

# NELGA SOUTHERN AFRICA HUB NEWSLETTER

BI-ANNUAL NEWSLETTER // JANUARY – JUNE 2019 [ISSUE NO.1]



## Contents

- Collaborative Research on Land Governance
- Land Governance Training
- Academic Exchange
- Public Outreach
- Policy dialogues and conferences
- DAAD Scholarship holders
- Partnerships
- Future activities
- Meetings
- NELGA Management Structure

Dear NELGA Members; Dear Partners; Dear Readers

The Namibia University of Science and Technology (NUST) was selected as a Southern Africa Node for the Network of Excellence on Land Governance in Africa (NELGA). The Node was launched on 19 February 2018. This project is implemented within the framework of Strengthening Advisory Capacities on Land Governance in Africa (SLGA) programme.

As the Southern Africa NELGA Team, we have a great pleasure to launch the first Regional NELGA bi-annual newsletter. The aim of this communication tool is to inform the stakeholders on the major activities of NELGA in the region and beyond.

We wish you a pleasant reading

Best regards,

Southern Africa NELGA Team

## COLLABORATIVE RESEARCH ON LAND GOVERNANCE

### The Regional Scoping Study on Land Governance

By: Theodor Muduva (Southern African NELGA Node)

The Network of Excellence on Land Governance in Africa (NELGA), specifically the Southern Africa hub, through the leadership of the Namibia University of Science and Technology (NUST) as a regional node, had embark upon a Regional Scoping Study on Land Governance since February 2018. The main objectives of the scoping study are; to identify, discuss and document common land governance issues and challenges in Southern Africa.

The study is conducted by eight (8) study teams representing various academic institutions from the following countries:

- **Namibia:** Namibia University of Science and Technology  
University of Namibia
- **South Africa:** University of the Western Cape, through the Institute for Poverty, Land and Agrarian Studies  
University of Pretoria and University of Venda
- **Zambia:** University of Zambia  
University of Lusaka  
Copperbelt University
- **Zimbabwe:** University of Zimbabwe
- **Malawi:** University of Malawi and Polytechnic University of Malawi,
- **Botswana:** University of Botswana  
Ba Isago University
- **Lesotho:** National University of Lesotho and
- **Eswatini:** University of Eswatini.



After a series of consultations and meetings, a 3-day regional workshop on land governance scoping study was conducted on 26 – 28 June 2018 in Windhoek, Namibia. The key objectives of the workshop were to; discuss and adopt the research template, to select and confirm study teams and to discuss the methodologies and timelines for the study outputs. Further to this a status workshop was held on 29 – 30 October 2018 in Windhoek, Namibia and the objectives of this workshop were to; obtain formal updates on the progress made by the individual country study teams at the time, to provide further input into the country scoping studies, review the timeline, and to jointly determine the way forward. As a result of this consultations and workshops, most countries have submitted their draft country scoping study reports. The reports were reviewed and final draft country reports were submitted on 31 July 2019.

This scoping study is envisaged to culminate into a symposium on Land Governance in Southern Africa, scheduled on 3-4 September 2019. The symposium will include presentation of the country studies with a focus on the challenges and a panel discussion and group work will be conducted to identify policy implications and future research opportunities.





## LAND GOVERNANCE TRAINING

### PhD Land Economics and Governance Course 2019

*By: Sam M. Mwando Namibia (University of Science and Technology)*

The PHD Land Governance Specialisation Course was held at the University of Cape Town (UCT), in Cape Town, South Africa on 8th January – 9th February 2019. This course was convened by the School of Economics of the University of Cape Town and the African Land Policy Centre (ALPC). The course was made possible with the financial support from Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) and The World Bank. This course was attended by 24 participants representing fourteen African countries namely: Benin, Cameroon, Ethiopia, Kingdom of Eswatini, Ghana, Kenya, Malawi, Namibia, Nigeria, South Africa, Tanzania, Togo, Uganda, and Zimbabwe.

The aim of this 5 weeks intensive PhD course was to help build and strengthen the analytical capacity in Land Economics and Governance in Africa, building the capacity of network universities in teaching and research in conformity to best global practices with deep African perspectives. It was targeted at both students/faculty members and practitioners with an understanding at the second year PhD level in Economics, Land Economics, Agricultural Economics,

Development Economics or other relevant doctoral programs. The course included an online preparatory course before travelling to UCT that took place in the month of November 2018. The course was facilitated by local and international experts on land related research of both academia and the World Bank, equipping participants with the latest theories and tools to conduct state of the art research on the subject.

