

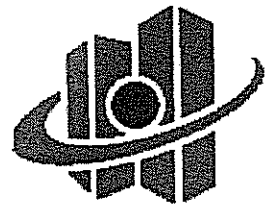
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**LONG-RANGE PHYSICAL
STRUCTURE PLAN FOR RUNDU**

**HOUSEHOLD SURVEY
REPORT**

Prepared By

**URBAN DYNAMICS AFRICA
TOWN AND REGIONAL PLANNERS**



for



LUX-DEVELOPMENT

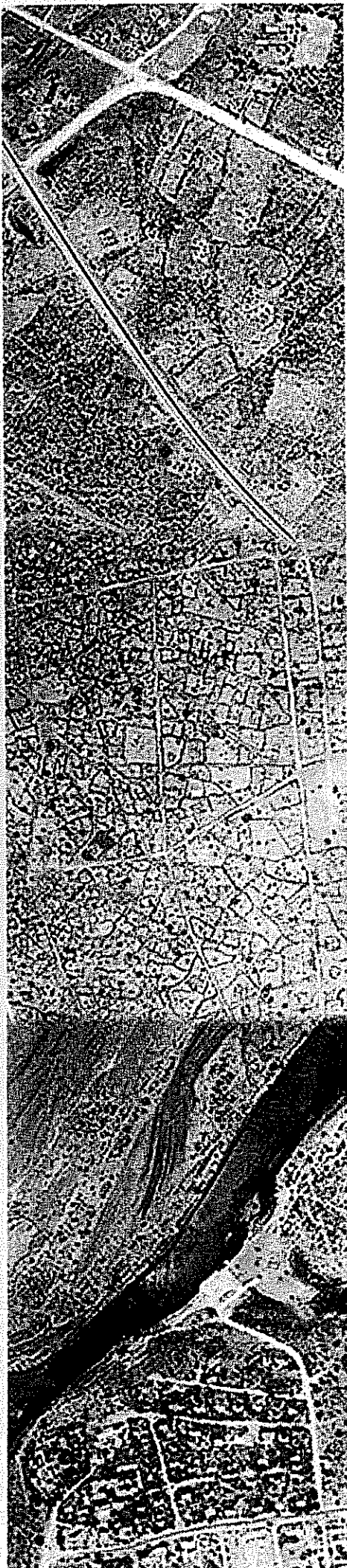
Acting in co-operation with the

**MINISTRY OF REGIONAL AND
LOCAL GOVERNMENT AND
HOUSING**

and

RUNDU TOWN COUNCIL

**DRAFT
30 June
1999**



Cover Note: The cover collage is made up of three aerial photographs taken near the end of 1998 and show three typical residential area forms. From top to bottom: Semi-rural area at Kasote in the far west, dense informal settlement in Kehemu, one of the *eastern* areas, and part of the wealthier, formal area of Tutungeni, in the *central* part of Rundu.

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SECTION 1: INTRODUCTION AND NOTABLE FINDINGS

1.1. INTRODUCTION

Rundu is one of the largest towns in northern Namibia, comparable in size of population to a town such as Walvis Bay. It is by far the largest town in the Okavango Region (arguably the only town) and is growing rapidly. Rundu fulfils important administrative, education and health functions for the region, and is also of strategic economic importance, being found along the Trans-Caprivi trade route linking Windhoek and Walvis Bay with Zambia, Zimbabwe, Botswana and other countries to the north and east.

It is against this background that a Structure Plan for Rundu is being prepared. This demographic and socio-economic study has been carried out in order to provide the necessary statistical data to support the preparation of the plan.

In order to reach the set objectives for the study this report reviews population growth and projections, demographic and socio-economic characteristics of the population, in-migration, housing patterns and demand for housing. It serves to provide a broad profile of the population and the conditions under which they live. It also serves to identify some of the main issues that need to be addressed by the local authority to promote the general health and welfare of the population.

The majority of the information is derived from a household survey conducted by Urban Dynamics Africa during January and February 1999. Twenty percent of households within the town boundaries of Rundu were visited and interviews conducted. Some 43 fieldworkers and team leaders from the area, many with previous survey experience, conducted these interviews after passing an intensive training and selection process. Follow-up research was conducted with regard to the institutionally housed population (hostels, nursing homes etc). Finally, data from previous surveys in Rundu and Okavango, as well as surveys from other Namibian towns, were used for comparison purposes.

Both the questionnaire used and the format of the report follow the same broad structure as was used in similar exercises in Windhoek and Walvis Bay. This deliberate strategy makes possible the easy comparison of results.

To facilitate simplicity and ease of comparison within Rundu, the town was divided into four main areas or units of analysis. The plan following shows the different areas. The division was done on the basis of geographical area and homogeneity of urban form. This modus operandi allows for logical comparison and highlights differences in the various areas. It also assists in identifying area specific problems for which appropriate solutions can be designed. This enables one to move away from an unstructured approach to one where solutions are designed for specific problems and circumstances.

The following plan provides a visual image of the four areas to be used as analysis categories. The categories consist of the following areas.

<i>Rundu Central:</i>	Consists of the formal central area of Rundu – the 'old town'. Areas include Tutungeni, Nkarapamwe and Safari.
<i>Rundu West:</i>	Consists of the western areas, including the whole of Sauyemwa and extending as far as the semi-rural areas of Kasote and Ngwa-Ngwa.
<i>Rundu South:</i>	Consist of the whole of Ndama and includes Donkerhoek and the settlements along the main road to Grootfontein.
<i>Rundu East:</i>	Consists of Kehemu, Kaisosi, the communities living at the Kaisosi Agricultural Scheme, and part of the settlement near the Vungu-Vungu Agricultural Project that falls within the townlands of Rundu.

These divisions are used as analysis categories throughout the Report.

1.2. NOTABLE FINDINGS FROM THE SURVEY

To put the findings contained in this volume into perspective and to afford easy reference, the following is a summary of the results of the survey.

1.2.1. Population Size and Growth

- The 1999 population of Rundu is estimated at 43 789 people, up from an estimated 29 890 in 1991.
- The current estimated annual growth rate of Rundu is a moderately high 4.88% but there appears to have been a decrease in the growth rate since 1981.
- If similar patterns continue, it is projected that the population of Rundu will grow from the current 43 789 to 45 894 in 2000, to 58 240 by 2005, to 73 907 by 2010 and to 119 018 by the year 2020.
- The population of Rundu would therefore double within 15 years.

1.2.2. Demographic Profile

- The age and sex distribution of the population is similar to many urban areas in the northern parts of Namibia. The sex distribution is slightly dominated by females with 49.1% males and 50.9% females. This tendency can partly be ascribed to the greater proportion of males migrating to the southern and central areas of Namibia in search of employment opportunities.
- The average age of the Rundu population is a relatively young 21, with the median age being only 17.
- Average household size in Rundu is 5.81 people per household.

- Kwangali is the most common language (40.5%).
- Household composition figures indicate not only high numbers of children but also the high numbers of other relatives staying with households in Rundu (17.7% of household members). These individuals are often work seekers or students.
- Existing households in Rundu serve as a reception system for relatives from the rural areas who migrate to town.

1.2.3. Socio-Economic Profile

- Only 35.2% of the population are employed.
- Levels of unemployment are the highest in *Rundu West* where some 25.6% of persons over the age of 15 admitted to being unemployed.
- In the distribution of occupational categories, unqualified and unwaged workers form the biggest groups amongst those with work. They make up approximately 10% each.
- More than three times as many workers surveyed work for the government service (649) than the next most common category, retail and trade (206). The fate of many workers and the town in general is highly dependent on government expenditure.

1.2.4. Household Income and Expenditure

- For Rundu as a whole, the median household income category is N\$ 600 to N\$ 800.
- The most common category is N\$ 0 to N\$ 200, giving an indication of just how poor the community is.
- The *Central Area* is generally better off than the outer areas, and amongst the latter group, the *Southern Area* has more households in the higher income categories.

1.2.5. Migration

- 24% of the current Rundu population has migrated to Rundu within the past 10 years.
- 3% of the current population has been residing in Rundu for less than one year.
- By far the most common reason for migration to Rundu was in search of employment and better business opportunities (52.5%).
- The main sources of migrants to Rundu over the past 10 years were the rural hinterland of the Okavango Region, followed by 'other African states', the four 'O-regions' and then Caprivi.

- Of those who have core family members living elsewhere in the country, only 14.5% indicated that they intend to bring them to Rundu in due course.
- They mainly need bigger (more appropriate) houses (29.6%) or need to wait for children to complete schooling (37%) before they will bring the rest of their family members to Rundu.
- Approximately 7% of respondents indicated that they did not intend to settle permanently in Rundu.

1.2.6. Housing Conditions, Demand and Affordability

- The majority of housing stock in Rundu is either of the traditional or informal type, with only 21.8% of households surveyed staying in a conventional brick dwelling.
- There is a moderate level of overcrowding in Rundu where on average 1.95 people occupy each habitable room. Overcrowding is considered acute where 3 or more share a room.
- Residents in Rundu who require housing have declared a willingness to pay an average of \$489 per month for a house or an erf.
- Most people in all areas would prefer to purchase a house rather than the alternative of renting (76% vs. 24%). However the renting option was more popular than expected and in the *Rundu South Area*, 29.9% of the respondents indicated a preference for rented accommodation.
- Faced with a list of housing choices, a significant number of Rundu residents chose three (47.7%) and two (20.8%) bedroom houses as a preferred option, even though these are well outside their range of affordability. Fourteen percent of respondents however opted for an un-built erf with various levels of service infrastructure.
- Levels of affordability in Rundu are low. Only 37% of all households surveyed have sufficient household income to afford payments on a \$20 000 (15m²) core house.

SECTION 2: POPULATION GROWTH AND PROJECTIONS

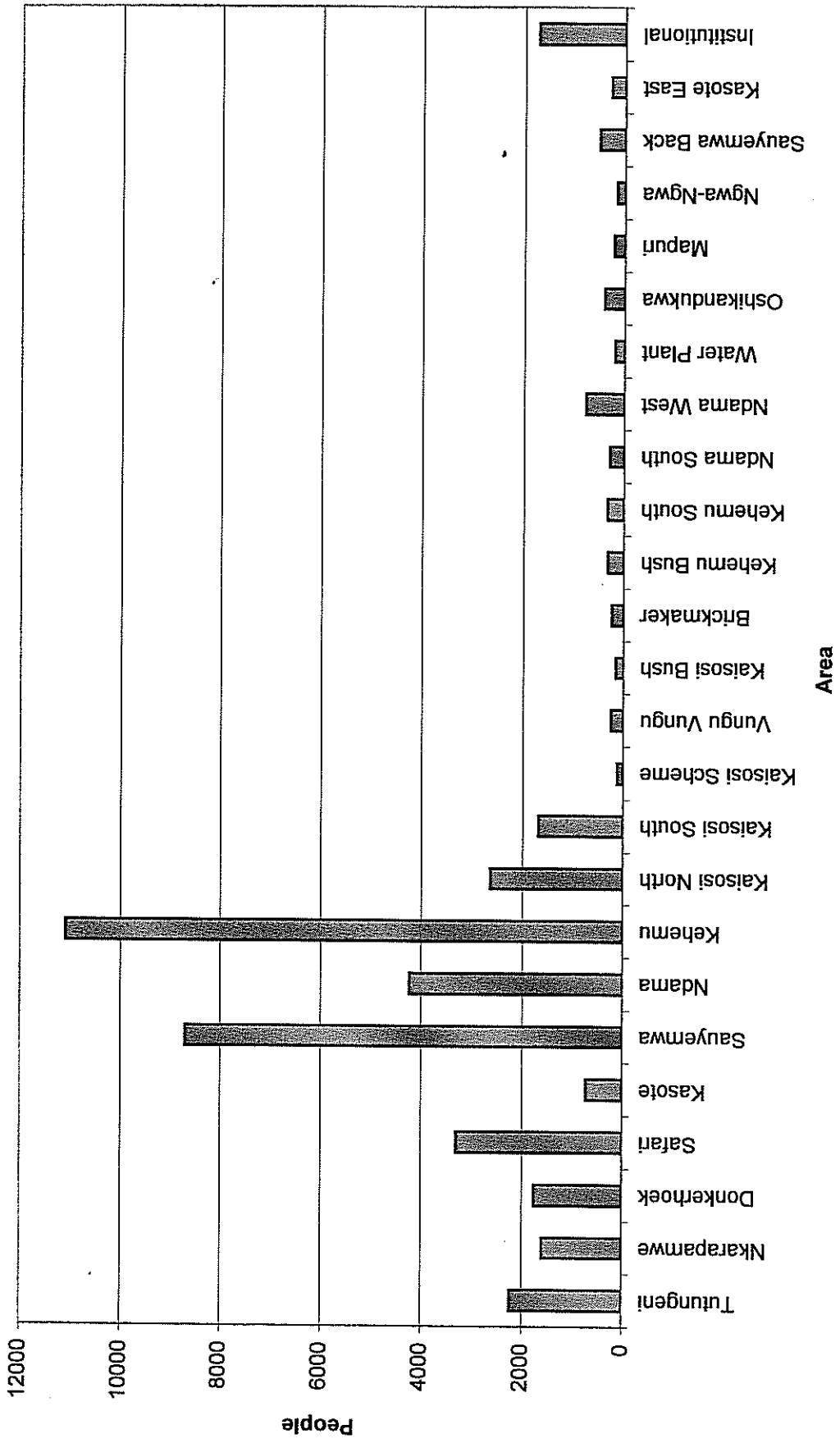
2.1. POPULATION SIZE AND GROWTH

An essential input to the structure planning process is to have an accurate assessment of the characteristics of the population for whom one is planning and to have a good idea of how these variables will change over the next 20 years.

The table and graph below reflects the findings of the study in terms of the current population size of Rundu. Data is provided for each enumeration area as defined or demarcated in the map of Rundu shown in Section 1.

