimed to explore the dynamics of affordable housing provision in Havana informal settlement. The study was guided by the following research questions:

### **1.3 Research Questions**

The research aims to answer the following important questions:

- 1.3.1 What are the main possible causes of the housing shortages in Havana informal settlement?
- 1.3.2 What are the conditions of housing and sanitation in Havana informal settlement?
- 1.3.3 How can the housing challenges in the Havana informal settlement be effectively addressed?

#### **1.4 Significance of the Study**

The findings of the study are envisaged to provide ways to improve affordable housing provision to low income earners in Namibia and thereby meet the long standing need of people, particularly the low income earners. The research findings shall also be useful in formulating policies and budget priorities by the Ministry of Urban and Rural Development, the NHE, BTP, SDFN as well as in other housing stakeholders, including municipalities and town councils. The findings would provide a roadmap to low income earners on how to improve access to housing through housing schemes that are recommended by the study. It is also envisaged that the findings of this study would help other stakeholders in policy formulation, such as the Ministry of Finance, which is responsible for providing finance to the line ministry.

The significance of the study lies principally also on the fact that the key aspects of Namibia's housing and urbanization relations have been under-researched hitherto, and especially with regards to low cost housing provision in informal settlement. Researchers and scholars have not adequately explored this subject. So this study will generate knowledge, which could have conceivable policy relevance in Namibia, especially for local administrative entities, policy makers and the government. Finally, the findings shall also be useful to other researchers, especially those in the area of affordable housing provision. As far as we are aware, there was no study that has explored this question involving Havana informal settlement.

## **1.5 Limitations of the Study**

Firstly, the study was limited to Havana informal settlement, leaving out settlements in other parts of Windhoek and the country, where similar or different problems might be prevalent. Besides, the researcher faced time and financial constraints as research of this nature always requires funding to pay for individuals who assist with the data collection and for other logistics such as preparing the questionnaires and other resources which the researcher provided for out of his savings. Secondly, availability and willingness of respondents to provide the required information as well as language barriers were also a challenge, which necessitated repeated engagement attempts.

Lastly, the scope of the study presented a challenge in the very nature of the population, where a small sample size was derived due to issues such as availability of subjects. Overall the study effort was fraught with shortcomings in data collection and other ancillary activities that was intended to heighten the researcher's understanding of what constitutes sustainable, affordable housing for poor people living in Havana, but could be seen as leading to bias and/or a loss of objectivity. However efforts were made to ensure that the quality of the work is not compromised by the limitations.

## **1.6 Delimitation of the Study**

The study focused on Havana informal settlement in Windhoek.

## **HOUSING IN NAMIBIA**

### **1.7 Housing provision experiences**

Housing is recognised in Namibia's constitution as one of the fundamental rights. After independence, the Namibian government sought to address imbalances in social welfare entrenched by the Apartheid regime. Under the apartheid regime, human settlements were segregated by ethnicity. The Black and Coloured communities resided in areas which were overcrowded and lacked infrastructure and basic services. To address these imbalances and increase access to housing, the government identified housing as a fundamental right and a key pillar to economic and social development (Mwilima and Fleermuys, 2011). Since independence, the government has developed a number of national and sectoral development frameworks to address housing.

### **1.8 Housing Trends and Patterns in Namibia**

The problem of housing provision has become a global phenomenon and Namibia is no exception. The most profound constraint in Namibia is the mismatch between housing supply and demand. This remains a key concern for policy makers, who recognize that addressing this persistent imbalance will not only unleash the full potential of the housing market and its contribution to the economy, but will also address the social aspects related to sustainable and affordable housing (Mwilima & Fleermuys, 2011).

In 2013, the national housing backlog was estimated at 100 000 housing units, of which the number was growing at an annual rate of about 3700 units (GRN, 2013). The largest backlog of housing is in the lowest income sectors, those with monthly incomes of N\$ 0

to N\$ 1,500 (estimated at 45,000), and incomes between N\$ 1,501 and N\$ 4,600 (estimated at 30,000) [FNB 2011 cited in IPPR, 2011]. The *Blueprint on Mass Housing Development Initiative in Namibia* (October 2013) further notes the following as the key challenges in delivery of housing in Namibia:

- Lack of available serviced land, which is slowing down the process of housing delivery and pushing up prices of serviced land.
- limited availability of serviced land which is mainly due to a lengthy and outdated approval processes for the proclamation of townships; surveying, subdivision and registration of land; limited financial capacity at local authorities; and a lack of surveyors and other qualified personnel at local and regional authority levels.
- Inflexibility in the current land tenure system exacerbates the situation.
- Fragmented laws and policies for regulating settlement development and maintenance require reviewing (GRN, 2013).

Namibia like other African continues is experiencing rapid urbanization. The 2011 census indicated an increase in the rate of urbanisation, with 42% of the country's population living in urban areas compared to 33% in 2001 (NSA, 2013). The Namibia Statistics Agency (2013) attributes this exponential urban growth to rural-urban migration. The rapid urbanization is resulting in a myriad of socio-economic challenges which include overcrowding, congestion and inadequate housing.

The influx of migrants into the country's urban areas is resulting in high demand for housing. However, due to high urban poverty in the country, much of the new housing

development is taking place in the informal settlements. A significant proportion of the country's population lives in poverty. Approximately twenty-nine percent (28.7%) of the population lives in poverty with 15% considered as severely poor (NSA, 2013). Although poverty is widespread in rural areas; urban poverty is on the rise.

The 2009 Namibia Occupational Wages Survey (NOWS) reveals that most employees (32,096) surveyed earned between N\$1001 – N\$5000. In the absence of affordable housing, low-income groups resort to finding housing in informal settlements (Kalili, Adongo and Lardson, 2008). Though the informal settlements offer affordable housing to poorest households, households living in such areas face challenges of inadequate basic services and infrastructure. Access to safe water and sanitation has been identified as a severe problem facing Namibia, more so in informal settlements (NSA, 2012).

## **1.9 Legal and Policy Frameworks**

Housing is articulated as a key priority area in several national legal and policy frameworks. The Namibian Constitution though it does not directly protect the right to housing, it has provisions on promoting the welfare of the people and it protects the right to privacy. Vision 2030, the country's overarching development framework underlines the need for all Namibians to access adequate housing with basic infrastructure and services (National Planning Commission, 2004). The vision is to provide affordable housing to all Namibians by the year 2030 through increased investment in the housing sector and in the process eliminate all shacks that are prevalent in various regions and local authority areas in Namibia. The significance of housing is reiterated in the national development plans, from National Development Plan (NDP) II (2001-2006) to the

NDP4. The National Development Plan for the period 2012/13 to 2016/17 (NDP4) sets housing as an area of national priority. The NDP4 states that the government undertakes to have a “robust and effective housing delivery programme, where affordability is the key feature of the programme” and that 60% of households will be living in modern dwellings by 2017 (NPC, 2012). The Harambee Prosperity Plan (HPP) includes some elements on housing. It states that at least 6,500 serviced residential plots and 5,000 housing units should be delivered annually.

To ensure a sound and comprehensive approach to housing development, the government developed the National Housing Policy which was adopted by government in 1991 and has a primary aim of guiding all actions on housing administration. Other sectoral frameworks which guide housing development at national and local government levels include the following:

### ***Namibia Housing Regulations***

- National Housing Enterprise Act 5 of 1993
- The National Housing Development Act 28 of 2000
- Local Authorities Act 23 of 1992
- Squatters Proclamation, AG 21 of 1985
- Rents Ordinance 13 of 1977
- Town and Regional Planners Act (Act No. 9 of 1996),
- Town Planning Ordinance, 1954 (Ordinance 18 of 1954)
- Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963)
- Banking Institutions’ Act
- Co-operatives Act
- Friendly Societies Act
- Pension Fund Act
- Usury Act
- Flexible Land Tenure Act.

**Adapted: Author’s Compilation**

## **1.10 Affordable Housing Programmes in Namibia**

The Namibian government has developed several regulations and programmes in its efforts to deliver affordable housing. However, the pace of delivering affordable housing has been slow compared to the demand. The programmes have also faced severe challenges which include quality problems, mismanagement of funds, rising costs of building materials, just to mention a few. Worth discussing are the National Housing Enterprise, the Mass Housing Delivery Programme (MSDP), Decentralized Build Together Programme (DBTP) and the Massive Urban Land Servicing Project (MULSP).

### **1.10.1 The National Housing Enterprise (NHE)**

The National Housing Enterprise (NHE) was formulated to address affordable housing. THE National Housing Enterprise Act 5 of 1993 states that the corporation is there to fulfil the housing needs of Namibians. According to the Act, the National Housing Enterprise (NHE) “is as an executing agent of the then MRLGHRD in all spheres of low-income housing provisions and other related developments”. It has a mandate to promote home ownership through housing development projects and provision of housing loans to low and middle-income groups (GRN, 2011). The corporation’s target groups are the low and middle-income groups; households earning over N\$ 5,000 per month, and not more than N\$ 20,000 or a maximum joint income of N\$ 30,000 per month (IPPR, 2011). The collateral is pegged at 20% or a deposit of 5%. To achieve its mandate, the corporation works with local authorities in infrastructure development.

### **1.10.1 Decentralized Build Together Programme (DBTP)**

The DBTP was first implemented during the 1992/93 financial year. The programme was decentralised to the regional councils and local authorities. The decentralisation process and especially housing provision was seen as a way of empowering local communities to take part in the (control of) decision making processes on issues that affect their way of living. The programme had four sub programmes which were implemented nationwide. They are:

- i. **Urban-rural housing loans:** This sub-programme promoted home ownership through provision of housing loans to low and middle income households which did not qualify for housing finance from financial institutions and NHE could apply for loans to build their own houses. Beneficiaries included households living in informal settlements. The beneficiaries constructed their houses with the assistance of families or hired builders.
- ii. **Social housing:** This programme provided loans to small local authorities and regional councils to facilitate housing provision for welfare cases. The target population was pensioners, people living with disabilities and destitute people.
- iii. **Informal settlement upgrading:** The programme was geared towards upgrading of informal settlements through provision of basic services such as water, sewage and electricity. This was achieved through provision of grants to local authorities to use in the provision of basic services. In turn, the local people living in informal settlements were required to make monthly contributions to the local authorities for the provision of services and maintenance of services.

- iv. **Single quarter transformation:** This programme intended to transform single quarters which were constructed for male labourers during the apartheid era to accommodate families. The programme was implemented on a cost recovery basis.

### **1.10.3 The Mass Housing Delivery Programme**

The Mass Housing Delivery Programme was launched in 2012 with the aim of constructing affordable housing (185 000 housing units by the year 2030) and in the process creating new jobs. The programme was envisaged to construct on average, 10 278 houses on a yearly basis (GRN, 2013).

### **1.10.4 The Massive Urban Land Servicing Project (MULSP)**

The Massive Urban Land Servicing project was launched in 2015 in order to speedily service land needed for affordable housing. One of the key challenges in providing affordable housing is lack of serviced land. Land servicing is a costly and lengthy process. Under the public sector, local authorities are the sole providers of serviced land. However, due to financial deficits, most local authorities are not able to deliver adequate serviced land leading to huge housing backlog in their jurisdictions. The protracted process of land servicing, which happens in multi-stages exacerbates the backlogs. The time consuming sub-processes include approval of town plans, environmental assessments and classification of the residential area. The Massive Urban Land Servicing Project (MULSP) was launched to fast track land servicing, considering the above mentioned administrative bottlenecks. The Harambee Prosperity Plan set the target of serviced residential plots at 6,500 per annum.

Despite impressive and comprehensive legal and policy frameworks on housing, development of affordable housing has been at a slow pace since independence. Although housing is understood to play a key role in national development and all sectors are making concerted efforts to provide affordable housing, a myriad of challenges hamper the accessibility of affordable housing. One of the key challenges has been the mismanagement of funds. Financial and institutional deficits in most local authorities has led the authorities to divert funds ear marked for affordable housing to other functions. In addition, a sizable number of beneficiaries have defaulted in repayment of their loans. Skills deficit and technical capacity constraints have compromised the quality of the housing provided.

## **1.11 Suppliers of Housing**

The strategic frameworks discussed above recognize that the government alone cannot address all the housing needs, hence calls for a multi-sectoral approach. Housing in Namibia is supplied by the public and private sector and civil society. These different sectors supply housing to households of different income categories, although the civil society seem to target more the low income groups which are excluded by the private sector.

### **1.11.1 Private Sector**

The sector consists of sub-sectors; material suppliers, construction, realtors, property developers and the financial sector. Finance in housing delivery is very important because of the huge financial requirement for housing production. Although, the private

sector is a key stakeholder in land and housing development, their products and services elude the poor who simply cannot muster the financial resources required.

Private developers are either involved in land development or land and housing provision. Developers normally purchase large tracts of land from private owners, generally in the periphery of urban areas where the prices are relatively low. They develop the land and then resell at extremely high prices either as developed land or residential plots. Private developers are primarily driven by profits; hence their products do not cater for low-income groups. The government has not made any significant efforts to regulate the housing market, leading to high prices which exclude the poor. Namibia, particularly Windhoek is renowned for its high rentals. The realtors increase rentals annually making it prohibitive to the poor. Most households living in rented accommodation have to part ways with nearly if not over half of their monthly incomes.

### **1.11.2 Public Sector**

Several government funded affordable housing programmes exist in the market. As highlighted above, these include housing provided under the National Housing Enterprise, the Build Together Programme, the Mass Housing Delivery Programme, and the Massive Urban Land Servicing Project (MULSP). As highlighted above, government subsidized housing has been characterized by fraud, corruption and mismanagement.

### **1.11.3 Civil Society**

The civil society has been making significant contribution to housing, particularly to low income groups. The Shack Dwellers Federation of Namibia, is a key player in grassroots interventions aimed at improving the living conditions of households living in informal settlements. The Federation was formed in 1998 as a community-based organisation actively working with low-income communities to establish saving schemes in order to assist with the servicing of land and the construction of houses. The federation is an umbrella body of housing savings schemes whose main objective is to improve the living conditions of ultra-low and low income families. The federation is supported by Namibia Housing Action Group (NHAG), which provides technical, financial and organizational support.

## **1.12 Challenges in the Provision of Affordable Housing in Namibia**

Several problems plague the provision of affordable housing in Namibia. Despite great strides made in improving housing delivery, provision of affordable housing remains an insurmountable task. These challenges are economic, social, environmental and political in nature. Understanding these challenges is essential to ensure development of correct remedial measures.

### **1.12.1 Lack of Access to Housing Finance**

Finance in housing delivery is very important because of the huge financial requirement for housing production. In Namibia, mortgages have been noted to be the largest portion of banks' portfolio, with mortgages directed to individuals being the most dominant. Several authors have noted that lack of capital is one of the major barriers to affordable housing (Mateev and Anastasov, 2010; Nichter and Goldmark, 2009).

Lack of access to finance includes lack of the sources of finance, high cost of capital, high collateral demands and bureaucratic procedures of financial institutions/banks (Okpara and Wynn, 2007; Bukvic and Bartlett, 2003). The lack of housing finance or unsupportive finance terms, for instance due to high deposit requirements, short loan periods directly exclude low income groups.

Most formal financial institutions are structured in a way which favours high income earners compared to low to middle income earners. Most, if not all potential providers of finance are willing to commit their financial resources to high income earners whom they perceive to have the means to pay the mortgage. In the absence of formal financial support, poor households primarily rely on their own savings, self-help initiatives and informal loans to access decent housing.

According to the 2011 Housing Study conducted by the Bank of Namibia, more than 73% of Namibians do not have access to credit facilities offered by the financial service sector and consequently cannot afford to buy urban land and decent housing (GRN, 2013). A 2008 research paper by the then Namibian Economic Policy Research Unit (NEPRU), noted that most of the households in the country (38-72%) finance their housing through personal savings. The paper further stated that early 50% of households which do not qualify for housing finance from banks are also ineligible to any other forms of housing finance. Eligibility to housing finance is difficult for many Namibians considering that the country has a severe shortage of skilled labour and widespread unemployment.

National data drawn from the 2014 Labour Force Survey indicates that many individuals earn low incomes, with an average monthly income of N\$6 626. The survey found that even though salaries are one of the major sources of household income in the country, there is a big proportion of the population employed in domestic labour which is characterized by low salaries usually below N\$1 500.00 per month. In such an environment of low housing finance participation, efforts to scale-up housing delivery become challenging.

### **1.12.2 Regulatory and Institutional Frameworks**

The regulatory and institutional environment in most developing countries is extremely cumbersome, discouraging affordable housing and slowing its progress (UN-Habitat, 2011). Provision of affordable housing is characterised by excessive red tape, corruption and complex regulatory systems (Fjose et al., 2010). The burdensome red tape procedures and bureaucracy result in diversion of the scarce resources to non-core activities, which is a disincentive. (Levie & Autio, 2011).

According to UN-Habitat (2011) such regulations though developed with good intentions are likely to cause negative impacts. Such processes are prone to rent seeking by different actors at different levels. Corrupt government officials are likely to swindle money from desperate home seekers and powerful elites are likely to enjoy upward mobility and benefit through corrupt dealings. In addition, they are likely to make housing more expensive and less available, driving more people, particularly the poor into living in sub-standard housing.

In response to these administrative bottlenecks, the government has made effort to readjust and align the regulations to the needs of the people, particularly the poor.

Through the legal and administrative reform sanctioned by the Cabinet in 2015, the Urban and Regional Planning Bill was formulated. The Cabinet directive meant a review and reform of legal and policy frameworks on land and housing. If enacted, the Bill will replace the outdated approval urban and regional planning laws, making it possible to streamline and consolidate the currently fragmented processes. In addition, it will decentralise currently centralised functions to the periphery (regional and local authorities), thus facilitating delivery of affordable housing (Ministerial speech, 2016).

### **1.12.3 Scarcity of Serviced Land**

Land is a key primary input in housing. The scarcity of serviced residential land in major urban areas is widely attributed as one key hindrance to affordable housing. Land servicing is a costly and lengthy process. Local authorities are faced with severe financial deficits making it impossible to have a substantial budget for land servicing. During the period of 2012/2013, the estimated budget for land delivery for City of Windhoek was N\$41 million. The approved budget was only N\$21 million. Apart from the process being costly, it is also lengthy. The sub-processes are fragmented, being performed by different units. This prolongs the process, and the appointment of professionals to provide these services is costly.

### **1.12.4 High Cost of Inputs**

Several resources are required in housing production. These include building materials and technical expertise. The predominant building materials for formal urban houses in Namibia are burnt bricks for walling and zinc corrugated sheets for roofing. Despite global and national calls for alternative building technologies, there has been slow

penetration of these technologies in the Namibian housing sector. Slow adoption and implementation of alternative building technologies is due to several reasons which include community resistance to these alternatives, lack of expertise and research in the field, inhibitive procurement systems and restrictive regulatory frameworks. The expenses of building materials have been rising exponentially, partly due to import tariffs. In addition, the construction industry has to grapple with rising labour costs. Certain technical services (surveying and engineering) are offered at very high prices. All these costs influence the overall housing costs.

## CHAPTER 2

### LITERATURE REVIEW

#### 2.0 Introduction

This chapter presents the literature reviewed. The literature reviewed is broadly classified into three parts: definition of housing and affordability concepts, the theoretical framework and empirical literature. Firstly, the housing and affordability concepts are defined. Secondly, the theoretical framework is reviewed. Thirdly, the empirical literature is reviewed. Finally, a summary is drawn from the literature.