The course content covered, among other elements, the following:

**Week 0:** Minimum One-month online pre-course training on research methods

**Week 1:** Land ownership as a determinant of economic structure & political economy

**Week 2:** Land use, land & other factor markets and structural transformation

**Week 3:** Economics of urban land use and policy

**Week 4:** Using and collecting survey & spatial data on land tenure & use – World Bank

**Week 5:** Evaluating the impact of land-related policy interventions

This course was immensely beneficial to me at many levels. Firstly, it exposed me to advanced research methodologies and approaches being applied in both academia and the development projects across the world. Some of these methods, approaches and software include:

- Experimental randomisation
- Randomised control trials
- Difference in Difference
- Propensity score matching
- Impact evaluation projects and research
- Patterns of urbanisation with and without growth concepts and
- STATA



Secondly, as a lecturer I picked up different techniques of delivering lectures that I will apply in my classes. Owing to the diversity of our course instructors coming from University of California Davis, George Washington University, New York City University, Namibia University of Science and Technology and University of Cape Town, I learnt creative and effective ways of teaching. In addition, I also learnt what not to do as a lecturer in order to bring out the best in students. Thirdly, I learnt how NUST, through NELGA, could deliver similar courses in forms of seminars or workshops to benefit the NUST-southern African NELGA node. The course came with assignments and weekly examinations for each of the five instructors. Therefore, the course participants are expected to receive certificates with accompanying transcripts. The credits gained in this course are transferrable to other universities.

With 24 course mates coming from different cultural background and at different stages of their PhD

journey, this offered me an opportunity to tap into their knowledge and exchange notes on how to advance our careers in academia and contribute to research in our respective institutions. It was also a great networking opportunity for future research and consultancy work that relate to land governance on the continent. Some of these are already in the pipeline with colleagues from Malawi, Togo, Kenya, South Africa and Tanzania. Further, through this course I managed to get colleagues from the University of Johannesburg and Pretoria to join the NUST/NELGA-Southern Africa node.

Apart from the serious business of the course, UCT had also organised excursion in and around the beautiful city of Cape Town. The Table Mountain and the V& A Waterfront were two of the highlights of the excursions. Such moments gave us a chance to unwind from the busy schedule of the course.





## NELGA Short Course: The Political Economy of Land Governance in Africa

By: Sam M. Mwando (Namibia University of Science and Technology)



Prof Shivji delivering his lecture

Over a course of five days between 11th to 15th February 2019 in Zanzibar, Tanzania, Institute for Poverty, Land and Agrarian Studies (PLAAS) at the University of the Western Cape (UWC), in conjunction with

African Land Policy Centre (ALPC) brought together practitioners, lawyers, academics, non-governmental organisations and public officials in the land sector for a short course titled: NELGA Short Course: The Political Economy of Land Governance in Africa. The course was attended by 39 participants representing nine (9) African countries (Cameron, Ethiopia, Kenya, Liberia, Rwanda, Uganda, South Sudan, Tanzania and Zambia). This course was made possible with funding from Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ).

The course combined experts' short presentations by seasoned academics and experts on land governance policies and frameworks at regional and global levels. The course also focused on the socio-economic and political economy contexts in which land policies are to be implemented.

Among the objectives of the course were:

- Understanding the elements of land tenure in pre-colonial and colonial histories in Africa;
- Analysing variations in approaches to land policy and land law;

- Unpacking aspects of land corruption on the continent;
- Critically comparing and contrasting African land policy response with global guidelines.

Sam Mwando, lecturer in the Department of Land and Property Sciences delivered a lecture on Urban Land Governance and Land Corruption in Africa, represented NUST-NELGA Node. As evident on the African continent, where land governance is deficient, high levels of corruption often flourish. Furthermore, the issue of land corruption is now prominent at the African Union agenda with this year's conference on Land Policy in Africa to be hosted in Ivory Coast in November 2019 themed "Winning the Fight against Corruption: A Sustainable Path to Africa's Transformation". In addition to raising capacity of DLPS academic staff through such engagements, such opportunities raise the profile of NUST as an academic institution at continental level in areas of research and training.

This course is in line with the objectives of NELGA, to foster and enhance collaboration among academic institutions in Africa through training and research and share best practice.



Sam delivering lecture



Prof Isaacs

## PLAAS reflections on its NELGA land governance short course training

*By Esté Beerwinkel (Institute for Poverty, Land and Agrarian Studies, University of the Western Cape)*

PLAAS formed part of the Network of Excellence on Land Governance in Africa (NELGA) as a partner university for NELGA Southern Africa. We have since raised our profile from a technical node, to a full NELGA node. We will be launching PLAAS as a full node in the form of a two-day colloquium on curriculum and methodology in early October 2019. The NELGA initiative was set up by the African Land Policy Centre (ALPC) mandated to implement the African Union's agenda on 'land' to retool professionals in Africa and at improving land policy in a regional context. We play a key role in providing short course training to land professionals on the 'Political Economy of Land Governance in Africa'.

We successfully launched our first short course in our pilot phase, in South Africa in 2018. Our training garnered key experts from the Namibia University of Science and Technology (NUST), Ardhi University, Fellow of the Van Vollenhoven Institute in the Leiden School of Law, the Netherlands, and our PLAAS staff.

We advertised both short courses and elicited an impressive and positive response from policymakers and practitioners across diverse countries and regions in Africa. In total, we received 868 applications across the courses; of which 171 applications were received for the South African training leg and 697 applications



was received for the Tanzanian training. Applications ranged across 49 countries. Our overall selections totalled 73 applicants, 30 for South Africa and 43 for Tanzania respectively. Of the 73 applicants, only 54 participants (17 in SA; 37 in Tanzania) arrived for the training sessions.

Our participants experienced an intensive week of class-based learning and were exposed to a rural environment where disputes over land and other natural resource rights were observed and local people interviewed. They submitted their various assessment and all graduated at the end of the week with a University of the Western Cape endorsed Certificate of Competence.