EA No.	1 Area	Households		Individuals	
		#	%	#	%
1	Tutungeni	475	6.56%	2230	5.09%
2	Nkarapamwe	220	3.04%	1595	3.64%
3	Donkerhoek	350	4.83%	1755	4.01%
4	Safari	545	7.53%	3300	7.54%
5	Kasote	115	1.59%	720	1.64%
6	Sauyemwa	1410	19.48%	8695	19.86%
7	Ndama	795	10.98%	4230	9.66%
8	Kehemu	2145	29.63%	11090	25.33%
9	Kaisosi North	385	5.32%	2630	6.01%
10	Kaisosi South	220	3.04%	1680	3.84%
11	Kaisosi Scheme	30	0.41%	120	0.27%
12	Vungu Vungu	35	0.48%	245	0.56%
13	Kaisosi Bush	25	0.35%	150	0.34%
14	Brickmaker	30	0.41%	230	0.53%
15	Kehemu Bush	40	0.55%	315	0.72%
16	Kehemu South	50	0.69%	320	0.73%
17	Ndama South	35	0.48%	280	0.64%
18	Ndama West	110	1.52%	760	1.74%
19	Water Plant	30	0.41%	185	0.42%
20	Oshikandukwa	55	0.76%	395	0.90%
21	Mapuri	20	0.28%	210	0.48%
22	Ngwa-Ngwa	30	0.41%	160	0.37%
23	Sauyemwa Back	60	0.83%	500	1.14%
24	Kasote East	30	0.41%	270	0.62%
	Institutional	0	0.00%	1724	3.94%
	Total	7240	100.00%	43789	100.00%

Figure 6.1: Population by Enumeration Area



The table below shows the numbers living in each of the areas as demarcated in this document.

Area	Households		Individuals	
	#	%	#	%
Central	1240	17.13%	7125	16.27%
West	1645	22.72%	10345	23.62%
South	1445	19.95%	8135	18.58%
East	2910	40.19%	16460	37.60%
Institutional	0	0.00%	1724	3.94%
Total	7240	100.00%	43789	100.00%

As shown in the tables, the current population of Rundu is estimated at 43 789 people.

2.2. POPULATION PROJECTIONS

2.2.1 Background

In order to plan effectively for the flow of urban migrants, it is extremely important for planners to have an indication of the future growth of the population. Only then can they effectively plan for the provision of land and services.

In this section, we discuss some general population trends and then look at growth in Namibia and the Okavango Region. We then look at growth trends in Rundu and discuss some of the factors which may have an influence on future numbers of residents.

Underlying any projections on future population are a few global trends on urbanisation. Around the world, it has been observed that as countries develop, so their populations move from a predominantly rural distribution to an urbanised one. This process occurs in response to a number of 'push' and 'pull' factors – pushing people off the land and pulling them toward the cities.

In industrialising Europe, a massive demand for labour to man the factories was created in the cities, while increasing mechanisation of farming meant that fewer labourers were required in rural areas. Both forces were present and the process of urbanisation occurred over a period spanning two centuries.

Urbanisation in Africa has been characterised by a far greater 'push' factor than a 'pull' factor. Improvements in health standards has resulted in reduced infant mortality and increased life expectancy. Birth rates have either not followed this trend downwards, or have only done so after a delay

of many years, resulting in the rapid population expansion in rural areas. This pressure on the land creates a strong 'push' effect.

The demand for labour in African cities has not materialised to the same extent as in the First World example mentioned above, and many of these new migrants find themselves unemployed in the cities. Nevertheless, the perception of a better life to be had in the cities remains. The second major difference has been the speed with which the urbanisation process has advanced, taking mere decades to occur. The characteristic S-shape of the urbanisation curve remains the same however. Here we refer to slow initial rate of movement to cities, accelerating as the country moves from being 20% to 50% urbanised, whereafter the process decelerates.

The current level of urbanisation in Namibia is approximately 32% compared with 80% in many developed countries and an estimated 58% in South Africa. According to the trend described, Namibian urban areas, especially the ones perceived to offer superior job opportunities, can expect many years of rapid growth due to migration before the growth rate will decline significantly. It can be expected that the population will grow at increasing rates over the next few years. The low levels of urbanism in Namibia and increased rates of urbanisation throughout the country will support this tendency.

As the only town in the Okavango Region and a main administrative centre, Rundu is the first choice of settlement of many rural to urban migrants. Motivated by a perception of job opportunities, and by the 'bright lights of the city', Rundu is a logical destination for job seekers in the region as well as from across the river in Angola.

While migration swells a town's numbers, it should still be remembered that two of the longer-term characteristics of urbanisation and urban population are a drop in fertility rates and lower rates of natural growth.

2.2.2 Rundu

The growth in the population of Rundu is rather difficult to trace. The supply of data with which to compare the findings of this survey is rather limited. Census information for the northern areas of Namibia prior to 1981 needs to be treated with a degree of caution. This increases our reliance on the 1981 and 1991 counts.

If we look at the population of the Okavango Census District (corresponds with the region), we see that numbers have grown as follows:

Year	Population
1970	54846
1981	105690
1991	136219

The intercensal growth rates for the region were 5.8% for 1970-81, slowing to 2.5% between 1981 and 1991.

A similar pattern has been witnessed in Rundu itself, where the following figures have been obtained:

Year	Population
1981	12307
1991	29890
1999	43789

Growth slowed from 9.28% per annum between 1981 and 1991 to 4.88% from 1991 to 1999. These figures also show us that in 1981, 11.6% of Okavango's population lived in Rundu, while in 1991 this figure had risen to 21.9%, thus emphasising the effect of rural-urban migration.

If growth continues at the same rate as it has during the 90's, the population of Rundu will grow as follows:

RUNDU POPULATION GROWTH PROJECTION		
Year	Population	Growth
1981	12,307	9.280%
1982	13,449	
1983	14,697	
1984	16,061	
1985	17,552	
1986	19,180	
1987	20,960	
1988	22,905	
1989	25,031	
1990	27,354	
1991	29,890	4.880%
1992	31,349	
1993	32,878	
1994	34,483	
1995	36,166	
1996	37,931	
1997	39,782	
1998	41,723	
1999	43,759	
2000	45,894	
2001	48,134	
2002	50,483	
2003	52,947	
2004	55,530	
2005	58,240	
2006	61,082	
2007	64,063	
2008	67,190	
2009	70,468	
2010	73,907	
2011	77,514	
2012	81,297	
2013	85,264	
2014	89,425	
2015	93,789	
2016	98,366	
2017	103,166	
2018	108,200	
2019	113,480	
2020	119,018	

The above scenario makes the assumption that the factors influencing population growth, namely fertility, mortality and migration stay the same as over the preceding period. In the absence of a crystal ball, these figures present our 'best guess' as to how the population might grow. A number of issues however need to be looked at which may influence the above factors.

Fertility

- Slow down in fertility rates

Under a high growth scenario, fertility rates will maintain present patterns (7.1 children per woman: 1991) for much of the period.

Under a low growth scenario, the urban effect on fertility described above takes hold in the short run. Higher levels of education have a marked effect on fertility rates. Shortage of space, availability of family planning materials and information and costs of raising children in an urban setting may also assist this process.

Mortality

- Effects of Aids

HIV/Aids is the most important issue not presently factored into the present growth trends. The Epidemiological Report 1998 of the Ministry of Health and Social Services provides valuable information in this regard. It should be regarded as a somewhat conservative in its reporting, as many cases probably go undetected. Some of the findings include:

- The number of deaths in hospitals for the age group 15-49 has more than doubled from about 2000 in 1995 to more than 4200 in 1998, largely due to AIDS and the HIV related conditions such as tuberculosis, diarrhea and respiratory infections.
- The North-East Health Directorate suffered the second most deaths from HIV/Aids in 1998, increasing some 50.2% over the 1997 figure.
- Some 17% (compared to 34% in Oshakati) of pregnant women in Rundu are infected, thereby risking passing the condition on to infants.

The report states that AIDS will not stop population growth, nor cause it to fall. It will however slow the rate of growth and alter the structure of the population.

Migration

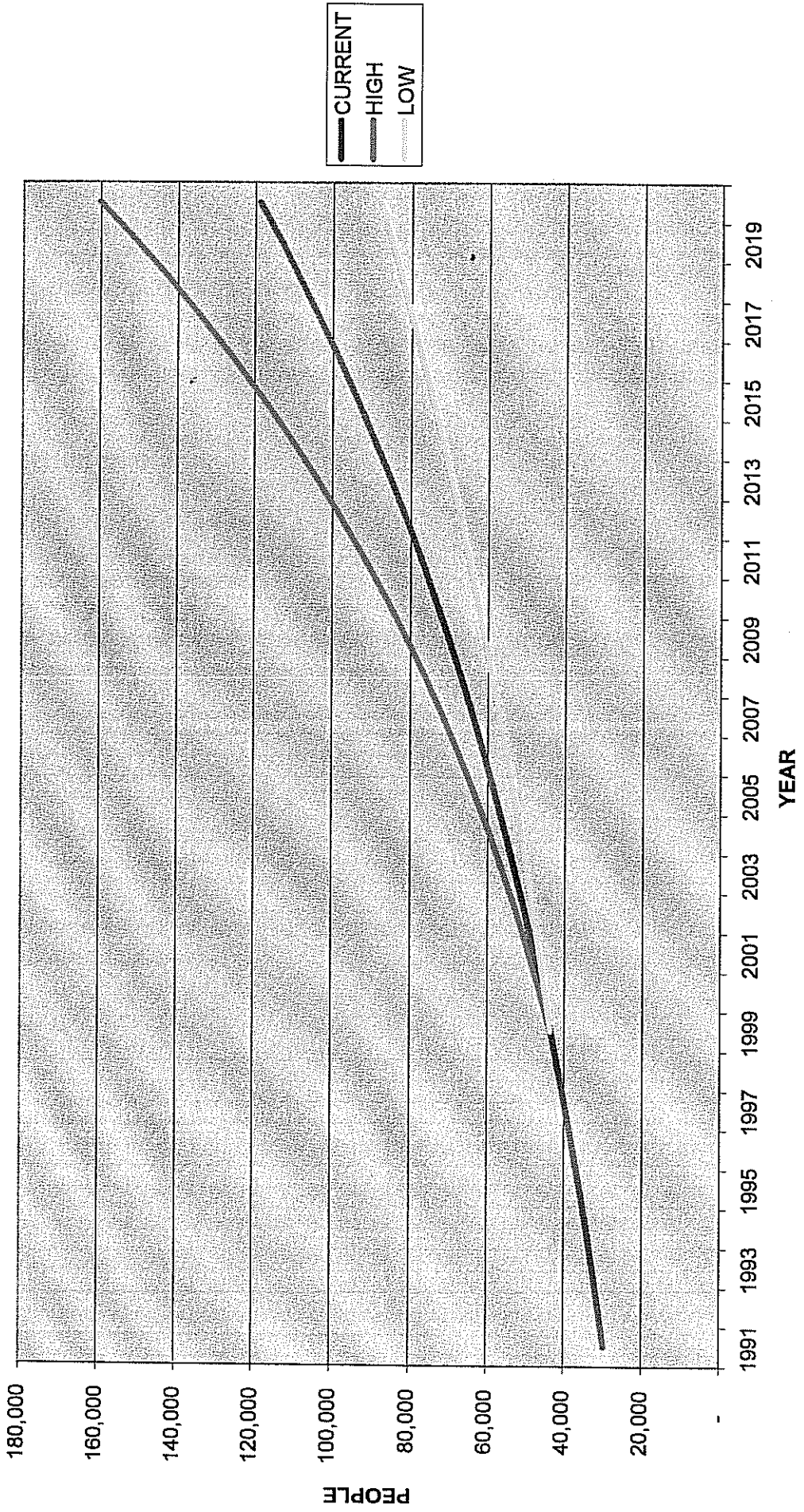
The factors influencing migration are complex and in some cases fairly unpredictable. Rural development programs launched by the government with donor support for example may assist in keeping the population on the land or may indeed have the opposite effect in providing the catalyst needed for individuals to make the migration to town. Some minimum level of resources is normally required before such a move is contemplated.

- Education has an enormous effect on urban migration trends. As educational standards improve in the most remote areas, awareness and aspirations develop which cannot be satisfied in a rural subsistence economy.
- As communal farming areas become more crowded and heavily stocked, pressure to migrate to urban areas also increases. This process is exacerbated by periods of drought. In the Okavango Region however, land pressure is not as acute as in other communal areas.
- In many towns where large number of migrant workers are present there is a large potential for in-migration as workers start to re-settle their families with them. This is not the case in Rundu where in-migrant families are already fairly complete.
- Rundu has not achieved the critical mass of Windhoek or Walvis Bay and employment opportunities are severely limited. The extent to which Rundu is by-passed as an urban destination will have a profound effect on its growth.
- Finally the situation in Angola will also affect Rundu's growth. Should peace and economic advancement commence, a significant proportion of the Rundu population may opt to return. If on the other hand matters become more unstable in the southern part of the country, massive in-migration may occur.

Based on the above considerations we estimate that growth over the next twenty years may fall up to 1.5% on either side of existing rates, so forming the three variants in the projection of the population from 1999-2020 shown in the table and graph below.

YEAR	POPULATION		
	Current	High	Low
1991	29,890	29,890	29,890
1992	31,349	31,797	30,900
1993	32,878	33,826	31,945
1994	34,483	35,984	33,024
1995	36,166	38,279	34,141
1996	37,931	40,722	35,295
1997	39,782	43,320	36,488
1998	41,723	46,084	37,721
1999	43,759	49,024	38,996
2000	45,894	52,151	40,314
2001	48,134	55,479	41,676
2002	50,483	59,018	43,085
2003	52,947	62,784	44,541
2004	55,530	66,789	46,047
2005	58,240	71,050	47,603
2006	61,082	75,583	49,212
2007	64,063	80,405	50,876
2008	67,190	85,535	52,595
2009	70,468	90,993	54,373
2010	73,907	96,798	56,211
2011	77,514	102,974	58,111
2012	81,297	109,543	60,075
2013	85,264	116,532	62,105
2014	89,425	123,967	64,205
2015	93,789	131,876	66,375
2016	98,366	140,290	68,618
2017	103,166	149,240	70,937
2018	108,200	158,762	73,335
2019	113,480	168,891	75,814
2020	119,018	179,666	78,376

RUNDU POPULATION PROJECTIONS



SECTION 3: DEMOGRAPHIC PROFILE

3.1. INTRODUCTION

In order to understand current and future erf and service demand patterns, it is necessary to establish the demographic profile of the target community. This is the case especially where the demographic profile is "abnormal" due to peculiar migration and employment patterns.

