

MIGRANTS TO CITIES AND TOWNS IN NAMIBIA: WHAT THEIR INTERESTS ARE?

DR. ANDREW NIKONDO

ABSTRACT / SUMMARY

This study suggests an investigation on the problem of urbanisation and shack dwelling in Namibia. A case of the City of Windhoek has been used. Findings in most literature led to unemployment as a major cause of urbanisation in Namibia. This study has probed the migrants' (men and women) interest in urban life. The research question is: Do the rural-urban migrants feel like citizens of the city or town? The study pursues the main objective of investigating the relationship between personal interests and housing demands of rural-urban migrants in the City of Windhoek. It was hypothesised that immigrants to the City of Windhoek feel like transient residents rather than citizens, and as a consequence take no responsibility for their surroundings including buying formal houses. These phenomena could be the causes of various social problems such as shack-dwelling, crime and insanitation in Namibia's urban areas.

BACKGROUND / INTRODUCTION

One noticed problem at Namibia's independence is the legacy of apartheid's "single quarters" accommodation for male migrant workers in the urban areas and mines. Men were recruited from the rural areas to work in factories and service industries in the towns, but the laws prevented them from bringing their families with them (Habitat International Coalition 1996). For Seckelmann (2001), during this time the women, which were not allowed to follow their husbands, had to sustain the families for a certain period of time. This, as Seckelmann (2001) argues "periodic labour migration caused new social and economic problems, which in many families had consequences beyond the end of the contract labour system. The problem commenced when the restrictions on movement were lifted after independence, the men naturally brought their families to live with them, which led to severe overcrowding in the single quarters causing major social and health problems (Habitat International Coalition (1996). Although migrant labourers were paying for the single-quarter rooms they did so indirectly and many of them were not aware because the majority of them were employed through labour hire companies which paid on their behalf. In this way migrant workers had no right to buy houses in towns without permanent residence permits and thus they were discouraged to buy urban properties.

Many people, particularly the blacks, up to now, although they buy houses in towns or erect ghettos in city suburbs, their hearts and spirits remain in rural areas. Hence, it should not always be taken for granted that most black people especially of middle and advanced ages buy houses in towns for investment purposes, but they buy houses in towns as temporary domiciles to stay for employment or engage in small-scale businesses. Selenius and Joas (2004:10) also noted this situation that "there are people in towns that are more rurally integrated than urban". In addition, Selenius and Joas (2004:10) make it clearer that "in some informal settlements people do not invest in upgrading their shacks, because the investments are more urgently needed on their farms". The majority of these people often return to their areas after pension, or in case of death, they are taken home for burial. It is then important to them to invest in traditional wealth in the rural areas than doing so in the urban properties. Hence, in Oshiwambo for example, there is a saying that, *ou na kukala u na omutala kegumbo*, meaning that you must have a "room" at home in rural areas. This traditional philosophy imbues migrants to towns to trade investment in urban properties with investment in their traditional communities in the rural areas.

Rural-Urban migration in contexts

Rural-urban migration discourses dominate recent debates on population mobility worldwide. The United Nations Population Fund (UNPFA) (2007:1) predicted the world to reach an invisible momentous milestone in 2008. This means, as UNPFA (2007:6) further argues, the world is about to leave its rural past behind and by 2008, for the first time more than half of the globe's population, 3.3 billion people would be living in towns and cities. Namibia has also rapidly experienced that trend. For Winterfeldt (2006) intra-regional

migration to regional metropolises such as Oshakati/Ondangwa or Rundu became conspicuous phenomenon after independence. This manifests in historical realities that migration to northern towns was insignificant during the colonial time. In this vein, Winterfeldt (2006) makes it clear that “north-to-south migration reflects the conditions of both colonial and post-independence economy and society”.

As it is evident in the neo-classical theories of migration, Tvedten and Mupotola (1995) identify the social and economic conditions in the rural areas as difficult to many people and the employment opportunities, are limited. On the other hand, the urban areas do provide opportunities for decent jobs and other social amenities for a better life such as better educational institutions and medical facilities. However, Tvedten and Mupotola (1995) conclude that “...everybody is not in a position to exploit these opportunities, and many end up in situations at least as difficult as in the rural areas”. That is why Christensen (2005) says, “poor rural people coming to urban areas in search of better opportunities have difficulty in finding vacant land on which to settle”. And, Tvedten and Mupotola (1995) add that the “the informal settlements are expanding, and the unemployment rate remains high”. Although the Ministry of Regional, Local Government and Housing (2004) singles out shelter and human settlement as one of the four main development priorities of the new government, alongside agriculture, health and education since independence, little has still been done on the issue of rural-urban migration and increase of informal settlements in Namibia.

At the legal and policy level, Article 102 of the Namibian Constitution of 1990 provides for better housing in Namibia. While at the same time, SWAPO election Manifesto (2009) puts emphasis on the fact that “housing is a basic need and crucial to the realisation of Vision 2030, National Development Plan III (NDP3) and the Millennium Development Goals. SWAPO election Manifesto (2009) also articulates policy promise of improving the living conditions of urban residents, especially those in informal settlements, by improving housing, security of tenure and access to water and sanitation. This can produce positive results on the attainment of most goals, but especially on the targets of the Millennium Development Goals. The content of the National Development Plan II (NDP2) which outlines that the majority of Namibians are able to secure housing with secure tenure, with a safe and productive environment, can also constitute one of the crucial points of contention in this study. For instance, the notion that “the majority of Namibians are able to secure housing” could lead to serious debate and many questions to answer. For example, if we refer to Christensen (2005) “official provision of residential plots has failed to keep pace with population influx because procedures for establishing a township are too slow”. Associated with this problem is a serious lack of land surveyors, conveyancers and town planners in the public and private sectors that cause substantial bottlenecks. Local authorities have been established which lack capacity to manage the land. Vision 2030 has been devised as a long term framework for national development and as such has set some limited targets, such as providing access to adequate shelter for 60% of the low-income population by the year 2006 (2nd Draft Housing White Paper 2006) which has not obviously been the case after 2009.

Rural-urban migrants’ place of abode

In the Namibian cities, towns and village areas, the poor marginalised population lives in squatter camps, where houses are mostly made of corrugated iron sheets. This is an alarming concern today and in the future. Pendelton (undated) argues that with a national population estimated at about 1.8 million people in 2001 (estimated 2 million in 2007 based on population growth projections), the population of Windhoek alone accounts for about 14% of the national population and about 41% of urban dwellers live in Windhoek. The three next largest towns are Walvis Bay (43,611), Rundu (36,964) and Oshakati (28,255) urban dwellers. As alluded to above, these are not all urban dwellers by birth, but most of them are migrants from rural areas. In the case of Windhoek for example, Winterfeldt (2006) quotes figures announced by the Municipal of Windhoek that, “since 1991, the capital has experienced a 5.4% population growth”. In addition, some 60,000 people, in their overwhelming majority migrants, populated the informal settlements (Winterfeldt 2006).