#### 2.1 Housing Concepts

According to Dwijendra (2013) the concept of housing is complex and has numerous definitions depending on context. Housing has complex interrelationships with the environment and social, economic, cultural, spiritual human needs. A holistic definition of housing should therefore encompass all these elements. Listokin (2007) defines housing as a permanent structure for human occupation. Viewing housing simply as a physical structure as in this definition, obscures the other important facets (social, economic, spiritual and cultural) of housing. As mentioned above, a holistic definition highlights the multi-functionality of housing.

Dwijendra (2013) further stresses that housing is not merely a physical structure or place to live but also mean privacy and an expression of culture and spirituality. In other words, housing is a socio-cultural and spiritual structure, which reflects different human needs (Heywood, 2004). Apart from being a very valuable asset, housing has a much

wider economic, social, cultural and personal significance. Given the multi-functionality of housing, it means housing needs to have adequate security, space, infrastructure, services and stability in order to fulfill a range of human needs (UN-Habitat, 2012).

Additionally, Dwijendra (2013) states that housing can be regarded to be of good quality when it is acceptable in its respective market and has functional soundness. It should be underlined that quality is subjective leading to varied definitions in different contexts. Consequently, this means quality assessments in different contexts focus on different quality attributes. However, most quality assessments focus on the physical structure, and basic facilities and amenities. Measuring housing quality is complicated by the differing social, economic and political characteristics of communities. Good quality housing has to fulfill physical, psychological, social and cultural human needs. It should also conform to science and technology aspects (Griffith, 1990).

Rao and Apprao (2012) quoting Year Book (1997) revealed that the modern concept of affordable housing provision does not limit the idea of housing merely to the provision of shelter, it is an integral part of overall policy improvements of human settlements and economic development.

UN-Habitat (2012) defines housing as one of humanity's fundamental needs, which is essential for protection from weather elements. Housing is recognized by several international human rights protocols and constitutions of many countries as a fundamental right, which states strive to provide to its citizenry. In order to provide decent housing, states are called to take administrative, legislative, budgetary and other

measure to ensure that their citizenry can access affordable, habitable, accessible, culturally appropriate and secure housing without prejudice and prohibit unlawful evictions.

According to Levaku (2012), housing is one of the basic needs of society. It is the place, which witnesses all the important events in the life of a human being. Next to food and clothing, shelter is an essential ingredient of human life, as a house is not only a place of dwelling but also an important social need of a family. Housing and quality of life are intimately related as good housing also increases productivity of people. The life styles of people, including their cultures, are reflected in the type of houses they live in. Indecent, unhygienic and inhuman living conditions seriously affect and endanger both the physical and mental health of individuals. As such, it is essential that a proper habitat in proper surroundings with minimum basic services, like clean drinking water and sewage, is made available to every citizen.

Cousins (2009) states that housing should be of good quality, affordable, adequate, appropriate and accessible. Quality housing denotes to housing which meets minimum standards and is acceptable to dwell in (; Feijten and Mulder, 2005). Put differently, quality means the by-product meet the set standards and procedures, qualifying it to perform at the desired level (Barrie and Paulson, 1984).

Rapoport (1968) highlights that the concept of housing from a different perspective. According to him, the house is an institution, not just a structure created for a complex

set of purposes. As building a house is a cultural phenomenon, its form and organization are greatly influenced by the cultural milieu to which it belongs.

All stakeholders involved in housing provision should have full understanding of what constitutes housing to ensure that housing which is provided meet quality standards, is useful, and satisfies human needs.

## **2.2 Concepts of Housing Affordability**

According to Sani (2013), housing affordability refers to the ratio between a household's housing costs and its income. It refers to provision of housing within reasonable costs so that the costs do not leave a household unable to afford costs of other basic necessities (food, clothing, health care, education, transport). UN- Habitat (2011: 22) defines housing affordability as, "adequate in quality and location and does not cost so much that it prohibits its occupants meeting other basic living costs or threatens their enjoyment of basic human rights".

Quan & Robert (2009) further breakdown affordability and view it in at least three different ways. Accordingly, distinction is drawn between the concepts of purchase affordability, repayment affordability and income affordability. Purchase affordability considers whether a household is able to borrow enough funds to purchase a house. Repayment affordability considers the burden imposed on a household of repaying the mortgage. Income affordability simply measures the ratio of house prices to income.

A study by Cambridge Centre for Housing and Planning Research (2009) concludes that it is important to recognize that a proportion of dwellings are actually available for sale or for rent at any given time, plus newly built dwellings coming on stream constitute housing supply. Equally, a proportion of households plus newly forming households who are actively seeking a home at any one point in time constitute effective demand – those who want and are able to afford to rent or buy. There may also be ‘pent-up’ housing demand, from people who would like to rent or buy a home but are unable to do so. The main reason for this is affordability, although there can also be housing on the market that is affordable to a range of households but is not desirable or suitable.

Michelle (2005) stress that housing affordability is more than just a personal trouble experienced by individual households. It has implications not only for housing but also for employment, health, labour market performance, finance, community sustainability, economic development and urban and regional development. Various types of housing affordability conceptions can be identified. Among these, two are prominent (Quan & Robert, 2009). According to the first conception, affordability is concerned with securing some given standard of housing at a price or a rent which does not impose, in the eyes of some third party (usually government), an unreasonable burden on household incomes. This approach is more frequently employed.

The second type defines housing affordability by the adequacy of the residual income remaining for other household needs after deducting housing expenditures. This is residual income approach. In the residual income approach, housing is considered affordable when people can adequately consume both housing and non-housing goods.

Equally, Akçay (2003) argues that house building is a locomotive industry which may promote the economy as whole. Boleat (1985) argues that the purpose of a housing finance system is to provide the funds that buyers need to purchase their houses and the basic requirement of any housing finance system is the ability of channelling funds from people who have surplus of financial assets to those who wish to borrow.

Boleat (1985) further indicates that the interaction between housing provision and housing finance is very explicit. Tenure structure in a country is basically related with the housing finance system. Boleat (1985) maintains that lack of housing for rent, for instance, may lead to owner occupation as a major tenure type in a country with a developed housing finance system or squatter settlements in countries like Turkey, which do not have 'adequate' -or at least any- housing finance system.

Boleat, (1985) concludes that as the housing problems and definition of the problems differ in countries with different development levels, housing finance in developing countries is a very different subject from housing finance in developed countries. In the developed countries housing finance is discussed or studied in terms of how it operates under the implicit assumption that people can afford to buy houses and that there are financial institutions which will help them do so. On the other hand, in the developing countries, the main argued issue is 'what is the convenient low cost housing provision system?' and to what extent the existing provision of affordable housing succeeds. Nevertheless, an efficient housing finance system is expected to reduce housing problems and contribute to the overall economic development of a country.

Affordability of housing for a high proportion of households in most developed countries may not be regarded as a housing problem since ‘well-organized’ housing finance system exists which provides funds for the households to purchase houses (Abrams, 1966). In the case of developing countries however, housing problem has been generally discussed in the context of rapid urbanization and poverty (Renaud, 1999). As a result of these factors “there is a massive housing problem in respect of the number let alone their quality” and this was tried to be solved by illegal housing by the people themselves (Boleat, 1985)

Affordability is part of housing problem in many developing countries. It will be misleading to argue that lack of housing finance systems leads to affordability problem. The main problem is lack of resources to be devoted in housing. In developing countries the allocation of limited resources to housing is very disputable. It is argued that allocating resources to housing instead of industrial development which creates added value means wasting the resources.

### **2.3 THEORETICAL FRAMEWORK**

The issue of affordable housing provision has been receiving increasing attention over the recent decade in the context of both theoretical and empirical literature. There have been many studies built on various observations in this area globally, in Africa and in Namibia.

Housing and land, as commodities, play a vital role in the economy of a country, whether one belongs to a low or high economic class. It is imperative that the benefits of proper housing reach all across the economic divide. It is therefore fundamental to understand why there is exclusion in the manner the 'free market' operates.

The basis of understanding the position of low-cost housing and land in relation to the market forces is that housing and land are profit driven. All the components of housing, such as land, production of building materials, administrative functions, services and the actual use of the house, are controlled and produced in the market cycle and as such, are aimed for profit gains.

Even if it is supplied by the state, the fact is, the beneficiary must utilise it to better his/her standard of living and the state does not have control at this stage, but the market forces. So what are the factors that make low-cost housing not to compete in the 'free market'? If low-cost housing is perceived as a means to reduce poverty among the poor, then why it is so difficult for the market forces to be inclusive in its operation? It is a norm that the market (including financial institutions) only assist those who have money and due to the fact that the low-income group does not have money, the response from the market forces is to systematically exclude them in terms of access to urban land. The perception (by the market force) is that low-cost housing has its own market in the periphery. The neo-classical theory of "Supply and Demand" will therefore be central to the discussion.

### **2.3.1 Low - cost Housing and access to urban land: Supply and Demand context**

Due to the fact that Namibia has adopted the World Bank's approach and policy of 'enabling markets to work', the market forces control access by the poor to urban land. The competition in the supply-side of housing makes it difficult for the market forces to meet the demand of the poor. This is attributed to, among other things, the price of land and profit expectancy thereof.

The law of supply and demand, in simple terms, means that the fewer the supply of goods and the more demand for it, the higher the price somebody would purchase it. "The amount of income a person receives affects the cost of buying an item because it determines which options a person must give up when buying a product" (Ingrimayne, 2007). For an example, if a low-income person spends N\$500 for a trip around Namibia, it means that he/she will have to reduce on food, entertainment or shelter. The same trip will require a high-income person to reduce on different things than the low-income person. This means that an expenditure on a product by the low-income person has a different effect compared to the high-income person because the low-income person will be compelled to even reduce on essential needs like shelter.

An increase in people's income results in higher consumption of most products. Urban land will be more accessible to people with high income, because they have money to consume land as a product. The effect of this phenomenon is that the market forces will concentrate more on those who have power to purchase, thus, excluding those who have

a low income. The theory of 'supply and demand' is important for some explanation of the mechanism by which many resource allocation decisions are made.

The 'supply' side of the theory of 'supply and demand' is regarded by the Classical Economic Systems as limited and 'demand' as unlimited. Nowadays economic scholars have overturned this understanding by the Classical Economic System. They now regard 'supply' as unlimited and the 'demand' as questionable. However, the general expectation of the theory of 'supply and demand' is that it describes how prices vary as a result of a balance between product availability at each price (supply) and the desires of those with purchasing power at each price (demand).

The interpretation of the 'supply and demand' theory is that the market forces will only respond positively to those who have purchasing power and it will systematically exclude those who have no purchasing power (the poor). For example, land that is well located in close proximity to opportunities/urban centres is in the hands of private owners, means that availability of such land will solely depend on the demand by those who have purchasing power, and will also be made available at a competitive market price. For example, a consumer may be willing to buy two (2) apples if the price is 65c per apple and the same buyer is also willing to buy only one (1) apple if the price is N\$1,20 per apple. This brings about competition in terms of purchasing power.

Those who have purchasing power will compete among themselves and the possibility is that the price can go even higher, depending on the demand of the goods at a particular time. Low-cost housing and land in the market environment are not only competing with

the middle and high-income housing development, but also with other land uses that are in demand, such as offices, retail, industries, etc. The problem of market exclusion is exacerbated by the demand for an even higher price of housing development, aimed at excluding those who have no purchasing power, even within the same economic group.

The supply is normally different for each and every price. If, for instance, the price is high then the supply will be limited. On the other hand, if the price is low then the demand will be greater. According to Thirkettle (1979), 'supply' is determined by (a) price of commodity, (b) changes in cost of production, (c) entry of new firms into industry, (d) changes of price of other goods, and (e) changes arising from natural causes or political events. The 'demand' will be determined by (a) the price of the commodity, (b) the price of other commodity, (c) income of buyers, (d) the buyer's scale of preference, and (e) the number of buyers. In other words, the more the buyers the greater the demand for a particular commodity. If the middle and high-income class, through their purchasing power, demand high class gated residential development then the demand will be high and exceed the need to cater for the poor in terms of access to urban land and also the buyer's scale of preference.

The issue here is that the demand-side housing provision will solely depend on market forces. Those who are in the low-end of the low-income group will be highly affected by land prices because either they don't have jobs or they don't have a source of income at all. The demand-side housing provision will therefore be suitable to countries that have a high GDP, such as the US. Whitehead and Yates (1998) argue that the way in which housing is provided, for example, can affect the extent to which the tenant is to be

involved in governance issues. This includes management, maintenance, finance, rent-setting, etc. This in turn can affect issues related to security of tenure. It can affect questions of discrimination and access to housing. Subsidy design can affect work incentives, or can create poverty traps.

### **2.3.2 The Neo-Marxist Approach in Access to Urban Land and Housing Delivery**

The Neo-Marxists view the delivery of low-cost housing as the role of the state not the private sector. Their main argument is that, should this role be vested in the private sector then this will result in commodification of housing. Commodification of housing will therefore lead to inequalities and exploitation by capitalists towards the poor. “Neo-Marxist thought focuses on the role of the state in the process of capital accumulation, including its role in housing. The state’s role in this process is twofold: to support capital accumulation and to maintain social stability (legitimation)” (Smith, 1999:18).

According to Smith (1999), the Neo-Marxist theory is based on the fact that the poor are vulnerable to exploitation in the capitalist mode of housing delivery. If low-cost housing is provided with the main aim of serving as a means of poverty alleviation, the state must be the sole provider of such commodity. This will reduce the exploitation of the poor by capitalists. The state will be able to own land and therefore the poor will be in a position to be accommodated within welllocated land and in close proximity to services and opportunities.

According to Smith (1999) the Neo-Marxists identified the articulation that takes place in housing as expansion of commodity market for land, housing finance, principle of

private property in land and housing and division in terms of economic class. According to Omenya (2002) the Neo-Marxists' argument is that the problems experienced in low-cost housing and access to urban land are solely due to capitalism. They perceive capitalist development as dividing communities in terms of economic classes and the poor remain the most vulnerable and exploited. Neo-Marxists emphasise that the low-cost housing problems cannot be solved whilst the capitalist system is still in existence, it must be removed.

Omenya (2002) further notes that Marxists are the popular critics of what they term the "Capitalist System of Urban Planning". They argue that the urban planning system exercised by most capitalist countries has only served the bourgeois interests. They view the urban planning system as a means to segregate spatial land uses into economic class antagonism. According to the Marxists, urban development is just a reflection of mode of production in order to gain more economic surplus.

According to Winarso (2005), the critiques of the capitalist type of planning have also been addressed to its failure in encouraging integrated development that can accommodate the poor and the rich. This in turn makes the rich people always dominate the poor by safeguarding their interests. This means that urban development is just a system of the accumulation of capital by forcing the grouping of people according to their economic classes and such grouping is based on the social relation of production, thus, perpetrating social segregation. As the factors that determine land and housing prices usually include local economic development status quo, environmental quality

and employment opportunities, the poor are bound to be alienated in terms of getting access to services/assets such as urban land because access to these depend highly on capital ability.

Winarso (2005) further states that the critics of the ‘Capitalist System of Urban Planning’ centres around the following:

- 1) Uneven development because the approach fails to recognise the diverse forms of user demand and investor demand,
- 2) Land consuming development, which in turn, creates suburbanisation, real estate speculation, segregation in terms of economic classes,
- 3) Spatial isolation in terms of income and racial groups, and
- 4) Economic class domination, which often result in the peripherilisation of the poor households.

### **2.3.3 The Theory of the Self-help Mode of Low-cost Housing Delivery**

It is worthwhile to look into other theoretical approaches regarding low-cost housing delivery. For the purpose of this research, the theory of ‘self-help’ as a mode of low-cost housing delivery will be assessed against the constraints associated with market forces in low-cost housing delivery. It must be noted that there is very little happening in Namibia regarding the self-help mode of low-cost housing delivery.

J F Turner is one of the brains behind the theory of ‘self-help housing’. Turner’s ideas are based on what he observed in Peru and other Central American countries. His idea came out of what he observed from squatter dwellers because he viewed government as

stumbling block toward the housing need of the squatter dwellers. What Turner proposes is that, instead of threatening the existing housing systems, the government should respond and support them. He considers his main task to be convincing governments that there are better solutions to the low-income housing problem than the ones applied thus far. In his view, his proposed solutions are beneficial both to the low-income groups and to governments” (Nientied and van der Linden, 1988:140).

In assessing the state of housing for the squatter dwellers, he observed the following: 1) the poor can mobilise themselves in such a way that their economic conditions can be improved, 2) self-help housing as a solution because of its focus on use value, 3) need for involvement of NGO’s, CBO’s, etc, and 4) the poor are able to produce good quality dwellings. According to Nientied and van der Linden (1988), Turner’s key ideas may be summarised as follows:

1. The concept of ‘housing’ should be viewed as a verb, rather than as a noun. In other words housing is not just shelter, it is a process;
2. The house should not be seen simply in terms of ‘what it is’, but in terms of ‘what it does.
3. Due to the fact that housing needs change, e.g. in terms of the family cycle or according to stage in the migrant’s life in the city, and since there is a continuous individual needs, priorities, and possibilities among the users, which large organisations can never adequately cater for all these. Large organisations, such as the governments or local municipalities, are forced to standardise procedures and products. They usually fail to respond adequately most of individual’s changing needs and priorities. It must be noted that Turner’s theoretical approach has had an influence on the World Bank’s

approach toward low-cost housing. However, there is a difference of note regarding the two approaches. Turner's approach is based on emphatically situation whilst the Bank's approach is more related to economic theory. Similarly, to note, is that both theories view the role of the state as that of 'enabling'.

The World Bank recognises that the provision of conventional permanent housing is not possible given the limited resources available. The housing deficit is then explained in market terms: evidently, there is sufficient demand for housing, but numerous constraints make for weakness on the supply side. As long as the supply side keeps providing conventional permanent housing only, it is not properly geared to the enormous existing demand. The only viable method of correcting this is to bring the supply cost down, so that housing and services become accessible to large parts of the population presently excluded from the formal housing market" (Nientied and van der Linden, 1988:147).

It is also argued by Nientied and van der Linden (1988) that although Turner views housing also in terms of 'supply and demand' in the solution which he proposes, however, there is no role played by the market value. The only indicator of human use value is the material values of housing. This, according to Turner should take the place of materially determined market values. This argument by Nientied and van der Linden (1988) shows that the 'self-help' theory is also more dependent on the market forces and therefore will not serve the poor well because well-located land in urban centres is always dependent on the demand-side. This brings us to some critiques of the self-help housing approach.

The main critique of Turner's self-help housing delivery is the Marxists. In contrast, Marxists view the role of the state as important in low-cost housing delivery. In fact, they view poverty as the cause of housing inadequacies and therefore the state must alleviate poverty by taking responsibility of low-cost housing delivery. Nientied and van der Linden (1988) argued that regarding the functions of the state, authors like Pradilla (1979, 1981) and Burgess (1982a) believe that the state's role includes the maintenance of class domination, safeguard the reproduction of the capitalist mode of production.