This section will review the age structure and sexual composition of the population, household size, home language and household composition.

3.2. AGE STRUCTURE

The average age of the Rundu population is 21 years with the median age only 17. This indicates a very young population. No significant variation occurs between the different areas.

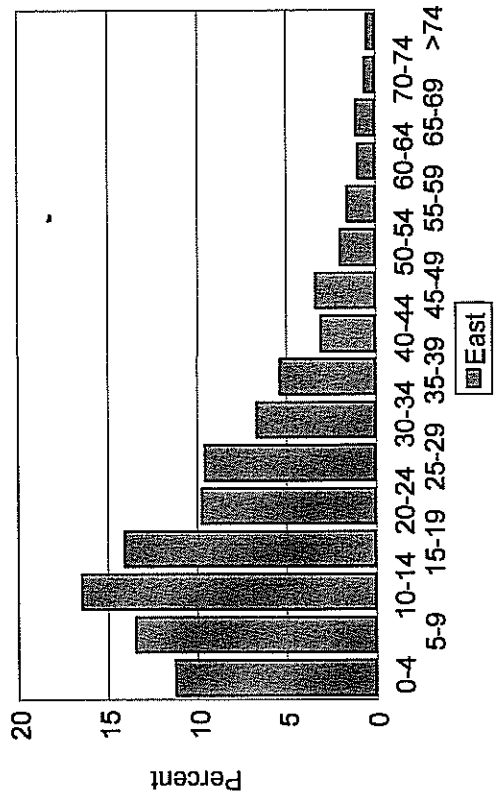
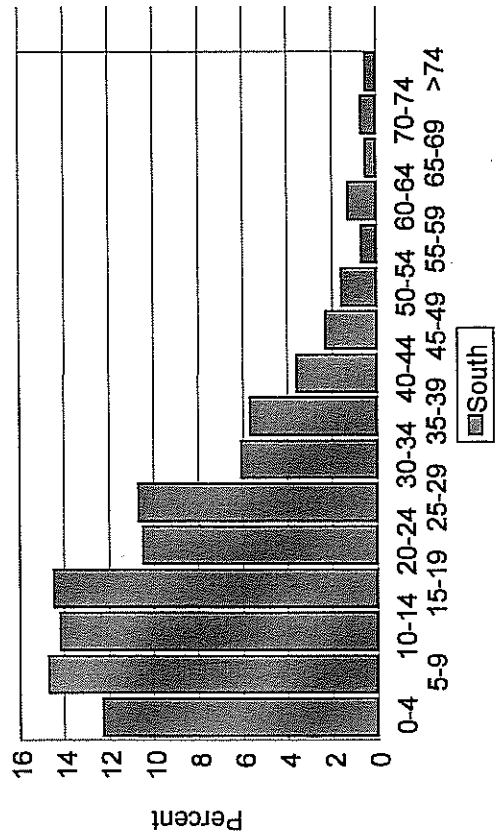
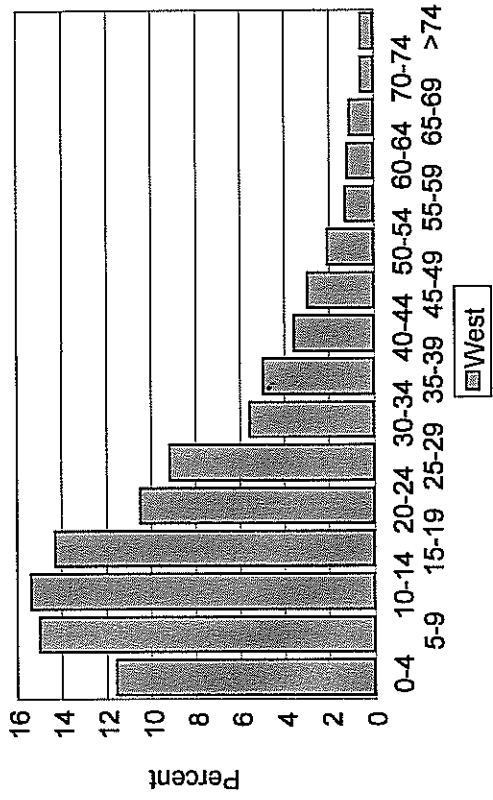
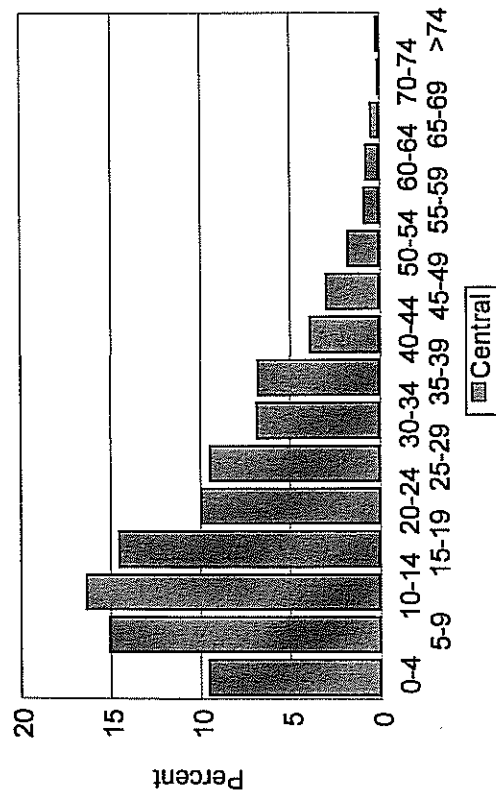
The table below gives an indication of the age distribution of the population by the four areas and for Rundu as a whole.

Average Age by Area					
	Central	West	South	East	Total
Mean	21	21	21	21	21
Median	17	17	18	18	17
Minimum	1	1	1	1	1
Maximum	96	88	86	89	96

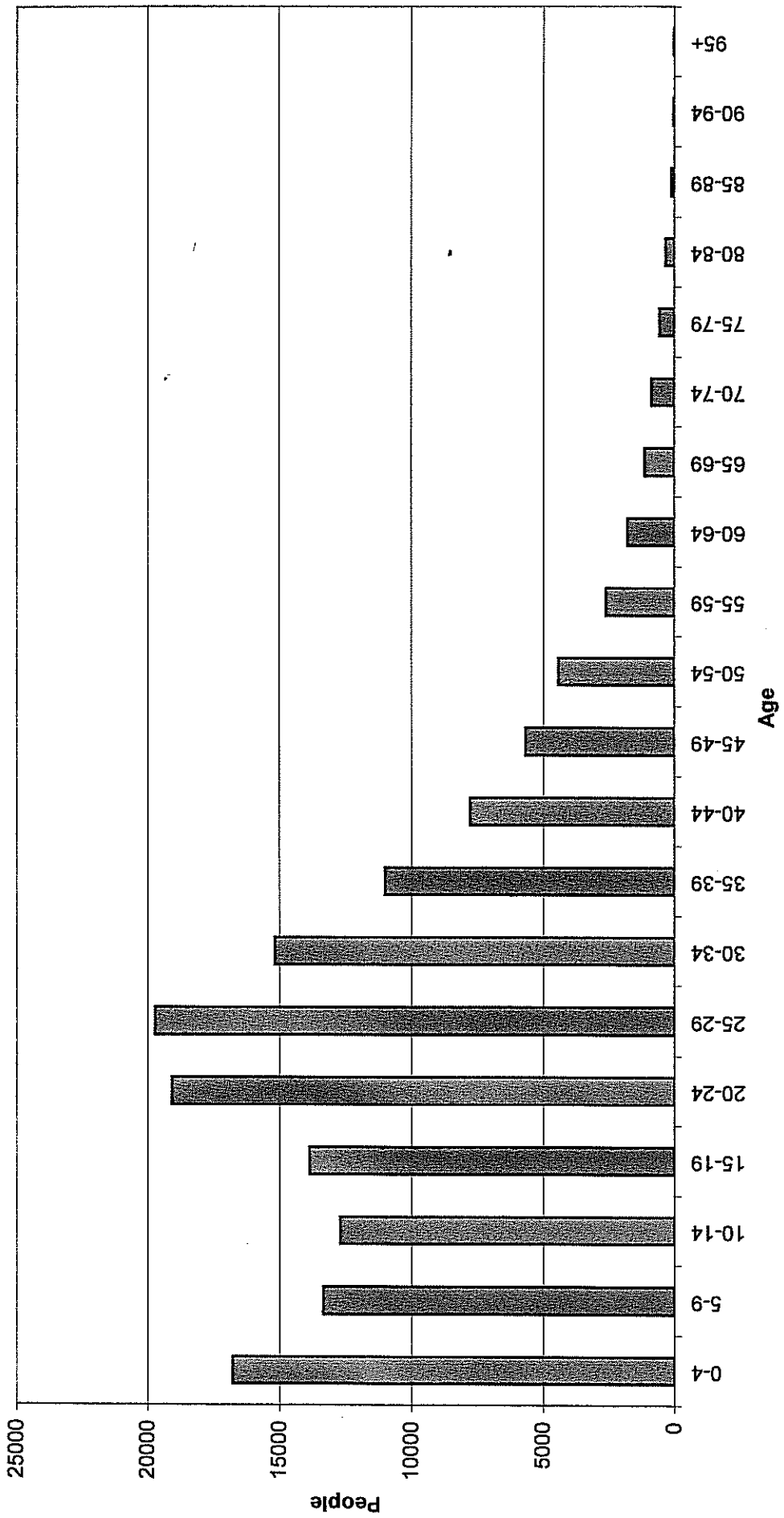
The age composition of the Rundu population is shown in the accompanying graphs and the table below.

Age-Categories by Area										
	Central		West		South		East		Total	
	#	%	#	%	#	%	#	%	#	%
0-4	680	9.6	1200	11.6	925	12.3	1850	11.3	4655	11.3
5-9	1075	15.1	1550	15.0	1110	14.7	2205	13.5	5940	14.4
10-14	1165	16.4	1585	15.4	1070	14.2	2695	16.5	6515	15.8
15-19	1040	14.6	1480	14.3	1090	14.5	2300	14.1	5910	14.3
20-24	710	10.0	1085	10.5	795	10.5	1605	9.8	4195	10.2
25-29	675	9.5	945	9.2	805	10.7	1565	9.6	3990	9.7
30-34	490	6.9	580	5.6	460	6.1	1090	6.7	2620	6.3
35-39	485	6.8	520	5.0	430	5.7	890	5.4	2325	5.6
40-44	275	3.9	370	3.6	275	3.6	510	3.1	1430	3.5
45-49	215	3.0	305	3.0	175	2.3	550	3.4	1245	3.0
50-54	125	1.8	215	2.1	120	1.6	320	2.0	780	1.9
55-59	65	.9	130	1.3	55	.7	255	1.6	505	1.2
60-64	55	.8	125	1.2	100	1.3	160	1.0	440	1.1
65-69	35	.5	110	1.1	40	.5	175	1.1	360	.9
70-74	5	.1	60	.6	50	.7	95	.6	210	.5
>74	15	.2	60	.6	40	.5	85	.5	200	.5
Total	7110	100.0	10320	100.0	7540	100.0	16350	100.0	41320	100.0

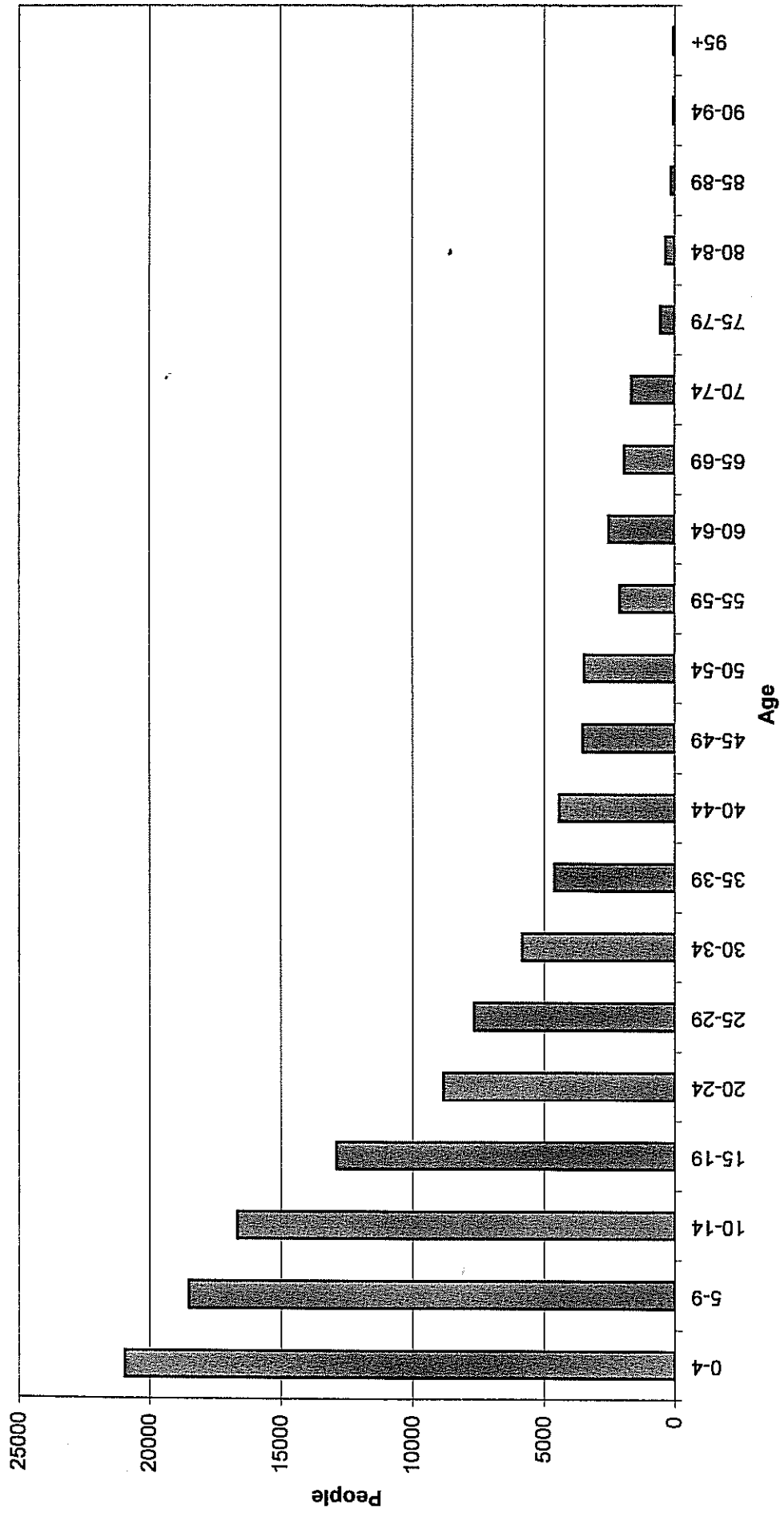
Age Distribution of Four Areas



Windhoek



Kavango Rural



The age distribution of Rundu differs from both typical urban and rural populations in less developed countries. To demonstrate this, we have included charts of the Windhoek and Okavango-Rural populations of 1991 as representatives of urban and rural age structures respectively. The rural areas' role as feeders of working age persons to urban areas can clearly be seen.

