

LAND REFORM IN NAMIBIA

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Windhoek, Namibia

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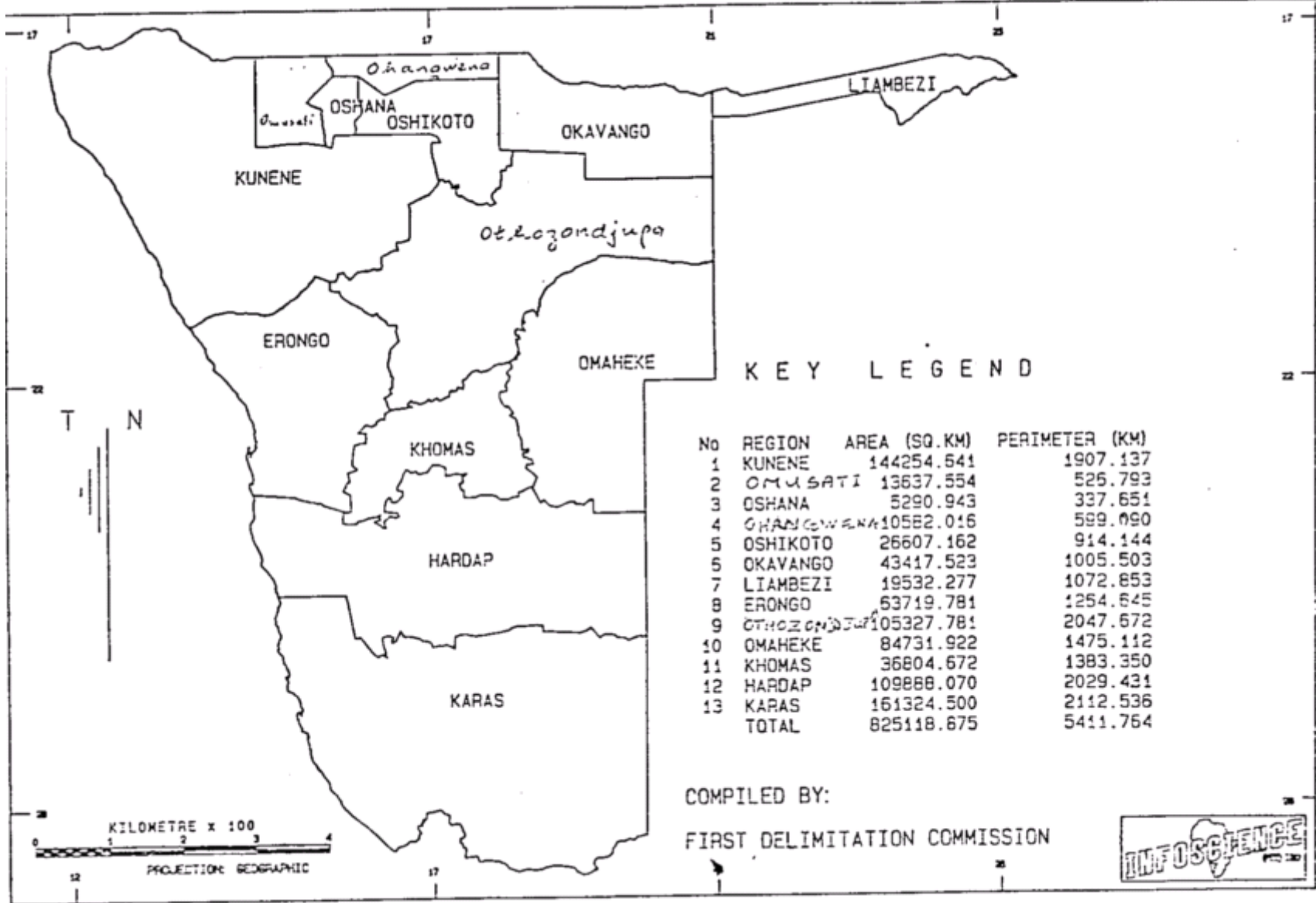
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INTRODUCTION



- * Namibia is a vast country, covering 824,268 km²
/ 82 426 900 ha
- * total population is approximately 1,8 million
people (2001 Census)