The arguments of the Marxists approaches are based on the fact that capitalism is the cause of underdevelopment and poverty. In fact, Marxists view Turner's approach as an economic and ideological means for upholding the conditions as envisaged by the capitalists. According to Nientied and van der Linden (1988), Burgess's (the main Turner's critique) argument may be summarised as follows:

1. By separating and acting against the use value and market value, Turner fails to appreciate their dialectic interconnection. This is because market products and labour are invested in the self-help house and they cannot fail to assume a value on the capitalist market;
2. By putting blame on industrialism, Turner seems to overlook that, industrialism is just an aspect of capitalism.
3. Turner holds the basically bourgeoisie view of a well-meaning but provided wrong information to government. In his ideas on the government's role, there is no mentioning

to imperialism. In essence, Turner depoliticises both the housing problem and the government.

According to Smith (1999), this argument was taken further in later publications Burgess (1984, 1985), where he argued that self-help housing did not only interfere with the process of capital accumulation, but it actually contributed to it. Self-help housing was seen as providing a means whereby employees could pay lower wages, thus reducing the cost of the 'reproduction of labour', similarly, his process also freed governments from their obligation to house people adequately.

Omenya (2002) notes that Burgess (1985) considers self-help housing as an instrument of reproduction of labour. In a capitalist mode of production, this in turn reduces the cost of labour. He continues to suggest that self-help housing results in a commodity with both use and exchange value. This commodity is always consumed by those with power to purchase. However, Amis (1995) asserts that self-help housing ignores the basic cause of poverty in a capitalist mode of production, i.e. expansion and accumulation of capital. It further ignores renting as an option of alleviating the housing problem. It must also be noted that there is a contradiction in Turner's approach for state assisted self-help housing. Turner assumes that housing only has use value and ignores the fact that it also has an exchange value. If low-cost housing is considered as a means to alleviate poverty, it is therefore of great importance to also emphasise and recognise its exchange value. However, despite all the shortcomings identified in

Turner's approach, there have been interests of the international agencies in self-help housing. South Africa did not entrench self-help housing in its housing policy in 1994. Instead, South Africa opted for a housing policy that relies on market forces. The market force driven kind of low-cost housing delivery was seen by government as a suitable means to alleviate housing problems. "Central to the policy is the oneoff, up-front, mainly supply side capital subsidy for site, services and the top structure. Securities and indemnities are to be used to encourage financial institutions to avail credits to low-income groups" (Omenya, 2002:5). Practically, self-help housing has limited resources. Due to its nature of having limited resources, it tends to be slower than the other modes of housing delivery. The other factor is that community organisations lack the 'know-how' to manage the budget, and thus, government is reluctant to persuade it effectively.

## **2.4 Summary**

From the discussion on the theory of 'supply and demand' it is clear that it will always going to be difficult for governments to compete with the market with regard to access to well-located land. The reason for this is that in an 'enabling the markets environment' the markets have a control of the transactions of well-located land. The power to purchase by the land consumers tends to increase the demand for well-located land, thus, increasing the land price. It is in this regard that the state finds it difficult to purchase well-located land for low-cost housing purposes due to high land prices.

Different low-cost housing approaches, such as 'self-help housing', have their successes and failures. In terms of the 'self-help housing' approach, the role of the state is that of 'support'. In other words, it advocates for self-housing construction and the state must

only intervene in a form of support rather than threatening the housing delivery approaches. Contrary to the 'self-help housing' approach, the Marxists advocate for a state driven low-cost housing delivery approach. In fact, the Marxists view the capitalist mode of low-cost housing approach as the main contributor to poverty. Rapid delivery of low-cost houses in well-located land must be viewed as a means to alleviate poverty. So the state must play a central role in the process of low-cost housing delivery. The finding of this discussion is that it will be difficult for the state to effectively provide low cost houses in well-located land, as long as it does not own well-located land. The latter mean that the market will always be in control of prime land, thus placing it in a good position to influence land prices.

## **2.5 EMPIRICAL LITERATURE**

Various empirical studies on provision of housing for the low-income earners have been conducted elsewhere and in Namibia before. It appears that human housing is one of the most serious challenges facing developing countries today globally.

Ravindra, Viswanadham and Rao (2013) conducted a study on “operational and financial performance evaluation of housing finance companies” in India. The study revealed that housing being one of the essential needs of humankind, the demand for shelter grows in line with the increase in population and the standard of living. Hence, the need of financing the purchase of a house comes up. The emergence of a number of Housing Finance Companies (HFCs) in organized and unorganized sectors, according to Ravindra, Viswanadham and Rao, has brightened the economic scenario. In India, for example, during the last few years, a lot of emphasis has been placed on creating an integrated national housing finance system. With the creation of the National Housing Bank, housing finance has received added impetus. Their study further revealed that HFCs are among the top institutions as far as loan sanction, disbursement and outstanding are concerned. Their study concluded that though these housing agencies are good in sanctioning loans and delivery of service to customers, they have to modify and differentiate their service packages according to the needs of the market segment in order to have a permanent place in the housing industry.

The most recent study on challenges in provision of housing for low income earners was conducted in India by Rao and Apparao in 2012. They found that the housing shortage is

a universal phenomenon and that it is most acute in developing countries. Their study recommended that a national housing strategy should be introduced, the capacity of the ministry responsible for housing should be strengthened and housing policies should be implemented by involving international donors and non-governmental organisations.

Kumar, Sanu and Newport (2008) in their study, titled 'Operational guidelines for sustainable housing micro-finance in India', stated that in the Indian context, the central government in 1998 announced that the National Housing and Habitat Policy will provide "Housing for All", with an emphasis on extending benefits to the poor, vulnerable and the deprived. However, their study revealed that in developing countries there is no appropriate credit supply for housing finance for low income and moderate income groups. Their study further revealed that a promising avenue in the trend is the incorporation of housing micro-loans into the programmes of successful micro-finance institutions (MFIs) with proper institutional, financial and technical backups.

Kumar, Sanu and Newport (2008) further revealed that the primary importance of MFIs in housing finance is that, before implementing a housing loan, an MFI has to initiate a rural housing demand study in order to generate information for designing housing loan products. As such, the potential demand for housing micro-finance depends on the customer's affordability level, needs and willingness to borrow.

Smets (2000) conducted a study on sources of housing finance for the urban poor in India. The study revealed that one of the world-wide practices for solving the problem of low cost housing provision is through the rotating savings and credit associations

(ROSCAs). According to Smets (2000), ROSCAs are an alternative to conventional housing finance, which requires conventional collateral. ROSCAs are a world-wide phenomenon which can be traced in urban as well as rural areas and which are known under different names, such as *tanda* in Mexico, *susu* in Ghana, and *chits funds* in India (Smets, 2000).

Unlike the mixed-income housing development strategy, which provides a mixture of housing products to suit low-income earners, middle-income earners as well as high-income earners, ROSCAs consist of a group of participants, namely women, men and children, who deposit a daily, weekly or monthly fixed contribution in a common pot which is allotted in part or whole to each participant in turn. In a ROSCA, each member pays a monthly contribution to a common fund, and then the fund will be allocated to one member who can share the fund as well as the costs of the contributions with a partner. As such, the allocation of the fund will be repeated on a monthly basis till all participants receive the fund once (Smets, 2000).

Smets' study revealed that ROSCAs can be used as a source of housing finance by slum dwellers as it can be employed for the construction or improvement of shelter. However, for this scheme to operate effectively, a mutual understanding of all members repaying and saving in the scheme should be developed as many borrowers are eager to pay if they are sure that all other members are also paying (Smets, 2000). Smets' study concluded that among other financial sources, housing finance can be mobilized through ROSCAs, which combine savings and credit.

Emmanuel (2012) conducted a study on “housing quality to the low income housing producers” in Nigeria. The study found that poverty and housing poverty are one of the greatest threats to quality of life in urban areas. According to Emmanuel (2012), The process of achieving quality of life is related to the process of achieving sustainable development, which aims to improve the welfare of all citizens. The quantitative need for housing by the low income earners is enormous and meeting this need is one significant step towards improving the quality of life in urban areas.

Emmanuel (2012) combined quantitative and qualitative approaches to study housing quality of the low income housing producers in Nigeria. Emmanuel’s study determined that Nigeria, with a housing stock of 10.7 million units, has a housing shortfall of between 12 million and 16 million units. This housing shortfall was caused by rapid urbanization due to the development disparity between rural and urban areas. The study concluded that it is necessary for policy experts to understand the totality of the social profile of low income people, the processes they adopt, and the different stages of the product in different social contexts, to intervene in improving housing quality for the majority in the urban environment.

Hassan (2012) conducted a study titled ‘The enabling approach for housing supply: Drawbacks and prerequisites’ in Egypt. The study found that most governments were unsuccessful in the role as housing providers. Governments should cease doing what they did badly, i.e., building and managing housing. Hassan’s study proposed that instead of central institutions providing housing, users should be one of the principal actors.

In the last three decades, the dilemma of creating a policy in Egypt that should include articulating a framework for slum prevention, developing land tools to implement pro-poor land policies, promoting a range of legislation to address housing, land and property, emerged (Hassan, 2012). The idea of the ‘enabling approach’ emerged as the best way to supply housing for all, according to Hassan, as it addresses the housing system not just projects. Hassan’s study further revealed that the enabling approach is that it is not the government’s job to provide housing. Rather it should facilitate an environment which enables the housing market to work effectively. Hassan’s study concluded that the variety of affordable housing schemes and multiplicity of providers could improve principles of housing policy on condition of considering the right to housing and the environment.

Oyewole (2010) argues that several efforts were initiated in the past by governments in the area of affordable housing provision, but very little impact has been made, particularly among the low income groups. In Nigeria, according to Oyewole (2010) (quoting the United Nations Centre for Human Settlements, 1990; Abdullah, 1994; Ogu, 2001) this was because low income earners cannot afford houses developed through government intervention even when subsidized. The study revealed that the current national housing policy with the objective to facilitate mobilization of finances for the provision of affordable housing for every Nigerian had also failed to achieve its major objectives of enabling low income earners to build houses and making available long-term loans to mortgage institutions that will in turn lend to contributors to the national housing fund. The failure may be attributable to the fact that institutional sources of

housing finance schemes are often inaccessible to most Nigerian households, especially the low income earners.

Oyewole (2010) quoting the World Bank's report (2002), points out that the failure and inability of the formal housing provision schemes to address the needs of the vast majority of the population in developing countries led to the evolution of informal housing. The study further pointed out that the United Nations Centre for Human Settlements HABITAT (2002) reveals that conventional public and private housing provision schemes offer almost no solution to the housing needs of low income segments of the population.

Manda, Nkhoma and Mitlin (2011) conducted a study on approaches to housing provision in Malawi. Their study revealed that one of the main implementation mechanisms is the promotion of secure tenure and upgrading, and government policy is to ensure that the housing delivery system enables all income groups to access housing. They suggested that there are three strategies of housing delivery for both urban and rural communities, namely: creation of traditional housing areas under local authorities, provision of surveyed plots with title deeds for construction of houses through mortgage loans and upgrading of informal settlements.

According to Manda, Nkhoma and Mitlin (2011), with regard to the creation of traditional housing areas under local authorities, the allocation process was based on 'first come, first served', and the biggest problem is that demand exceeds supply. Furthermore, most low income people find it difficult to pay ground rent to the city

council and as a result, they sell their plots to rich speculators and move to informal settlements. Their study concluded that the government has announced its intention to launch a national programme of shack up-grading, however, it is not clear yet when this will start and there has been no commitment through the national budget.

Manda, Nkhoma and Mitlin (2011) also studied housing provision and poverty reduction in urban areas in Malawi. Specifically lending for housing, the performance of housing finance management tools and the development of alternatives. They found that the main challenges were loan defaults by members. The houses are too expensive for most members and it was time to develop low-cost construction systems. The study was carried out as a case study of two community-savings organizations, namely the Centre for Community Organisation and Development (CCODE) and the Malawi Homeless People's Federation (MHPF). Also important in the Malawi context is the fact that some of those marginally associated with the MHPF, did not believe that the finance was a loan. In the case of CCODE, there was suspicion that it misled people and was cheating them of the grants that donors had provided.

Wapwera, Parsa and Egbu (2011) quoting (Okoroafor, 2007) points out that developed countries such as the United Kingdom, parts of North America, Germany and some Asian countries such as Japan, Korea and Singapore, have well-organized and effective housing provision schemes. It would therefore, be desirable if strategies from these developed countries can be adopted and adapted towards improving the housing finance schemes in developing countries (Wapwera, Parsa & Egbu, 2011).

According to Kyessi and Furaha (2010) most of the housing initiatives undertaken by governments of developing countries and large financial institutions to provide for low income housing provision often end up benefiting high and middle income earners. Kyessi and Furaha (Vuyisani, 2001) found that this was so because the current initiatives in countries like Ghana, Zambia and South Africa did not work for the low income earners. In Ghana, for instance, the conventional mortgage lender is limited in its ability to serve low income earners as they need small loans for incremental housing, which are unaffordable. The Zambian affordable housing provision scheme focused on the relatively easy earnings by offering mortgages to high net worth individuals, automatically excluding the low income groups who are the majority of the population. It was further revealed that the formal banking sector in South Africa, as in other developing countries, still finds it too risky to act in the low income markets, despite the transformed government efforts in solving housing problems (Kyessi & Furaha, 2010).

Large financial institutions in developing countries, including Namibia, often marginalize the poor in various housing credit initiatives. This is supported by Kyessi and Furaha (2010) who argued that large financial institutions exclude the low income groups in society, claiming that they are incompatible with the banking requirements. In addition, financial institutions do not consider long-term lending for housing a priority because of the associated risks in non-integrated financial systems (Wapwera, Parsa & Egbu, 2011).

Onatu (2010) conducted a study on the 'mixed-income housing development strategy' in Cosmo City, Johannesburg, South Africa. Onatu's study defined 'mixed-income housing

development strategy' as an innovative approach to housing delivery that provides a mixture of housing products to suit low income earners, middle income earners as well as high income earners. According to Onatu (2010), as far back as the 1990s, mixed-income housing development strategy has gained increasing attention from policymakers and local developers, particularly as a tool for the transformation of failed public housing developments. His study revealed that access to quality, affordable housing in cities has been an ongoing challenge for those living in poverty, and a persistent and continuous public policy issue that centers on the extent to which having a decent home is a basic right of all South Africans. The study concluded that private sector participation in housing development should be encouraged as most local authorities are struggling in terms of finance to address socio-economic issues and service delivery.

The importance of housing in Namibia as elsewhere relates to multiple roles that home and property ownership plays in the economy and society (Mwilima, Fillipus & Fleermuys, 2011). To an individual, owning a house is not only the fulfilment of a basic need for shelter, but also constitutes a significant part of his/her wealth. Kyessi and Furaha (2010) quoting Magigi and Majani (2006), point out that housing is a key determinant of quality of life measured at individual, household and community levels.

According to Kalili, Adongo and Larson (2008) quoting Itewa (2002), at Namibia's independence, the country was faced with a biased pattern of human settlements as a result of apartheid policies followed by the colonial government. Immediately after independence, the Namibian government identified housing as one of its top development priorities (Kalili, 2008). Accordingly, the Namibian government had put in

place a number of low cost housing schemes, which promoted access to affordable housing, thus recognizing it as a human right (Mwilima, Phillipus & Fleermuys, 2011). In Namibia, housing expenditure accounted for about 21% of the national consumption basket and is the second largest household expenditure item, after food and beverages (Kalili, Adongo & Larson, 2008).

## **2.6 Summary**

There are enough indications in the literature that public sector initiatives have failed to improve housing delivery to low-income communities. This trend have been observed globally, Africa and in Namibia, as the delivery of housing to low income earners remains a matter of concern, despite the government's efforts through various national programmes.

The reviewed empirical literature reveals that there is no record of a study of this nature ever conducted in Namibia, particularly in Havana informal settlement. At the time of this study, there was no evidence of any researcher investigating the provision of affordable housing in Havana informal settlement or in any of the existing informal settlement in Namibia. This paper sought to fill the identified gaps by reviewing various studies to find a strategic mean of addressing the issue of affordable housing provision.

## **CHAPTER 3**

### **RESEARCH METHODOLOGY**

#### **3.0 Introduction**

The purpose of the study was to investigate the lack of affordable housing provision in Havana informal settlement and also to understand the extent of the present housing need for low income earners and the dynamics around the provision of decent housing.

This chapter describes the research methods and procedures used in the research including research design, population, sample and sampling techniques, research instruments, data collection procedure, data analysis, validity and reliability and research ethics.

#### **3.1 Research Design**

The researcher employed the quantitative research approach through the use of questionnaires and interviews. The data collection method used by the researcher was to deliver the questionnaire in person to the participants and interview the participants.

The research participants in the study were the heads of households of the Havana Informal Settlement households. Close-ended questions and open-ended questions were administered to participants. According to Creswell (2012) “quantitative approaches use more open-ended approaches in which the researcher identifies set response categories” (p.20). The researcher conducted a pilot study prior to administering the survey. The pilot study was conducted with five (5) heads of households in Havana informal

settlement. The pilot study was primarily conducted in order to improve the questionnaires. The result of the pilot study indicated that the questionnaire would yield the desired results. The designed questionnaires were used to obtain views from the participants.

### **3.2 Study Population**

Havana Informal Settlement was chosen as the location of study. The population of Namibia is 2.1 million as per the population census 2011 of Namibia (Namibia Statistics Agency, 2013). Havana has a total population of 27 755 inhabitants and consists of 9 122 households (Namibia Statistics Agency, 2013). Out of the total residents, 12 824 are females and 14 931 are males. The choice of study area was underpinned by its convenience to the researcher.

### **3.3 Sample**

Taking heads of households as survey unit, the sample was drawn from 9 122 heads of households settled at Havana. Given a target population of 9 122 households in Havana and using the stratified random sampling technique, a sample of 100 heads of households was selected hence the sample consisted of purposively selected 100 participants (Heads of households) drawn from Havana informal settlement households. The heads of households were divided into three strata according to the sub sections of the location from which a simple random samples of 33, 33 and 34 heads of households was selected from each stratum.

Housing in Havana location is varied, with a one section having few well designed and professionally built houses, another section with informal and rudimentary houses while another section consist of a mixture of these two forms. The location was therefore divided into three sections: section with well-designed and professionally built houses, ii) informal and rudimentary houses and iii) a mixture of formal and informal structures. Each section formed a cluster from which households were purposively and conveniently sampled. The study ensured equal representation of households from each of the clusters.

Sampling is the act, process, or technique of selecting a suitable sample, or a representative part of a population for the purpose of determining parameters or characteristics of the whole population (Zikmund, 2000). Non- probability sampling was used in this study. Non-probability sampling means the participants were selected in a non-random manner. Purposive and convenience sampling were used to select a sample. Purposive and convenience sampling were used as the goal was to describe the situation rather than make generalisations. Purposive and convenience sampling were also preferred techniques due to the researcher's limited time and resources.

### **3.4 Data Collection**

#### **Questionnaires**

The research instrument for collecting information for this study included questionnaires for face-to-face interviews with the heads of households from Havana. Questionnaires contained both closed-ended and open-ended questions. The inclusion of open-ended questions in the questionnaires was to enable the researcher to draw respondents' unique views on different

issues of lack of affordable housing provision. These instruments were pre-tested to ensure their suitability for the research. The questionnaire used in the survey is given as Appendix B. Responses from closed-ended questions were captured on single-item and Likert scales. Responses to questions such as age and gender were captured on single-item scales. The Likert scales captured responses on housing accessibility and satisfaction with housing. The questionnaire was divided into broad sections with each section capturing a specific domain. The questionnaire sections captured the following; (i) demographic details of the participant, (ii) housing demand, (iii) housing challenges, (iv) low cost housing and (v) housing types. To increase accuracy, the questionnaire was simple and short.