When the charts of Rundu are viewed as population pyramids (turn graph sideways), they show the broad base and narrow 'shoulders' characteristic of under developed but rapidly growing areas. The economically productive 20 to 50 year age groups are under represented, indicating out-migration to the employment centres in parts of Namibia to the south.

Interestingly, the 0-4 and 5-9 groups are not the most populous. The numbers of scholars and students residing in Rundu exaggerate the categories found between the 5 and 19. Little variation from these trends occurs between the four areas.

3.3 SEX DISTRIBUTION

The sex distribution for the total Rundu population indicates a slight predominance of females, with 95.8 males per 100 females. Windhoek for example has 109.2 males per 100 females in the population).

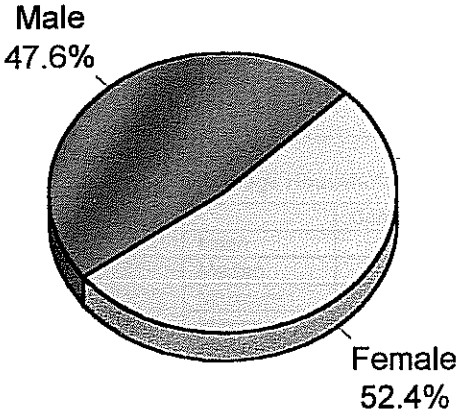
Sex by Area	Central	West	South	East	Total
	%	%	%	%	%
Male	47.6	50.3	50.0	48.6	49.1
Female	52.4	49.7	50.0	51.4	50.9
Total	100.0	100.0	100.0	100.0	100.0

The Okavango Region as a whole has a greater female predominance (64839 males to 71380 females or 90.8 males per 100 females: 1991 Census) than Rundu. This imbalance, seen relative to a national ratio of 94.8/100, can partly be explained by the greater numbers of males who migrate to the central and southern areas, particularly the cities, in search of work. A shorter life expectancy for males is also a factor.

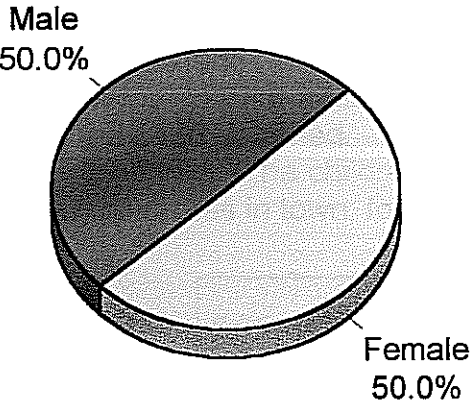
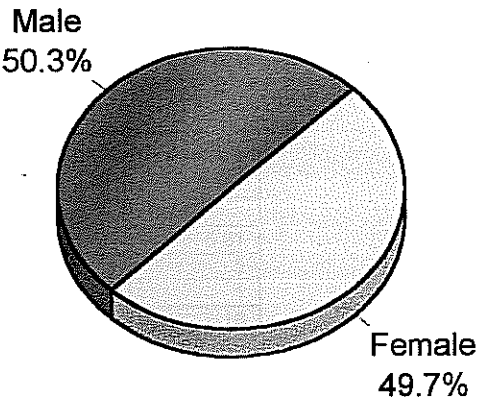
In Rundu, the ratio of sexes is more balanced than in the outlying areas of Okavango caused to a large extent by males moving to the town from the rural hinterland, not only for employment purposes, but also to make use of the educational facilities. In other words, general out-migration of males from Okavango is balanced to a large extent by in-migration to the local area of Rundu.

Sex distribution for Four Areas

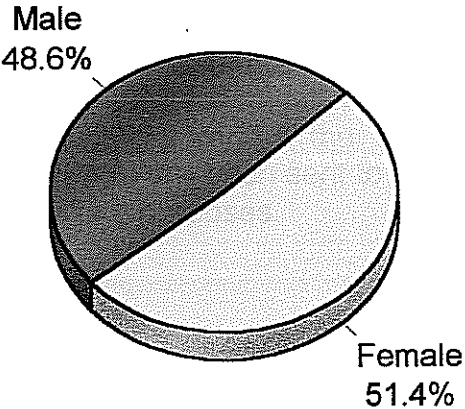
Rundu Central



Rundu West



Rundu South



Rundu East

3.4 HOUSEHOLD SIZE AND COMPOSITION

The following tables/figures depict the household size for the four analysis areas and for Rundu as a whole. The mean household size of Rundu is a fairly high 5.81 persons while the median drops to 5 for the *Southern* and *Eastern Areas*.

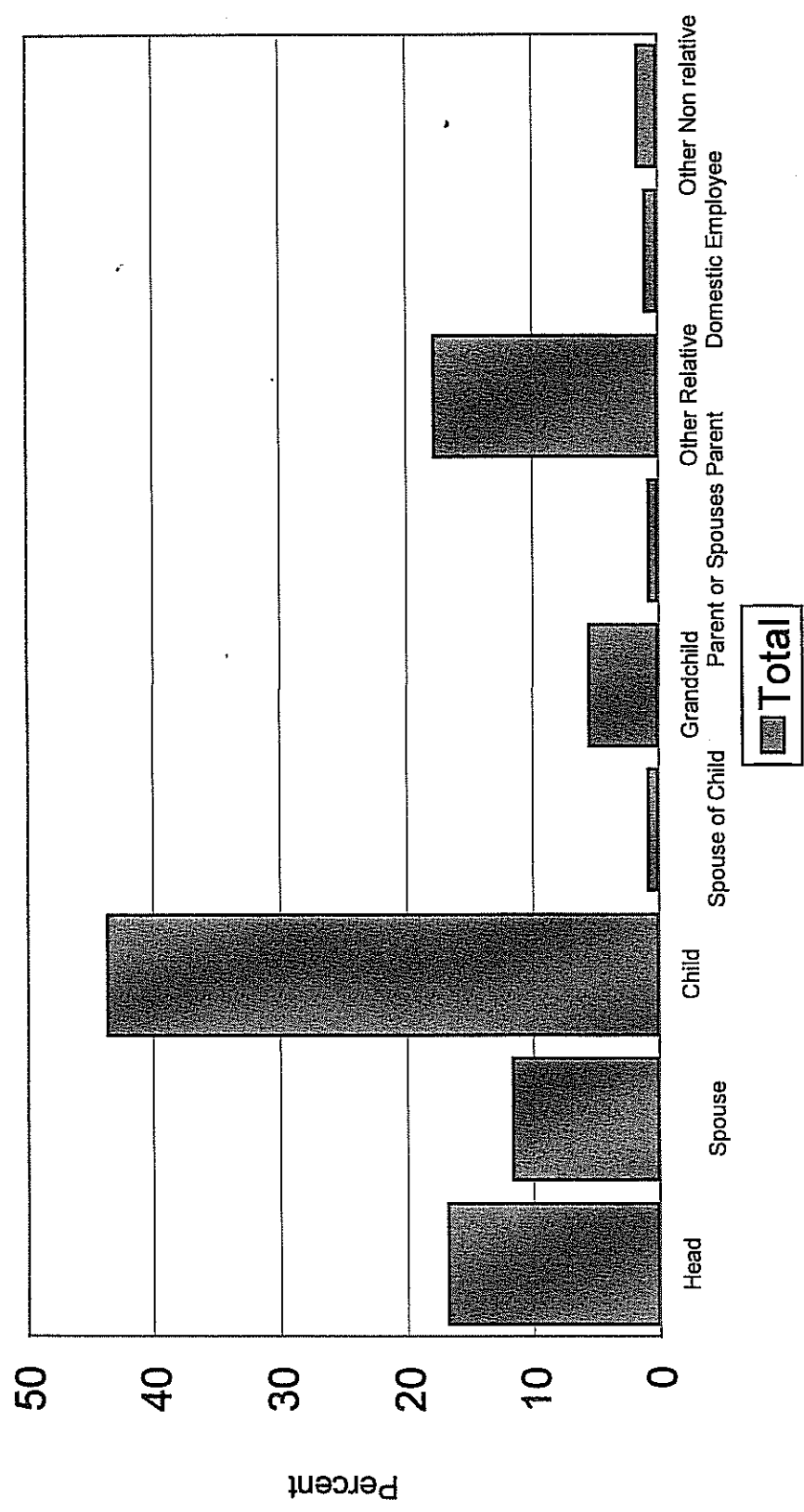
By comparison, the mean household size for Windhoek in 1995 was 4,069 people per household. In both cases a household was defined as a group of people who normally prepare food and eat together.

Average Household Size by Area					
	Central	West	South	East	Total
Mean	5.75	6.30	5.60	5.66	5.81
Median	6	6	5	5	5
Minimum	1	1	1	1	1
Maximum	15	18	17	18	18

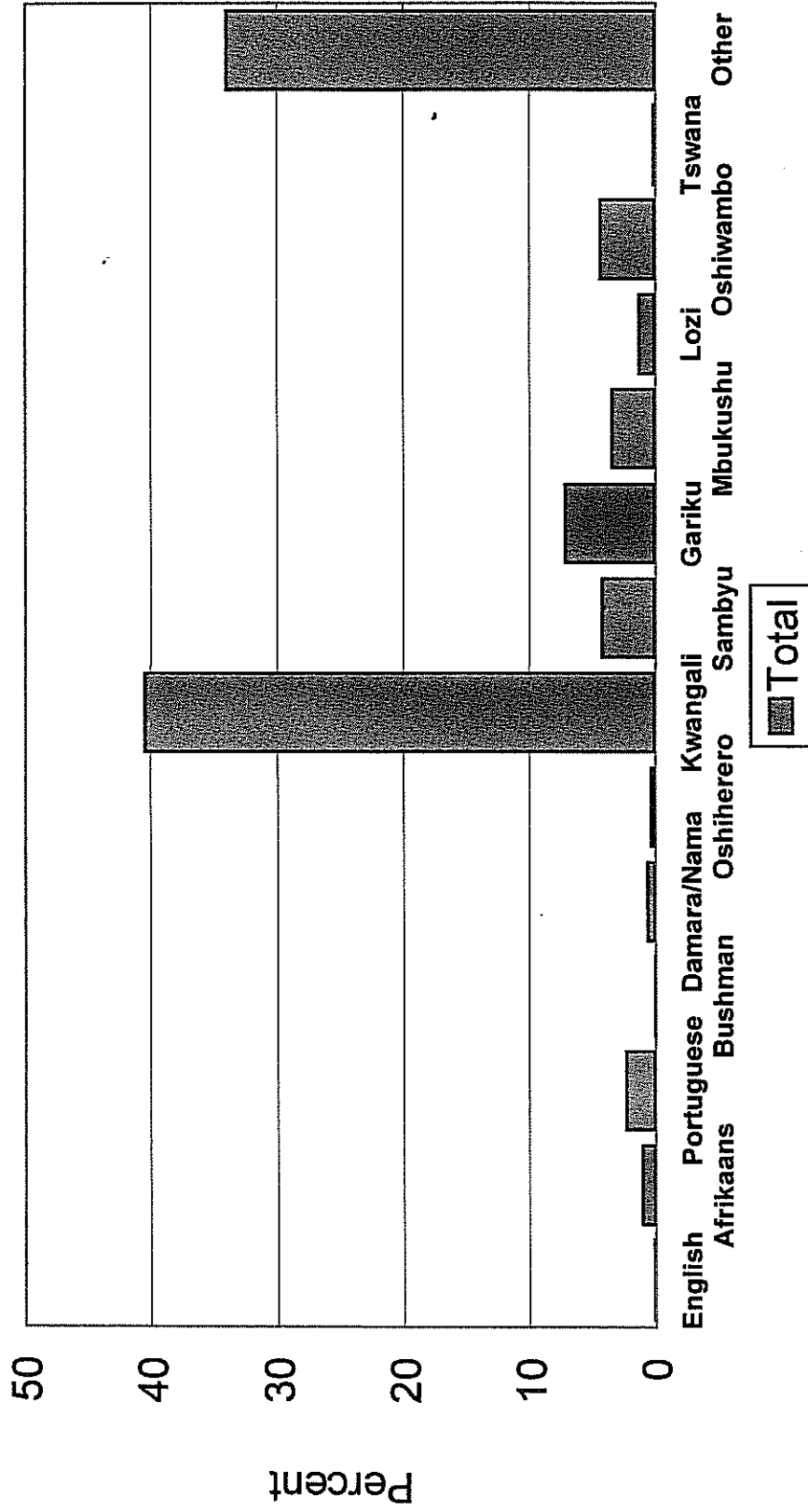
The Rundu figures are boosted by the large number of other relatives and grand children staying with households. Households, as may be seen in the following table extend well beyond the nuclear family (see table and graph below). Children do not necessarily form their own households after school-leaving age has been reached. They often bring up their own children in the same household. The children of relatives living outside Rundu are often sent to stay with families in town, for education or employment seeking purposes.