REGIONS



KEY LEGEND

No	REGION	AREA (SQ.KM)	PERIMETER (KM)
1	KUNENE	144254.541	1907.137
2	OMUSATI	13637.554	525.793
3	OSHANA	5290.943	337.651
4	OHANAWANA	10582.016	599.090
5	OSHIKOTO	26607.162	914.144
5	OKAVANGO	43417.523	1005.503
7	LIAMBEZI	19532.277	1072.853
8	ERONGO	63719.781	1254.645
9	OTJOZONDJUPA	105327.781	2047.672
10	OMAHEKE	84731.922	1475.112
11	KHOMAS	36804.672	1383.350
12	HARDAP	109888.070	2029.431
13	KARAS	161324.500	2112.536
	TOTAL	825118.675	5411.764

COMPILED BY:
FIRST DELIMITATION COMMISSION



A BIT OF HISTORY

- 1884 – beginning of formal colonial rule by Germany
- 1892 – 8 concession companies acquired rights to virtually all the land utilised by pastoralist communities

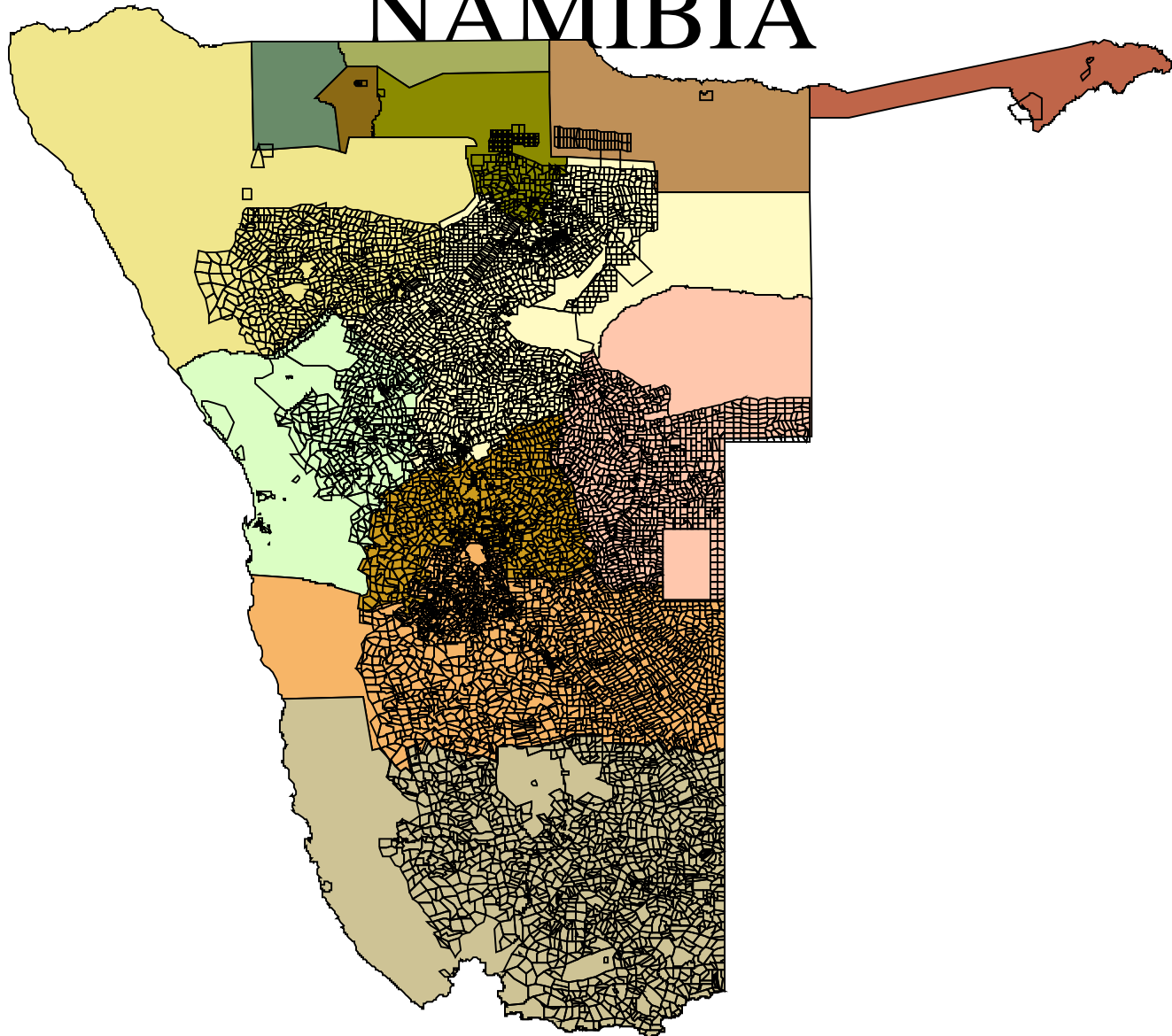
- . 1897 - the acquisition of land by settlers started in all earnest.
- . 1902 - By 1902 only 38% of the total land area remained in black hands.
- . 1904 – Herero war against the Germans due to rapid loss of land
- . 1906-1907 – Enactment of laws empowering the German colonial authorities to expropriate nearly all land of the Herero and Nama