### **3.5 Data Analysis**

#### **Quantitative Data Analysis**

The quantitative data analysis was aimed to achieve the first and second objectives of the present research study. Quantitative data is analysed using a descriptive analysis process, followed by an inferential analysis. The study used SPSS and AMOS version 23 to analyse the data. The study used descriptive statistics, frequency tables and cross tabulations to summarize the data. To achieve the objectives of the study used inference statistics test such as T-test, F-test and Chi-square tests. In addition, the overall measurement variables from the questionnaires were analysed using the factorial analysis. Factor analysis was performed to confirm the validity and reliability of the constructs of the questionnaire related to the external factors. Based on the results of the factor analysis, only items loading significantly on the factors are used in inferential analysis to answer the research questions.

### **3.6 Validity and Reliability**

The researcher sought to obtain valid knowledge, that is, results that are true on the investigation low cost housing. To achieve this goal, the researcher ensured that the research instruments actually measured the constructs or concepts intended to be measured (Ghauri and Gronhaug, 2013: 65). Hence, in order to ascertain the internal validity and reliability of the research instrument, a pre-test of the instruments was done with a few households living in the Havana informal settlement. Dependability or consistency determines reliability, suggesting that the repetition of the same thing under similar conditions.

Saunders et al. (2009) highlights that reliability is the extent to which independent administration of the same instrument (or similar instrument) consistently yields the same results under comparable conditions. In this study, the data screening was done to ensure that the questionnaire items had a low variance and a normal distribution. While, Cronbach's alpha was used to measure the reliability of the questionnaire. On the other hand, Rugg and Petre (2010) define validity, as the extent to which an empirical measure accurately reflects the concept it measures. As such, validity was determined by the extent to which the research findings fits with actual reality. The study used Exploratory Factor Analysis (EFA) and Confirmatory Factor Analysis (CFA) to determine construct validity and to examine the relationships among the constructs.

The study uses an exploratory factor analysis (EFA) method prescribed by Pallant (2010) to check the scale validity for the research instrument. EFA reduces and groups

variables into smaller and manageable factors. Moreover, EFA examines the factorial structure of scales and clarifies the general properties of data. The underlying structure of the variables was determined by taking what the data gives, and grouping the variables together on a number of factors (Hair, et al., 2010). Pallant (2010) method uses the Kaiser-Meyer-Olkin (KMO) test and Bartlett's test determine whether exploratory factor analysis is appropriate. As such, the study used the Kaiser-Meyer-Olkin (KMO) value to test the strength of the relationship among the variables (or items) in the EFA analysis. The study analysis found that for all factors the KMO value was larger than 0.5. In addition, the items within the scales adequately correlate with a significant ( $p < .05$ ) Bartlett's test. Consequently, addressing all the necessary conditions to conduct an Exploratory Factor Analysis (Pallant, 2010).

The study also used Confirmatory factor analysis (CFA), which is similar to exploratory factor analysis in some respects, but philosophically they are quite different. Since, CFA relies on the researcher to specify both the number of factors that exist within a set of variables and which factor each variable will load highly on before results can be computed. The study uses the Maximum Likelihood Estimation with Promax rotation in order to determine unique variance among items and the correlation between factors, and to remain consistent with the subsequent CFA. Maximum Likelihood also provides a goodness of fit test for the factor solution (Gaskin, 2013). Promax was chosen because the dataset is quite large ( $n=458$  for end line) and promax can account for the correlated factors.

### **3.7 Research Ethics**

The guidelines of the University of Namibia on research ethics were adhered to at all stages in the process of the research. Informed written consent was obtained from each respondent before administering questionnaire. Respondents were informed that their participation is voluntary and they can withdraw at any stage of the research. Deception in the study was prevented in order to avoid state of fear and intimidation among respondents. All information gathered through questionnaires was treated with strict confidentiality and were not disclosed to unauthorized individuals. Information on the desktop and the laptop was password protected. Plagiarism has been avoided with determination at all stages of research and ideas borrowed from other scholars or researchers have been appropriately acknowledged in the text.

### **3.8 Summary**

The purpose of Chapter 3 was to provide the methodology used to undertake the study. The study adhered to the quantitative research approach of a case study. The population of the study was constituted by 9 122 households. The simple random sampling technique was used to draw a sample of 100 respondents. The sample of 100 respondents comprised of 100 heads of households. The following Chapter is a presentation, analysis and interpretation of the collected data.

## CHAPTER 4

### DATA ANALYSIS AND INTERPRETATION

#### 4.1 Introduction

This chapter presents the findings, statistical analysis and interpretation of the questionnaire survey data based on the research questions. The chapter started with data screening in preparation for subsequent quantitative analyses. The descriptive statistics and Exploratory Factor Analysis (EFA) are presented next, together with reliability tests performed in relation to the overall measurement scales. The resulting pattern matrix are then assessed with Confirmatory Factor Analysis (CFA) in SPSS AMOS version 23. The chapter ends with the development of a conceptual framework of statistically significant causes of the housing shortages and the possible relationships with conditions of housing and sanitation in Havana informal settlement.

#### 4.2 Data Screening

Data screening involves the removal of variables with substantive missing data (above 10%) or poor quality responses (Hair, Black, Babin, Anderson, & Tatham, 2013). While data analysis emphasizes on numbers, model fitting and summarization, data screening focuses on modelling preparation, exposure display graphics and assumptions adequacy. Data screening which includes tests for normality entails that the data analysed should be distributed normally and related to each other (Tabachnick & Fidell, 2007). As such, sufficiently large variation from the normal distribution would invalidate the statistical analysis (Hair et al., 2013). Table 4.1 presents the screened data.

**Table 4.1 Data Screening Results**

Question Statement	Item Code	N	Min	Max	Mean	Std. Dev	Skewness	Kurtosis
<b>Section A: Demographic Profile</b>								
Gender	Q1_Gender	98	1	2	1.58	0.50	-0.34	-1.93
Age	Q2_Age	98	1	6	3.16	1.20	0.45	0.03
Marital_status	Q3_Marital_status	98	1	5	2.20	1.51	1.03	-0.48
Highest_level_of_education	Q4_Education	98	1	6	2.51	1.35	1.24	0.93
Occupation	Q5_Occupation	98	1	7	3.90	1.50	0.48	-0.67
Household_main_source_of_income	Q6_Income	98	1	4	2.45	0.93	-0.47	-0.95
valued assets owned	Q7_value_assets	98	1	4	2.89	1.15	-0.70	-0.96
Occupational_status_of_dwelling	Q9_Dwelling_Status	98	1	6	1.85	1.16	1.11	0.67
Number_of_rooms_in_house	Q10_No_House_Rooms	98	1	3	1.68	0.67	0.46	-0.74
how_long_have_you_live_in_the_dwelling	Q11_Length_of_Stay	98	1	4	3.33	0.85	-0.79	-0.84
Number_of_members_living_in_dwelling	Q12_No_ppl_e_staying	98	1	4	2.41	0.95	0.12	-0.88
Main_source_of_cooking	Q13_Cooking_Source	98	1	4	2.58	1.03	-0.34	-1.05
Kind_of_toilet_facilities_used_by_members	Q15_Toilet_Type	98	1	5	3.87	1.59	-0.99	-0.73
Main_source_of_lighting	Q16_Lighting_Source	98	1	4	1.81	0.80	0.62	-0.41
<b>Section B: Housing Demand</b>								
Any_housing_demands_in_12_months	Q17_Housing_Demands	98	1	2	1.62	0.49	-0.51	-1.77
How_long_has_your_household_experienced_need_for_housing	Q18_Length_Housing_Problems	98	2	4	2.95	0.76	0.09	-1.27
which_reasons_best_explain_why_individuals	Q19_Reasons_Housing_Proble	98	1	4	2.61	1.07	-0.30	-1.15
Which_groups_are_most_affected_by_housing_in_community	Q20_Affected_Groups	98	1	4	2.39	1.04	0.11	-1.15
Physical_condition_of_house	Q21_House_condition	98	1	4	1.58	0.79	1.03	-0.15
Convenience_of_location	Q22_Location_convien	98	1	3	1.32	0.53	1.42	1.13
Neighbourhood_safety	Q23_Safety	98	1	3	1.50	0.56	0.54	-0.75
Privacy_in_the_house	Q24_Privacy	98	1	4	1.63	0.80	1.13	0.62
Size_of_your_dwelling	Q25_Size	98	1	4	1.62	0.75	1.05	0.59
Space_inside_your_dwelling	Q26_Space	98	1	4	1.52	0.74	1.36	1.40
<b>Section C: Low Cost Housing/Subsidizing</b>								
In_your_opinion_is_low_cost_subsidized_housing_sufficient	Q28_LowCost_Housing	98	1	3	1.89	0.88	0.22	-1.70
What_would_you_estimate_as_the_affordable_price	Q29_Affordable_Price	98	1	6	2.55	1.11	1.24	1.15
Can_you_name_groups_organisations_ensuring_households	Q31_Household_groups	98	1	8	5.30	2.58	-0.38	-1.48
Number_and_size_of_the_rooms	Q32_Number_Size_Rooms	98	1	4	1.55	0.79	1.12	-0.01
The_quality_of_walls	Q33_Wall_Quality	98	1	4	1.66	0.80	0.93	-0.01
The_quality_of_floors	Q34_Floor_Quality	98	1	4	1.77	0.81	0.69	-0.43
Window_and_door_fittings	Q35_Fittings_Win_Door	98	1	4	1.73	0.82	0.87	0.03
Roof_structure	Q36_Roof	98	1	4	1.69	0.85	0.94	-0.14
Building_materials	Q37_Building_Mat	98	1	4	1.60	0.82	1.20	0.59
Design_of_house	Q38_House_design	98	1	4	1.56	0.81	1.33	0.92
Toilet_and_sanitation_facilities	Q39_Toilet_Facili	98	1	4	1.66	0.91	1.23	0.55
Ventilation	Q40_Ventilation	98	1	4	1.63	0.83	1.11	0.35
Heat_retention	Q41_Heat_Ret	98	1	4	1.58	0.81	1.15	0.26
Plumbing	Q42_Plumbing	98	1	4	1.60	0.81	1.09	0.18
Rain_water_disposal	Q43_Rain_Water_Dispo	98	1	4	1.57	0.79	1.19	0.53
Affordability	Q44_Affordability	98	1	4	1.60	0.74	1.11	0.81
<b>Section D: Housing Types</b>								
Which_model_of_house_ownership_would_you_recommend	Q45_House_Model	98	1	4	3.23	1.17	-1.21	-0.22
Why_do_you_recommend_this_house_ownership	Q46_Recommended_Ownership	98	1	4	2.21	0.54	1.30	2.50
Does_the_community_offer_different_types_of_housing	Q47_Housing_Type	98	1	2	1.19	0.40	1.57	0.48

Table 4.1 shows the results of the screened data. The data with the mean values that are above the threshold of 2.58 meet the requirement and hence were used for analysis. As such, all variables with values above this threshold were selected while variables with mean values lower than the threshold like Gender (0.202), Marital Status (0.116), Source of lighting (0.135), etc, did not form part of the analysis, resulting in the questionnaire items reducing from 60 to only 43 validated items and respondents reduced from 100 to 98.

Data screening ensured that items with the mean values that are above the threshold of 2.58 and normal distribution are used in further analysis. Pallant (2010) argues that the data set should contain at least five respondents for each item in the scale under evaluation. As a result, the research sample size of 98 only had a sampling adequacy of up to 19 items. This was adequate for analysing the different questionnaire sections from the questionnaire, which had the following items:

- Section A: Demographic Profile (14 questionnaire items);
- Section B: Conditions of Housing and Sanitation (10 questionnaire items);
- Section C: Low-Cost Housing/Subsidized Housing (16 questionnaire items);
- Section D: House Ownership models and Types (3 questionnaire items)

### **4.3 Presentation of Results and Discussion**

#### **4.3.1 Possible causes of the Housing Shortages in Havana informal settlement**

The research centred on provision of affordable housing in Windhoek's informal settlement of Havana. In order to establish these, the researcher conducted a survey which included review of literature on similar topics as well as a field survey where data

was collected physically by talking to the people of Havana. A field survey was deemed appropriate in this research in order to gather first hand data from the affected informal residents of Havana. Henceforth, this section of the questionnaire addresses the main possible causes of the housing shortages in Havana informal settlement. In order to gather data professionally, the researcher made use of questionnaires. The items consisted of 12 questions regarding the respondent's socio-economic status, their daily challenges including the state of their water and sanitation.

**Table 4.2 Demographic Factors**

Factor	Item Description	Mean	Std. Dev	Cronbach Alpha	Communalities	Eigen Value	%Variance	KMO
<b>Social Status</b>	Q2_Age	3.16	1.20	<b>.781</b>	.335	<b>3.37</b>	<b>28.07</b>	<b>0.63</b>
	Q7_value_assets	2.89	1.15		.517			
	Q10_No_House_Rooms	1.68	0.67		.518			
	Q11_Length_of_Stay	3.33	0.85		.427			
	Q12_No_ppl_staying	2.41	0.95		.689			
	Q13_Cooking_Source	2.58	1.03		.501			
<b>Economic Status</b>	Q4_Education	2.51	1.35	<b>.478</b>	.293	<b>1.37</b>	<b>11.42</b>	
	Q5_Occupation	3.90	1.50		.714			
	Q6_Income	2.45	0.93		.471			
	Q9_Dwelling_Status	1.85	1.16		.577			
<b>Water &amp; Sanitation Status</b>	Q14_Water_Source	2.77	0.61	<b>.732</b>	.663	<b>2.13</b>	<b>17.75</b>	
	Q15_Toilet_Type	3.87	1.59		.455			

**Source: Data collected through survey, 2017**

Table 4.2 presents the results of the descriptive and reliability analysis carried out to see how the survey questionnaire variables loaded together and the descriptive statistics such as mean and standard deviation, communalities to check if they are adequately correlated, Cronbach Alpha to check for scale reliability and exploratory factor analysis results. The results include eigenvalues and percentage variance of each extracted factor, as well as the overall Kaiser-Meyer-Olkin (KMO) value. All these descriptive statistics

are used to test the strength of the relationship among the variables (or items) concerning the shortage of housing in Havana informal settlement, whereby high values depicts a strong correlation between housing shortage and variables (items).

Table 4.2 also indicates that the standard deviations were mostly low, which is reflective of a low variance and meets the normality criteria. The results also show that the communalities for each variable were sufficiently high (all above 0.300), and thus adequately correlated for factorial analysis. Table 4.2 further shows the Cronbach alpha values, which measured the reliability of the scales. The alpha values ranged from 0.478 to 0.781.

It can be noted from Table 4.2 that the main possible causes of housing shortage in Havana informal settlement are a combination of social-economic status and water and sanitation status. Social status and water and sanitation factors scored high/strong Cronbach Alpha values of 0.781, 0.732 respectively which is indicative of their high contribution to housing shortage while economic status factors scored a low Alpha value of 0.478 which implies that respondents felt that economic factors did not impact them much in the acquisition of decent housing. According to the respondents, social factors such as number of people per household, number of rooms per household and value of assets (houses) of Havana informal settlement inhabitants contributed significantly to housing shortage as indicated by strong communalities values which signify the level of influence of this factors. This is because majority of residents felt that their households are too small and not sufficient to accommodate the large number of inhabitants per household and this has forced many individuals to feel that they are in need of better housing. The respondents also felt that their dwellings are of no or less value and cannot

be categorised as decent houses since most of the houses are made out of iron sheets. Other factors such as age of residents, cooking source and length of stay also partly contributed to the shortage of housing in Havana informal settlement. This means that irrespective of their age, Havana residents flock to set up their poor housing structures in the settlement due to high rural-urban migration and most of these housing structures are of poor quality, which cannot be classified as decent housing for human habitation.

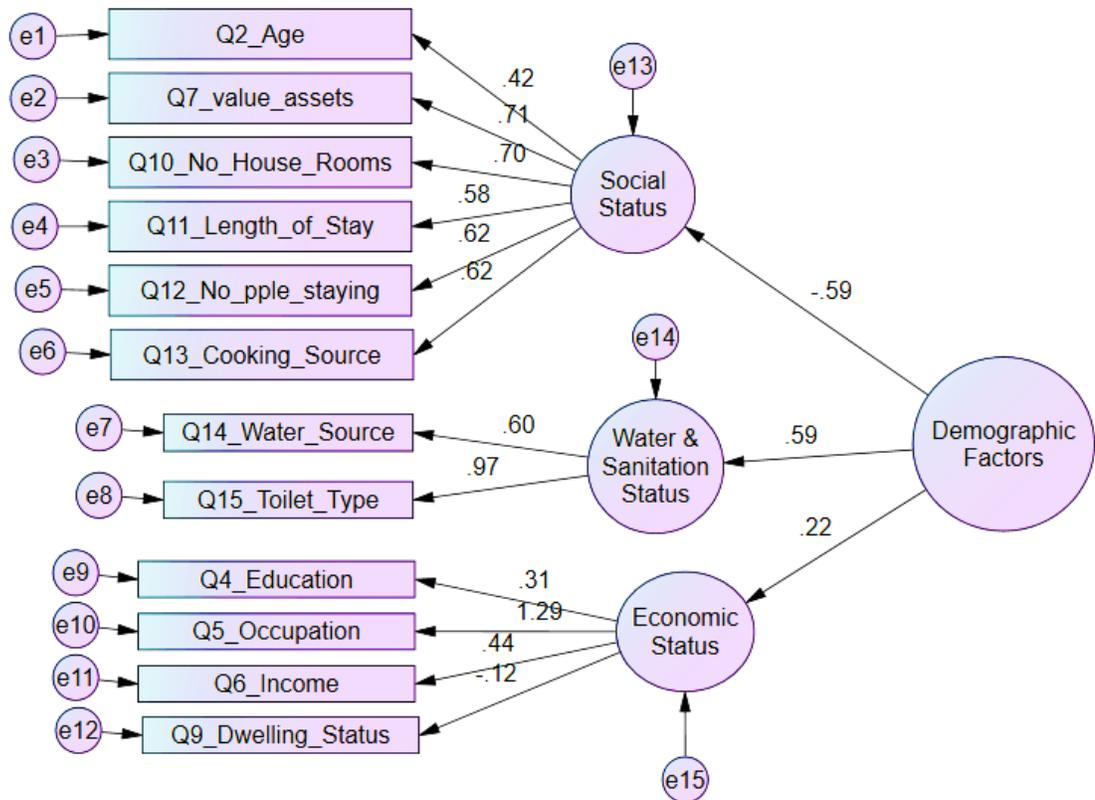
On economic status, occupation of the residents in Havana came out strongly as the as the main contributing factor to the shortage of decent housing in the settlement with a strong communality value of 0.714. This implies that since majority of the residents are either unemployed or employed in the informal sector, they cannot afford to set up or build proper/decent housing due to the lack of well-paying jobs. The respondents also can attributed this to the level of education of the residents whereby most of them are not educated and are not able to secure well-paying jobs which can enable them to build decent affordable houses.