In informal settlements people live in metal sheet houses in other words “shacks”. The life in this housing mode is bleak and is a health hazard. By extending explanation of this hypothesis, take, for example, Todaro’s neo-classical model, which regards migration as a product of economic decision-making (India Together 2004:2 as quoted by Niikondo 2008). This means that the migrant makes a rational free choice to

improve his/her economic life by seeking more favourable employment conditions, even if that decision is taken under stressful or hazardous conditions (Niikondo 2008:51). It is in this regard that we may argue that people living in shacks are exposed to the life which is too risky and uncertain than rural one. This means that their hygiene is at stake, because of lack of private toilets; their security is compromised because they can be evicted, robbed and assaulted any time, which is not normal practice in rural areas.

This provokes questions such as why immigrants to cities and towns live in informal settlements regardless of all these risks. Is it a question of unemployment and poverty or do they feel like transient residents? This is the question that one has to ponder along with the irony (also see Selenius and Joas 2004) that how these people are so capable of building all these metal houses with attached temporary ablution facilities, and create this social order without any assistance from the authorities, building societies, architects and engineers, but are incapable of turning these settlements into formal structures?

It would be correct to argue that immigrants to cities and towns might not build formal houses for five major reasons, which are:

- Having no entitlement rights;
- Having no capital available to make one time housing investment or purchasing power;
- Cultural and traditional tendency of accumulating remittances to invest in their communal lands;
- The low cost associated with staying in shacks vs cost in formalised areas, and
- Lack of understanding of urban life and its cost,

The last point above should be emphasised. For example, the Namibia Water Awareness Campaign (NAWAC) (2005) report on willingness to pay for water services as quoted by Bridge et al. (2006) argues that the researchers found five main reasons to be at the root of non-payment: poverty, misperceptions, mismanagement, misunderstandings, and priorities. Contributing to misperceptions and misunderstandings are issues such as cultural beliefs, literacy levels, education, and leadership structure, which may all add to confusion over the current billing systems (Bridge et al 2006). Given these facts, a thorough investigation is essential to establish the extent of the relationships between shack dwellers' economy and their traditional economy in the rural areas. It is also important to disclose how the shack dwellers' economy facilitates distribution of resources and information at that level since people living in informal settlements use their meagre income to help their relatives in rural areas. Therefore, this may also weaken their interest for investment in urban properties.

However, this should be treated bearing in mind three generational dimensions. First, there is a generation from the old school of thought i.e. migrant labour system. These are the people who believe in typically seasonal or contract labour system such as working for some months and go home for some months and come back and so the vicious circle goes. Second, a generation of mixed people some are returnees, i.e. over 40 000 Namibians and their struggle children returned to the country in 1989 prior to Namibia's independent, Prommer and Fuller (2000:277); and some middle aged people. Some of these people have little experience on the contract labour system but they adapt to traditional investment in rural houses. Third, there is a new generation of the youth and born-free children. The latter may perhaps inspire a paradigm shift in socio-economy of urban life in Namibia. Although these generations formed the nucleus of this study, it is also worthwhile to note the current picture of housing and settlements demands in Namibia.

Triple dimensions of housing demands in rural and urban areas

A general hypothesis indicates a strong relationship between employment and housing demands, particularly in urban areas. This implies that the quantity of units (houses) demanded in any city or town depends on a number of people employed in the economy of such city or town. Hypothetically, the more the job opportunities are created in the City or town the more the quantity of houses demanded by buyers. But, this

does not guarantee whether the number of shacks may decrease, increase or remains intact. As discussed above, not all people affording formal houses would divorce shack-life to buy them. Not only shack-life, but some people especially those living in rural towns can also be unready to leave their traditional homesteads to buy formal houses in urban areas. This brings into play another complementary dimension of the same debate. We should agree, in this regard that, the connection between employment and housing demands is embedded within influences of other variables such as income, culture and tradition of individuals, their interests as well as their level of understanding urban situations. While we are at this point, it would be wiser to make a brief but holistic analysis is done nationwide about housing demands. Assumingly there are currently four categories of housing demands in Namibia, namely: elite demand, middle-income demand, shack dwellers' demand and rural-professionals' demand each of these categories has its unique implications as briefly reflected below:

(a) The elite demand: This refers to the demand of very expensive properties by elite and rich people in the country. This demand is not heavy on the shoulders of the government, city, town, village or settlement councils on the one hand and the financial institutions on the other, because the competition at that level is not high and the people in that category tend to have better understanding of housing procedures and they usually can also afford paying their bills and loans. Houses are formal and they are not mushrooming spontaneously like shacks. In Windhoek, for example, the prevailing housing conditions are characterised by extremes: on the one hand there are luxury residential areas with low density such as in Ludwihdorf, Klein Windhoek and some more (Seckelmann 1997). These places are not prone for migrants and they accommodate the white, black and coloured first class citizens. A small number of them migrate from rural to urban and not usually from rural to urban as such. There is no literature identified for this study showing information of white communities living in shacks or informal settlement in Namibia. Selesius and Joas (2004:12) also acknowledge that "there is still a legacy of segregating people with black residential areas located far from the white areas and industries". However, the implications associated with properties in these luxury areas include: High prices against a limited number of customers. When the economy is down it takes time to find a buyer. Hence, the paradox is true that there is a time that the market supply of houses exceeds the demand although there are many homeless people in the country.

(b) The middle-income rural and urban demand: This refers to the demand by middle-income government and private sector employees. In this category we can include people such as teachers, nurses, pastors, soldiers, police officers, small-scale businesspersons, shopkeepers, taxi drivers and the likes. These are the people whose salary cannot afford buying houses in areas of the rich. They constitute a significant number of customers in the estate industry in Namibia. Thus, they compete for the available supply of houses in both townships and sometimes in the informal settlements. Their understanding of housing varies from person to person, hence some of them may use subsidies provided by employers to buy houses in the towns and cities, while some may ignorantly reject the offer and opt to stay in traditional houses or shacks. Implications: The demand of available properties can, to some extent, exceed the quantity of houses supplied by the market. But, ironically, it can also happen that served plots and subsidies can be available, but buyers are reluctant to buy for unknown reasons and they opt to settle in the shacks in informal settlements.

(c) Rural professionals' demand: This can be perceived as one of the recent demands by employed people living in rural areas such as teachers, nurses, regional councillors, police and army officers and officials (white and blue collars) employed in different public and private institutions and organisations. These people demand to have loans from the banks to construct their houses on communal lands in rural areas. This demand collided with complications such as the impossibility from the side of the financial institutions to fund housing projects in rural areas, due to insecurity. Apart from the problem of unproclaimed land in communal areas, the customary law is also another impediment. Customs in some ethnic groups allow lands in communal areas to be inherited through traditional lines, thus the financial institutions are suspicious of funding housing projects in such environments. Also insurance company's policies exclude insurance of properties outside proclaimed urban land. Implications: High demand but high financial risks. Moreover, these professionals, both in small rural towns and villages, particularly in northern regions, may opt to stay in informal settlements or traditional homestead rather than buying formal houses.

(d) *The rural-urban migrants' demand*: This is the demand by those people migrated to towns and eventually become living in the shacks with little or no income or living on small-scale businesses. This poses a serious problem to the government, municipalities and financial institutions, because it is difficult to balance their housing demands, interests in urban investment and their unpredictable income. Although it is true that shelter is a basic necessity to everyone, rural-urban migrants associate with these problems: One, they have little understanding of municipal expectations and procedures to own a house in urban areas. Two, assumption is strong that the majority of them may not be interested in permanent residences of urban areas. But, they are usually job seekers to earn money for remittances to places of origin in rural areas. Hence, they prefer living cheap life to accumulate enough money for investment in rural properties. The trend leads to continuous mushrooming of shacks especially in Windhoek.