1945 – Takeover of the colony by the Union of South Africa
and the continuation
of the policy of establishment of white-owned farms

1952 – process of white-owned farms concluded. Total
number of farms = 5214. Tribal homelands established in arid
areas.

Today , Total Number of Commercial Farms \geq 10 000

MAP OF ALL FARMS IN NAMIBIA



Size of Land by Type

Size of Land by Type

Land Type	Size (in Million Ha)
Freehold (Commercial)	36.2
Commercial Land	33.4

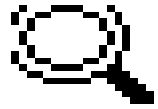


Percent Size of Land by Type

Percent Size of Land by Type

Land Type	Size (%)
Freehold (Commercial)	44
Communal Land	41
Others	15

Agriculturally Useable Land



Agriculturally Useable Land by Type

Land Type	Size (%)
Freehold (Commercial)	57
Commercial Land	43

Land Tenure System in Namibia

- Freehold (rural/commercial farming sector)
 - freehold (urban)
- Customary land tenure (reserves/communal areas)
 - Leasehold
 - State land

THE LAND QUESTION IN NAMIBIA

- At independence, Government was determined to address the imbalances of the past, and was guided by two important principles:
 - the Constitution of the Republic of Namibia; and
 - * the policy of national reconciliation.

Article 16(1) of the Constitution stipulates

All persons shall have the right in any part of Namibia to acquire, own and dispose of all forms of immovable and moveable property individually or in association with others and to bequeath their property to their heirs or legatees...

In Article 16(2) provision is made for the expropriation of property in the public interest subject to the payment of just compensation

There are three broad strategies in use to address the land question in Namibia:

- redistributive land reform;
- the Affirmative Action Loan Scheme; and
- the development of unutilized non-title or communal land.

3.1 Redistributive Land Reform

First and foremost, a National Conference on Land Reform was convened to address the Land Question in June/July 1991.

Legal Framework for Land Reform

- National Land Policy
- Agricultural (Commercial) Land Reform Act, 1995 (Act #6 of 1995)
- National Land-Use Policy
- Land Tax Regulations
- Resettlement Policy
- Communal Land Act, Etc.

Agricultural (Commercial) Land Reform Act

- Purpose of the Act:
 - To provide for the acquisition of agricultural land by the State for the purposes of land reform and for the allocation of such land to Namibian citizens who do not own or otherwise have the use of any or of adequate agricultural land,.....
 - LRAC
 - Policy of willing buyer willing seller
 - Preferent right to purchase agricultural land
 - Land Tribunal

Process of Land Acquisition

- Offer of sale comes to the Ministry (preferent right)
- Assessment by Land Use Planners
- Accept or Reject
- Valuation by Valuer General
- LRAC
- Price Negotiation with Farmer
- Purchase
- Allotment Plans by Land Use Planners
- Subdivision Surveys
- Lease Agreement Registration –Deeds Office