Water sources and the toilet facilities also hamper the provision of housing in Havana as shown by the communalities strength of 0.663 and 0.455 respectively. The poor level of sanitation and availability of water contributes significantly to housing shortage as those who have the means to build decent housing are reluctant to do so because of lack of sewer systems in place. Residents indicated that they walk long distances to get water and defecates in open areas, which poses a health risk.

The bad housing status of respondents can be used to assess the effect of self-help housing as a solution, due to its focus on use value. As these low income earners are also able to produce good quality dwellings (Nientied & van der Linden's, 1988). The

factorial relationships are summarized using CFA in SPSS AMOS and presented as a three-factor framework (Figure 4.1).

**Figure 4.1 CFA Summarized results for the Demographic Factors**



**Source: Data collected through survey, 2017**

Accordingly, Table 4.2 collaborates the findings in Figure 4.1 as both social and water & sanitation status contributes significantly to the lack of housing in Havana with about 59% while the economic factors are the least contributors with 22%.

The social factors such as value of assets (71%), number of room (70%) and length of stay (62%) came out as the leading factors causing the shortage of housing provision in Havana while age of respondents is the least contributing social factor. This means that, most the housing structures set up in Havana informal settlement are of less value since

they are made out of poor quality materials and not bricks and the rooms in these houses were very small and few. This also means that with few small rooms in this poorly made structure made out of iron sheets, inhabitants are not happy with the conditions they live in and would want to be provided with decent housing. The duration of stay in the settlement also contributes to the housing shortage. This means that the longer the people stay in Havana informal settlement the more they become comfortable with the housing status quo and would not wish to construct their own decent houses leading to the shortage of decent affordable housing.

Water and sanitation also contribute substantially to the lack of housing in Havana informal settlement. As illustrated above, factors such as toilet type (97%) and water source (60%) play a major role in housing provision. This implies that with no toilet in the area, inhabitants are forced to use open areas and river beds to relieve themselves when nature calls. This is very hazardous and a health risk to the community, which is exposed to risk of various airborne diseases resulting from open defecation. Many households do not have water in their houses and they have to walk long distances to acquire water.

These two factors contribute to shortage of housing because individuals are reluctant to set up decent housing under these conditions. It is therefore very important to stakeholders to address various issues in the community by providing water and promote sanitation in the settlement. Servicing of land may also help in addressing this problem as this may result in prospective land developers, builders and self-help organisation to come together in combating the problem of housing in Havana informal settlement.

According to the respondents, economic factors such as residents' occupation (100%) and Income (44%) were singled out as the lead cause of lack of housing in Havana. This means that since majority of Havana informal settlement are not employed and rely mostly on informal businesses to earn income, they do not have sufficient finances individually to construct or buy decent houses. This results to the current status quo of housing in the area. It can be summarised that in terms of affordable low cost housing provision, there are various contributing factors that are delaying the process of addressing this predicament of better housing provision for the poor in Havana informal settlement.

In the literature presented, it was indicated that the reason why most people in informal settlements were unemployed is because of low levels and/or lack of education as many of them never completed or attended formal school. In this research it emerged that those that are employed do not earn as much to be able to save and buy or build a decent houses hence end up spending the money on basic foodstuffs and alcohol. The prevalence of alcohol selling outlets on every street corner in the Havana informal settlement contributes to spending patterns.

The challenge of ablution facilities is further compounded by the haphazard settlement formula which makes it difficult for the Windhoek municipality to come and service an already inhabited informal settlement. This is the reason why rather than intervening to correct the situation, the Windhoek municipal authorities are opting for the development of proclaimed alternative settlements where residents from informal settlements can be relocated. If fully adopted and implemented, this will transform the image of Windhoek's western suburbs from being a shanty town to a more urban setup.

### 4.3.2 Conditions of Housing and Sanitation

Basic social amenities such as the condition of housing and sanitation distinguish an urban environment from a rural set-up where standards may not matter. It would not have made sense to conduct a survey on provision of housing without dwelling on the condition of housing and sanitation. Hence, the researcher deemed it fit to include this critical component of current dwelling status in Havana informal settlement in the survey. Section B of the questionnaire covered questions related to housing and sanitation conditions. The data screening reduced items in this section to only 11 items. Table 4.3 and figure 4.2 presents the results of the descriptive and reliability analysis of the conditions of housing and sanitation in Havana informal settlement.

**Table 4.3 Conditions of Housing and Sanitation**

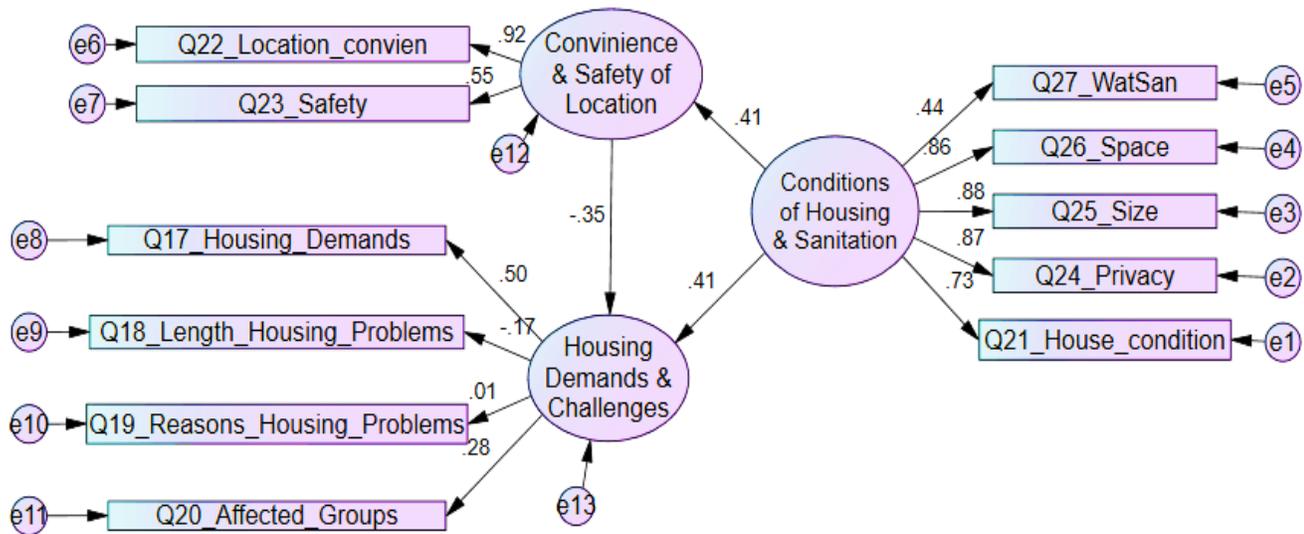
Factor	Item description	Mean	Std. Deviation	Cronbach's Alpha	Communalities	Eigen values	% Variance	KMO
Housing Demand & Challenges	Q17_Housing_Demands	1.62	0.49	0.53	0.10	1.34	12.17	<b>0.738</b>
	Q18_Length_Housing Problems	2.95	0.76		0.87			
	Q19_Reasons_Housing Problems	2.61	1.07		0.05			
	Q20_Affected_Groups	2.39	1.04		0.14			
Convenience & Safety of Location	Q22_Location_convien	1.32	0.53	0.67	0.64	1.56	14.18	
	Q23_Safety	1.50	0.56		0.67			
Conditions of housing and sanitation	Q21_House_condition	1.58	0.79	0.87	0.64	3.65	33.14	
	Q24_Privacy	1.63	0.80		0.72			
	Q25_Size	1.62	0.75		0.76			
	Q26_Space	1.52	0.74		0.88			
	Q27_WatSan	1.45	0.73		0.38			

**Source: Data collected through survey, 2017**

Table 4.3 shows the results on the current conditions of housing and sanitation in Havana Informal Settlement, which are categorised into three main factors namely, housing demand and housing challenges, convenience and safety of the location and condition of housing and sanitation. Housing demand and housing challenges factors such as the length of time residents have been experiencing housing demand and various challenges came out strongly with a communality value of about 87%, as most respondents indicated that they are currently facing major housing challenges and they are in a dire need of housing for many year. The low communality variables such as housing demand (0.103), reason for housing problem (0.048) and affected groups (0.143) were retained because they are critical to answering the first research question. Consequently, majority of the respondents felt that the location was not safe and convenient for decent housing in its current state. This is an indication that the location need to be formalised and the security around the location be enhanced to instil confidence in the residents regarding their safety.

The respondents also indicated that their current conditions of housing and sanitation are in a deplorable state as shown by the strength of the Cronbach's Alpha value of 87%. This indeed implies that the lack of proper sewer systems and water provisions to many households in the settlement hinders the provision affordable housing. This was mainly attributed to lack of running water and toilets in the house, the inadequate size and space of houses and the lack of privacy due to overcrowding in their small self-made houses. Using CFA analysis in SPSS AMOS, the relationships were model fitted into a condition of housing and sanitation framework presented in Figure 4.2.

**Figure 4.2 CFA Summarised results for the Conditions of Housing and Sanitation**



**Source: Data collected through survey, 2017**

Similarly, the result presented in Table 4.3 were collaborated by the findings in Figure 4.2, which illustrates the summarised results for the current condition of housing and sanitation. As indicated above, various factors play a role in the lack of affordable housing provision in Havana informal settlement and the persistence of the current condition of housing and sanitation in Havana informal settlement.

Respondents gave varying answers regarding their current condition of housing and sanitation whereby about 80% of the respondents, indicated that their current housing condition is characterised by small housing structures in space and size with no privacy for the inhabitants as many people (young and adults) are sharing one or two rooms in

the house. Similarly, about 70% respondents indicated that they were very dissatisfied with their current housing conditions with some even pointing out that there were no water and toilet facilities in their houses due to the lack of serviced land and sewer systems in the area. The absence of toilets has resulted in a thick stench that engulfs Havana and more smelt during the night when temperatures are down and humidity is low. Continuous flow of bath water and raw sewage from the make shift shack toilets lead to the breeding of mosquitos and flies which carry disease and bacteria causing sometimes undocumented illnesses of inhabitants of the informal settlement.

Other factors pointed out regarding the current condition of housing are the convenience and safety of the location and housing demand and challenges they are currently facing. The respondents felt that since the settlement is located on the outskirts of Windhoek, this is not good for their businesses and some claim that they are located far from their jobs and essential services such as hospitals and schools for their children. The safety of the location is also a major concern since the location has poor quality housing structures prompting thieves to break in and steal their valuables and then the lack of lighting at night in the area often leads to robberies and mugging by criminals in the area hence making the location very unsafe for the inhabitants.

To summarise, it is evident from the results that residents of Havana informal settlement are living in precarious conditions and a lot needs to be done in order to achieve the desired affordable housing provision. This is in tandem with the literature which mentioned that most informal settlements in Windhoek and other towns do not have access to clean water and adequate electricity as their residence settled there without municipal approval. When Havana residents began settling in the land was not serviced

for the area to have running clean water and sewage pipes for waste. Settlement in the area complicated matters as residents were erecting shacks without haphazardly and without regard for any urban planning laws. For instance, a tour in Havana will reveal that shacks were erected in gullies and near electricity lines which endangers lives of innocent citizens. As on these results, literature also revealed that informal settlements suffer the challenge of proximal access to essential social services including hospitals and schools.

The laxity on the part of the Windhoek municipality to thoroughly monitor and inspect housing structures and where they are erected in the informal settlement has contributed to the sprawling shacks that can be found everywhere including by the roadside and in riverbeds. These habits of erecting shacks anywhere has gone on for so long the Windhoek municipality now finds it legally and manually difficult to control the mushrooming of unauthorised structures in Havana.

#### **4.3.3 Addressing the housing challenges in Havana informal settlement**

As the capital city of Namibia, Windhoek is the face of the nation when it comes to physical features and urban development. When tourists visit Namibia, research shows that they normally arrive in Windhoek before proceeding to other tourist destinations across the country. It is therefore incumbent upon government to ensure that lasting solutions to informal settlements like Havana have been found. With a cleaner capital city, the Namibian nation can be one of the most beautiful countries to visit in Southern Africa by 2030. In light of this observation, Section C of the questionnaire-covers questions related to how low cost or subsidized housing can effectively address housing shortages in the area under study. While, section D of the questionnaire asked questions

related to housing ownership and common housing types in this community. The data screening reduced section C items to 16 and Section D items to 3. As a result, the analysis combined the two sections to determine the affordable housing solutions available to high-density locations such as Havana Informal Settlement area. Table 4.4 presents the descriptive and reliability analysis findings from section C and D questions, guided by the need to answer the last research question on effectively addressing the housing challenges in the Havana informal settlement.

**Table 4.4 Housing Types, Design and Ownership**

Factor	Questionnaire items	Mean	Std. Dev	Communalities	Cronbach's Alpha	Eigen values	% Variance	KMO
<b>Housing Design Quality</b>	Q33_Wall_Quality	1.66	0.80	0.765	0.965	9.24	57.77	<b>0.921</b>
	Q34_Floor_Quality	1.77	0.81	0.616				
	Q35_Fittings_Win_Door	1.73	0.82	0.771				
	Q36_Roof	1.69	0.85	0.751				
	Q37_Building_Mat	1.60	0.82	0.717				
	Q38_House_design	1.56	0.81	0.644				
	Q39_Toilet_Facili	1.66	0.91	0.791				
	Q40_Ventilation	1.63	0.83	0.703				
	Q41_Heat_Ret	1.58	0.81	0.830				
	Q42_Plumbing	1.60	0.81	0.792				
	Q43_Rain_Water_Dispo	1.57	0.79	0.702				
<b>Low Cost Housing Type</b>	Q29_Affordable_Price	2.55	1.11	0.479	0.681	1.36	8.50	
	Q32_Number_Size_Rooms	1.55	0.79	0.743				
	Q46_Recommend	14.51	8.01	0.200				
<b>Affordable Ownership Model</b>	Q44_Affordability	1.60	0.74	0.732	0.43	1.11	6.96	
	Q45_House_Model	5.32	3.12	0.263				

**Source: Data collected through survey, 2017**

Table 4.4 shows the multivariate analysis of the last section of the questionnaires, related to the perceptions of Havana resident on low cost housing type, design and ownership. The results show three main factors on housing type, housing design, housing ownership

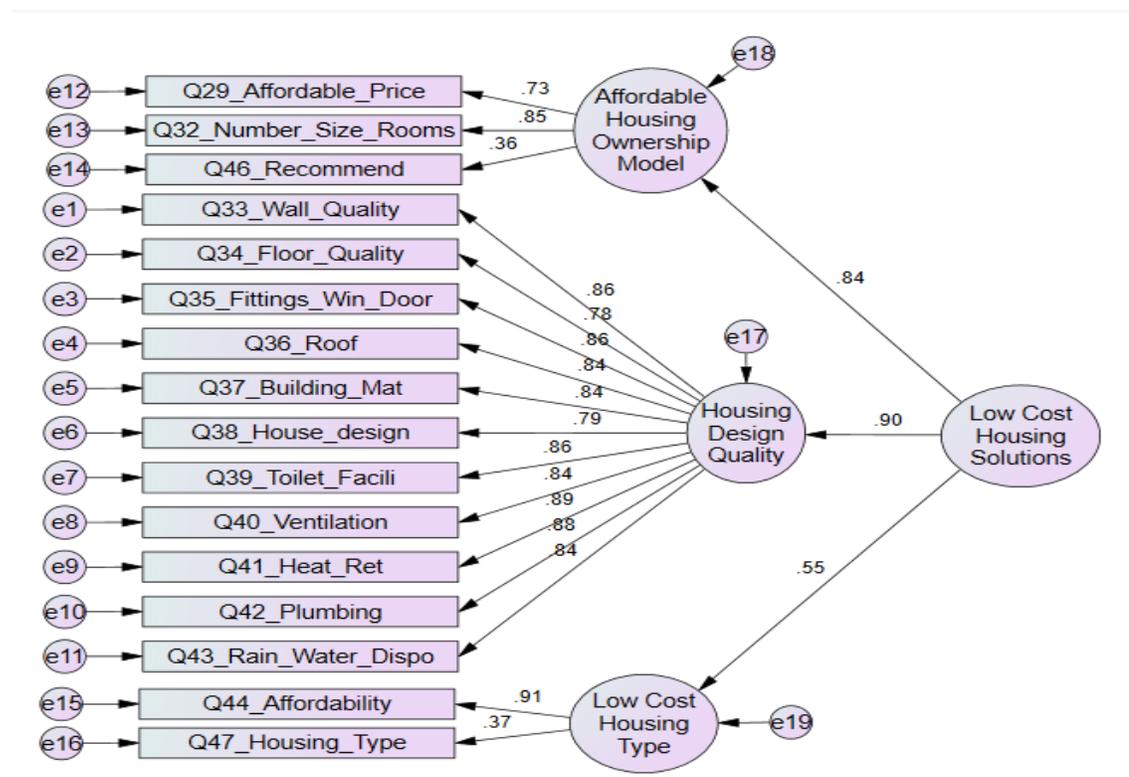
model. The KMO value of 0.921 shows an excellent sample adequacy. The results show that low cost housing type is determined by the affordability of the price, as well as, the number and size of bedrooms. These factors have a bearing on the type of housing they will recommend or use. Respondents were also queried if they wanted any change to their housing design and quality and majority affirmed that only if their house design and quality is improved then there would be a significant change in the lack of affordable housing provision. This can be attested to by a strong Alpha value of 0.965 and high communality values results of this factors.

Respondents gave their opinions on the key solution to provision of affordable housing. 97% of the respondents indicated that an appropriate housing design and quality need to be established that will respond to the current housing need for Havana residents. About 84% of the respondents indicated that there is a need for affordable houses and appropriate housing model that fits the location. This means that affording people a decent house with enough rooms for families at price low enough to allow them to eventually own the property. The study also found that the type of housing available has a bearing on the low cost solutions. Housing types in this instance refers to choices afforded to the residents in terms of low cost housing. In Havana, the residents' choices for affordable housing is limited to shacks and container dwellings.

Therefore, to solve the problem of lack of housing in Havana and enhance the provision of low cost housing in the area, there is a need to look into affordable housing ownership model which fits the area and by looking into appropriate housing design by ensuring that the houses are constructed in accordance with all the stipulated specification and requirement as per the municipal regulations and fit for human habitation. There must

also be a well-designed model that looks at the low cost housing type which is appropriate for the residents by taking into account affordability by the inhabitants and the housing type. The main factors were then validated with CFA analysis in SPSS AMOS, the confirmed relationships were model fitted into low cost housing solutions framework presented in Figure 4.3

**Figure 4.3 CFA Summarized results for Low Cost Housing Solutions Framework**



**Source: Data collected through survey, 2017**

On the contrary, Figure 4.3 illustrates the summarised results on solution to the lack of housing in Havana. This include among others appropriate housing type, design and ownership factors that may be considered in addressing the lack of affordable housing in Havana informal settlement. It can be noted from figure 4.3 that about 90% of the respondents confirmed that suitable housing design and quality need to be taken into

consideration as a remedy for lack of housing and 84% of the respondents indicated that affordability of houses and appropriate housing model that fits the location if clearly defined can be key solutions available for low cost housing in Havana. About 55% of the respondents indicated that they would not mind with whatever low cost housing type is presented to them but as long as it addresses their housing need.