Socio-cultural environments

This study does not fully concur with Frayne in Shore (2000) who argued that "in Namibia, the opportunity to get into the wage sector, to make money, to buy a car, to have a house, and those sorts of things is what many people are after when they migrate to towns." To some extent Frayne is correct that some people migrate to towns to make money and buy houses, but many rural people could migrate to towns for employment opportunities and, of course, make money to buy items of high status-perk up in their communities such as cars, but not always have the intention of buying houses in urban areas as such. Arguably, the strong cultural and traditional beliefs among many communities, for example, Oshiwambo speaking (especially men) living in the north include aspects of having vast Mahangu¹ field, cattle and a big traditional homestead to gain public esteem. Aawambo are referred to as a relevant example, because in most urban areas they are the majority of migrants. Mupotola and Tvedten (1995) accentuate that "in Windhoek, the dominance of Owambos has been evident for a long time.

However, not only Aawambo who bear the prospects of buying cattle and construct large homesteads, but almost all black ethnic groups in Namibia do so. Thus they are often declined to buy urban houses, sometimes, no matter how cheap they are. In economic terms the housing prices are inelastic to them. According to Selenius and Joas (2004:5), "people living in shacks do not worry about the building material or the appearance of their houses". Normative assumptions associate the people who migrate to urban areas or living in shacks, with poverty. This was also confirmed in Chen et al (1998) that "a common perception is that most migrants to urban areas are poor and adapt rather poorly to urban environment". In contrast, this study argues that not all people staying in informal settlements are poor, but only that the value of their wealth does not show in informal settlement economy. The base of argument in this regard may be that there are wealthier people in terms of money, cattle and other assets, but they live in the shacks for various reasons. We should also refocus this argument towards urban-to-urban migration. Not all migrants are from rural to urban, but there are also urban to urban migrants or migrants from inner city or luxury suburbs of the city or town to the informal settlements and vice-versa. This can usually caused by two important factors. First, through renting out formal houses and the owners moved to live in shacks. This challenge has similar connotations with experiences in South Africa. The Citizen Newspaper (13 May 2010) quoted President Zuma when he said

"We will ponder questions, such as what is our understanding of the ideal living conditions of our people, what should our communities look like, and what are the challenges? We have provided free housing. The indications are that we have met the housing backlog in most provinces. However, in a country where many are unemployed, the houses are rented out for regular cash flow. People move back into shacks in areas where the services are not planned for and demand services there"...

Second, this can also be experienced when something negative occurs in the household, for example, job lost, divorce, eviction etc. Therefore, Winterfeldt (2006) puts it right that, "when labour is terminated, for whatever reason, be it age, illness, market crises or other, the urban economy expels the migrants". Winterfeldt (2006) further explains that, for a time, the person expelled by urban economy may manage to survive, turning to the

¹ Mahangu is sort of millet which is a staple food of Aawambo in northern Namibia.

informal sector or family support and even finally the person will return to his or her rural traditional roots. But Mufune et al. (2008:12), argue that “the process of urbanisation and the increasing influence of western cultural precepts of young people are seen by many to be responsible for the breaking down of traditional norms”. This has brought us to further debate on youth, migration and shack life in the coming sections.

The Youth and the Potential New Paradigm

Presently, there is potentially a sudden evolution of paradigm shifting from old perceptions and attitudes to new thinking of owning and investing in urban properties in Namibia. The shift has positive and negative consequences. The positive side of it is that the young people migrating or being born in towns and cities may incline to invest in urban properties and the number of shacks may also gradually decline. The negative side is that there would be a real danger that traditional village life will die out within a generation and cities and towns would face food shortage. Rural Namibia desperately needs young adults to support and contribute to their communities, but modern life and facilities in urban areas are threatening to turn the country’s rural traditional villages into uninteresting zones.

The number of the youth to urban centres increased since independence through birth and migration in companies of their parents and relatives. Mufune et al. (2008) opine that tertiary educational institutions and other related vocational schools are limited in the rural areas, therefore youths migrate from an early age. “Once they complete secondary education they are exposed to urban life and most youth aspire to acquire a better life in urban centres” (Mufune et al. 2008:24). In addition, their attitudes also changed along with the process of modernisation. Bahati (2009) observes that “young men in Windhoek like baggy trousers or shorts and T-shirts. This is the scene throughout the city of Windhoek. People have adopted western culture so much so that there is little to be seen of traditional norms around the city”. Modernisation influence among the youth may alert their attitudes towards buying formal urban houses or to apply for housing loans, but it is still not clear as to what extent this influence will effect increase of shacks and informal settlements.

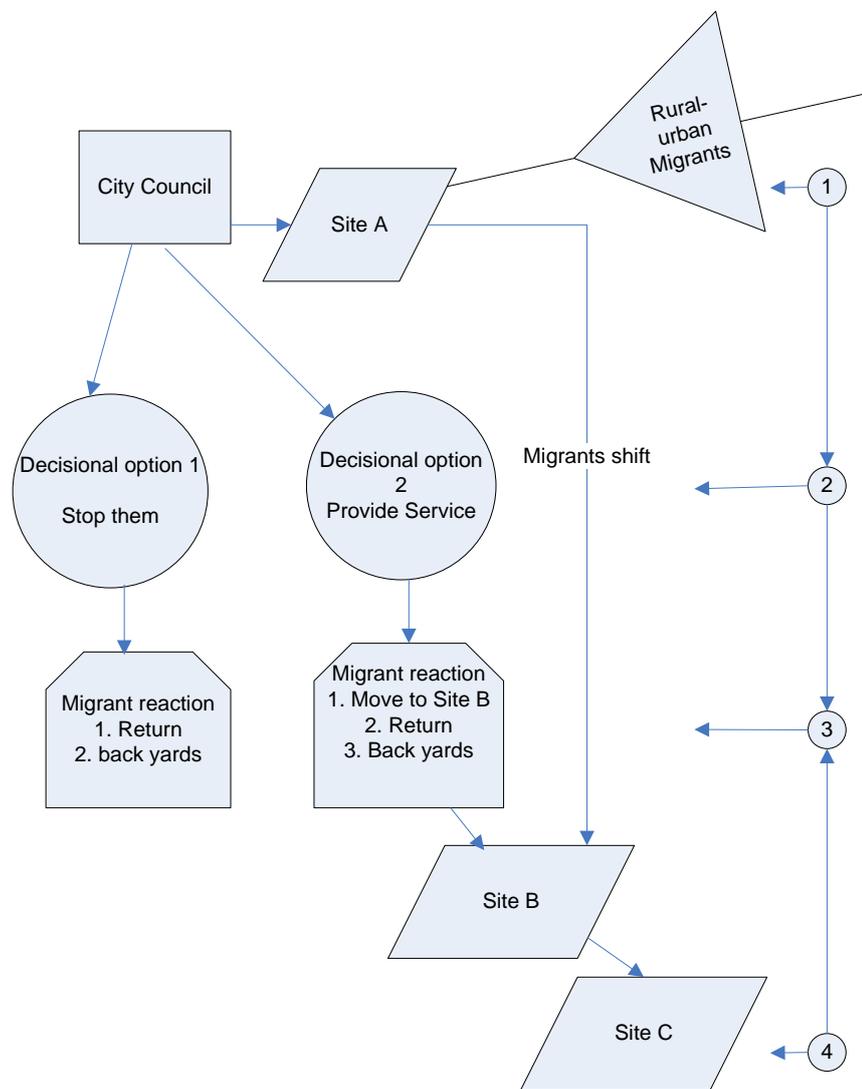
The issue is the current situation of unemployment among the youth, which impairs the urgency of the current trajectory of housing demand in formal and modern suburbs. Unlike in traditional communities living in rural areas where young people marry at the early age and leave their parents’ house to make their own, in urban areas this is not the case. In this respect, Hubbard (2005) records, according to the 2001 census, more than half of the Namibian population aged 15 and above have never been married (56%). Also The Ministry of Health and Social Services (MoHSS) - Namibian Demographic and Health Survey (NDHS) (2006-07:50) indicated that the majority of respondents have never been married (58 percent of women and 65 percent of men). Thirty-five percent of women and 31 percent of men are married or living together. In this case it can be assumed that older boys and girls, especially in the urban areas may prefer living with their parents as dependants despite the fact that they have some work. The problem is that the increasing instability of employment, with lower pay for new entrants, is bearable for young people if they continue living with their parents or other older relatives. A major social and labour market problem in Namibia at present is evident in the fact that a majority of young people still living with their parents, not mainly because of a shortage of affordable housing, but due to factors such as the often precarious nature of their jobs.