Profs Ruth Hall and Moenieba Isaacs spearheads this project, and coordinates the agreements with our funders, the UWC accreditation process, and ran a successful pilot phase of the short course training. The next short course will be held in Accra, Ghana, in collaboration with Kwame Nkrumah University of Science and Technology (KNUST) from 12-16 August 2019.



Graduating Students





## ACADEMIC EXCHANGE

### Visiting lectureship at the royal institute of technology, real estate planning and land use (kth) in Sweden.

By: Amin Issa and Uaurika Kahireke (Namibia University of Science and Technology)

The Department of Real Estate and Construction Management/Division of Real Estate Planning and Land Law of the KTH (150 years old academic institution) invited two lecturers from the Department of Land and Property Sciences (DLPS) as visiting lecturers for training and collaboration on Land Valuation, Administration and Management for a duration of three weeks. The training was on a particular course known as Advanced Valuation and Analysis (code AI2154) offered in English for both Swedish and international students.

The lectureship was facilitated through ADLAND and NELGA, both providing funds for the duration of the stay of the two lecturers. The duration was for a total of three (3) weeks from 14/01/2019 – 04/02/2019. The two lecturers were Mr A. Issa. And U Kahireke.

The ADLAND liaison officer/Supervisor at KTH was Prof Dr Perter Ecbach and he arranged for office space as well as facilitated/delegated the supervision to Ms Svetlana and Associate Prof Dr Abukar Warsame, who heads the Building and Real estate Economics



Division, and who hosted the whole 3 weeks session.

As agreed upon the lecturers were to:

- Participate, study and analyse the curriculum of the MSc course in Advanced Valuation and Analysis.

There were discussions on the programme itself with Dr Warsame on the course itself. The lecturers participated in the classes that were conducted. They also participated in the discussion on assignment presentations by the students. It was observed that the course's strong emphasis was made on sourcing the industry experts to provide their experience and one also demonstrated their products like DATCHA which is a comprehensive countrywide land database.

- Contribute with presentations in the above course and at a lunch seminar, regarding real estate valuation issues in Namibia.

A presentation was made to the class as well as at the lunch seminar and it highlighted on the Valuation and Land management issues in Namibia. relevant laws were explained that dealt with issues like Land expropriation, Rating, Land taxation and political history of Namibia and other relevant matters

- Discuss and draft possible collaborative research





projects for joint articles or other publications/conferences in the Land Management/Land Valuation areas.

model. In the model there is a combination of taught sessions, assignments and electives as well as a final thesis.

At the wrap up session held on the last day of the lectureship it was agreed that strong collaborative efforts be made between the DLPS and KTH through ADLAND/NELGA or even SIDA (Swedish development Agency) in common areas of interest in research as well as provision of funding for the preparation of curriculum for the master's programmes to be run at NUST. KTH lecturers showed willingness to reciprocate the visit and all were of the opinion that there need to be stronger ties between the two academic institutions.

Areas of collaboration were also discussed during and after presentation. Part of the presentation highlighted the DLPS thematic Research areas and this was well received. Interest was shown on collaborating with DLPS researchers on preparing research papers/articles on Rent Control as well the Flexible Land tenure System (FLTS) and any other relevant topics that would be of interest to both DLPS and KTH. Suggestions were made for liaison between the DLPS, ADLAND and NELGA in order to initiate a master's degree in Real estate Studies using the KTH

### Visiting Lectureship at the Chair of Land Management, Munich Technical University Germany.

*By: Uaurika Kahireke (Namibia University of Science and Technology)*

The Chair of Land Management at Munich Technical University in Germany, through Dr Pamela Duran Diaz invited Mr Uaurika Kahireke from the Department of Land and Property Sciences (DLPS) at the Namibia University of Science and Technology (NUST) as a visiting lecturer to work on his PhD proposal and a joint article. Furthermore, Mr Kahireke was also



NELGA Funded Ghanaian Students  
with Dr Duran & Mr Kahireke

expected to be a guest in the final presentations of the research projects conducted by senior students



of the Master's Programme Land Management and Land Tenure. This program was facilitated through ADLAND and NELGA, both providing funds for the duration of the stay of Kahireke in Germany. The duration was for a total of three (3) weeks from 09/02/2019 – 28/02/2019.

While in Germany Mr Kahireke was hosted at the Chair of Land management library and together with other Nelga students from Ghana and TUM PHD students used facilities to craft his proposal for submission for consideration as a PHD candidate at TUM.

Mr Kahireke also acted as a guest in the final presentations of the research projects conducted by senior students of the Master's Programme Land Management and Land Tenure and contributed as expected. Presentations took place on the 18th February and was for 13 students.

Possible collaborative research projects for joint articles or other publications/conferences in the Land Management/Land Valuation areas was discussed.