The above implies that to solve the housing need the government can look into affording people decent houses with enough rooms for families at low cost price to allow them to eventually own the property. The study also found that the type of housing available has a bearing on the low cost solutions. Housing types in this instance refers to choices afforded to the residents in terms of low cost housing. In Havana, the residents' choices for affordable housing is limited to shacks and container dwellings.

Therefore, to find solution to lack of housing in Havana and enhance the provision of low cost housing in the area, there is a need to look into affordable housing ownership model which fits the area and by looking into appropriate housing design by ensuring that the houses are constructed in accordance with all the stipulated specification and requirement as per the municipal regulations and fit for human habitation. There must also be a well-designed model that looks at the low cost housing type which is appropriate for the residents by taking into account affordability by the inhabitants and the housing type.

#### **4.3.4 Key Factors affecting Affordable Housing Provision**

Key literature presented in Chapter 2 of the research indicated that there were various factors that contribute to the unaffordability of housing. Some of the factors presented in literature related to the study included unemployment, low income, high costs of

building materials, high land servicing costs and the high demand for accommodation. In this study, the researcher relayed the three previously presented frameworks, towards presenting key factors affecting affordable housing provision. Key underlying factors extracted from each framework were summed up to form a new factor variable. EFA and CFA were applied to the composite factors. Table 4.5 presents these findings.

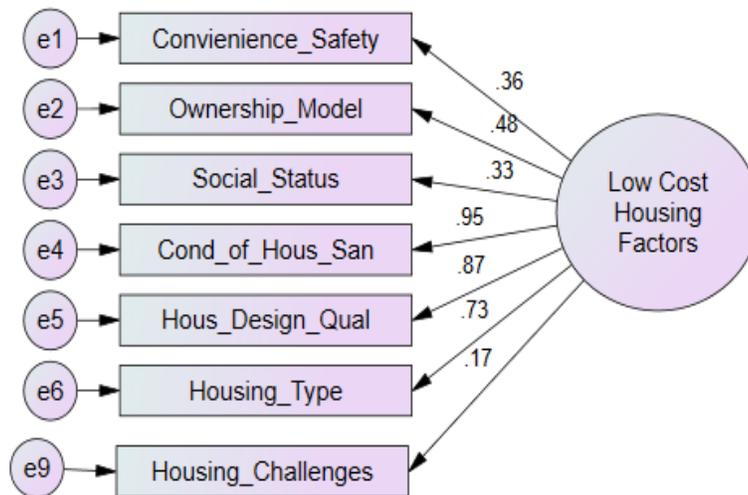
**Table 4.5 Item Statistics for Key Factors affecting Affordable Housing**

Item Statistics	Descriptives				Normality			Reliability		
	Min	Max	Mean	Std. Dev.	Skewness	Kurtosis	communalities	Cronbach's Alpha if Item Deleted	Cronbach's Alpha	%R-squared
Hous_Design_Qual	11	44	18.07	7.79	1.56	1.74	0.73	0.32	<b>0.546</b>	<b>65.105</b>
Social_Status	8	23	16.05	4.02	-0.23	-0.98	0.14	0.51		
Economic_Status	6	23	10.70	3.13	1.20	2.14	0.90	0.59		
Cond_of_Hous_San	5	20	7.81	3.09	1.49	2.19	0.91	0.37		
Housing_Challenges	6	13	9.57	1.48	-0.16	-0.44	0.68	0.54		
Housing_Type	4	12	6.32	1.97	1.30	0.88	0.56	0.47		
Ownership_Model	2	8	4.84	1.55	-0.70	-0.35	0.43	0.50		
WatSan_Status	2	8	6.63	2.00	-1.27	0.25	0.29	0.62		
Convienience_Safety	2	6	2.82	0.95	0.90	0.11	0.20	0.54		

**Source: Data collected through survey, 2017**

Table 4.5 shows the multivariate analysis of key underlying factors that need to be addressed in order to sort out the shortage of affordable housing in Havana informal settlement. As depicted in Table 4.5, the conditions of housing and sanitation, economic factors and housing designs shows high mean values, which is a sign of their strong influence on housing shortage. This concurs with the three framework models whereby items under these key factors showed high communalities values. The least contributing factors to solving of housing shortage in Havana are convenience and safety and most of the social factors. Figure 4.4 confirms the finds of the multivariate analysis presents the findings.

**Figure 4.4 Final Research Model or Framework**



**Source: Data collected through survey, 2017**

Accordingly, Figure 4.4 illustrates key factors that need to be taken into considerations to maximize the provision of affordable housing in Havana informal settlement. As indicated in Figure 4.4, the condition of housing and sanitation is the key factor with about 95%, housing design and quality of the desired houses scores 87%, housing type with 73% and the ownership model with 48%.

This implies that in order to address the housing challenge and provide affordable housing in Havana informal settlement, stakeholders need to thoroughly address the current housing condition and sanitation in the area. This can be done by focusing on the current housing demand and challenges faced by the inhabitants of Havana. Inhabitants are likely to build decent houses if sewer system and toilet facilities are put in place. Stakeholders need to ensure that the housing type and design fits the demand for housing

and affordable in price. Above all the land need to be serviced and sold to the residents at an affordable price to allow them to build their appropriate desired housing structures. In order for settlement uniformity, the Department of Urban Planning in the City of Windhoek should make available the different housing plans or designs that are affordable to build. Pre-planned building plans and housing models have the advantage of reducing time required for structural inspections by the town's engineers and also contribute to a modern city structures. Allowing residents to choose their own designs will increase the bottlenecks associated with approving house plans that are not necessarily the same each time a submission is made. As city fathers, it is the prerogative of the Windhoek Municipality to guide Havana residents on the best housing plans they could easily get approved within a shorter time. Pre-planned housing designs also automatically reduce the density of population per household unlike where everyone is free to build any structure they want on their residential erven. When the population density in an areas becomes extremely high, it boils down to distressed water supply and puffed up sewerage flows which will lead to burst pipes and costly damage repairs.

### **Summary**

This chapter presented the analysis and discussion on information drawn from both the primary and the secondary sources. A questionnaire was used to understand the opinion of affordable housing provision in Havana. The questionnaires were administered to 100 heads of households. Data from the research instruments were analysed to capture the opinion and responses from participants. The following chapter presents the findings and recommendations.

## **CHAPTER 5**

### **FINDINGS, CONCLUSIONS AND RECOMMENDATIONS**

#### **5.1 Introduction**

The purpose of this study was to analyse the dynamics of affordable housing provision in Havana Informal Settlement in Windhoek for the low-income households. This chapter presents the findings of the study and makes recommendations towards addressing the lack of affordable housing in the Havana informal settlement.

#### **5.2 Findings**

The study was prompted by the widely reported challenges that low-income earners in Namibia encounter in acquiring decent dwelling. The study focused on the various factors that inhibits the provision of affordable housing to the residents of Havana informal settlement in Windhoek. A questionnaire was used to collect data from the heads of households.

Three research questions guided the study. Based on the findings of the study, the answers to the research questions that emerged were as under:

5.2.1 Research questions outlined below:

5.2.1.1 What are the main possible causes of the housing shortages in Havana informal settlement?

5.2.1.2 What are the conditions of housing and sanitation in Havana informal settlement?

5.2.1.3 How can the housing challenges in the Havana informal settlement be effectively addressed?

### **5.3 Finding Discussions**

#### **5.3.1 Possible factors causing the shortage of housing in Havana**

Based the findings, the main possible causes of housing shortage in Havana informal settlement are a combination of social and economic issues which include.

- Social factors such as the overcrowding in the household, small number of rooms of the household and value of assets (houses) of Havana informal settlement inhabitants contributed significantly to housing shortage. This is because majority of residents felt that their households are too small and not sufficient to accommodate the large number of inhabitants per household and this has forced many individuals to feel that they are in need of better housing. The results also indicates that the dwellings are of no or less value and cannot be categorised as decent houses since most of the houses are made out of cheap materials such as boxes and iron sheets.
- Economic factors such as status as occupation of the residents in Havana contributed significantly f to the shortage of decent housing in the settlement. This implies that since majority of the residents are either unemployed or employed in the informal sector, they cannot afford to set up or build proper/decent housing due to the lack of well-paying jobs. This can also be attributed to the level of education of the residents whereby most of them are not

educated and are not able to secure well-paying jobs which can enable them to build decent affordable houses.

- Water sources and toilet facilities also hamper the provision of housing in Havana. The poor level of sanitation and availability of water contributes significantly to housing shortage as those who have the means to build decent housing are reluctant to do so because of lack of sewer systems in place. Residents indicated that they walk long distances to get water and defecates in open areas, which poses a health risk. This scenario is not in tandem with urban standards of living in a capital city like Windhoek. It is the reason why we continue to be classified as third world countries with no functional systems of effective governance. The longer this continues, the more it exposes the seeming ineffectiveness of those entrusted with leadership either at local government level or national level.
- The study was certainly able to establish the underlying factors that influence affordable housing provision in Havana informal settlement. However, the researcher also notes with caution that environmental, cultural and geographical factors that plays a major role in this regard. For instance according to Elizabeth (2013), geographical constraints on land availability can be important in some places. Even though these can be classified as demand factors which are the determinants of housing affordability, (Bank of Namibia, 2011; AHURI, 2007), one could argue that if the necessary supply factors are put in place, then the demand factors that affect provision of affordable housing may become less relevant and less influential.

- The study also discovered that illegal settlement before proclamation of Havana into a formal settlement contributed to the planning challenges in the areas as people migrating to Windhoek in search of employment started building structures on the land before it was serviced for residential development. This automatically led to the Windhoek municipality facing stern challenges in relocating informal residents to pave way for land servicing. As it stands and because of legal implications, it is still very difficult for the City authorities to make a decisive move as removing the informal settlers from Havana could be costly to the municipality. Research indicates that the courts have previously ruled against the City of Windhoek in cases where they have attempted to remove people from informal settlements. These legal implications exacerbate the urban planning related challenges thereby escalating housing shortage.

### **5.3.2 Conditions of housing and sanitation in Havana informal settlement**

- The current conditions of housing and sanitation in Havana Informal Settlement are categorised into three main factors namely, housing demand and housing challenges, convenience and safety of the location and condition of housing and sanitation. Majority of the respondents have indicated that they have been experiencing decent affordable housing needs and facing many housing challenges for many years. They reiterated that despite their many calls to government to come to their rescue with a decisive housing programme, not much has been done to improve their plight. Majority of Havana residents were of the impression that the government did not care truly for their welfare but that they simply cared about being voted into power during elections. This general

sentiment was popular amongst the young who expressed no interest in politics because of the hardship they experience throughout their daily lives.

- Consequently, majority of the respondents felt that the location was not safe and convenient for decent housing in its current state. This is an indication that the location need to be formalised and the security around the location be enhanced to instil confidence in the residents regarding their safety. Had it not been for extreme poverty which leaves them with no other choice but to put up with the harsh life of informal settlement, many of the residents of Havana would have relocated to better serviced and less congested areas like Rocky Crest, and Academia.
- The respondents also indicated that their current conditions of housing and sanitation is in a deplorable state. This indeed implies that there is a lack of proper sewer systems and no water provisions to many households in the settlement. This results to lack of running water in households and toilets. The size and space of houses and the lack of privacy due to overcrowding in their small self-made houses was also a disheartening factor. The findings of the research shows that the overcrowding is mainly caused by people migrating into Windhoek due to challenges that they encounter in the rural areas. Some of the people will therefore think of migrating to Windhoek in search of better-perceived higher standard of living. In the last ten years, it is clear from the findings that some respondents moved into Windhoek for a longer period and have been living in the Havana informal settlement for more than five years.
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- This study thereby supported the findings of the 1995 National Census that the population of Windhoek would double by the year 2015. If this urban growth is not properly planned for and accommodated the City of Windhoek could become overwhelmed with social, economic and environmental problems related to housing provision and sanitation issues. Currently, the city is already grappling with overpopulation where the demand for basic social amenities is far outstripping their supply. This is evidenced by incidences such as shack fires, burst water and sewage pipes, shortage of water leading to water rationing, electricity shortages leading to controlled load shedding. Although these challenges have not yet fully metastasised, it will be prudent of government to prevent them from being full blown.
- The current conditions of housing and sanitation of people living in Havana informal settlements has negatively affected housing affordability for low income households in relation to the cost of living. This means that an increase in the cost of living affects mainly low-income earners and their ability to invest in housing is diminished. The plight of the people is further compounded by their lack of adequate knowledge on personal financial management. However, a cross-sectional survey through the constituency indicates that those that make an effort to manage their informally generated finances well still manage to acquire assets like vehicles and eventually build houses to replace the shacks they would have built at first.
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- The study also attested that low income households find it better to stay in informal settlement where they do not pay for municipal rates and taxes rather than pay for a house. This group usually will prefer to live at the extreme end of the city or towns, in poorly developed homes called shacks. This also correlates for instance, to the findings of Australian Bureau of Statistics (2008), which concluded that the lower the income levels the high the level of poverty.
- Informal settlements are now a significantly large sector in Windhoek City that is growing even faster than the general urban population. The study found that the age composition of the household is predominantly youth, that there is an increased incidence of rural-urban mobility and greater urban permanence. In other words, most of these people are in town to stay, and the flow of migrants from rural areas is increasing. Driven by acute poverty in the rural areas, informal settlement residents migrate in the hope of finding greener pastures in the capital city. Against a background of low level or no education, once in Windhoek, the costs of living force them to be retired to the informal settlement life of rejection and endless hope.
- If problems with informal settlements are not addressed now, they will only get worse causing a large backlog on decent affordable housing provision with added burden of urban poverty, which is already a pressing concern in informal settlements. A large proportion of respondents from Havana informal settlement are unemployed and majority of the people are employed in the informal sector. The respondents that are formally employed in Havana where engaged in work

that earned them very low wages which could only cover the very basic foodstuffs any person requires.

- The main problem that residents in the Havana informal settlements have in common is the acute shortage of affordable housing which forces them to live in unhealthy, unpleasant and, for many, unacceptably poor conditions with sanitation. The research showed that the people in Havana used various forms of energy. The sources of energy they used for cooking are gas, wood, paraffin, electricity and charcoal. The most popular form of energy is wood. This means that informal settlement poses a threat to the environment through deforestation and the use of fire poses a huge risk to the burning down of houses if not properly managed.
- With regards to water and sanitation, the research uncovered that there is a huge lack of toilet facilities and sewer systems in place. Many households make use of riverbeds and open spaces to relieve themselves, which poses a huge health risk. The defecation in open spaces poses a risk to children as they play in the same areas where people relieve themselves. This is a health hazard that the Windhoek municipality needs to urgently address as it has long term ramifications on underground water bodies and air pollution.
- Regarding social services, the situation is a little different – although the residents of the Havana informal settlements are hampered somewhat by transport, people generally can find their way to public services, both the local area clinics and schools and higher level ones elsewhere in the City. However,

construction of more service centres in the settlement is required as it continues expanding due to new settlements happening every day.

- In Namibia, informal settlements may mark the way that cities will continue to grow. The challenge is to encourage them to develop in positive ways and this will require the fostering of community initiatives. The study findings also concurs with Dlamini (2008) that there also needs to be a change in formal institutions to make them more responsive to the needs and realities of poor people, and more opportunities for people to participate in decisions that affect their lives. In practical terms, the types of actions that can improve living conditions in the informal settlements include provision of basic services such as water, electricity, better sanitation, decent housing and improved local and national governance.
- Chung and Hill (2002) states that improved governance here would mean better access to information, more effective inclusion or participation in decisions about the future of their community, more accountability from government, and more capacity in the community to organise joint action to improve their own living conditions, such as with drainage or garbage management. It is incumbent upon the Minister of Urban and Rural Housing Development to regularly make field visits to Havana and other informal settlements to directly engage with residents and here their concerns. Research in local government indicates that a first-hand experience on the living condition of people is the only trigger to effective service delivery. If Namibia is to decisively deal with the challenge of under

delivery of housing and services, senior office bearers at national level ought to start engaging with the majority of these people at all times.

- The study found out that Havana informal settlement had people who worked in formal sector such as the civil service. This means that informal settlements are not just occupied with unemployed people but has a varied population. It was noted that individuals in the settlement are engaged in similar informal business to raise income. The settlement has shebeens, which sell traditional beer, soft drinks and meat. Other economic activities that are offered in the settlements are car wash services, hair salons, vegetable and fruit stalls and informal open market stalls. The only difference between individuals was the extent of the engagement of the people in these activities. This means that there were more informal business activities in Havana due to the level of unemployment and also low level of education.
- The study also revealed that individuals in Havana varied in terms of their financial status. For instance; there are individuals, who have the financial capacity to construct their own houses, then there are others who are assisted by relatives to acquire building materials and then there are individuals who pick materials from dump sites because they cannot afford to buy the building materials. The study showed that a significant number of people in the informal settlement walk frequently to access various services. It was apparent that the absence of formal retail services in the area contributes to a buzzing informal retail industry in the informal settlement with many Havana residents with some little cash reserves putting up tuck shops and mini grocery stores to bridge the

retail services gap. However, because of the culture of poor standards that is embedded in the informal settlements, the sale of expired products by informal retailers in the settlement cannot be ruled out. These are common practices even in established and well to do settlements.

### **5.3.3 Addressing housing challenges in the Havana informal settlement.**

- A lot of research is being carried out by many Governments in the area of provision of housing in order to come up with policies that are geared towards improving provision of affordable housing to low income earners and curbing various housing challenges. With the ever increasing population and the exodus of people migrating to urban areas, provision of low cost housing is becoming such a serious issue in many countries in the present world. In India for instance the central Government in 1998 announced that the National Housing and Habitat Policy would provide “Housing for All”, with an emphasis on extending benefits to the poor, vulnerable and the deprived. In Namibia, the Government adopted a number of policies with the key policy instrument being the National housing policy, formulated and adopted in 1991 and reviewed in the year 2009.
- To effectively address the housing challenges in informal settlements, the government of Namibia should consider implementing economic housing models like triple, four and five story apartment units that can be built over a smaller area. This makes the cost of servicing the land cheaper as many flats accommodating many households will be built on a small area. The mass housing programme which was launched under the previous administration of former President Hifikepunye Pohamba should be reconsidered and broadened to

include smaller building plans which are affordable and capable of covering a broader base of formally unemployed beneficiaries.

- There is a need to carry out a mass land servicing in Havana and provide the basic necessities such as water and sanitation as well as addressing other basic social needs. This would allow individuals in the settlement to have a mind-set change with regards to investing in affordable decent housing.
- Research indicates that, although the majority of Havana settlers are unemployed, they tend to generate some form of income through undesignated street market stalls and peddling. The income realised from these informal trading activities is often misused and spent on alcohol consumption in shebeens prevalent in the informal settlement. Through the line Ministry of Finance, the Namibian government needs to conduct holistic financial literacy in order for people in Havana to save money towards monthly payments of their houses that will be built under the mass housing programme.
- As the urban planning authority, the City of Windhoek is a major player towards ensuring the provision of decent housing in the informal settlement. An auxiliary fund could be established where willing housing beneficiaries could contribute N\$25 to N\$50 monthly towards the servicing of more land area. Given the high demand for housing, it can be a given that such a scheme will be oversubscribed with more people opting to revise their alcohol drinking budgets to cater for their monthly land servicing subscriptions.
- Private companies should also be encouraged to be more engaging towards the provision of housing in informal settlements. Public Private Partnership (PPPs)

could see an escalation into land servicing and the construction of more affordable housing. The government through the line Ministry of Urban and Rural Housing should engage in talks with the private sector on this suggestion and map out Memoranda of Understandings. In order for these interventionist strategies to work, leadership is required to be much more hands on and focused. During the planning and drafting of the annual budget, the Ministry of Finance could consider a special allocation towards the servicing of more non-commercial residential urban land. The Department of Urban Planning at the City of Windhoek also needs to adjust their timeframes for land delivery and formalisation of informal settlements.