APPROVED 20 OCT 2002

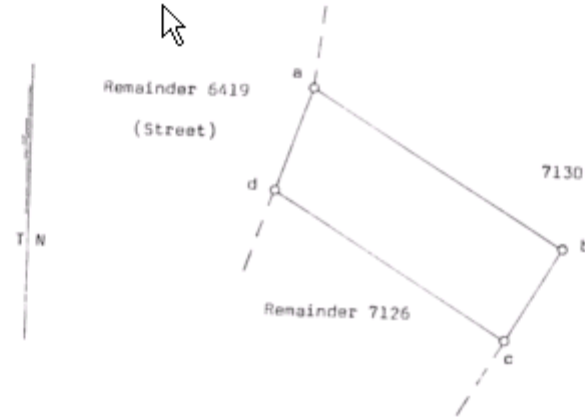
No. A 446/2002

SURVEYOR-GENERAL

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System 22/17		DESIG.
		y	x	
ab 29,93	301 29 30	a - 8 197,38	+ 59 773,18	A350
bc 11,00	31 29 30	b - 8 222,90	+ 59 788,81	7126b
cd 27,72	121 44 30	c - 8 217,15	+ 59 798,19	8156b
da 11,10	200 02 40	d - 8 193,58	+ 59 783,61	8156a
		△ - 10 489,68	+ 60 272,26	Eros
		△ - 8 215,71	+ 60 048,58	Pakkias

DESCRIPTION OF BEACONS

a,c,d...16 mm Round iron peg.
b.....Not beacons.



SCALE 1 : 500

The figure a b c d
represents 315 square metres of land, being
ERF 8156 (a portion of Erf 7126) WINDHOEK EXTENSION 6
situate in the Municipal Area of Windhoek
Registration Division K

NAMIBIA

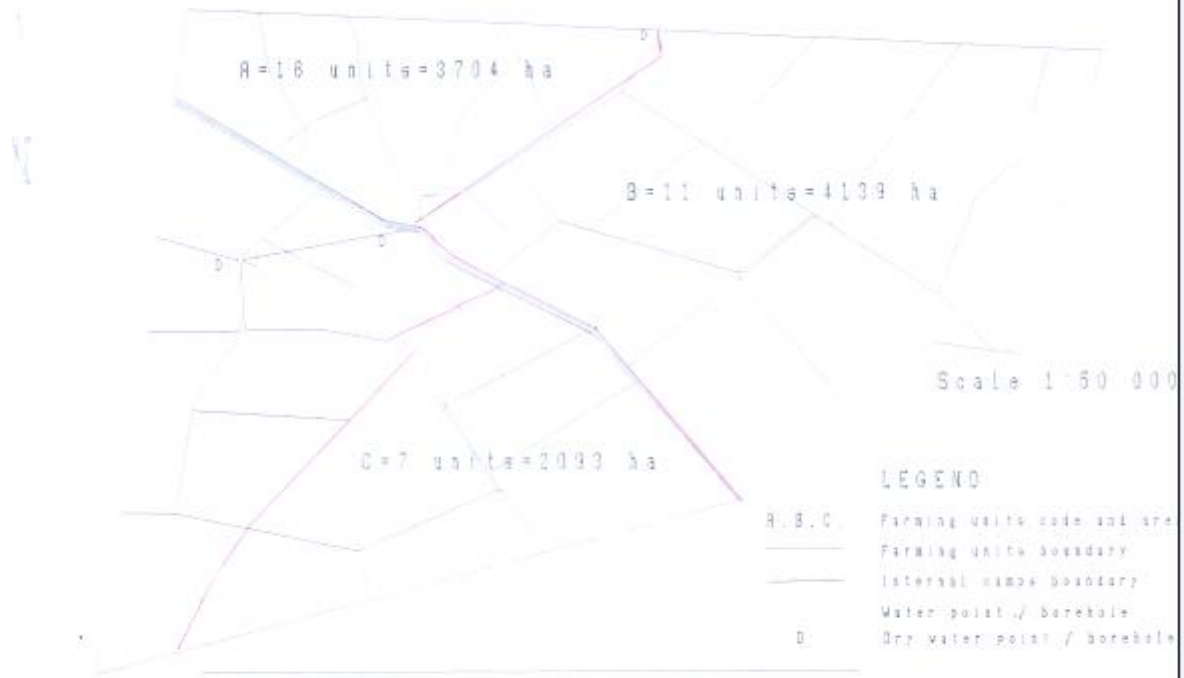
Surveyed in April 2002

by me

Land Surveyor

This diagram is annexed to No.	The original diagram is No. A 876/90	S.R. No. E. 120/2002
dated	Transfer No T. 8458/94	Gen. Plan No.
Registrar of Deeds		Noting Plan MG-SAA/Y4
		File No. WHK 43
		Lat.