Relationship to Household Head by Area	Central	West	South	East	Total
	%	%	%	%	%
Head	17.1	15.5	18.7	17.3	17.1
Spouse	11.0	10.9	11.6	12.4	11.7
Child	44.6	45.0	40.6	43.6	43.6
Spouse of Child	.2	1.0	.8	1.2	.9
Grandchild	3.4	5.8	4.4	7.0	5.6
Parent or Spouses Parent	.6	1.0	.9	.8	.8
Other Relative	18.5	18.8	20.2	15.5	17.7
Domestic Employee	3.0	.4	.5	.9	1.0
Other Non relative	1.5	1.6	2.4	1.3	1.6
Total	100.0	100.0	100.0	100.0	100.0

Figure 6.3: Household Composition for Rundu



Home Language for Rundu

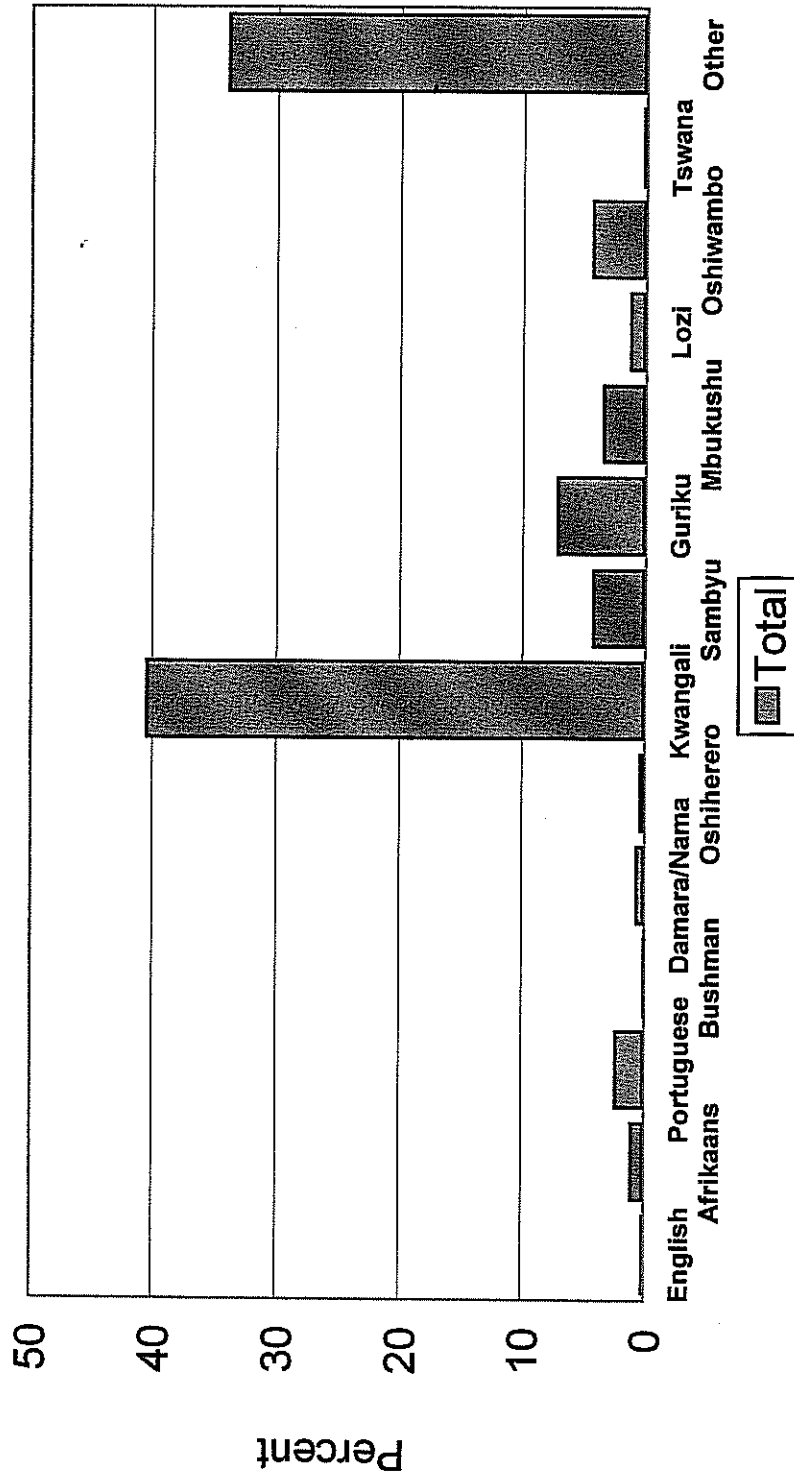


3.5. HOME LANGUAGE

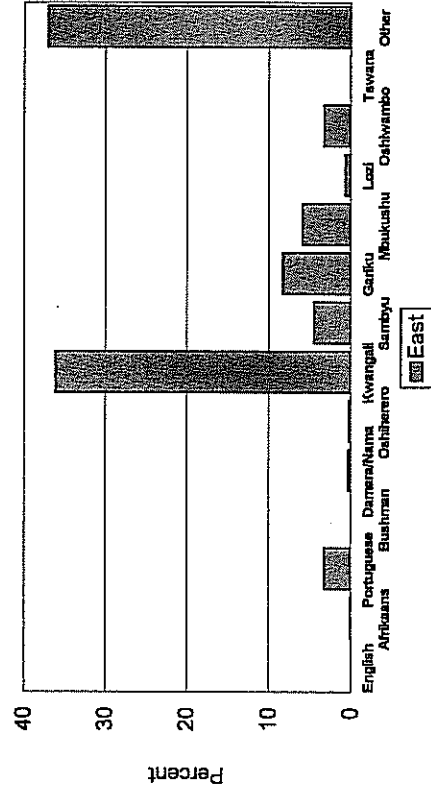
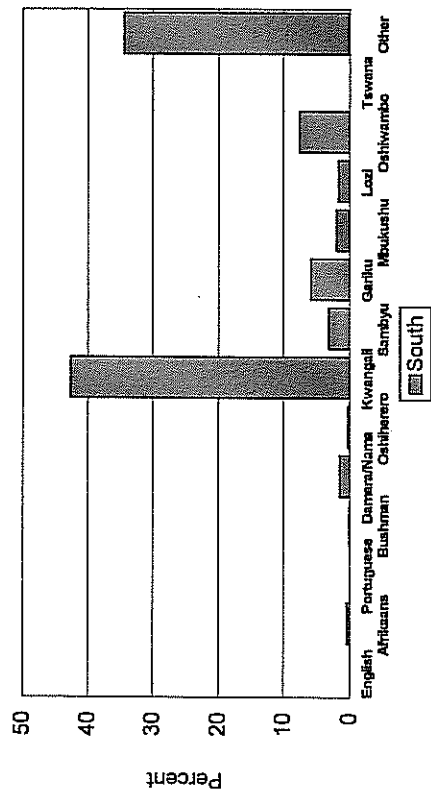
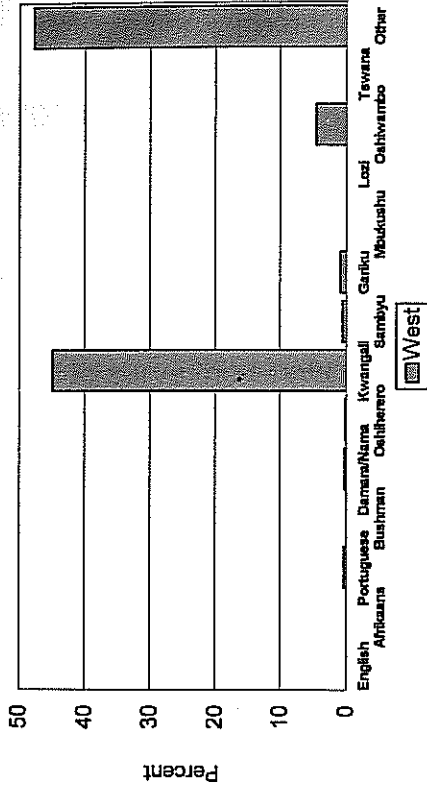
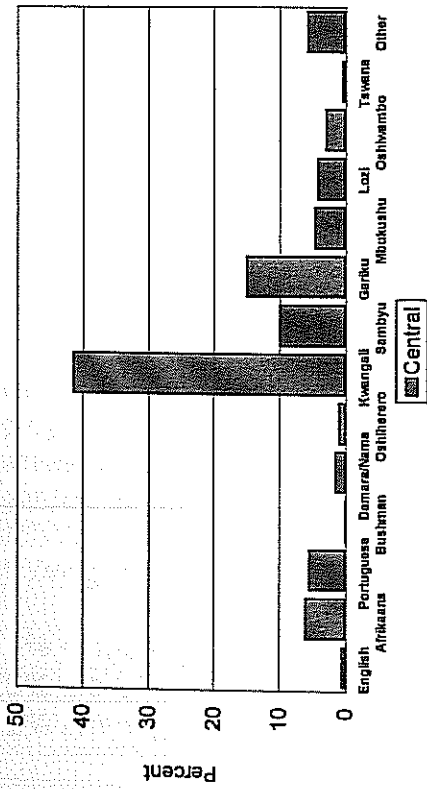
As the graph below shows, Kwangali is the most common language in Rundu which lies within the Kwangali speaking region of Okavango. Sambyu, Guriku and Mbukushu, the other traditional languages of Okavango, form surprisingly small groups. English, Afrikaans and Portuguese are at their most common in the *Central Area* of Rundu.

Home Language by Area					
	Central	West	South	East	Total
	%	%	%	%	%
English	.7	.0	.0	.0	.1
Afrikaans	6.1	.0	.5	.1	1.1
Portuguese	5.6	.4	.1	3.3	2.4
Bushman	.1	.0	.1	.0	.0
Damara>Nama	1.6	.3	1.4	.3	.7
Oshiherero	1.1	.2	.3	.2	.4
Kwangali	41.5	44.9	42.8	36.2	40.5
Sambyu	10.0	.6	3.2	4.5	4.3
Guriku	15.1	1.0	5.9	8.3	7.2
Mbukushu	4.7	.0	2.0	5.9	3.5
Lozi	4.2	.0	1.7	.7	1.3
Oshiwambo	3.0	4.6	7.8	3.3	4.4
Tswana	.5	.0	.0	.1	.1
Other	5.8	47.9	34.3	37.1	33.9
Total	100.0	100.0	100.0	100.0	100.0

Figure 6.2: Rundu Home Language



Home Language by Area



SECTION 4: SOCIO-ECONOMIC PROFILE

4.1. INTRODUCTION

An analysis of the socio-economic characteristics of a population is important to provide decision-makers with information on the levels and structure of employment, levels of unemployment, income levels and affordability levels of the various sub-populations. Only when this is known can planning and policy formulation be focused more accurately and can housing policy and programmes be tailored to serve the whole spectrum of any demand that may exist.

This section deals with the socio-economic activities of the Rundu population. More specifically it reviews the employment status of the population, the occupational distribution, the sector in which people are employed, highest levels of education, current school attendance, individual incomes earned, household income, monthly household expenditure and household assets.

4.2. EMPLOYMENT ACTIVITY STATUS

Unemployment, poverty and low levels of affordability are probably the most common problems faced by cities in Africa. Without the means to pay for services, people often find themselves marginalised into informal settlement areas with minimum services and little hope of escaping the poverty cycle. Informal settlement can be seen as a response from people with low means to solve their housing problems within the limits of what is affordable to them. With a high rate of in-migration, such areas usually grow very quickly beyond manageable proportions.

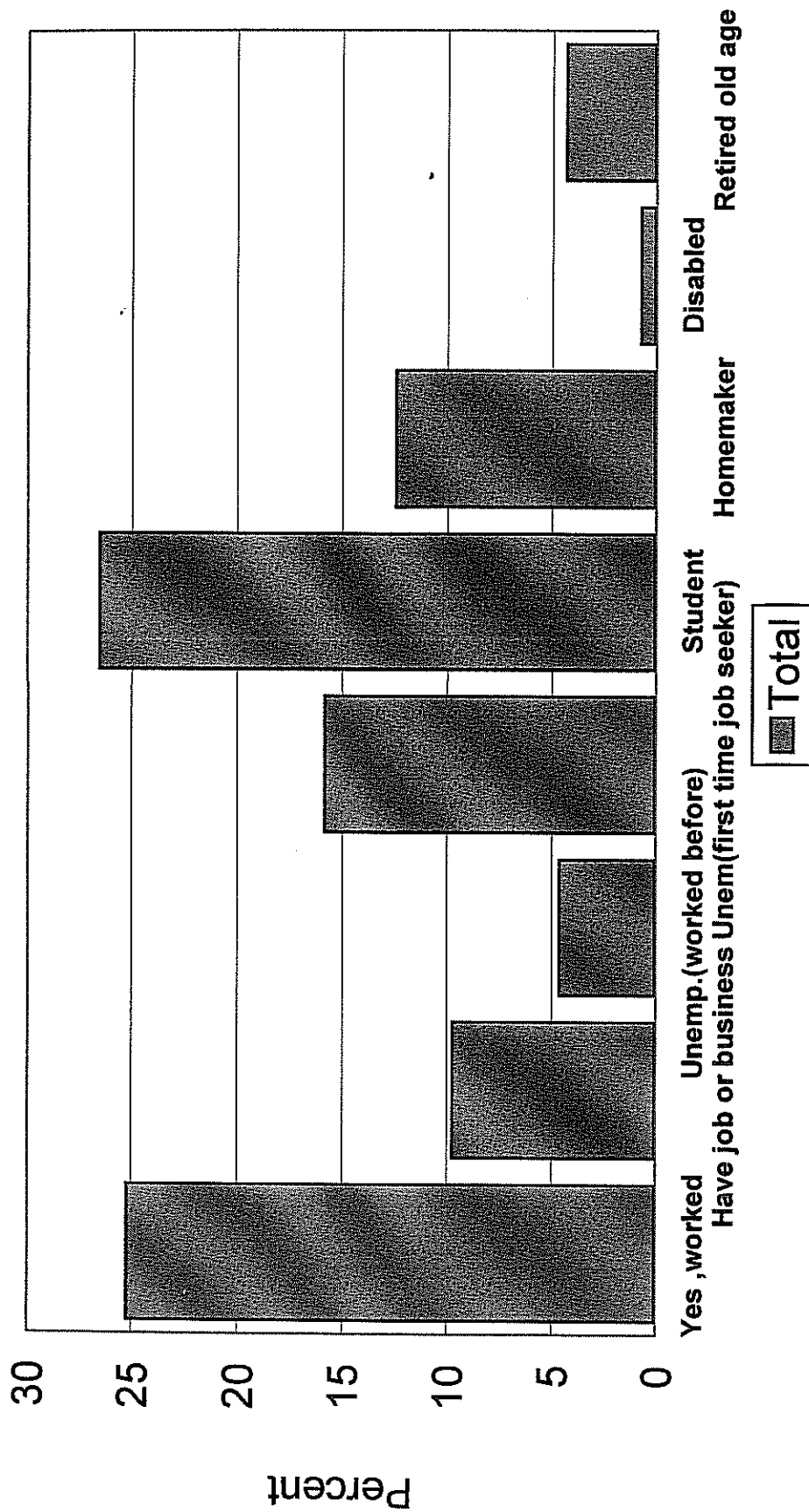
A basic understanding of the informal settlement phenomenon together with knowledge of the magnitude of unemployment levels, affordability levels and population growth is a necessary first step in any strategy to accommodate the needs of the total population in an ordered manner.