## **5.4 Conclusion**

This conclusion is based on the findings from the research study. The analysis of the research findings reveal that provision of affordable housing in Havana informal settlement is influenced by social, economic and the lack of water and sanitation. With the findings, stating that many people come from rural areas, migration is seen to offer a drive for increased demand for housing. When more people relocate to Windhoek in search of better living, there is tendency for the home sellers to increase prices as this drives the demand upwards thereby automatically disqualifying low income earners and the unemployed who end up resorting to pitching putting up shacks in many informal settlements like Havana.

The economic factors that were covered in the research study and data analysis include; salary or income levels, education levels, occupation status of Havana residents. Over the past years there has not been an official census conducted to establish this kind of data important to national planning and economic development. Gathering data on these benchmarks in Havana was imperative because the economic would assist the researcher in arriving at conclusions that are credible, reliable and valid. The research which revolved around affordable housing provision in Havana managed to establish the challenges that contribute to the non-existence affordable housing.

In terms of salary or income levels, it remains to be seen even in the definition, that people with sizable incomes and decent well-paying jobs should be able to spend on housing. Even then the level of income does matter, such that those with low incomes are usually in a position to spend a small proportion of their income on housing in low income areas of Katutura, such as Havana informal settlement, while the middle income

earners prefer to spend on better housing in suburbs. This also means that once people's incomes increase, it influences households to increase a proportion of their income on housing but this is not the case if they experienced a reduced income due to factors such as rising cost of living.

According to the results, the majority of people living in Havana have no proper shelter. While the demand for housing is on the increase, migration into the capital city continues to increase. Most of the time, when someone migrates to Windhoek in search of economic opportunities, they do not have suitable accommodation, they end up staying with friends in the informal settlement until such a time when they are ready to erect their own shack in the same areas. This causes overcrowding in these small dwellings and affects privacy of the inhabitants.

Regarding the Havana informal settlement, the government's failure to secure affordable land or service land for its citizens which includes provision of sewer systems makes affordable housing a challenge because if left in the private hands, the land becomes so much more expensive such that when the price of land is high the likely outcome is the high cost of housing which leads to the proliferation of informal settlements. This is because, not only is the buyer to pay for the land but also the property in this case the house on the land. Generally it remains to be seen whether or not the actual implementation of affordable housing will happen. Nonetheless, all the various factors influencing housing affordability as presented in data analysis fall in the demand and supply driving factors which incorporate the environmental, cultural and geographical factors seen to be influencing factors for housing affordability in the informal settlements.

As stated in the literatures in terms of geographical concerns, this may as well be concerned with geographical constraints on land availability, which is significant in some areas such that when people assume that there is going to be an increased demand, this is likely to push up prices in such a geographically constrained areas. The driving force is the immobility aspect of people in certain areas due to a preference aspect to stay in a particular area, perhaps due to security and safety concerns as opposed to areas or places of high mobility. Although demand factors are seen regarded as the major driving forces it remains to be seen that if supply factors are put in place. In Havana, however, despite being very high, the demand factor does not play a significant role in the provision of housing as affordability is an equally major factor. The bottom line fact of the matter is; even if affordable housing was to be availed to Havana residents, they would still not afford them because the majority are unemployed. This therefore renders the demand factors less relevant and insignificant. For instance; if housing was to be availed in Khomasdal or Brakwater, naturally only those with an income would join the queue of those who can access such houses as they can afford to pay the required deposit and monthly instalment towards purchasing the houses. It is very unlikely that residents of Havana will afford to raise and pay the required deposit. Thus it may occur that demand factors may become less significant by the geographical as well as the occupational mobility aspects of the people, particularly if there are attracting forces in other areas with good pay and good amenities.

Meanwhile the demand factors may be driven by the environmental as well as social cultural factors, for instance, in the societies advancing in terms of development such as from low to middle income status as this set up is linked to societal transformation such

that demand for housing is linked to a social cultural transformation of society. Again, affordability is affected by the supply aspect which in itself is affected by the corrupt tendencies and bureaucratic process in which land acquisition procedure follows the rules of the property evaluators, developers and real estate agents who make it hard for low income groups to afford houses. The Windhoek municipality argues that they want to auction residential land to people who can afford to pay for it for a profit. Given the economic status of the majority of Havana residents, the city does not find it profitable to sell land to them for residential development. On the other hand, the government finds it costly to build affordable housing for a category of people with no substantive income. The laws that govern mortgage in Namibia are still not favourable to people without an income. This exclusion then forces unemployed Namibians to resort to illegally build their shacks and substandard structures on unserviced municipal land knowing that once they have settled there, municipality cannot chase them away as the law renders it illegal.

The study also concludes that the cost of living in Windhoek is high and that this makes the affordability of housing quite challenging. The driving forces for the high cost of living include the high cost of transport, the rising food prices, and low salaries which make it difficult for the households to have a disposable income to spend on housing particularly for the low income groups.

The unfriendly nature of macro-economics is that, despite their economic hardships, residents of Havana informal settlement will have to spend the same amount of money as their well to do compatriots. Namibia has no two tier pricing system where the less privileged can pay their own prices which are different from those with economic

means. For example; the same electricity and water meters installed in middle and low density areas are the same as those that municipality installs in Havana. If anything, Havana residents are actually hard hit as they have to pay for water and electricity in advance even if they do not have money.

Finally, the study concludes that although there exists a number of housing policies including; National housing policy (2009), the National Development Plans, Vision 2030, The Mass Land Servicing Programme that have been at the forefront of promoting affordable housing by the Government of Namibia couple with Targeted Intervention Programme for Employment and Economic Growth (TIPEEG) which include the Build Together Programme (BTP), the National Housing Enterprise (NHE), Shack Dwellers Federation of Namibia (SDFN) and some Central Government Initiatives, most households' knowledge are only limited to the National housing enterprise (NHE) and the National housing policy.

This can as well explain the lack of information as a hindering factor towards promoting affordable housing to the low income groups in Windhoek. Even with the mentioned two policies, it remains clear that these policies have not had any positive effect on housing as houses remain expensive in the city with many of the low income earners finding it difficult to purchase houses and instead opting to rent and stay in illegal built shacks. It is revealed that such challenges such as the limited funding and increasing costs of building materials, bureaucracy, poor contractors, poor quality work and corruption are also to blame for the negative influence on the housing market and housing affordability in Windhoek.

## 5.5 Recommendations

Considering the conclusions provided above, the following recommendations are made by the researcher:

- There is a need for the Government of the Republic of Namibia to avail land at low cost to enable people of various incomes brackets to be able to purchase land and then build their own houses as this is much more cost effective than using contractors that inflate prices.
- In order to ensure affordable housing provision in Havana Informal Settlement in particular, there is a need to improve sanitation by putting up sewer systems and provide the community with basic needs such as water and toilet facilities.
- There is a need to have the salaries of the low to middle income groups increased, to what can be described as a liveable salary, to enable them to have a disposable income which they can then spend on housing, and still have excess to cover additional basic expenses. This should apply to all sectors from government to private.
- Furthermore, there is the need for the Government to enforce policies that can spearhead the provision of low cost housing and this may as well mean having a new policy to build new houses that caters for all income groups, especially the low to middle income households. The interplay between the private and public sector to provide affordable housing is a necessity in the country, however, this process also needs to be closely managed.
- There is the need to have competent people to be awarded the tenders to offer quality housing and ensure houses are given to the rightful owners on time. Most

contractors are selling dreams to build affordable quality houses, but the reality is that most are only for self-enrichment. Government, municipalities and policy-makers need to investigate the idea of introducing brackets in order to regulate the profit percentage especially if the tender or land allocation was done on a basis of addressing the current economic problem and increase supply of housing to the low and middle income groups, and not for purposes of self-enrichment.

- There is need for government to institute financial literacy programmes for inhabitants of Havana and other informal settlements to learn how to manage their little income they get through informal activities. Such financial literacy will assist in improving the livelihood of many and inspire others to also improve.
- Finally, there is the need for the Government to stipulate strict guidelines to be adhered to and followed by those responsible to execute various policies to ensure expected results are produced. Thus Government intervention although may be delicate, it may help prevent a potential fallout makes more sense rather than letting the market regulate itself.

## **5.6 Recommendations for further study**

In view of the findings and conclusions of the study, the following recommendations for further study are made:

1. It is recommended that similar studies be carried out in different urban areas in Namibia. Such studies will not only reveal the challenges the low income earners in different corners of Namibia encounter in acquiring a dwelling, but it will also determine the real status of the housing provision problem in urban areas of Namibia. A study on national level will assist the government and key housing stakeholders in providing direction to future intervention programmes.
2. It is also recommended that a study to explore the housing providers' perspective should be carried out. Such a study would complement this and similar other studies in trying to explain the real factors contributing to lack of affordable housing. Possible intervention programmes will be also informed by the findings of such a study.
3. It is finally recommended that a study be conducted to determine why national housing programmes, as the main government vehicles in the delivery of housing, appears unsuccessful.

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### Appendix A: Questionnaire Item Descriptive Statistics

#### Q1\_Gender

	Value	Count	Percent
Valid Values	1.00 male	41	41.8%
	2.00 female	57	58.2%

#### Q2\_Age

	Value	Count	Percent
Valid Values	1.00 18-20	6	6.1%
	2.00 21-30	23	23.5%
	3.00 31-39	35	35.7%
	4.00 40-49	22	22.4%
	5.00 50-59	7	7.1%
	6.00 70+	5	5.1%

#### Q3\_Marital\_status

	Value	Count	Percent
Valid Values	1.00 Single	45	45.9%
	2.00 Married	27	27.6%
	3.00 Divorced	5	5.1%
	4.00 Widowed	3	3.1%
	5.00 Cohabiting	18	18.4%

#### Q4\_Education

	Value	Count	Percent
Valid Values	1.00 Primary school	18	18.4%
	2.00 Secondary school	47	48.0%
	3.00 College/vocational	15	15.3%
	4.00 University	7	7.1%
	5.00 Literacy classes	5	5.1%
	6.00 No School	6	6.1%

#### Q5\_Occupation

	Value	Count	Percent
Valid Values	1.00 Professional	2	2.0%
	2.00 Skilled	12	12.2%
	3.00 Unskilled	35	35.7%
	4.00 Self-Employed	20	20.4%

5.00	Student	8	8.2%
6.00	Unemployed	16	16.3%
7.00	Retired	5	5.1%

### Q6\_Income

	Value	Count	Percent		
Valid Values	1.00	Salaried Worker	23	23.5%	
	2.00	Business/commercial	15	15.3%	
	3.00	petty business	53	54.1%	
	4.00	Social Grant	7	7.1%	
	5.00	Rental income	0	0.0%	

### Q7\_value\_assets

	Value	Count	Percent
Valid Values	1.00	<N\$1000	22 22.4%
	2.00	N\$1000 - N\$5000	4 4.1%
	3.00	N\$5001 -N\$10000	35 35.7%
	4.00	>N\$10,000	37 37.8%

### Q9\_Dwelling\_Status

	Value	Count	Percent
Valid Values	1.00	self ownership	60 61.2%
	2.00	rented from government	2 2.0%
	3.00	rented from individuals	31 31.6%
	4.00	rented from companies	2 2.0%
	5.00	subsidizedby employer	2 2.0%
	6.00	dont know	1 1.0%

### Q10\_No\_House\_Rooms

	Value	Count	Percent
Valid Values	1.00	1-2 rooms	42 42.9%
	2.00	3-4 rooms	45 45.9%
	3.00	5+ rooms	11 11.2%

### Q11\_Length\_of\_Stay

	Value	Count	Percent
Valid Values	1.00	less than 1 year	1 1.0%
	2.00	1-2 years	21 21.4%
	3.00	3-4 years	21 21.4%
	4.00	5+ years	55 56.1%

**Q12\_No\_pple\_staying**

	Value	Count	Percent
Valid Values	1.00	18	18.4%
	2.00	36	36.7%
	3.00	30	30.6%
	4.00	14	14.3%

**Q13\_Cooking\_Source**

	Value	Count	Percent
Valid Values	1.00	22	22.4%
	2.00	15	15.3%
	3.00	43	43.9%
	4.00	18	18.4%

**Q15\_Toilet\_Type**

	Value	Count	Percent
Valid Values	1.00	18	18.4%
	2.00	5	5.1%
	3.00	7	7.1%
	4.00	10	10.2%
	5.00	58	59.2%

**Q16\_Lighting\_Source**

	Value	Count	Percent
Valid Values	1.00	40	40.8%
	2.00	39	39.8%
	3.00	17	17.3%
	4.00	2	2.0%

**Q17\_Housing\_Demands**

	Value	Count	Percent
Valid Values	1.00	37	37.8%
	2.00	61	62.2%

**Q18\_Length\_Housing\_Problems**

	Value	Count	Percent	
Valid Values	1.00	less than a year	0	0.0%
	2.00	1 - 3 years	31	31.6%
	3.00	4 - 5 years	41	41.8%
	4.00	5+ years	26	26.5%

#### **Q19\_Reasons\_Housing\_Problems**

	Value	Count	Percent	
Valid Values	1	lack of housing	22	22.4%
	2	high cost materials	16	16.3%
	3	dont qualify finance	38	38.8%
	4	dont want house	22	22.4%

#### **Q20\_Affected\_Groups**

	Value	Count	Percent	
Valid Values	1	unemployed	24	24.5%
	2	low-income	29	29.6%
	3	youth	28	28.6%
	4	female h/house	17	17.3%

#### **Q21\_House\_condition**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	58	59.2%
	2.00	dissatisfied	24	24.5%
	3.00	satisfied	15	15.3%
	4.00	very satisfied	1	1.0%

#### **Q22\_Location\_convien**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	70	71.4%
	2.00	dissatisfied	25	25.5%
	3.00	satisfied	3	3.1%
	4.00	very satisfied	0	0.0%

#### **Q23\_Safety**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	52	53.1%
	2.00	dissatisfied	43	43.9%
	3.00	satisfied	3	3.1%
	4.00	very satisfied	0	0.0%

#### **Q24\_Privacy**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	53	54.1%
	2.00	dissatisfied	31	31.6%
	3.00	satisfied	11	11.2%
	4.00	very satisfied	3	3.1%

### Q25\_Size

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	51	52.0%
	2.00	dissatisfied	35	35.7%
	3.00	satisfied	10	10.2%
	4.00	very satisfied	2	2.0%

### Q26\_Space

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	59	60.2%
	2.00	dissatisfied	29	29.6%
	3.00	satisfied	8	8.2%
	4.00	very satisfied	2	2.0%

### Q28\_LowCost\_Housing

	Value	Count	Percent	
Valid Values	1.00	no	44	44.9%
	2.00	yes	21	21.4%
	3.00	dont know	33	33.7%

### Q29\_Affordable\_Price

	Value	Count	Percent	
Valid Values	1.00	<N\$ 20.000	8	8.2%
	2.00	N\$ 20.001-40.000	56	57.1%
	3.00	N\$ 40.001-60.000	16	16.3%
	4.00	N\$ 60.001-80.000	10	10.2%
	5.00	N\$ 80.001-100.000	6	6.1%
	6.00	N\$ 101.000-150.000	2	2.0%
	7.00	N\$> 150.001	0	0.0%

### Q31\_Household\_groups

	Value	Count	Percent	
Valid Values	1	none	8	8.2%
	2	self-help org	16	16.3%
	3	CBOs	5	5.1%
	4	NGOs	13	13.3%
	5	trade unions	3	3.1%
	6	political org	3	3.1%

7	municipality	21	21.4%
8	banks	29	29.6%

**Q32\_Number\_Size\_Rooms**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	61	62.2%
	2.00	dissatisfied	21	21.4%
	3.00	satisfied	15	15.3%
	4.00	very satisfied	1	1.0%

**Q33\_Wall\_Quality**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	51	52.0%
	2.00	dissatisfied	31	31.6%
	3.00	satisfied	14	14.3%
	4.00	very satisfied	2	2.0%

**Q34\_Floor\_Quality**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	44	44.9%
	2.00	dissatisfied	35	35.7%
	3.00	satisfied	17	17.3%
	4.00	very satisfied	2	2.0%

**Q35\_Fittings\_Win\_Door**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	46	46.9%
	2.00	dissatisfied	35	35.7%
	3.00	satisfied	14	14.3%
	4.00	very satisfied	3	3.1%

**Q36\_Roof**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	52	53.1%
	2.00	dissatisfied	27	27.6%
	3.00	satisfied	16	16.3%
	4.00	very satisfied	3	3.1%

**Q37\_Building\_Mat**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	57	58.2%
	2.00	dissatisfied	26	26.5%
	3.00	satisfied	12	12.2%
	4.00	very satisfied	3	3.1%

**Q38\_House\_design**

	Value	Count	Percent
Valid Values	1.00	very dissatisfied 60	61.2%
	2.00	dissatisfied 24	24.5%
	3.00	satisfied 11	11.2%
	4.00	very satisfied 3	3.1%

**Q39\_Toilet\_Facili**

	Value	Count	Percent
Valid Values	1.00	very dissatisfied 56	57.1%
	2.00	dissatisfied 25	25.5%
	3.00	satisfied 11	11.2%
	4.00	very satisfied 6	6.1%

**Q40\_Ventilation**

	Value	Count	Percent
Valid Values	1.00	very dissatisfied 55	56.1%
	2.00	dissatisfied 27	27.6%
	3.00	satisfied 13	13.3%
	4.00	very satisfied 3	3.1%

**Q41\_Heat\_Ret**

	Value	Count	Percent
Valid Values	1.00	very dissatisfied 59	60.2%
	2.00	dissatisfied 23	23.5%
	3.00	satisfied 14	14.3%
	4.00	very satisfied 2	2.0%

**Q42\_Plumbing**

	Value	Count	Percent
Valid Values	1.00	very dissatisfied 57	58.2%
	2.00	dissatisfied 25	25.5%
	3.00	satisfied 14	14.3%
	4.00	very satisfied 2	2.0%

**Q43\_Rain\_Water\_Dispo**

	Value	Count	Percent
Valid Values	1.00	very dissatisfied 58	59.2%
	2.00	dissatisfied 26	26.5%
	3.00	satisfied 12	12.2%

4.00	very satisfied	2	2.0%
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**Q44\_Affordability**

	Value	Count	Percent	
Valid Values	1.00	very dissatisfied	52	53.1%
	2.00	dissatisfied	35	35.7%
	3.00	satisfied	9	9.2%
	4.00	very satisfied	2	2.0%

**Q45\_House\_Model**

	Value	Count	Percent	
Valid Values	1	none	19	19.4%
	2	renting	1	1.0%
	3	rent-to-buy	16	16.3%
	4	buying	62	63.3%

**Q46\_Recommend**

	Value	Count	Percent	
Valid Values	1	Housing Security is a need	3	3.1%
	2	Ownership	74	75.5%
	3	Affordable decent housing	18	18.4%
	4	Renting	3	3.1%

**Q47\_Housing\_Type**

	Value	Count	Percent	
Valid Values	1.00	no	79	80.6%
	2.00	yes	19	19.4%

## Appendix B: Questionnaire

### LOW-COST HOUSING IN HAVANA LOCATION

#### (Community Members)

##### Introduction

My name is **Salom Kuume Katoole**, a Masters student in Business Administration (MBA) – Management Strategy at University of Namibia (UNAM). I am conducting a study on: **Low-cost Housing Provision in High Density Location of Havana Informal Settlement**. I kindly invite you to participate in the study. The research procedure will involve an individual interview for approximately 20 – 30 minutes. Your participation is voluntary and non-participation will have no negative consequences. You are not at an advantage or disadvantage in any way if you choose to participate or not to participate in the study. You have the right not to answer any questions you feel uncomfortable to answer. You may withdraw from the study at any time, should you feel you do not want to continue without any penalty or negative consequences attached to your withdrawal.