## PUBLIC OUTREACH

### Newspaper Opinion Pieces on Land Governance

*By: Theodor Muduva (NELGA Southern Africa Node)*

The Department of Land and Property Studies (DLPS) at the Namibia University of Science and Technology (NUST) was selected as a Southern Africa Node for the Network of Excellence on Land Governance in Africa (NELGA). The Node was launched on 19 February 2018, although the Node has been operational since 2017. The Node has embarked upon a strategy to proactively contribute to national and regional dialogues on relevant land governance related issues. Consensus was reached that newspaper opinion pieces will be one of the instrument or tool to use when carrying out public outreach. The main aim of this exercise is to inform the public on various

land governance related issues in different countries in Southern Africa. This is a platform for academics to diffuse their specialised knowledge on land governance related issues to the public including government and policy makers. It is an opportunity to stimulate dialogue on topical issues.

The exercise was operationalised since June 2017 and by June 2019, about 20 opinion pieces on land governance related topics have been published in one of the main local newspapers (The Namibian). And all these opinion pieces have been uploaded on the regional website ([nelga.nust.na](http://nelga.nust.na)). The following newspaper opinion pieces were submitted during the period under review:

- How Corruption Affects Women's Land Rights (Muduva, 02.04.2019)
- China's Land Reform Revolution: Lesson's for Namibia (Mtulisi, 16.04.2019)
- Demand Secure Land Tenure in Informal Settlements (Mabakeng, 14.05.2019)
- Towards a Spatially Enabled Namibia (Awala, 24.05.2019)
- How to Insure Your House/Property (Kangotue, 14.06.2019)

THE NAMIBIAN

OPINIONS

TUESDAY 14 MAY 2019 7

## Demand Secure Tenure In Informal Settlements

• ROYAL MABAKENG

INFORMAL SETTLEMENT growth poses a challenge for inhabitants, planners and local authority officials. Nonetheless, when governments and international development organisations are looking for solutions to problems faced by informal settlement communities, they rarely look at the people in these areas as problem-solvers; informal settlers are considered as beneficiaries, and in some instances a headache.

Which areas should Namibians consider as informal settlements? These are the areas found on the periphery of many towns, comprising 40% of the urban population, according to recent statistics shared by the Shack Dwellers Federation of Namibia (SDFN). Informal settlements' households have limited individual water connections, limited or no toilets, houses are built out of substandard materials, and owners have no security of tenure for the land.

These are the locations in urban areas that authorities do not recognise as part of the formal built environment. Informality adds to the challenges for occupiers, as many have no physical addresses, and cannot access municipal and/or emergency services, partly due to the lack of roads and other infrastructure.

An additional struggle is that too many people are forced into open-air defecation, which denies residents the right to dignity, and puts women and girls at risks of crime and disease.

In instances when solutions are provided, it is normally using a piecemeal approach, that is usually top-down, as most upgrading is implemented based on what "the authorities" believe is a priority. Lately, upgrading informal settlements focuses on the installation and improvement of services (water, toilets and housing structures), instead of focusing on tenure security. Although this delivery of services solves some of the problems, it is not a sustainable approach. Sustainable solutions need to be rooted in secure land tenure for occupants of informal settlements. Development researchers have noted tenure security as an essential element for poverty reduction and the improvement of livelihoods. Hence, it is one of the important goals under the sustainable development goals (SDGs) set by the United Nations General Assembly in 2015, which Namibia has committed to. Important to note is that the majority of people housed in informal settlements have no assurances that they have the rights to develop the land, or occupy it in perpetuity.

The Flexible Land Tenure Act, Act 4 of 2012 brings about a solution. The law aims to create an environment in which communities own land, and can be empowered economically as a result of having secure land rights. Residents will have the option of accessing either starter title or land titles once the Ministry of Land Reform (MLR) starts the implementation.

Research shows that the most land tenure secure residents invest more in their structures, and actively contribute to community development. In Namibia, communities living in informal settlements have been able to improve their level of tenure security by using participatory enumerations. However, security in the form of secure land titles is still lacking.

During the second national land conference last year, the SDFN informed the nation that 40% of the urban population lives in informal settlements. This has clearly shown that the housing challenge is real, and requires urgent solutions. This data presents an opportunity to plan adequately, and provide those people in informal settlements with tenure security through the delivery of development rights for people already occupying land in informal settlements.

There is an understanding that the Namibia Statistics Agency has data on the country's population, but is it sufficient? Experience shows that in most cases, during the census, populations in informal settlements are underestimated. Hence, the lack or absence of data results in a lack of planning, or the prioritisation of projects for informal settlements.

Since 2009, the SDFN has collected data on its members and other communities in informal settlements, creating a clear picture of what challenges households face, and what solutions are available. The communities are leaders in data-collection: using flexible methods for counting households, mapping available services, and recording the settlement sizes. The data generated and methods used are cost-effective ways to implement data-based solutions.

The available data could be a starting point to inform the government on levels of affordability, rates of population growth, and the development priorities of communities. Moreover, development practitioners, in partnership with communities, can design projects using the visualised and analysed data.

For this to have any impact, it requires the involvement of active and progressive individuals from the public and private sector who collaborate with communities in informal settlements. Moreover, projects geared towards improving lives in informal settlements should have tenure security as an entry point for upgrading.

Demographic data on informal settlement households, supported by socio-economic and spatial data, once analysed and visualised, can be one of the tools for stakeholders to use in planning. This, in turn, may contribute to the better implementation of developmental plans, while ensuring that there is transparency and accountability.