Levels of employment and unemployment are important constraints to the ability of the planner to offer workable solutions. The table below shows the activity status for each of the four areas and for Rundu as a whole. Detailed activity responses were recorded to reflect the levels of unemployment in all sectors (unemployed who have worked previously or are first time seekers). Students, housewives, retired workers and disabled people were classified separately and are regarded as economically inactive rather than unemployed.

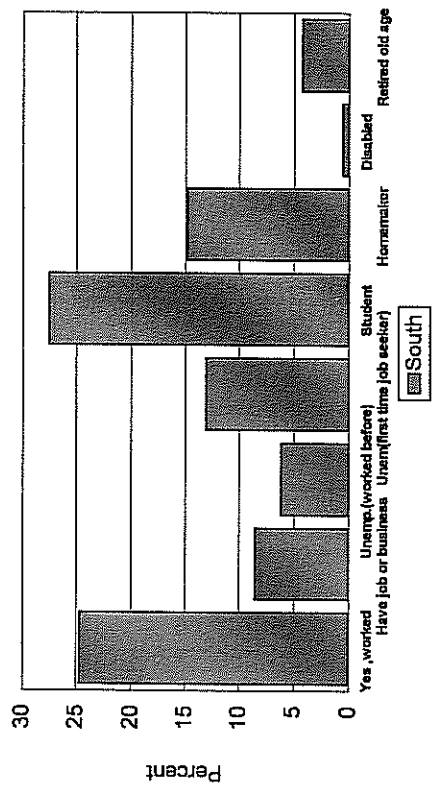
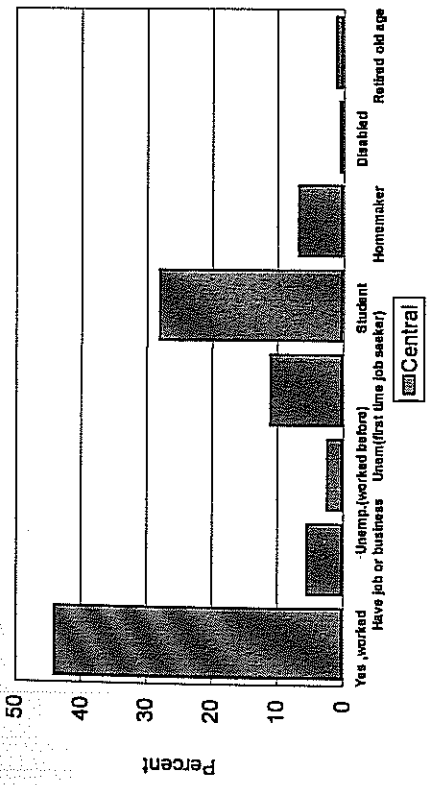
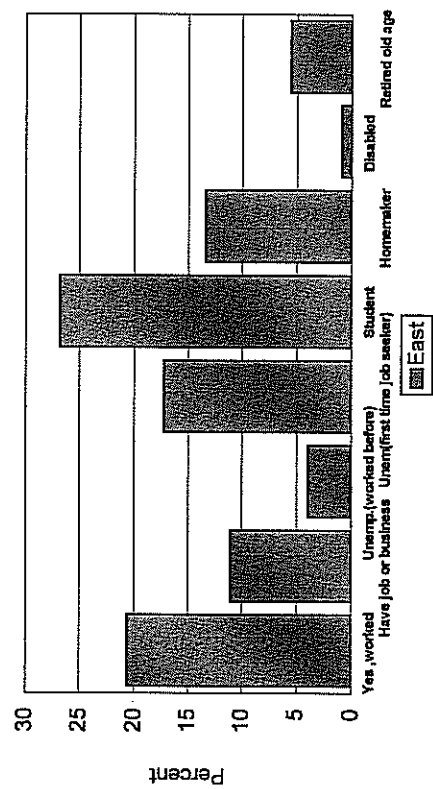
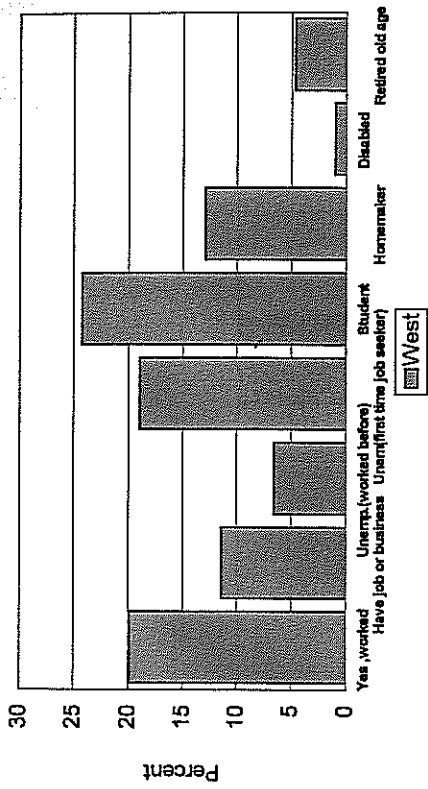
The following statistics are of interest:

- 35.2% of the population of Rundu are employed;
- 20.6% are unemployed;
- 44.2% are classified as others who are economically inactive.