In contrast, the housing situation has become unsustainable now that the majority of this generation has reached an age at which their parents can no longer continue to support them since they are no longer children. The Child’s Act No 33 of 1960 Section 1 describes a child “as a person whether infant or not, who is under the age of 18 years, and also includes a person above the age of 18 years but under 21 years. However Article 15 (2) of the Namibian Constitution of 1990 provides that, “...for the purpose of this Sub-Article children shall be persons under the age of sixteen (16) of years”. In the light of all these, it appears that the youth can also leave their parents in the formal townships to erect shacks in informal settlements. This may occur when the children grow beyond adolescent stage. At adolescence they depend on their families, particularly financially. When they become a bit independent troubles erupt between them and their parents. A conflict of feeling develops, which include conflicting perceptions towards certain behaviours. For

example, the behaviour which parents perceive as unethical, the youth would perceive this behaviour as fashionable. This situation may push the youth out of the family household to independent domicile. Hence, in case of unstable employment, the youth may resort to shack dwelling.

Conceptual approach (modelling)

The focus of study will be schematically as follows:



The sketch above can be interpreted as follows:

1. People migrate from rural to urban areas, for example, to the City of Windhoek, and resettle on Site A in the form of shacks. Since this is not legal and the land is not serviced the City Council has to intervene. In this example, Taapopi, (Chief Executive Officer of the City of Windhoek) as quoted by Shejvali (2008), said “the group of over 200 households had occupied land in the Havana Extension 6 informal settlement on the outskirts of the capital without the municipality’s permission”. Similarly, Tjaronda (2008) adds that “the committee of the *Matuipi* (where do we go?) Havana Group estimates that around 3 000 households will settle there”. Kisting and Weidlich (2010) reported that in the Samora Machel, Soweto, Tobias Hainyeko and Moses Garoëb constituencies and in Khomasdal people were busy clearing every open space there to establish some new shacks and they were stopped by the City Police.

2. The intervention of the City Council can be one of two decisional options. Decisional option 1, the Council can stop them erecting shacks on the Council's land. Option 2, the Council can decide to allow the migrants to remain on that site and thus the Council has to service the land for them by providing services such as water, electricity, formal housing structures and roads.
3. Reaction of the migrants to option 1 can be perceived in two ways: One, they may return to their regions and two, they may move to erect backyard shacks in the yards of their relatives and friends. On decisional option 2, the migrants may react in three different ways: One, they may return to their regions in rural areas, two, they may move to backyards of their relatives, three they may move from Site A to Site B to avoid paying for the services.
4. Migrants would move from site B to C any time the City Council decides to come closer to them or to intervene in their life. Another imperative is that when the city or town council intervenes they tend to evacuate these places to resettle without permission, because of suspicion that better municipal services often increase service fees. This is how the informal settlement increases in the City of Windhoek

The implication that would be investigated is whether the problem of migrants is really lack of employment or there are other variables that may cause them to move when the Council takes services to them or tries to halt increase of illegal settlements.

RESEARCH PROBLEM/ HYPOTHESIS

At this stage it is not clear whether migrants from rural areas to the City of Windhoek feel like citizens of the city. It is also not clear whether they have the intention of buying urban properties. The question of whether employed rural-urban migrants with lucrative income would automatically demand urban housing still needs an answer. The fact that people migrate to Cities for employment opportunities, these problems may be associated with migrants to the City of Windhoek:

- Lack of proper understanding about costs and procedures involved in the process of purchasing land and properties in urban areas. For instance, as the GPG (2006) makes it clear, "the total roundtrip transaction cost, i.e., the cost of buying and selling property in Windhoek, is around 9% to 16%. This includes the 8.05% agent's fee (Inc VAT) and transfer duties that range from 1% to 8%. To register the property nine procedures are needed, and are typically completed in about 28 days".
- Not all are ready to buy urban houses
- Elite may also own shacks in the informal settlements.

The study intends to probe both male and female migrants' interest in urban life using a case of the City of Windhoek. The research question is: Do the rural-urban migrants feel like citizens of the city or town? The study pursues the main objective of investigating whether the rural-urban migrants' economic ties and support to their rural traditional houses and families affect their interest in investing in urban properties and hence cause them to opt for shack dwelling.

Objectives of the study

The purpose of this study is to:

- Explore traditional and modern influences on male and female migrants to the cities in Namibia
- Compare the migrants' interests in rural traditional properties and urban properties (by gender and generation)
- Explore the understanding of migrants' expectations from local government management
- Compare the migrants' expectations with the existing policies of the City of Windhoek

- Assess whether the next generation (by gender) will have interests and attitudes towards town life, different from these of the current generation.

Proposed Solution / Specific Aims / Objective

The following possible solutions are likely to result from the study:

- Increase thrust on public-private partnerships to effectively deal with the challenges of urbanisation
- Initiate intensive civic education
- Improve policies on land tenure in the city
- Propose government incentives to rural development

SIGNIFICANCE OF THE STUDY

The rationale of this study is, therefore, to establish understanding whether migrants to towns have intention to invest in urban properties or not. This understanding is useful for the policy makers in the Council of the City of Windhoek and other towns in Namibia to realise that migrants to towns are not always ready to invest in urban properties even after getting decent work.

It was hypothesised that immigrants to the City of Windhoek feel like transient residents rather than citizens, and as a consequence take no responsibility for their surroundings including buying formal houses or upgrade their shacks. These phenomena could be the causes of various social problems such as shack-dwelling, crime and insanitation in Namibia's urban areas.