The solutions to problems facing informal households do not lie with one ministry, local authority, start-up or NGO. There is a need for a systematic approach that encompasses tenure security for communities in informal settlement communities, using a people-centred land use participatory planning process. This is vital in our quest to reduce poverty and implement sustainable solutions in informal settlements. Equally, important, relevant data on informal settlements is vital in supporting evidence-based decision-making, and ensuring effective policy implementation.

• Royal Mabakeng is a junior lecturer in the Land and Property Science Department at the Namibia University of Science and Technology (NUST). She writes in her personal capacity.



Royal Mabakeng

THE NAMIBIAN

Tuesday 14 May 2019

## How to Insure Your House/Property

• VERINJAERAKO KANGOTUE



Verinjaerako Kangotue

PROPERTY OWNERS should have building insurance to ensure that their properties are fully covered in the event of damage.

For example, if a tree smashes into your property during a storm, leaving it uninhabitable for several weeks building insurance will cover the cost of the repairs.

Building insurance can be extended to cover the entirety of the property, including garages, swimming pools, boundary walls and outbuildings.

Generally speaking, there is cover against both natural and man-made disasters (e.g. fire damage, vandalism, building subsidence, leakages, car accidents, floods and falling trees, etc.).

Property owners must always check their policy documents to verify the extent to which their property is covered, to ensure that the cover meets their needs.

It is amazing to see how a significant number of Namibian property owners make the mistake of insuring their property or homes for the price it will take to sell it in the market, otherwise known as the estimated market value.

To shed light on this, let me differentiate between the replacement cost and market value of a property.

I will use a specific scenario where I had valued/assessed the insurable value of a seven-bedroom property at Langstrand, Walvis Bay, a year ago.

The insurable value of this property was N\$3,5 million, excluding household contents. The client was not happy with my valuation because around the same time a local estate agent advised that his house could be sold for around N\$1,5 million. He argued that my valuation would result in his property being over-insured.

It is imperative to remember that this value is estimated based on what it would cost you to demolish and re-build the house in the case of total destruction, for example, in the case of a fire or earthquake.

One would ask why it is wrong to insure one's property at the market value. Even though the property at Langstrand was in a good and safe neighbourhood and is a minute's walk from the beach, the building or the structures on this property were dilapidated and in bad state of repair with cracks running from the floor to the roof.

Certainly these defects negatively affect the market value but will not affect the replacement value. So if my client's property is insured using the market value estimated by the estate agent, it would have been under-insured by around 60%.

In the event of total destruction, it will cost approximately N\$3,5 million to reconstruct the house to the same specifications, including demolition costs, debris removal and professional fees. At a sum insured of N\$1,5 million the house could have been under-insured.

I come across many property owners who have either under or overinsured property due to the fact that they are unaware that they need to obtain insurance cover at a replacement cost and over market value. Without a clear understanding of the difference between these two valuation bases, the property owner is bound to face the obvious reality of not being able to reinstate the property in the event of destruction of the property by any disaster.

• Verinjaerako Kangotue is a lecturer in the department of land and property sciences at the Namibia University of Science and Technology.

## DAAD SCHOLARSHIP HOLDERS



By: Theodor Muduva (NELGA Southern Africa) and Carla Henry (University of the Western Cape)

The German Academic Exchange Services (DAAD) supports NELGA through a comprehensive scholarship programme available for young academics and professionals from all African Union member states. The Namibia University of Science and Technology (NUST) first entered into a Scholarship Agreement with DAAD as a host in 2016. To date eight (8) students have been awarded scholarships and



are enrolled at the institution. These students are enrolled for masters and doctoral programmes in Property Studies and Land Administration.

In addition, the University of Western Cape (UWC), is a partner university for NELGA Southern Africa. UWC through the Institute for Land, Poverty and Agrarian Studies (PLAAS) was selected as continental technical Node for Southern Africa in 2017. PLAAS has also entered into a scholarship agreement with

DAAD as a host institution since 2017 and to date four (4) students have been awarded scholarships and are enrolled at the institution. These students are enrolled for MPhil and PhD in Poverty, Land and Agrarian Studies.

The table below shows database of DAAD scholarship holders in Southern Africa under these specific agreements thus far:

Name of Scholarship holder (gender)	Qualification/Field of study	Year of enrolment/ intake	Institution & Country
Moyo Mtulisi (M)	PHD: Spatial Science	2017	NUST, Namibia
Martie Simwanza Mushaukwa (M)	MSc: Spatial Science	2017	NUST, Namibia
Tigisty Mashwahu (F)	MSc: Spatial Science	2017	NUST, Namibia
Celina Kafute Awala (F)	PHD: Spatial Science	2017	NUST, Namibia
Frieda Kaluwa (F)	MSc: Spatial Science	2017	NUST, Namibia
Elina Teodol (F)	MSc: Spatial Science	2019	NUST, Namibia
Verinjaerako Kangotue M)	MSc: Spatial Science	2019	NUST, Namibia
Tariro Chasi (F)	Msc: Spatial Science	2019	NUST, Namibia
Refiloe Mahadi Joala (F)	PHD: Poverty, Land and Agrarian Studies	2018	PLAAS, South Africa
Augustine Fosu (M)	Master: Poverty, Land and Agrarian Studies	2018	PLAAS, South Africa
Charity Nyasha Rusere (F)	PHD: Poverty, Land and Agrarian Studies	2018	PLAAS, South Africa
Jean Pierre Habimana (M)	Master: Poverty, Land and Agrarian Studies	2019	PLAAS, South Africa