All the information collected during the study will be kept private and confidential. The study material (notes and tapes) will not be seen or heard by any other person at any time; only the researcher will process the information and will keep it in a safe place which is locked all the time. All study material (notes and tapes) will be destroyed when the research is finished. No identifying information such as your real names or personal details that could identify you will be used in the study material and research report. No individual information will be disclosed, only aggregated information will be presented in a thesis format. There are no direct benefits for participating in the study. There are also no unforeseeable risks for participating in the study.

##### READ CONSENT FORM

Consent provided [Circle Yes or No]

1.  Yes
2.  No

City:		Interviewer Code:		
Suburb:		Date:	dd/mm/yy	
		Time:	From:	To:
Results Code				
Completed	1			
Incomplete	2			
Postponed	3			

Other (specify)				
Field work edited by:	Principal Investigator Code:	Data entry date:	dd/mm/yy	
Date edited:	dd/mm/yy			

DEMOGRAPHIC PROFILE	
1	<p><b>Gender</b></p> <p>1. <input type="checkbox"/> Male</p> <p>2. <input type="checkbox"/> Female</p>
2	<p><b>Age</b></p> <p>1. <input type="checkbox"/> 18-20</p> <p>2. <input type="checkbox"/> 21-30</p> <p>4. <input type="checkbox"/> 31-39</p> <p>5. <input type="checkbox"/> 40-49</p> <p>6. <input type="checkbox"/> 50-59</p> <p>7. <input type="checkbox"/> 60-69</p> <p>8. <input type="checkbox"/> 70+</p>
3	<p><b>Marital Status</b></p> <p>1. <input type="checkbox"/> Single (never married)</p> <p>2. <input type="checkbox"/> Married</p> <p>3. <input type="checkbox"/> Married but Separated</p> <p>4. <input type="checkbox"/> Divorced</p> <p>5. <input type="checkbox"/> Widowed</p> <p>6. <input type="checkbox"/> Cohabiting</p>
4	<p><b>What is the highest level of education completed?</b></p> <p>1. <input type="checkbox"/> Primary school education</p> <p>2. <input type="checkbox"/> Secondary high school</p> <p>3. <input type="checkbox"/> College/vocational</p> <p>4. <input type="checkbox"/> University</p> <p>5. <input type="checkbox"/> Literacy classes only</p> <p>6. <input type="checkbox"/> No schooling</p> <p>7. <input type="checkbox"/> Other (specify)-----</p>
5	<p><b>What is your occupation?</b></p> <p>1. <input type="checkbox"/> Professional</p> <p>2. <input type="checkbox"/> Skilled</p> <p>3. <input type="checkbox"/> Unskilled</p> <p>4. <input type="checkbox"/> Self-employed</p> <p>5. <input type="checkbox"/> Student</p> <p>6. <input type="checkbox"/> Unemployed</p> <p>7. <input type="checkbox"/> Retired</p> <p>8. <input type="checkbox"/> Other (specify)-----</p>
6	<p><b>What is the household's main source of income?</b></p> <p>1. <input type="checkbox"/> Salaried Worker</p> <p>2. <input type="checkbox"/> Business/commercial</p> <p>3. <input type="checkbox"/> Petty Business</p> <p>4. <input type="checkbox"/> Social grant</p> <p>5. <input type="checkbox"/> Rental income</p>

		6. <input type="checkbox"/> Other (specify)-----
7	<b>What is your average monthly income from the main work? (in local currency)</b>	1. <input type="checkbox"/> <500 2. <input type="checkbox"/> 501-2000 3. <input type="checkbox"/> 2001-4000 4. <input type="checkbox"/> 4001-5000 5. <input type="checkbox"/> 5001-7000 6. <input type="checkbox"/> 7001-9000 7. <input type="checkbox"/> 9001-10000 8. <input type="checkbox"/> >10001 9. <input type="checkbox"/> Don't know 10. <input type="checkbox"/> None
8	<b>Does your household own the following? [Accept Multiple Answers]</b>	1. <input type="checkbox"/> Television 2. <input type="checkbox"/> Refrigerator 3. <input type="checkbox"/> Car 4. <input type="checkbox"/> Motor-bike 5. <input type="checkbox"/> Bicycle 6. <input type="checkbox"/> Radio 7. <input type="checkbox"/> Electric/gas stove 8. <input type="checkbox"/> A mobile telephone 9. <input type="checkbox"/> A non-mobile telephone
9	<b>In what type of dwelling does the household live?</b>	1. <input type="checkbox"/> Formal housing structures 2. <input type="checkbox"/> Informal housing structures 3. <input type="checkbox"/> Traditional structures(hut) 4. <input type="checkbox"/> Other (Specify)-----
10	<b>Which is the occupation status of your dwelling?</b>	1. <input type="checkbox"/> self-ownership 2. <input type="checkbox"/> rented from government 3. <input type="checkbox"/> rented from individuals 4. <input type="checkbox"/> rented from companies (public or private) 5. <input type="checkbox"/> subsidized by employer 6. <input type="checkbox"/> offered free of charge by employer 7. <input type="checkbox"/> Other (please specify)----- 8. <input type="checkbox"/> Don't know
11	<b>What is the number of rooms in your house?</b>	1. <input type="checkbox"/> 1-2 rooms 2. <input type="checkbox"/> 3-4 rooms 3. <input type="checkbox"/> 5+ rooms
12	<b>How long have you lived in the dwelling?</b>	1. <input type="checkbox"/> Less than 1 year 2. <input type="checkbox"/> 1-2 years 3. <input type="checkbox"/> 3-4years 4. <input type="checkbox"/> 5+ years
13	<b>How many household members live in this dwelling?</b>	1. <input type="checkbox"/> 1-2 2. <input type="checkbox"/> 3-4 3. <input type="checkbox"/> 5-6 4. <input type="checkbox"/> 7+

14	<b>What is the main source of cooking?</b>	1. <input type="checkbox"/> Wood 2. <input type="checkbox"/> Charcoal 3. <input type="checkbox"/> Paraffin 4. <input type="checkbox"/> Gas 5. <input type="checkbox"/> Electricity 6. <input type="checkbox"/> Solar 7. <input type="checkbox"/> Other (specify)-----
15	<b>What is the main source of drinking water?</b>	1. <input type="checkbox"/> Piped inside house 2. <input type="checkbox"/> Piped outside house [yard] 3. <input type="checkbox"/> Piped outside house [walking distance] 4. <input type="checkbox"/> Tanker service 5. <input type="checkbox"/> River/stream 6. <input type="checkbox"/> Bore-hole 7. <input type="checkbox"/> Well 8. <input type="checkbox"/> Dug out/pond 9. <input type="checkbox"/> Other (specify)-----
16	<b>What kind of toilet facility do members of your household usually use?</b>	1. <input type="checkbox"/> Flush or pour toilet 2. <input type="checkbox"/> Flush to piped sewer system 3. <input type="checkbox"/> Flush to septic tank 4. <input type="checkbox"/> Pit latrine with slab 5. <input type="checkbox"/> Pit latrine without slab/open pit 6. <input type="checkbox"/> Bucket toilet 7. <input type="checkbox"/> No facility/bush/field 8. <input type="checkbox"/> Other(specify)-----
17	<b>What is the main source of lighting?</b>	1. <input type="checkbox"/> Paraffin 2. <input type="checkbox"/> Electricity 3. <input type="checkbox"/> Gas lamp 4. <input type="checkbox"/> Solar energy 5. <input type="checkbox"/> Firewood 6. <input type="checkbox"/> Other (specify)-----
<b>HOUSING DEMAND</b>		
18	<b>How large is the housing need in the community?</b>	1. <input type="checkbox"/> Very Large 2. <input type="checkbox"/> Moderate 3. <input type="checkbox"/> Small
19	<b>In your opinion, has the community experienced a demand for housing in the past 12 months?</b>	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No <span style="float: right;"><i>[skip to q21]</i></span> 3. <input type="checkbox"/> Don't know <span style="float: right;"><i>[skip to q21]</i></span>
20	<b>What reasons explain the high demand for housing in the last 12 months?</b>	1. <input type="checkbox"/> Lack of serviced land 2. <input type="checkbox"/> High prices of houses 3. <input type="checkbox"/> Shortage of affordable rental housing 4. <input type="checkbox"/> Limited numbers of affordable homes for sale 5. <input type="checkbox"/> Rural-urban migration 6. <input type="checkbox"/> Industrial growth in the area 7. <input type="checkbox"/> Other (Specify)-----

**HOUSING CHALLENGES**

21	<p><b>Have you experienced housing challenges?</b></p>	<p>1. <input type="checkbox"/> Yes</p> <p>2. <input type="checkbox"/> No <span style="float: right;"><i>[skip to q23]</i></span></p> <p>3. <input type="checkbox"/> Don't know <span style="float: right;"><i>[skip to q23]</i></span></p>
22	<p><b>How long has your household experienced the need for housing?</b></p>	<p>1. <input type="checkbox"/> Less than a year</p> <p>2. <input type="checkbox"/> 1 year</p> <p>3. <input type="checkbox"/> 2 years</p> <p>4. <input type="checkbox"/> 3 years</p> <p>5. <input type="checkbox"/> 4 years</p> <p>6. <input type="checkbox"/> 5 years</p> <p>7. <input type="checkbox"/> 5+ years</p>
23	<p><b>In your opinion, do most people in this community have sufficient incomes to buy land or a house?</b></p>	<p>1. <input type="checkbox"/> Yes</p> <p>2. <input type="checkbox"/> No</p> <p>3. <input type="checkbox"/> Don't know</p>
24	<p><b>Which reasons best explain why individuals in this community cannot buy land or a house?</b></p> <p><i>[Multiple Responses Accepted]</i></p>	<p>1. <input type="checkbox"/> Poverty/unemployment</p> <p>2. <input type="checkbox"/> Lack of housing in the area</p> <p>3. <input type="checkbox"/> Do not want to own a home</p> <p>4. <input type="checkbox"/> Do not qualify for housing finance</p> <p>5. <input type="checkbox"/> High costs of building materials</p> <p>6. <input type="checkbox"/> Other (Specify)-----</p>
25	<p><b>Which groups are most affected by housing in this community?</b></p> <p><i>[Multiple Responses Accepted]</i></p>	<p>1. <input type="checkbox"/> Low-income/poor households</p> <p>2. <input type="checkbox"/> Unemployed</p> <p>3. <input type="checkbox"/> Old people/pensioners</p> <p>4. <input type="checkbox"/> The disabled</p> <p>5. <input type="checkbox"/> Youth</p> <p>6. <input type="checkbox"/> Female headed households</p> <p>7. <input type="checkbox"/> Don't know</p> <p>8. <input type="checkbox"/> Other (specify)-----</p>

26	<b>What are the major housing challenges faced by households in this community?</b> <i>[Multiple Responses Accepted]</i>	1. <input type="checkbox"/> Overcrowding 2. <input type="checkbox"/> Relatively small sizes of houses 3. <input type="checkbox"/> Poorly designed houses 4. <input type="checkbox"/> High rental prices 5. <input type="checkbox"/> Houses that entail high maintenance costs 6. <input type="checkbox"/> Locations far from jobs and services 7. <input type="checkbox"/> High utility costs 8. <input type="checkbox"/> Costly building materials 9. <input type="checkbox"/> Lack of social services 10. <input type="checkbox"/> High costs of land and houses for sale 11. <input type="checkbox"/> Other (Specify)-----
27	<b>How can these challenges be best addressed?</b> <i>[Multiple Responses Accepted]</i>	1. <input type="checkbox"/> Servicing land 2. <input type="checkbox"/> Planning and zoning regulatory changes 3. <input type="checkbox"/> Provision of land to developers 4. <input type="checkbox"/> Public-private partnerships 5. <input type="checkbox"/> Stringent control systems for contractors 6. <input type="checkbox"/> Transparent and rigorous tendering procedures 7. <input type="checkbox"/> Increasing budget allocation for housing 8. <input type="checkbox"/> Upgrading informal settlements 9. <input type="checkbox"/> Encouraging new building materials 10. <input type="checkbox"/> Housing finance for low cost housing 11. <input type="checkbox"/> Formation of building cooperatives/self-help organizations 12. <input type="checkbox"/> Other (Specify)-----

How would you rate your satisfaction with each of the following items?

		Very Satisfied	Satisfied	Very Dissatisfied	Dissatisfied
	<b>Current House</b>				
28	Physical condition of the house				
29	Convenience of location				
30	Neighbourhood safety				
31	Privacy in the house				
32	Size of your dwelling				

33	Space inside your dwelling				
34	Water and sanitation facilities				

LOW-COST HOUSING/SUBSIDIZED HOUSING		
35	<p><b>In your opinion, is low-cost/subsidized housing sufficient for the current housing demand in this community?</b></p>	<p>1. <input type="checkbox"/> Yes</p> <p>2. <input type="checkbox"/> No</p> <p>3. <input type="checkbox"/> Don't know</p>
36	<p><b>What would you estimate as the affordable price for low cost housing in this community?</b></p>	<p>1. <input type="checkbox"/> &lt;N\$20 000</p> <p>2. <input type="checkbox"/> N\$20 001-40 000</p> <p>3. <input type="checkbox"/> N\$40 001-60 000</p> <p>4. <input type="checkbox"/> N\$60 001-80 000</p> <p>5. <input type="checkbox"/> N\$80 001-100 000</p> <p>6. <input type="checkbox"/> N\$100 001-150 000</p> <p>7. <input type="checkbox"/> &gt;N\$150 001</p>
37	<p><b>What can be done to improve affordability of housing in the country?</b> <i>[Multiple Responses Accepted]</i></p>	<p>1. <input type="checkbox"/> Assistance with housing finance</p> <p>2. <input type="checkbox"/> Subsidies (land, housing)</p> <p>3. <input type="checkbox"/> Lower interest charges</p> <p>4. <input type="checkbox"/> Use of alternative building materials</p> <p>5. <input type="checkbox"/> Housing allowance</p> <p>6. <input type="checkbox"/> Mobilizing CBOs/Self-help groups</p> <p>7. <input type="checkbox"/> Provision of funding to LAs and RCs</p> <p>8. <input type="checkbox"/> Other(Specify)-----</p>
38	<p><b>Can you name groups/organizations that are most active in ensuring that households in this community can obtain low-cost/subsidised housing?</b></p> <p><i>[Multiple Responses Accepted]</i></p>	<p>1. <input type="checkbox"/> Banks</p> <p>2. <input type="checkbox"/> NGOs</p> <p>3. <input type="checkbox"/> CBOs</p> <p>4. <input type="checkbox"/> Municipality</p> <p>5. <input type="checkbox"/> Self-help organizations</p> <p>6. <input type="checkbox"/> Trade unions</p> <p>7. <input type="checkbox"/> Political organizations</p> <p>8. <input type="checkbox"/> Other (Specify)</p>

How would you rate your satisfaction with each of the following items?					
		Very Satisfied	Satisfied	Very Dissatisfied	Dissatisfied
<b>Low-Cost Housing Design Quality</b>					
39	Number and size of the rooms				
40	The quality of walls				
41	The quality of the floor				
42	Window and door fittings				
43	Roof structure				
44	Building materials				
45	Design of house				
46	Toilet and sanitation facilities				
47	Ventilation				
48	Heat retention				
49	Plumbing				
50	Rain water disposal				
51	Affordability				

HOUSING TYPES	
52	<p><b>What is <u>MOST</u> common type of housing in this community?</b></p> <p>1. <input type="checkbox"/> Stand-alone/Detached  2. <input type="checkbox"/> Sectional title/Semi-Detached  3. <input type="checkbox"/> Flats  4. <input type="checkbox"/> Mobile Homes  5. <input type="checkbox"/> Shacks  6. <input type="checkbox"/> Other (Specify)-----</p>
53	<p><b>Does the community offer different types of house ownership?</b><i>(renting, buying, rent-to-buy)</i></p> <p>1. <input type="checkbox"/> Yes  2. <input type="checkbox"/> No</p>
54	<p><b>Which model of house ownership would you recommend in this community?</b></p> <p><i>[Multiple Responses Accepted]</i></p> <p>1. <input type="checkbox"/> Renting  2. <input type="checkbox"/> Buying  3. <input type="checkbox"/> Rent-to-buy  4. <input type="checkbox"/> All  5. <input type="checkbox"/> None <span style="float: right;"><b><i>[skip to q58]</i></b></span>  6. <input type="checkbox"/> Other (Specify)-----</p>
55	<p><b>Explain why do you recommend this type of house ownership model?</b></p>

56	<b>Does the community offer different types of housing?</b> ( <i>detached/stand-alone, sectional title/semi-detached, flats</i> )	1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No
57	<b>What is the <u>MOST</u> preferred type of housing in this community?</b>	1. <input type="checkbox"/> Stand-alone/Detached 2. <input type="checkbox"/> Sectional title/Semi-Detached 3. <input type="checkbox"/> Flats 4. <input type="checkbox"/> Mobile Homes 5. <input type="checkbox"/> Shacks 6. <input type="checkbox"/> Other (Specify)-----
58	<b>What types of housing would you recommend in this community?</b>  <i>[Multiple Responses Accepted]</i>	1. <input type="checkbox"/> Stand-alone/Detached 2. <input type="checkbox"/> Sectional title/Semi-Detached 3. <input type="checkbox"/> Flats 4. <input type="checkbox"/> Mobile Homes 5. <input type="checkbox"/> Shacks 6. <input type="checkbox"/> Other (Specify)-----

**End of interview**

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***Thank you very much for your participation***

## Appendix C: Research Permission Letter



07 November 2016

### TO WHOM IT MAY CONCERN

Mr Salom K Katoole of Student Number: 201309651 is registered for a Master in Business Administration – Management Strategy at the University of Namibia through the Namibia Business School.

This letter serves to inform you that his research proposal was reviewed and successfully met the University of Namibia requirements.

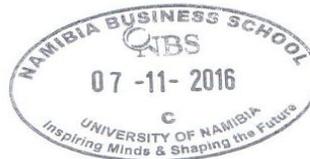
The student has been granted permission to carry out postgraduate studies research. The University of Namibia has approved the research to be carried out by the student for purposes of fulfilling the requirements of the degree being pursued.

If you have any queries please do not hesitate to contact the Business School at the University of Namibia.

Thank you so much in advance and many regards.

Yours sincerely

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