Therefore, this study fills the knowledge gap on the nature of migration to urban areas and its impact on Namibian towns and cities in order to contribute to policy and capacity development. The findings of the study seek to inform the impact of migrants on health, education and other economic facilities in cities. As an attempt to influence existing policy frameworks, the study analyses the socioeconomic condition of migrants and their interest in urban life.

METHODS TO BE USED / METHODOLOGY

General: The study has used multiple sources of data collection (both quantitative and qualitative) in a form of a case study strategy in the areas of Samora Machel, Soweto, Tobias Hainyeko and Moses Garoëb constituencies. These constituencies were identified as research areas in the Namibian capital Windhoek, because this where most migrants from other regions stay and problems between them and the City council is always imminent. Interviews are used to gather data from informal settlers and key informants in the City of Windhoek. However, the secondary data would be obtained through investigation of literature on rural urban migration. Questionnaires will be structured as guides for interviews. This means that, although the questionnaires are used, they are not distributed to the respondents but interviewers visit the places of the respondents.

Sampling and sampling techniques

Research sample

The sample would be as follows: At least 190 people are expected to be interviewed. The sampling summary is as follows:

Focus groups

Heads of Households
(Quota of gender and age will be determined by a number of households visited) 100

Other members of households

Generation 1: Age	31-55	
Male		20
Female		20
Sub-total		=40

Generation 2: Age	18-30	
Male		20
Female		20
Sub-total		40

TOTAL		=180
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Key Informants

Ministry of Regional Government Housing and Rural Development		
Permanent Secretary		1
Regional councillors		2
City Councillors		2
NHE CEO		1
City of Windhoek CEO		1
Shack Dwellers Federation		1
Build Together		1
ALAN		1
Total		10

Sample Total:		190
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Sampling Techniques

The sampling technique used to interview households including the youth respondents is a non-probable convenience technique stratified by gender and generational age. The purpose of interviewing the youth is to make comparisons on generational perceptions in terms of interests in urban life, housing demands and shack dwelling. There will also be key informants who include officials from the Ministry of Regional, Local Government and Housing and Rural Development, the City of Windhoek, NHE and NGOs. The purposive sampling technique is used to interview them. The data is analysed at the University of the Western Cape.

Research Instruments

The questionnaire

The research instrument to be used is a questionnaire developed for interviews with individuals in the City of Windhoek using a convenience sampling technique. The questionnaire was written in the English language. The inclusion of open-ended questions in the questionnaire enabled the researcher to elicit the respondent's unique views on particular issues. There is only one set of questionnaire reflected as: Appendices A: Questionnaire –Migrants to Cities and Towns in Namibia: Shack Household study in Windhoek. The questionnaires have been organised into the following six sections:

Section A: Respondent's Demographic personal data

This section contained items that identified details about respondents in relation to sex, age, marital status, educational level, location and region of origin and more as provided in question 1 (1a-1m) of the questionnaire. This section is answered *by respondents in all categories*.

Section B: Household situation

This section probed the housing types, structure, and income and expenses. This section is answered by *heads of household* only.

Section C: Personal interests and housing demand in the City of Windhoek

This section investigates the collision between the personal interests and investment in urban properties. This is *answered by all respondents*.

Section D: Tradition and modernisation

This section investigates what the migrants expect the City Council should address their housing problem and what the City Council strategise to attend to this problem of urbanisation. *All categories* may answer this question in *exception of the youth (18-30 years of age)*.

Section E: Current and future relationships between the youth and the traditions

This section investigates the generational gap between the old and the youth in terms of perceptions toward investment in urban properties. Only *the youth answering questions in this section*.

Team of Researchers

For reasons of economy, time and effort, six (6) research assistants, (three (3) females and three (3) males ranging from 20 to 30 years of age), are employed to assist the principal researcher in data collection. The research assistants are selected from among Grade 12 school leavers or Polytechnic students in Windhoek. They administer the questionnaires based on the quota allocated to them. This means that one is just dealing with one category of the respondents. For example, the one who interview the male youth 18-30 years of age is not expected to interview people who are not in that range, although they are available in the household. If the interviewer has not found the right person in the household, then the interviewer should proceed to the next convenient household. The research assistants are all conversant with the English language, but interpretation is allowed if the respondent cannot understand the English language. The principal researcher is responsible for interviewing the Key informants.

The researcher is expected to interview only one person in one household and the researcher has to interview only respondent who falls in the category allocated to him or her. However, in order to ensure that a reasonable spread of respondents was achieved in the research area, interviewers fulfilled limited quota requirements. This limited quota incorporated four variables. These were:

- Heads of household
- Gender (Male/Female).
- Age: (an equitable distribution of men and women in three age categories, namely: Head of Household; Generation 1 and Generation 2. If there was more than one person in the house intended for interviews, the interviewer ensured that he or she interviews that person provided that he or she meets the requirements of the interview and is in the category allocated to him or her (interviewer) as indicated below.
- Only Namibians are interviewed.

Quotas per research assistant

The researchers are allocated quotas as follows:

Heads of Household: 100 (copies of questionnaires)

Generation 1: Age 31-55

Research Assistant A: Male 40 (copies of questionnaires)

Research Assistant B: Female 40 (copies of questionnaires)

Generation 2: Age 18-30

Research Assistant E: Male 20 (copies of questionnaires)

Research Assistant F: Female 20 (copies of questionnaires)

The fieldwork will be conducted over a period of two weeks. A total of 180 respondents will be interviewed. This was followed by the analysis of data from the respondents.

Work Plan:

- | | |
|---|-------------------------------|
| ◆ Literature: | February -May 2010. |
| ◆ Data collection: | July-August 2010 |
| ◆ Final report ready for publication by | September-October 2010 |

STRUCTURE OF THE STUDY

BACKGROUND / INTRODUCTION

- Employment, housing and migration to towns
- Triple dimensions of housing demands in rural and urban areas
- Socio-cultural environments
- New Paradigm
- Conceptual approach (modelling)
- Research Problem / Hypothesis
- Objectives of the study
- Proposed Solution / Specific Aims / Objective

METHODOLOGY

- Sampling and sampling techniques
- Research Techniques and Instruments
- Team of Researchers
- Work Plan:

SURVEY

Section A: Demographic information

Section B: Culture and modernisation

Section C: Personal interests and housing demand in the City of Windhoek

Section D: Migrants expectation versus City of Windhoek Management strategies

QUESTIONNAIRE NUMBER

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MIGRANTS TO CITIES AND TOWNS IN NAMIBIA: SHACK HOUSEHOLD STUDY

IDENTIFICATION OF RESPONDENTS

<p>CITY: WINDHOEK</p> <p>CONSTITUENCY: SAMORA MACHEL CONSTITUENCY</p> <p>INTERVIEW LOCATIONS: (1) OKAHANDJA PARK, (2) HAVANA AND OMBILI INFORMAL SETTLEMENTS</p> <p>PSU/EA NUMBER</p> <p>HOUSEHOLD NUMBER</p> <p>INTERVIEW STATUS [1 = Completed; 2 = Refused; 3 = Not at home; 4 = Premises empty]</p> <p>NUMBER OF CALLS [to household where interview actually took place]</p>	
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<p>TO BE COMPLETED BY INTERVIEWER</p> <p>TIME INTERVIEW: STARTED _____ COMPLETED _____</p> <p>NAME OF INTERVIEWER _____</p> <p>SIGNATURE _____</p> <p>COMMENTS:</p>	<p>DATE OF INTERVIEW</p> <p>DAY <table border="1" style="display: inline-table; width: 40px; height: 20px; vertical-align: middle;"></table></p> <p>MONTH <table border="1" style="display: inline-table; width: 40px; height: 20px; vertical-align: middle;"></table></p> <p>YEAR <table border="1" style="display: inline-table; width: 80px; height: 20px; vertical-align: middle; text-align: center;"> <tr> <td style="width: 20px;">2</td> <td style="width: 20px;">0</td> <td style="width: 20px;">1</td> <td style="width: 20px;">0</td> </tr> </table></p>	2	0	1	0
2	0	1	0		
<p>TO BE COMPLETED BY SUPERVISOR</p> <p>NAME OF SUPERVISOR _____</p> <p>SIGNATURE _____</p> <p>COMMENTS:</p>	<p>HOUSEHOLD BACK-CHECKED? [Yes=1; No=2]</p> <p>QUESTIONNAIRE CHECKED? [Yes=1; No=2]</p>				

PROJECT INFORMATION

Project Description

The study intends to probe both male and female migrants' interest in urban life using a case of the City of Windhoek. The research question is: Do the rural-urban migrants feel like citizens of the city or town? The study pursues the main objective of investigating whether the rural-urban migrants' economic ties and support to their rural traditional houses and families affect their interest in investing in urban properties and hence cause them to opt for shack dwelling. The specific purpose of this study is to:

- Explore traditional and modern influences on male and female migrants to the cities in Namibia
- Compare the migrants' interests in rural traditional properties and urban properties (by gender and generation)
- Explore the understanding of migrants' expectations from local government management
- Compare the migrants' expectations with the existing policies of the City of Windhoek
- Assess whether the next generation (by gender) will have interests and attitudes towards town life, different from these of the current generation.

The rationale of this study is, therefore, to establish understanding whether migrants to towns have intention to invest in urban properties or not. This understanding is useful for the policy makers in the Council of the City of Windhoek and other towns in Namibia to realise that migrants to towns are not always ready to invest in urban properties even after getting decent work.

It was hypothesised that immigrants to the City of Windhoek feel like transient residents rather than citizens, and as a consequence take no responsibility for their surroundings including buying formal houses. These phenomena could be the causes of various social problems such as shack-dwelling, crime and insanitation in Namibia's urban areas.

QUESTIONNAIRE

The questionnaires have been organised into the following six sections:

Section A: Respondent's demographic personal data

This section contained items that identified details about respondents in relation to sex, age, marital status, educational level, location and region of origin and more as provided in question 1 (1a-1m) of the questionnaire. This section is answered **by respondents in all categories**.

Section B: Household situation

This section probed the housing types, structure, and income and expenses. This section is answered by **heads of household** only.

Section C: Personal interests and housing demand in the City of Windhoek

This section investigates the collision between the personal interests and investment in urban properties. This is **answered by all respondents**.

Section D: Tradition and modernisation

This section investigates what the migrants expect the City Council should address their housing problem and what the City Council strategise to attend to this problem of urbanisation. **All categories** may answer this question in **exception of the youth (18-30 years of age)**.

Section E: Current and future relationships between the youth and the traditions

This section investigates the generational gap between the old and the youth in terms of perceptions toward investment in urban properties. Only **the youth answering questions in this section**.

READ OUT ALOUD

I am working as a Researcher for the Project of Public Management conducted by Dr Andrew Ninkondo from the Polytechnic of Namibia. We are talking to people in [INSERT suburb NAME] about how they perceive town versus rural life and whether they are interested in investing in urban properties. Your household has been conveniently selected and we would like to discuss these issues with yourself, or an adult member of your household.

Your opinions will help us to get a better idea about how people in [INSERT suburb NAME] feel about these issues. There are no right or wrong answers. The interview will take about 15 minutes. Your answers will be confidential. They will be put together with over 170 other people we are talking to in Windhoek to get an overall picture. We will not be recording your name, and it will be impossible to pick you out from what you say, so please feel free to tell us what you think.

Are you willing to participate? (CIRCLE THE ANSWER GIVEN)

Yes...1

No...2

IF NO: READ OUT: Thank you for your time. Goodbye.

IF YES: IF WILLING TO PARTICIPATE, READ OUT THE FOLLOWING:

Thank you for agreeing to participate in this study. Just to emphasize, any answers you provide will be kept absolutely confidential, and there is no way anyone will be able to identify you by what you have said in this interview. We are not recording either your address or your name, so you will remain anonymous. The data we collect from these interviews will always be kept in a secure location. You have the right to terminate this interview at any time, and you have the right to refuse to answer any questions you might not want to respond to.

Are there any questions you wish to ask before we begin?

Specify:

SECTION A: RESPONDENT'S DEMOGRAPHIC PERSONAL DATA
All Respondents

Question 1

Circle or tick the information provided by the respondent. If he or she refuses or do not know also tick or encircle the number .

Codes for Q1 (One code for each)

1a Relation to head

- 1 Head
- 2 Spouse/partner
- 3 Son/ daughter
- 4 Adopted/ foster child/ orphan
- 5 Father/ mother
- 6 Brother/sister
- 7 Grandchild
- 8 Grandparent
- 9 Son/ daughter-in-law
- 10 Other relative
- 11 Non-relative
- 97 Refused
- 98 Don't know
- 99 Missing

1b Sex

- 1 Male
- 2 Female
- 9 Missing

1c Age at last birthday

- 1 Between 36-55
- 2 Between 25-35
- 3 Between 18-24
- 97 Refused
- 98 Don't know
- 99 Missing

1d Marital status

- 1 Unmarried
- 2 Married
- 3 Living together/ cohabiting
- 4 Divorced
- 5 Separated
- 6 Abandoned
- 7 Widowed
- 97 Refused
- 98 Don't know
- 99 Missing

1e Highest education

- 1 No formal schooling
- 2 Some Primary
- 3 Primary completed
(Junior or Senior)
- 4 Some high school
- 5 High school completed
- 6 Post secondary qualifications not
university (diploma, or degree from
Polytechnic or college)
- 7 Some university
- 8 University completed
- 9 Post-graduate
- 97 Refused
- 98 Don't know

99 Missing

1f Occupation

- 01 Farmer
- 02 Agricultural worker (paid)
- 03 Agricultural worker (unpaid)
- 04 Service worker
- 05 Domestic worker
- 06 Managerial office worker
- 07 Office worker
- 08 Foreman
- 09 Mine worker
- 10 Skilled manual worker
- 11 Unskilled manual worker
- 12 Informal sector producer
- 13 Trader/ hawker/ vendor
- 14 Security personnel
- 15 Police/ Military
- 16 Businessman/ woman (self-employed)
- 17 Employer/ Manager
- 18 Professional worker
- 19 Teacher
- 20 Health worker
- 21 Civil servant
- 22 Fisherman
- 23 Truck driver

24 Pensioner

25 Scholar/ Student

26 House work (unpaid)

27 Unemployed/ Job seeker

28 Other (specify)

97 Refused

98 Don't know

99 Missing

1h How many of you live in this house

- 1 Between 0 and 1
- 2 Between 2-3
- 3 Between 4-5
- 4 More than 5
- 5 Do not know