## POLICY DIALOGUE AND CONFERENCES

### 2019 World Bank Conference on land and Poverty

*By Christopher Mulenga (University of Lusaka, Zambia)*

The 2019 annual World Bank Conference on Land and Poverty Themed Catalyzing Innovation was held on the 25– 29 March 2019 at the World Bank headquarters in Washington DC, USA. The conference presented latest innovative fit for purpose land administration tools, research and practice on the diversity of land reforms, and other interventions in the land sector around the world. The conference was attended by 1,500 participants from government ministries around the world, academia, civil society and the private sector.



The Network of Excellence for Land Governance in Africa (NELGA) project in conjunction with the Namibia University of Science and Technology (NUST) sponsored the participation of delegates from the region. The people sponsored by NELGA/ NUST Node to attend this conference were Mr. Charl-Thom Bayer, Former NUST Head of Land and Property Sciences Department, Ms Ase Christensen (Lecturer at NUST), Mr. Sam Mwando Lecturer from the department of Land and Property Sciences (DLPS) at NUST, Dr

Romie Nghitevelekwa from University of Namibia, Dr Anthony Mushinge from Copperbelt University in Zambia and Christopher Mulenga from University of Lusaka, Zambia. The above- mentioned participant's either chaired a session or presented papers and/or posters as follows:

Mr. Charl-Thom Bayer chaired a session on 28th March 2019 under the theme "CAPACITY BUILDING: LESSONS FROM EXPERIENCE".

Dr Romie Nghitevelekwa – Presented a paper on Wednesday 27th March 2019 entitled "Urban Expansion and the emergence of informal land markets in Namibia's communal areas". This was presented under the theme "OVERLAPPING JURISDICTIONS AT THE PERI-URBAN FRINGE".

Dr Anthony Mushinge – Presented a poster entitled "Land Invasion and Urban Development in Zambian Cities: Form, Causes, Effects and Possible Solutions". This poster was presented under the theme "LAND POLICY AND POLITICAL ECONOMY"

Ms Ase Christensen – Presented a poster entitled "Land Governance in Namibia: Challenges and Opportunities". This poster was presented under the theme "LAND POLICY AND POLITICAL ECONOMY"

Mr Sam Mwando – Presented a paper on Wednesday 27th March 2019 entitled "An exploratory sequential mixed methods approach to understanding the correlation of land use regulations on residential property values in Windhoek, Namibia". This was presented under the theme "PROVIDING POLICY ADVICE THROUGH APPLIED RESEARCH"

Mr Christopher Mulenga – Presented a paper on Tuesday 26th March 2019 entitled "Rural Land



Use Planning: The Integration of Shared Resources Mapping for Improved Communal Tenure Security – Experiences from Zambia”. This was presented under the theme CAN PARTICIPATORY LAND USE PLANNING HELP SECURE TENURE? Mr Mulenga also had a rare privilege of being appointed to chair this session. The session chaired by Christopher highlighted pertinent issues on the engagement of the local communities in both land use planning and land governance projects if tangible progress and results are to be achieved.

Mr Christopher Mulenga – Presented a poster entitled “The Dichotomy of Tenure Arrangements and Its effects on Land Acquisition and Compensation: Evidence from Zambia”. This poster was presented under the theme “LARGE SCALE LAND ACQUISITION: AGRICULTURE, EXTRACTIVES, INFRASTRUCTURE”.

Ms Menare Royal Mabakeng – presented a paper on Thursday 28th March 2019 entitled: “Information is power only if used for-Improving Tenure security in informal settlements using participatory data collection: The case of Informal settlements in Gobabis Namibia”. This poster was presented under the theme “BUILDING CROWD-SOURCED DATA INTO FORMAL SYSTEMS”

We are so grateful to both NUST and the NELGA project for according us such a rare opportunity to attend and participate in this important and world

class conference. This conference provided us a good platform for networking with other professionals and academia staff from across the globe. The World Bank conference gave us an opportunity for joint research opportunities, exchange programs, updates on any upcoming conferences in other parts of the world, for instance the upcoming third conference on Land Policy in Africa (CLPA-2019) to be held in Abidjan, Cote d’Ivoire from 4th to 8th November 2019.

The plenary sessions were very interactive especially during the question and answer sessions where most of the attendees were very active. The topics presented by the team sponsored by NELGA/NUST received a lot of participation and the attendance was awesome to a point where some participants had to stand due to lack of space as some conference rooms were filled to capacity. The poster presentations also provided an avenue of interaction in an informal setting with the people interested in a particular poster.

**Lessons Learnt in this Conference:** The conference brought out a lot of trajectories in terms of presentations and the wide knowledge of topics presented. I learnt a lot from this conference and my capacity to do research at international level has tremendously increased because of such exposure. Due to such exposure am now geared to share what I learnt in this conference with both my students and colleagues at University of Lusaka (UNILUS) in Zambia. This will help us develop the passion for doing research work and help our University to embrace new avenues of teaching and carrying out research. The overall organization of the conference is worth replicating at our University as we aim to have international recognition.