RRINRBIS NO. 1 132



By the power vested in me by Act No. 8 of 1935

Approved:

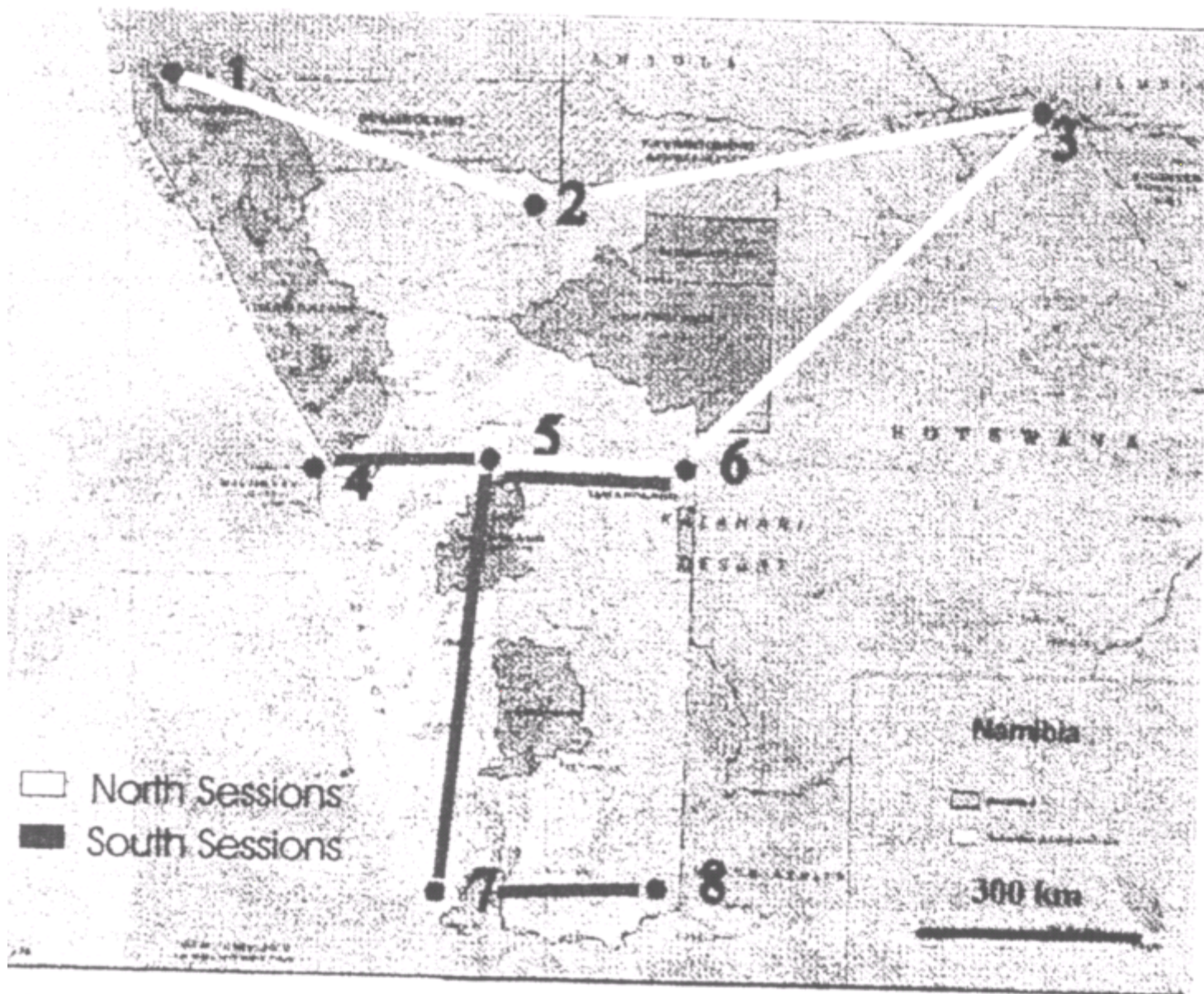
Signature: *Windloch*

Minister: *W. H. ...*



The Role of the Surveyor in Land Reform

- Build geo-spatial database of all farms
- Build attribute database (Deeds Office)
- Link into Cadastral Information System
- National Reference Geodetic Framework