1i Work status (wage employment)

- 1 Working full-time
- 3 Working part-time/ casual
- 4 Not working – looking
- 5 Not working – not looking
- 6 Not working – studying
- 7 Other (specify)
- 97 Refused
- 98 Don't know
- 99 Missing

1j Current Company/organisation of work

- 1 Bank
- 2 Meatco
- 3 Government
- 4 Chinese retail shop
- 5 Local Big Retail Shop (Specify)
- 6 Local small retail shop
- 7 Local construction company
- 8 Chinese construction company
- 9 Study NAMCOL
- 9 Study at Unam
- 10 Study at Polytechnic of Namibia
- 11 Study at IUM
- 12 Study at educational college
- 97 Refused
- 98 Don't know
- 99 Other Specify

1k Where born

- 1 Rural area (Region.....)
- 2 Urban area (Region.....)
- 3 Foreign country exile
(Country.....)
- 97 Refused
- 98 Don't know
- 99 Missing

- 4 Town
- 5 Different region
- 6 Born here

1l Where living now?

- 1 Same rural area
- 2 Different rural area
- 3 Same urban area
- 4 Different urban area
- 5 Informal settlement area
- 6 Urban area
- 7 Rural area
- 97 Refused
- 98 Don't know
- 99 Missing

1m Why to present location

- 1 Housing
- 4 Formal sector job
- 5 Informal sector job
- 6 Food/hunger
- 7 Military Service
- 8 Drought
- 9 Overall living conditions
- 10 Safety of myself/family
- 11 Availability of water
- 14 Education/schools
- 16 Attractions of the city: urban
life/modern life
- 17 Illness related (HIV/AIDS)
- 18 Illness related (not HIV/AIDS)
- 19 Moved with family
- 20 Sent to live with relatives
- 21 Marriage
- 22 Divorce
- 23 Abandoned
- 24 Widowed
- 25 Freedom/democracy/peace
- 26 Retirement
- 27 Retrenchment
- 28 Eviction
- 29 Deaths
- 30 Floods
- 31 Religious reasons
- 32 Returned to former home
- 33 Other (specify)
- 97 Refused
- 98 Don't know
- 99 Missing

1n Are all household members from same

- 1 Village
- 2 Region
- 3 Homestead

SECTION B: HOUSEHOLD SITUATION
(Only Heads of Household)

2	Which one of the following housing types best describes the type of dwelling this household occupies?	Housing Type	Code
		a. Private Formal House	1
		b. Shack in backyard	8
		c. Room in flat	10
		d. Squatter hut/ shack	11
		e. Squatter shack with shebeen	12
		f. Mobile home (caravane/ tente)	13
		g. Other (<i>specify</i>):	14
3	How big is this house in terms of bed rooms?	Shack/House size (Indicate measurements if known. If unknown put N/A)	
		a. One (1) bedroom (measurement.....)	1
		b. Two (2) bedrooms(measurement.....)	2
		c. Three (3) bed rooms(measurement.....)	3
		d. Four (4) and up(measurement.....)	4
4	Which of the following best describes the household structure ?	Household Structure	Code
		a. Female Centred <i>(No husband/ male partner in household, may include relatives, children, friends)</i>	1
		b. Male Centred <i>(No wife/ female partner in household, may include relatives, children, friends)</i>	2
		c. Nuclear <i>(Husband/ male partner and wife/ female partner with or without children)</i>	3
		d. Extended <i>(Husband/ male partner and wife/ female partner and children and relatives)</i>	4
		e. Under 18-headed households female centred <i>(head is 17 years old or less)</i>	5
		f. Under 18-headed households male centred <i>(head is 17 years old or less)</i>	6
		g. Other (<i>specify</i>):	7

5	Household income from all sources (in the last one (1) month):			
	<i>(a) & (b) Read list aloud, circle the code that applies (column (b)) and complete the information for that row; leave rows blank for categories that do</i>	(a) Income categories	(b) Code	(c) Amount (E.g. between N\$200-N\$400)
		a. Wage work	1	

<p><i>not apply.</i></p> <p>(c) Enter amount over the past one (1) month to nearest currency unit in column (c). For income in kind i.e. 'Remittances - goods/ food', 'Income from farm products' and in some cases perhaps also 'Gifts', estimate the monetary value over the past month and record this figure in (c).</p>	b. Casual work	2	
	c. Remittances – Money	3	
	d. Remittances - Goods	4	
	e. Remittances - Food	5	
	f. Income from rural farm products	6	
	g. Income from urban farm products	7	
	h. Income from formal business	8	
	i. Income from informal business	9	
	j. Income from renting dwelling	10	
	k. Income from Aid 1) food	11	
	2) cash	12	
	3) vouchers	13	
	l. Pension/disability/other social grants	14	
	m. Maintenance support of children	15	
	o. Gifts	16	
	n. Other (specify)	17	
	o. Refused to answer	18	
p. Don't know	19		

<p>6</p> <p>Household monthly expenses for the last <i>month</i> for items (a) through (f) & <i>year</i> for items (g) through (o).</p> <p><i>(Read list aloud, circle the code that applies and complete the information for that row; leave rows blank for categories that do not apply; if an annual expense give a monthly estimate. If the household has no expenses, circle ONLY code = '17' for 'NONE'. If respondent refuses to answer, circle ONLY code = '18' for 'Refused to answer'.)</i></p>				
	(a) Expense categories	(b) Code	(c) Amount (to nearest currency unit)	
	a. Food and Groceries	1		Last month
	b. Housing (rent, mortgage)	2		Last month
	c. Utilities (write total for all: water, sewer, electricity, telephone, etc)	3		Last month
	d. Transportation	4		Last month
	e. Savings	5		Last month
	f. Fuel (firewood, paraffin, gas, candles, etc)	6		Last month
	g. Medical (medical aid, medical costs)	7		Last year
	h. Education (school fees, books, uniforms)	8		Last year
	j. Insurance (life, burial, etc.)	10		Last year
	k. Funeral costs	11		Last year
	l. Home-based care	12		Last year

	m. Remittances (money and goods to rural household)	13		Last year
	n. Debt service/repayment	14		Last year
	p. Other (specify type of expenditure & time)	16		
	q. NONE	17		
	r. Refused to answer	18		
7	How did you obtain this house/shack	Way to get a house		Code
		a. Bought a plot and build/erect		1
		b. Inherit a plot and build/erect		2
		c. Offered by relative/friend		3
		d. Occupied unused space		4
		n. Other (specify)		5
8	<p>If you are living in a shack, why don't you consider buying/renting a house/flat in formal suburbs of the city?</p> <p><i>(Circle one answer only)</i></p> <p><i>NB: Ask the respondent to explain more. Use a spare page for this question.</i></p>	Difficulties of getting formal properties		Code
		Not affordable (due to small income)		1
		Not affordable (due to remittances to another house in rural areas)		2
		Will buy one when I finish with study and get employment		3
		Will buy one when if I get decent job		4
Living Poverty Index				