### **Curriculum Development Workshop and International Policy Dialogue on Land Governance in West Africa.**

*By Prof Mutjinde Katjiua (Namibia University of Science and Technology)*

The Kwame Nkrumah University of Technology (KNUST) with support from the Network of Excellence on Land Governance in Africa (NELGA) organised its 1st Curriculum Development Workshop and International Policy Dialogue on Land Governance in West Africa. The event was held on 29-30 May 2019 in Accra, Ghana. The aim was to enhance land policies and curricula on land governance in West Africa.

The curriculum Development Workshop and Policy Dialogue was attended by government agencies and universities from Ghana, Nigeria, Liberia, Sierra

Leon, Senegal, Tanzania, Namibia, Ethiopia and The Gambia. In his welcoming remarks, Prof John Tiah Bugri, Coordinator for NELGA West Africa, highlighted the need to improve land governance for both national and international development. In addition, Prof Bugri urged universities in Africa to embrace the Africa Land Policy Centre's (ALPS's) Guidelines for Development of Curricula on Land Governance as an opportunity to further improve land governance training on the continent.

Namibia was represented by Prof Mutjinde Katjiua the Coordinator for NELGA Southern Africa and Head of the Department of Land and Property Sciences (DLPS) at the Namibia University of Science and Technology (NUST).



## The 3rd Edition of the Forum of Territorial Managers and Training Institutes

By Sam M. Mwando (University of Science and Technology)

The 3rd Edition of the Forum of Territorial Managers and Training Institutes targeting the local level in Africa was held in the Kingdom of Morocco at Al Akhawayn University of Ifrane from 10 to 14 June 2019. The 3rd Edition of the Forum of Territorial Managers and Training Institutes targeting the local governance in Africa. I was invited to present useful insights on capacity building, peer learning, access to information and transformative leadership in local government. Since my research interest is about urban land governance, this forum provided a full opportunity for practice, learning and constructive dialogue. The theme of the forum was Financing Learning, Training and Capacity Building for Local Elected and Staff of Local Governments in Africa: for innovative and sustainable Mechanisms.

The presentation I gave is titled “The economy of corruption in African local government: Innovative strategies to tackling the cancer”. The main takeaways for my presentation was to emphasise the enablers of corruption in local government across Africa such as lack of honest leadership, bad institutional culture, non-existence of punishment for corrupt individuals and lowly paid staff. My presentation was

well received and stimulated a lot of constructive discussion during my session and after.

The forum included 165 participants and invited 50 speakers from 41 countries across the globe. Delegates of the forum represented states, ministries, presidents of national association of local authorities, local elected officials, territorial managers, universities, training centres, international organisations, civil society, local government experts, students and the media. The forum provided me with immense learning experience. For instance, it was an excellent networking opportunity to get together, interact and exchange experiences with participants from other African countries and beyond. Through the 50 presentations and interventions at the forum, participants discussed and reflected deeply on both the African and global agendas such sustainable development goals (SDGs), Agenda 2063, SDG 16.5 on prevention and fighting corruption, New Urban Agenda, Sendai Framework and COP23.

The forum also provided me with the opportunity to promote the Namibia University of Science and Technology (NUST), NELGA and the Cities of Integrity Urban Planning and Corruption in Africa. I was also able to establish and identify potential partners that NUST through NELGA could collaborate with in future.



## PARTNERSHIPS

### Academic Partnerships within NELGA Southern Africa

The Southern Africa NELGA Node is a consortium of partner Universities involved in conducting Education, training and research on land governance. The process of identifying partners is an on-going activity. However, the following 23 partner universities/institutes/colleges have been identified to date:

- **Namibia:** Namibia University of Science and Technology  
University of Namibia
- **South Africa:** University of the Western Cape, through the Institute of Poverty, Land and Agrarian Studies  
University of Venda  
University of Pretoria  
University of Cape Town  
University of Johannesburg
- **Zambia:** University of Zambia  
Copperbelt University  
University of Lusaka
- **Zimbabwe:** University of Zimbabwe  
Sam Moyo Institute of Agrarian Studies  
Great Zimbabwe University
- **Malawi:** University of Malawi  
Polytechnic University of Malawi  
Bunda University  
Lilongwe University of Agriculture and Natural Resources
- **Botswana:** University of Botswana  
Ba Isago University
- **Lesotho:** National University of Lesotho
- **Eswatini:** University of Eswatini
- **Mozambique:** Polytechnic University of Mozambique

## FUTURE ACTIVITIES

- Regional Land Governance Symposium
- Policy dialogues
- MOU's with Partner Universities
- Research and Capacity Development Strategy for Land Governance Innovation in Southern Africa.



## MEETINGS

Several NELGA related meetings were held at the Namibia University of Science and Technology (NUST) during the period under review

**February, 19th 2019 Main objective(s):** Convened a NELGA Management Committee meeting, to discuss the financial reporting of the grant agreement, extension of the NELGA contract, new NELGA proposal and work plan. **Participants:** Prof Mutjinde Katjiua, Mr. Issa Amin, Mrs Muna Anguwo, Mr. Charl-Thom Bayer and Mr. Theodor Muduva.