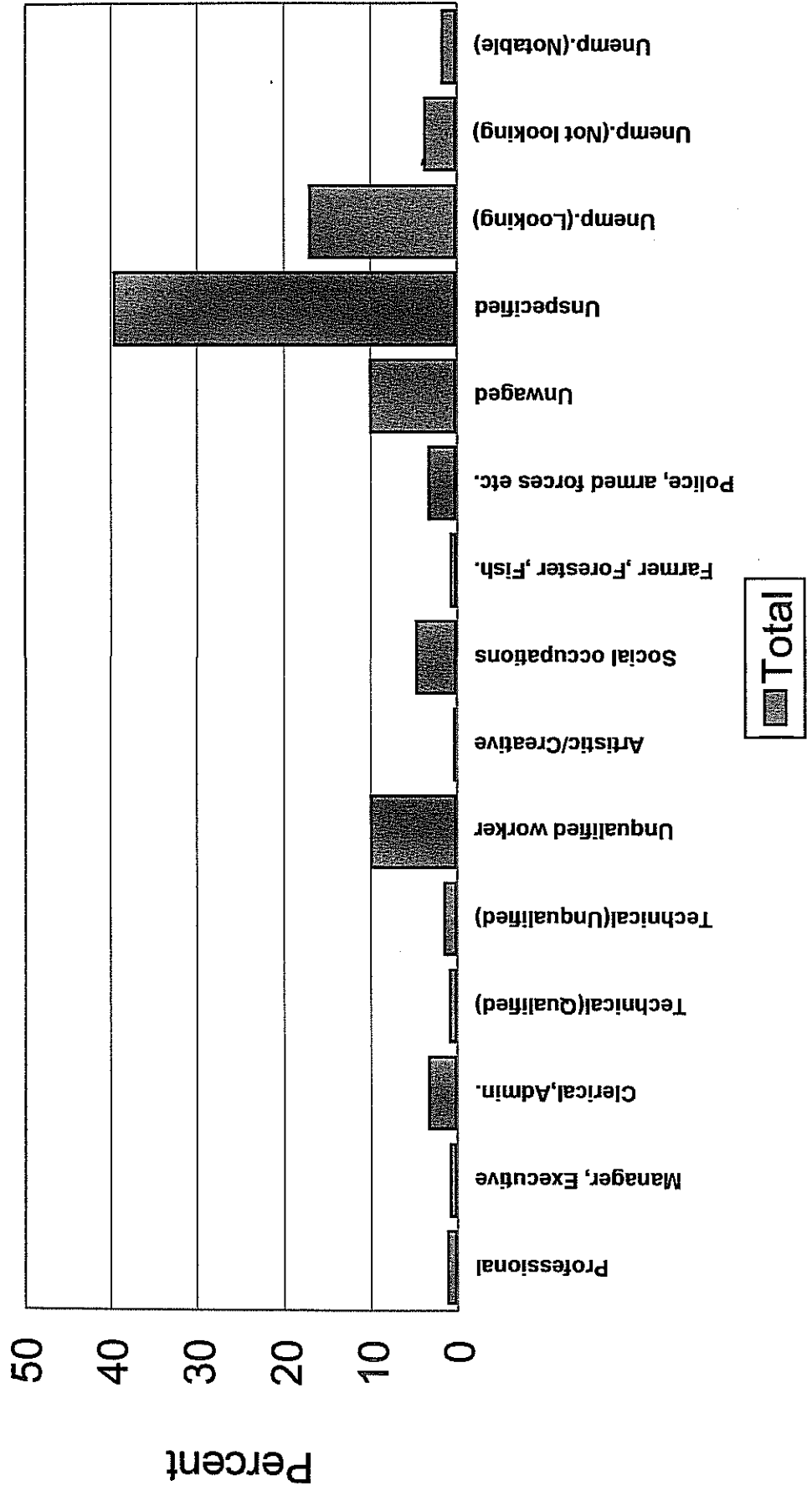
Activity Status for Rundu



Activity Status by Area



Occupational Distribution for Rundu



Occupational Distribution By Area

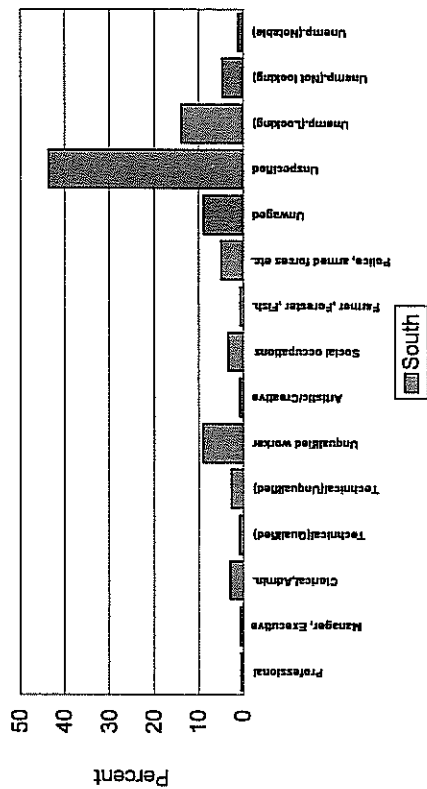
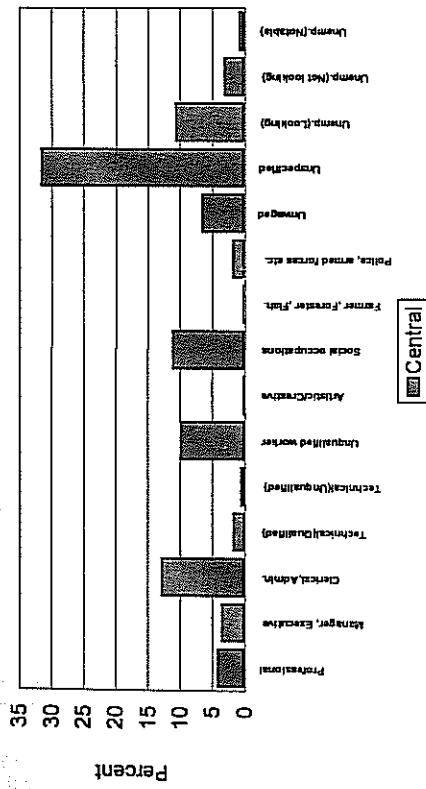
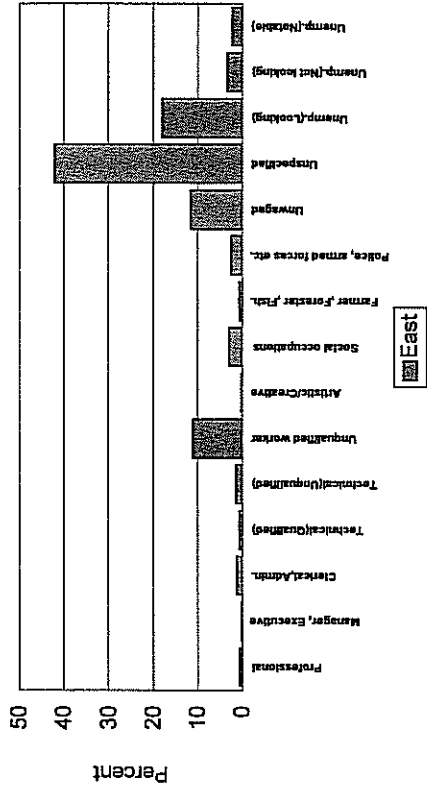
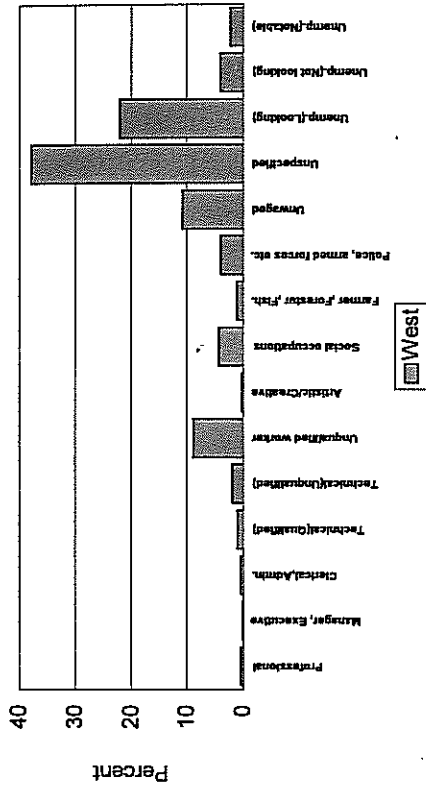
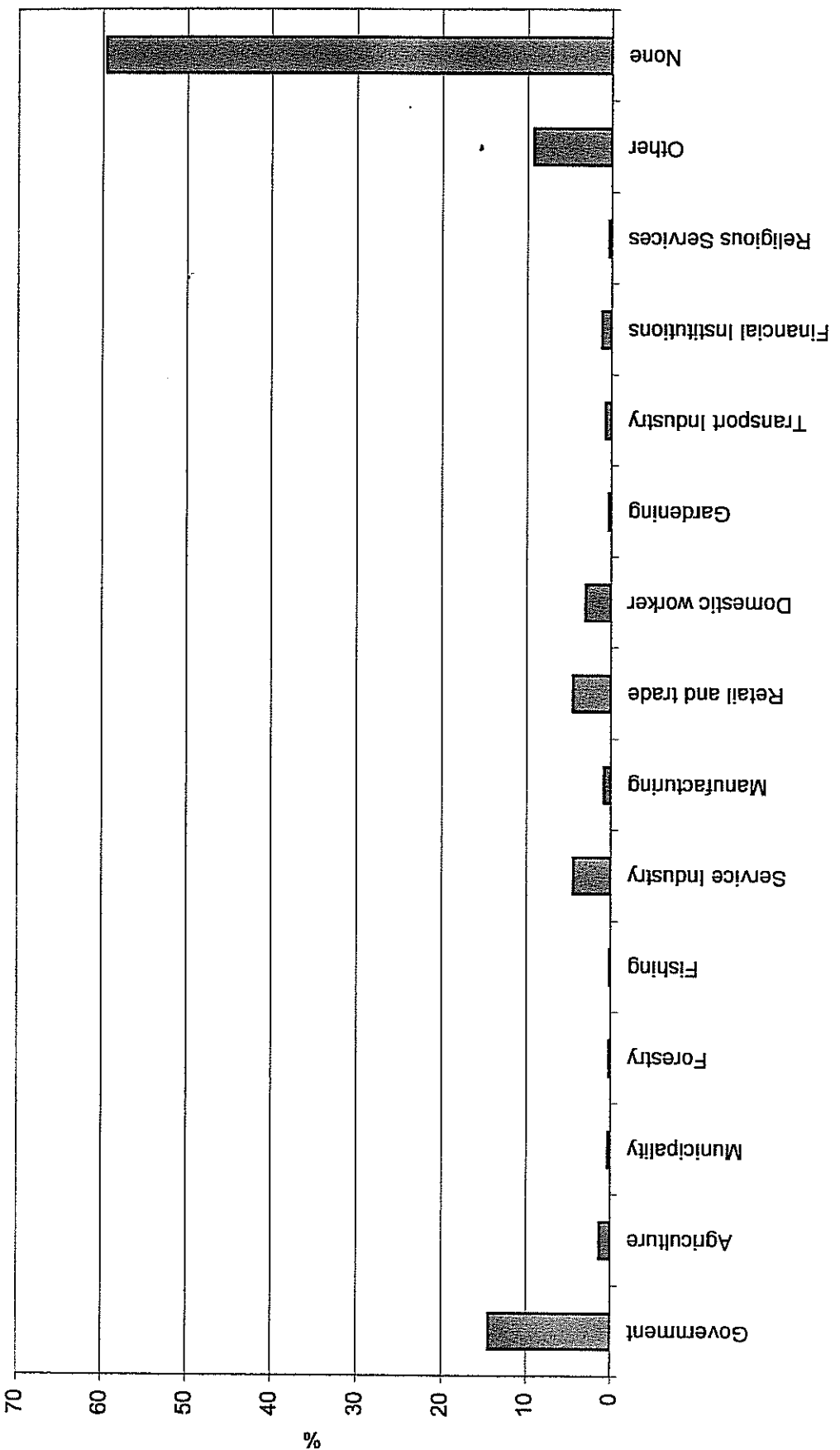


Figure 6.4: Sector of Employment



When one looks at employment sectors, the importance of the government sector is clearly illustrated. More than three times as many workers surveyed work for the government service (648) than the next most common category, retail and trade (201). The fate of many workers and the town in general is highly dependent on government expenditure. This sector is especially dominant in the *Central Area* (29.2%).

Once again the figure of 59.5% having no employment stands out.

The development of the private sector, the main engine of job creation, will be essential to the long-term development of the town.

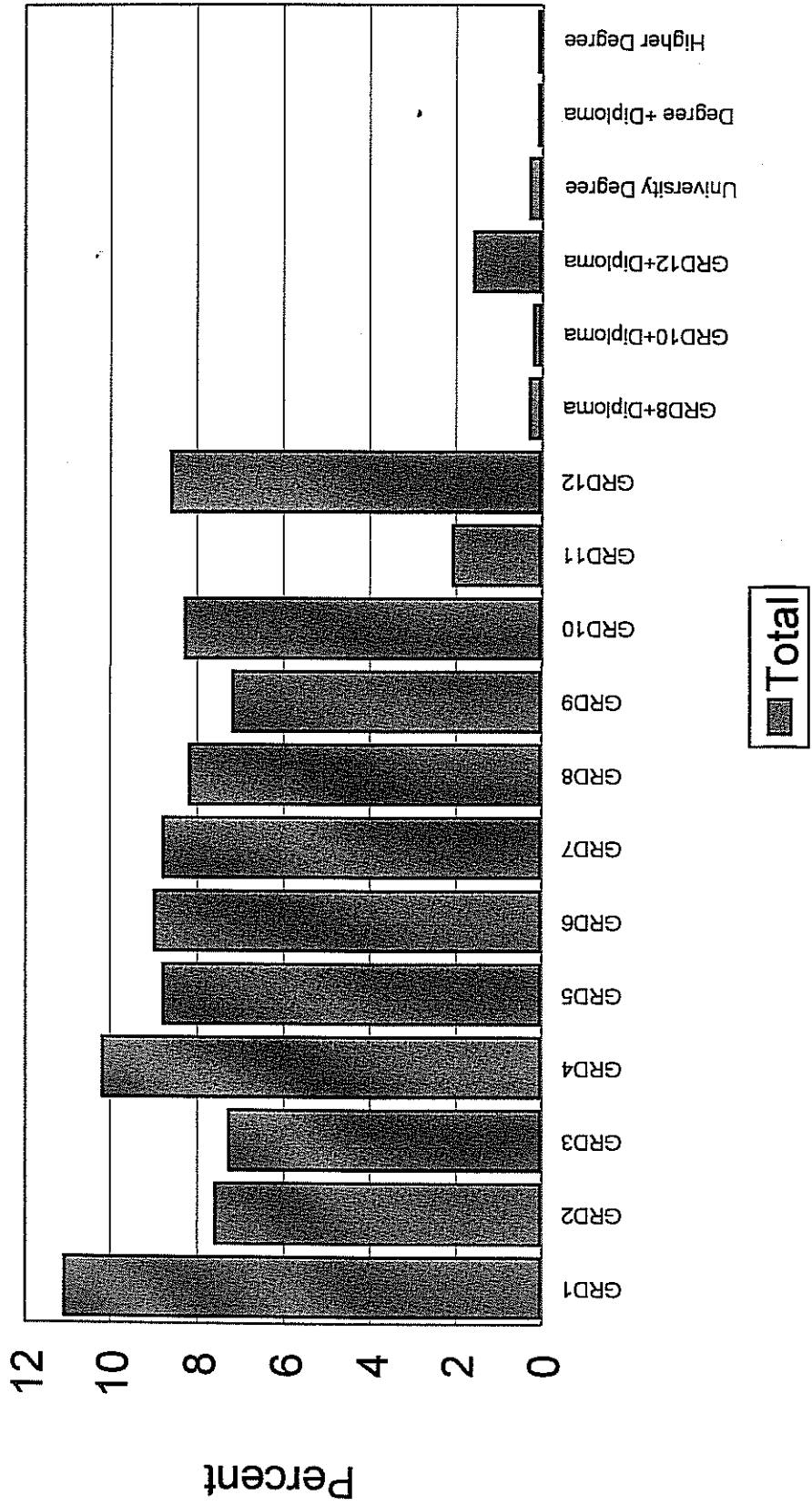
Sector of Employment by Area	Central	West	South	East	Total
	%	%	%	%	%
Government	29.2	11.7	15.0	9.9	14.5
Agriculture	.8	.5	1.7	1.7	1.3
Municipality	.7	.0	.5	.2	.3
Forestry	.1	.2	.1	.2	.2
Fishing	.1	.0	.0	.1	.1
Service Industry	7.2	3.3	6.8	2.8	4.4
Manufacturing	.5	.8	.9	.8	.8
Retail and trade	5.0	3.4	4.4	5.0	4.5
Domestic worker	4.3	2.3	1.7	3.4	3.0
Gardening	.0	.1	.6	.4	.3
Transport Industry	.5	.6	.7	.7	.7
Financial Institutions	2.5	.7	1.1	.9	1.2
Religious Services	.5	.1	.2	.3	.3
Other	5.9	11.0	7.5	10.2	9.2
None	42.5	65.3	58.8	63.5	59.5
Total	100.0	100.0	100.0	100.0	100.0

4.4. EDUCATIONAL ATTAINMENT AND SCHOOL ATTENDANCE

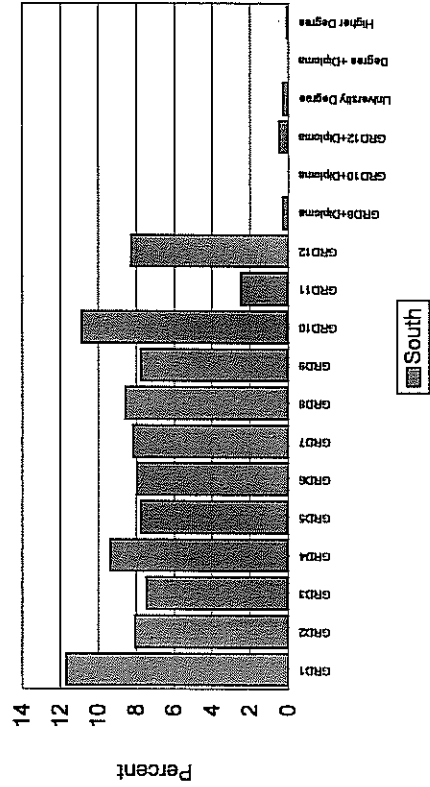
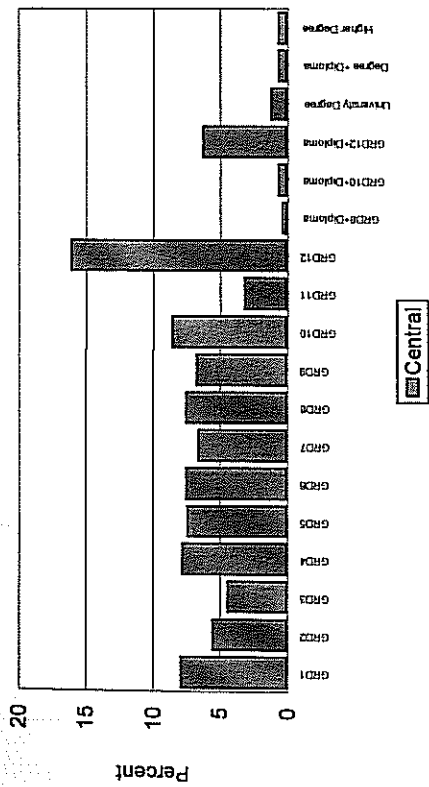
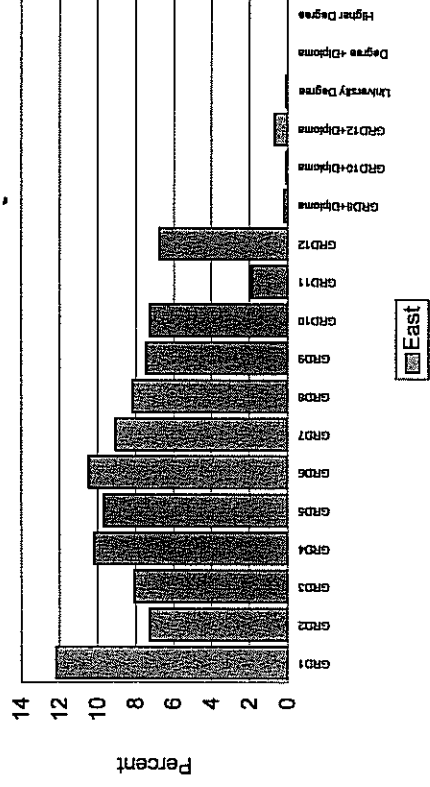
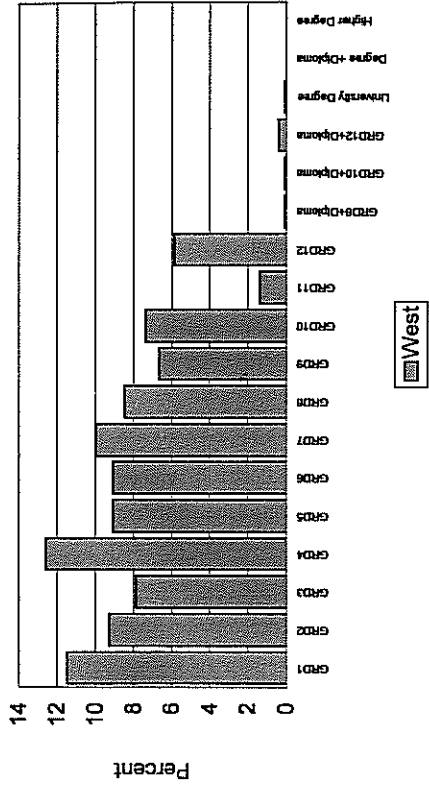
Levels of education attained correlate strongly with the type of work that people do. The table below provides data on the highest levels of education attained by each member of the population. As can be seen, levels of education are generally low with only 2.6% of the population having obtained any form of tertiary education.