SECTION C: PERSONAL INTEREST AND HOUSING DEMANDS OF MIGRANTS IN THE CITY OF WINDHOEK
All Respondents

9	How much are you interested in urban citizenry? <i>(Probe for strength of opinion; circle only ONE answer)</i>	Individual interest in urban citizenry	Code
		Very much interested	1
		Fairly much interested	2
		Somewhat interested	3
		Not interested	4
		Extremely not interested	5
		Don't know <i>(do not read)</i>	6
10	How long do you prefer living urban life? <i>(Probe for strength of opinion; circle only ONE answer)</i>	Preferred time to live in urban areas	Code
		Forever	1
		Only till pension age	2
		Till my children finish school	3
		Till my health become better	4
		Any other (Specify)	5
		Don't know	6
11	If the city of Windhoek, NHE and government build some apartments for rental, to what extent would you support the idea? <i>NB: Ask the respondent to explain more about his or her reasons. Use a separate page.</i>	Support for rental	Code
		Extremely support	1
		Support	2
		Neutral	3
		Do not support	4
		Extremely do not support	
12	If the government initiate subsidies or housing schemes for rural residents to what extent would you be motivated to go back to your village? <i>NB: Ask the respondent to explain more about his or her reasons. Use a separate page.</i>	Respondents' reaction if assisted to build in their rural villages	
		Extremely motivated	
		Fairly motivated	
		Somewhat motivated	
		Fairly not motivated	
		Extremely not motivated	
13	In case of big events such as wedding or death, does your culture requires ceremonies conducted at (select)		
		Rural traditional house	1
		Urban house	2

SECTION D: TRADITION AND MODERNISATION
(Heads of Households and Respondents 31-55)

SECTION D: TRADITION AND MODERNISATION
(Heads of Households and Respondents 31-55)

14	HOUSEHOLD DUAL RESPONSIBILITIES (MAINTAINING TRADITIONAL HOUSE AND URBAN HOUSE) <i>(READ the list and circle only ONE answer for each question)</i>			
	Types of traditional assets			
	Do you have the following at your place of origin?	Yes	No	
	a. Traditional house/homestead in rural area	1	2	
	b. Cattle,	1	2	
	c. Goats,	1	2	
	d. Donkeys,	1	2	
	e. Chickens,	1	2	
	f. Mahangu field	1	2	
	g. All of the above	1	2	
	h. None of the above	1	2	
	i. Other (specified)	1	2	
15	Value of rural property			
	How many of the following do you have?	Large and small livestock	Number	
			No	
		a. Cattle		1
		b. Goats		2
		c. Donkeys		3
		d. Horses		4
	e. None		5	
16	How do you sustain your traditional homestead? <i>NB: Ask the respondent to explain more about his or her reasons. Use a separate page.</i>	Sustenance of traditional homestead		
			Code	
		a. Send remittances monthly		1
		b. Send remittance quarterly		2
		c. Send remittances biannually		3
		d. Send remittances annually		4
	e. Send remittances on demand			
	e. Sell some livestock		5	

SECTION D: TRADITION AND MODERNISATION (Heads of Households and Respondents 31-55)			
		f. Any other way (specify)	6
17	Who takes care of your traditional house and your livestock in rural areas?	Caretakers of migrants rural houses	
		a. Relatives	1
		b. Brothers	2
		c. Sisters	3
		d. Wife and children	4
		e. Husband and children	5
		f. Sons and daughters	6
		g. Paid domestic workers	
	f. Do not	7	
18	Characteristics and value of your traditional house		
		Yes	No
	Concrete structure	1	2
	Concrete structure >3 rooms surrounded by 5 -20 huts, some steel rooms, livestock kraals and mahangu barns	1	2
	Concrete structure >3 rooms surrounded by more than 20 huts, some steel rooms, livestock kraals and mahangu barns	1	2
	Concrete structure >3 rooms, some steel rooms and livestock kraals	1	
	Traditional homestead with huts and livestock cattle kraals	1	2
	Traditional homestead with huts only	1	2
Not applicable	1	2	
19	Apart from the traditional house, do you also have other assets such as:		
		Yes	No
	Communal farm	1	2
	Commercial farm	1	2
	Cattle post	1	2

Assets in Windhoek

20 What assets do you have in this household (Windhoek)?	Quantities	Yes	No
(a) House		1	2
(b) Car		1	2
(c) Beds (Specify)		1	2
(d) TV		1	2
(e) Radio		1	2
(f) Cell phone		1	2

(g) Shebeen		1	2
(h) Stall		1	2
(i) Other (specify)		1	2

SECTION E: CURRENT AND FUTURE RELATIONSHIPS BETWEEN THE YOUTH AND THE TRADITIONS
(Youth 18-30)

21	Read these questions to the respondent and circle (1) for “Yes” and (2) for “No”. NB: For each question ask the respondent to explain more. Use a separate note paper to write down information from the respondent.		
		Yes	No
	(a) Are you interested in having a traditional homestead like your parents?	1	2
	(b) Are you prepared to inherit your parents’ traditional house and livestock and invest in them?		
	(c) Do you prefer your future house to be in urban areas?	1	2
	(d) Do you prefer you future house to be in rural areas	1	2
	(e) Do you want your future house to be a shack in informal settlements	1	2
	(f) Do you prefer your future house to be in Windhoek?	1	2
	(g) Do you prefer your future house to be in a village council	1	2
	(h) Do you prefer your future house to be in municipal councils such as Oshakati, Otjiwarongo, Katima Mulilo, Eenhana, Gobabis, Keetmanshoop, Mariental etc?	1	2
	(i) Do you prefer your future house to be in Walvis Bay and Swakopmund?	1	2
		1	2
		1	2
	9	9	

I have finished my questions. Before we end, is there anything in particular that you would like to add to what you have said or to change?

Do you have any questions that you would like to ask?

<i>Questions</i>	Office use only
1.	
2.	
3.	

Thank you very much for spending this time talking with us. The information you have provided is very valuable and we appreciate you sharing it with us. Just to reiterate, as we have not recorded your family name or address no one can link what you have said to you or this household, so your confidentiality is totally guaranteed.

Goodbye.

APPENDIX D: INTERVIEW SCHEDULE MINISTRY OF REGIONAL GOVERNMENT HOUSING AND RURAL DEVELOPMENT (PERMANENT SECRETARY); REGIONAL COUNCILLORS; CITY COUNCILLORS; NHE CEO; CITY CEO; SHACK DWELLERS FEDERATION

1. Position of the official
2. What do you think are pull factors for migrants to urban areas?
3. What do you think are the push factors for people to migrate to cities and towns?
4. Do you assume that migrants living in informal settlements in the fringes of the cities and towns have homesteads in their respective regions of origin?
5. Do you agree that migrants who live in informal settlements are poor and cannot afford formal houses?
6. Do you agree that migrants living in informal settlements are interested in living town life?
7. How do you assess the investment intention of migrants in informal settlement in terms of opportunity cost between investing in rural homestead and urban houses?
8. Do you agree that migrants work for remittances?
9. Why shacks in Windhoek are always extending to un-serviced town land?
10. Do you predict that the next generation will refrain from living in shacks?
11. Do you project that the next generation will refrain from investing in rural property and move to towns?
12. What is the current policy of your organisation to solve the problem shack increase?
13. What are the challenges that your organisation is faced with in providing formal houses to rural-urban migrants?

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