2-1: Map of Namibia with session design

2.4 FORCED NETWORK

2.4.1 IGS Stations (IGS= International GPS Service for Geodynamics)

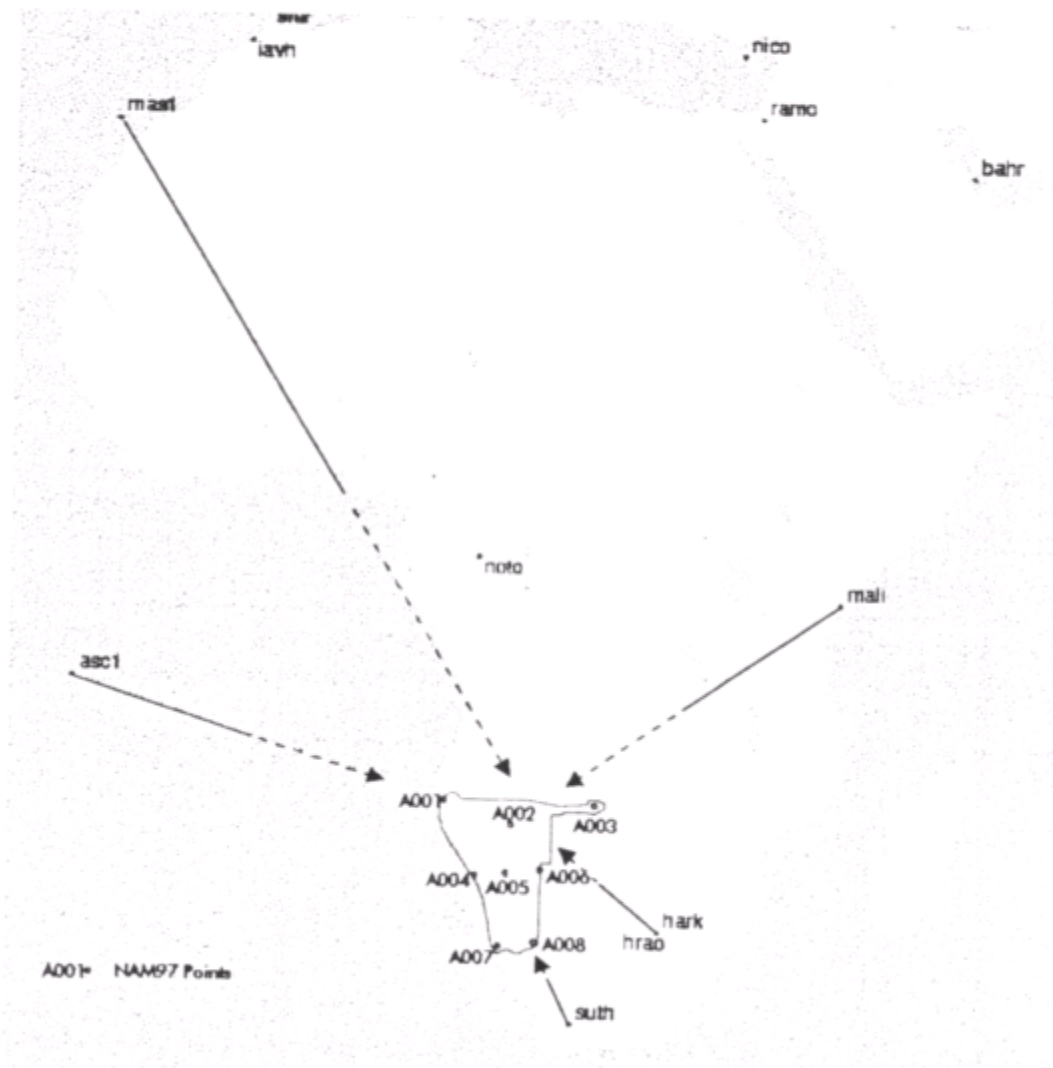
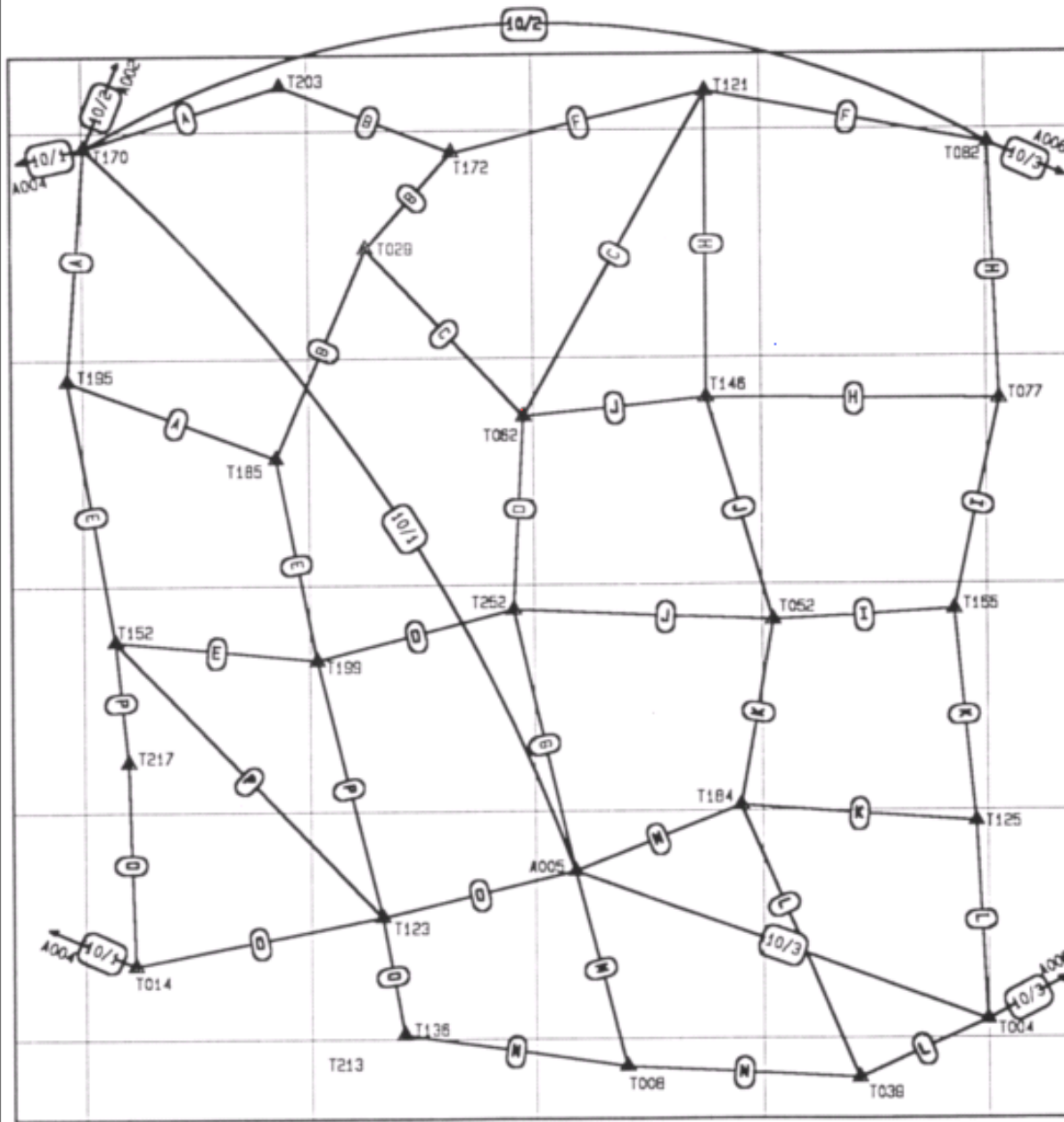


Fig 2-2: Africa within the scope of IGS stations

FIGURE 1: BASELINES OBSERVED BY 3 MARCH 1989



LEGEND: **A** Session Identifier



Concluding Remarks

- 9 million ha of Agric Land would be required for the process (1999)
- So far, 113 farms bought so far amounting to 808 784 ha
- Willing seller willing buyer strategy not working as desired
- There is clamour among the general populace to expropriate farms with just compensation in order to speed up the process