**February, 25th 2019 Main objective (s):** Convened a NELGA Management Committee meeting to discuss the; Nelga contract extension, Project finances, project reporting and DAAD scholarship application.

**Participants:** Prof Mutjinde Katjiua, Mrs Muna Anguwo, Mr. Theodor Muduva and Ms Anita Hernig.

**March 13th, 2019 Main Objective (s):** The Department of Land and Property Sciences (DLPS) at NUST held a staff meeting. One of the main agenda items was the provision of updates on NELGA related activities.

**Participants:** Prof Mutjinde Katjiua, Mr. Charl-Thom Bayer, Ms Ase Christensen, Ms. Stephnie De Villiers, Ms Menare Royal Mabakeng, Mr. Theodor Muduva, Mr. Uaurika Kahireke and Ms Emorgen Jansen (Minutes).

**April 2nd, 2019 Main objective (s):** Convened a NELGA Management Committee meeting to discuss issues related to the submission of the amended NELGA grant proposal and budget. **Participants:** Prof Mutjinde Katjiua, Mr. Issa Amin, Mr. Charl-Thom Bayer, Mr. Theodor Muduva and Ms Muna Anguwo

**April 4th, 2019 Main objective (s):** A follow up NELGA meeting with Adjunct Professors was convened to primarily discuss the budget for the review and

editorial board in relation to the Land Governance conference. **Participants:** Prof Mutjinde Katjiua, Mr. Charl-Thom Bayer, Mr. Issa Amin, Prof Stig Enemark, Prof Michael Kirk, Mrs Muna Anguwo (minutes) and Mr. Theodor Muduva

**April 8th, 2019 Main objective (s):** The Department of Land and Property Sciences (DLPS) held a NELGA meeting with the Adjunct Professors to primarily discuss the NELGA work plan. **Participants:** Prof Mutjinde Katjiua, Mr. Charl-Thom Bayer, Ms Ase Christensen, Ms. Stephnie De Villiers, Ms Manare Royal Mabakeng, Mr. Theodor Muduva, Mr. Uaurika Kahireke and Ms Muna Anguwo (Minutes), Sam Mwando, Mr. Verinjaerako Kangotue and Ms Foibe Johannes.

**April 11th, 2019 Main objective (s):** A NELGA meeting with the Adjunct Professors was convened. The aim was to discuss the NELGA project management issues and progress of the Scoping study and conference.

**Participants:** Prof. Mutjinde Katjiua, Prof Stig Enemark, Prof Michael Kirk, Mr. Charl-Thom Bayer, Mr. Theodor Muduva, Ms. Celina Awala Ms. Ase Christensen, Ms. Stephnie De Villiers, Mr. Sam Mwando, Mr. Uaurika Kahireke, Mr. Tjipetekera Cyrlus and Ms Foibe Johannes (Minutes).

**May 16th, 2019 Main objective (s):** A NELGA Meeting was held to provide updates and feedback with regards to various NELGA activities. **Participants:** Mutjinde Katjiua, Muna Anguwo, Theodor Muduva, Ase Christensen, Sam Mwando, Uaurika Kahireke, Amin Issa, Celina Awala, Elina Teodol, Verinjaerako Kangotue, Stephnie de Villiers, and Emorgen Jansen (Minutes)

**June 27th, 2019 Main objective (s):** A meeting of the NELGA Management Committee was held to

discuss the logistics of the upcoming Symposium on Land Governance scheduled for 3-4 September 2019 in Windhoek, Namibia. **Participants:** Prof. Mutjinde Katjiua, Mr. Theodor Muduva, Mr. Amin Issa, Mrs. Muna Anguwo, Ms. Emorgen Jansen and Ms Foibe Johannes (Minutes)

## NELGA MANAGEMENT STRUCTURE



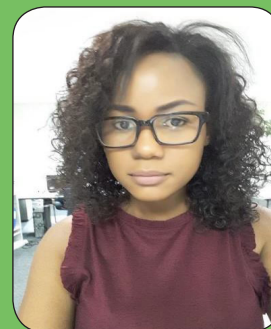
**Prof Mutjinde Katjiua**  
**Coordinator:** NELGA Southern Africa  
mkatjiua@nust.na



**Mr. Theodor Muduva**  
**Advisor:** NELGA Southern Africa  
Theodor.muduva@giz.de



**Mrs. Muna Anguwo**  
NELGA Project Administrator  
manguwo@nust.na



**Ms. Foibe Johannes**  
NELGA Intern  
foibe.johannes@giz.de







NAMIBIA  
UNIVERSITY  
OF SCIENCE AND  
TECHNOLOGY



#### NELGA SOUTHERN AFRICA HUB

Node based at the Namibia University of Science and Technology

Postal address: Private Bag 13388 Windhoek, Namibia

Visiting address: 13 Jackson Kaujeua Street, Windhoek, Namibia

Phone: +264 61 207 9111 | Fax: +264 61 207 2444

Email: [nelga@nust.na](mailto:nelga@nust.na) | Web: <http://nelga.nust.na/>