The graphs of the four areas illustrate the differences. General levels are the lowest in *Rundu West, South* and *East*. A full 10% of residents of the *Central Area* have some tertiary education, compared with less than 1.3% in the other areas.

Educational Attainment for Rundu



Educational Attainment by Area



Educational Attainment by Area					
	Central	West	South	East	Total
	%	%	%	%	%
GRD1	8.0	11.5	11.6	12.2	11.1
GRD2	5.6	9.3	8.0	7.3	7.6
GRD3	4.5	7.9	7.4	8.1	7.3
GRD4	7.9	12.6	9.4	10.2	10.2
GRD5	7.5	9.1	7.9	9.7	8.8
GRD6	7.6	9.1	7.8	10.5	9.0
GRD7	6.7	10.0	8.4	9.1	8.8
GRD8	7.6	8.5	8.6	8.2	8.2
GRD9	6.8	6.7	7.8	7.5	7.2
GRD10	8.6	7.4	11.1	7.3	8.3
GRD11	3.2	1.4	2.5	1.9	2.1
GRD12	16.1	5.9	8.4	6.8	8.6
GRD8+Diploma	.4	.1	.3	.2	.3
GRD10+Diploma	.7	.1	.0	.1	.2
GRD12+Diploma	6.3	.4	.5	.7	1.6
University Degree	1.2	.1	.3	.1	.3
Degree +Diploma	.7	.0	.0	.0	.1
Higher Degree(HONS ,MA ,Dr etc)	.7	.0	.1	.0	.1
Total	100.0	100.0	100.0	100.0	100.0

In terms of school attendance, the table shows the proportion of the population in each area that have never been to school, which is currently attending school, which has left school and which comprise pre-school children.

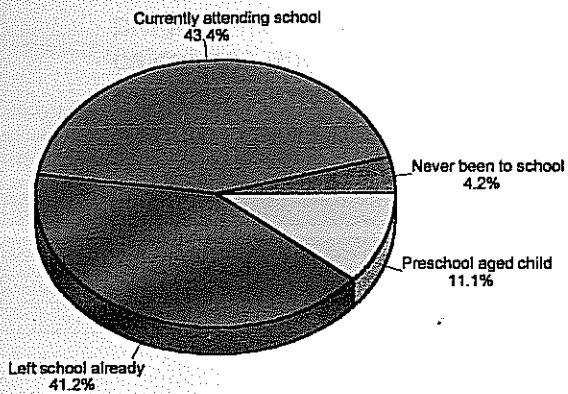
The fairly high percentage of people who have never attended school (12.1%) is significant. The figure compares poorly with the Windhoek population who have never attended school (5.4%).

The 38.6% of the sample population currently attending school translate to a school-going population of 16 692 pupils in Rundu. Comparatively, 16.9% of the Walvis Bay population is currently attending school. The importance of Rundu as an educational centre is well indicated.

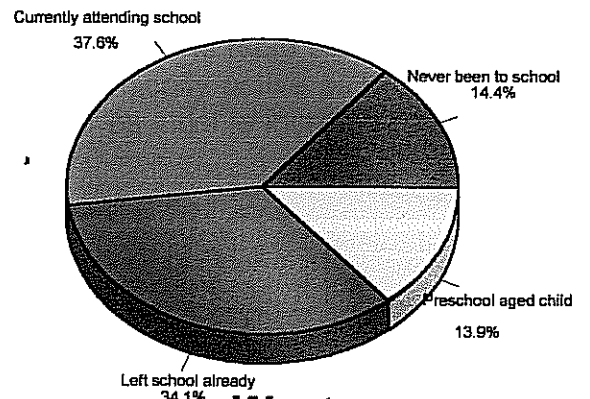
Once again the gap between the *Central Area* of Rundu and the outer areas shows up, with only 4.2% of adults having never attended school in the *Central Area* vs. for e.g. 14.4% in the *West*.

School Attendance by Area					
	Central	West	South	East	Total
	%	%	%	%	%
Never been to school	4.2	14.4	11.7	14.4	12.1
Currently attending school	43.4	37.6	37.2	37.6	38.6
Left school already	41.2	34.1	36.0	35.0	36.0
Pre-school aged child	11.1	13.9	15.1	13.0	13.3
Total	100.0	100.0	100.0	100.0	100.0

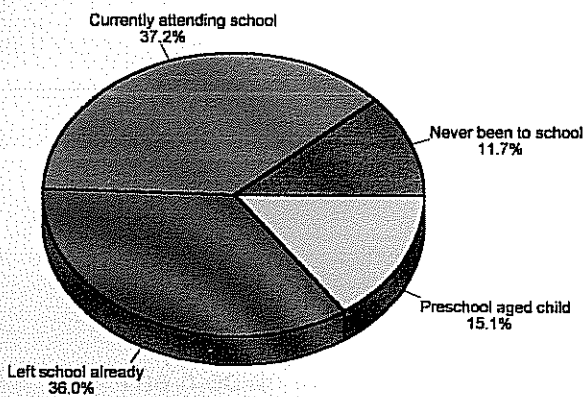
School Attendance



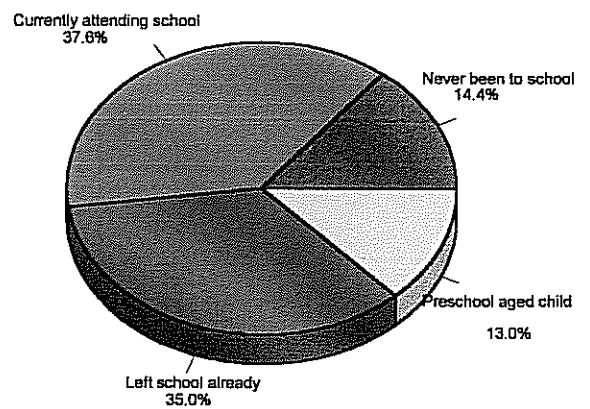
Central



West

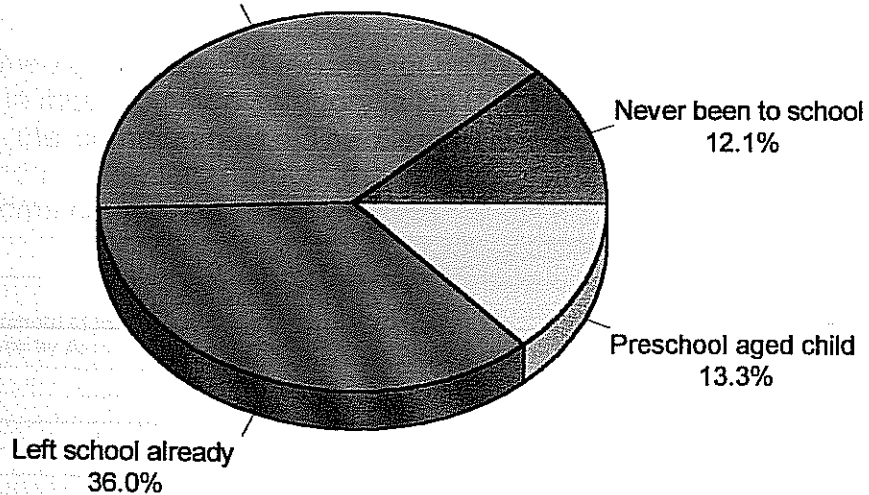


South



East

Currently attending school
38.6%



Total

4.5. HOUSEHOLD INCOME AND EXPENDITURE

Perhaps the most important information for this housing demand and affordability study relates to the income levels of beneficiaries for which housing and servicing programmes will be designed. From this data affordability levels can be calculated and used as a basis for planning. The graph and table below provide the data on individual incomes earned by the economically active population of Rundu. Take note that the categories become wider as income increases.

Income Received		
		%
No Income	0	3.2
1-200	200	26.7
201-400	200	12.7
401-600	200	9.9
601-800	200	7.8
801-1000	200	6.5
1001-1500	500	9.0
1501-2000	500	9.7
2001-2500	500	4.4
2501-3000	500	3.6
3001-3500	500	1.3
3501-4000	500	1.5
4001-5000	1000	1.3
5001-6000	1000	.7
6001-7000	1000	1.1
7001-8000	1000	.2
8001-9000	1000	.2
9001-10000	1000	.1
10000+		.2
Total		100.0

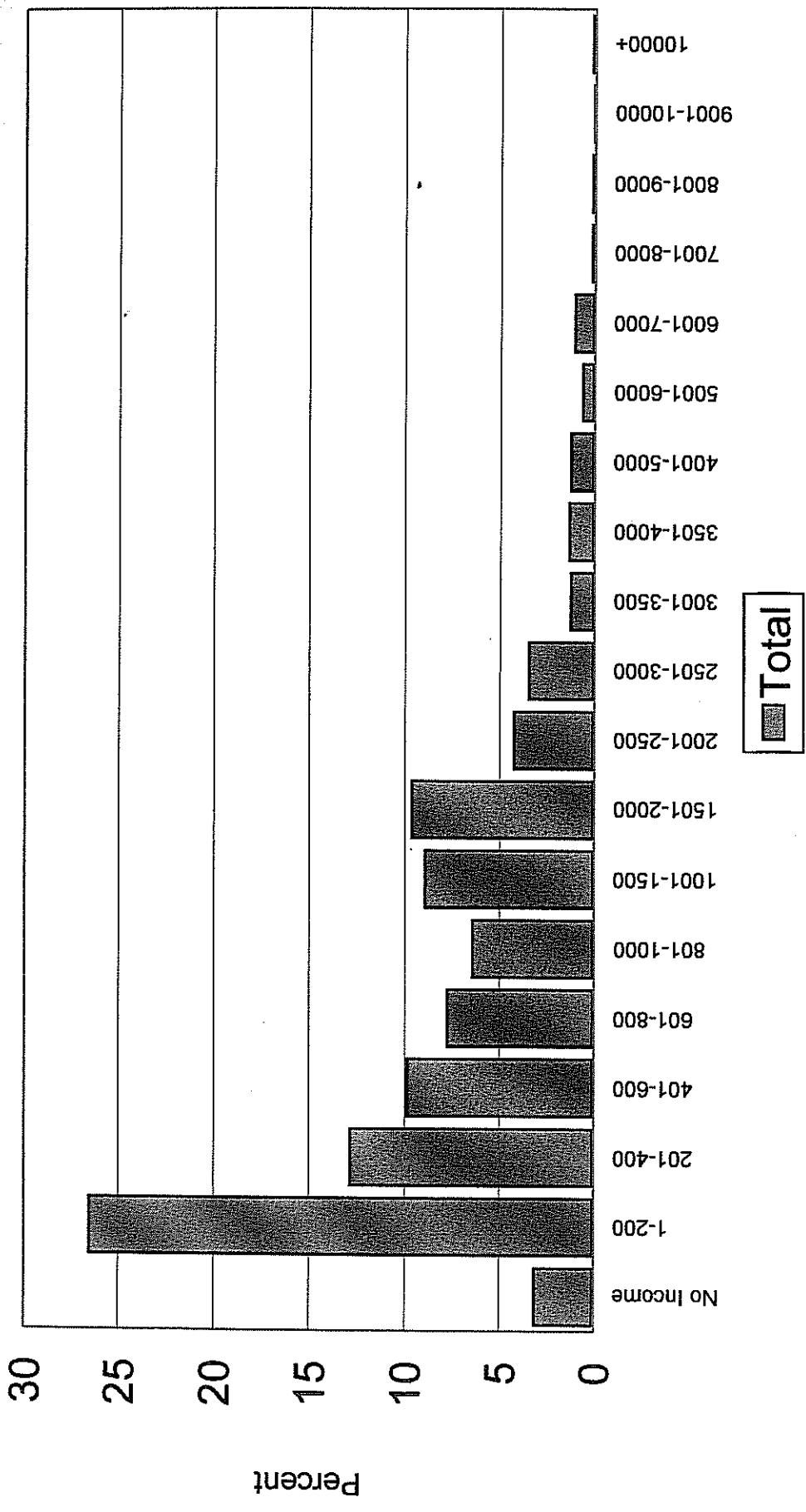
The median income category is between 400 and 600 dollars per month.

Household income was also measured in categories and it is therefore difficult to calculate exact average incomes. Household income distributions are shown below for the four areas and for Rundu as a whole.

Rundu has a median household income found in the category N\$ 600 to N\$ 800 per month. The most common category is N\$ 0 to N\$ 200, giving an indication of just how poor the community is. The *Central Area* is better off than the outer areas, and amongst the latter group, the *Southern Area* has more households in the higher income categories.

Household Monthly Income by Area	Central	West	South	East	Total
	%	%	%	%	%
	No income	2.1	12.7	11.0	8.6
1-200	1.3	18.0	9.5	17.7	13.2
201-400	1.7	12.3	12.7	13.6	11.0
401-600	3.3	10.8	12.4	12.1	10.3

Individual Income for Rundu



601-800	2.5	10.4	9.2	8.0	7.8
801-1000	1.7	5.7	6.7	8.0	6.1
1001-1500	13.3	7.6	12.0	11.2	10.9
1501-2000	10.4	9.8	10.6	7.1	9.0
2001-2500	10.4	3.5	4.2	3.5	4.9
2501-3000	8.8	2.5	3.5	2.2	3.7
3001-3500	3.8	2.5	1.8	1.7	2.3
3501-4000	6.7	1.6	1.4	1.5	2.4
4001-5000	9.6	.9	1.4	1.7	2.8
5001-6000	6.3	.3	1.4	1.1	1.9
6001-7000	5.0	.6	.4	.9	1.5
7001-8000	3.8	.6	.7	.9	1.3
8001-9000	1.3	.0	.0	.2	.3
9001-10000	1.7	.0	.4	.2	.4
10000+	6.7	.0	.7	.0	1.3
Total	100.0	100.0	100.0	100.0	100.0

Another indicator of relative affluence and confirmation of income data can be found in a review of monthly household expenditure.

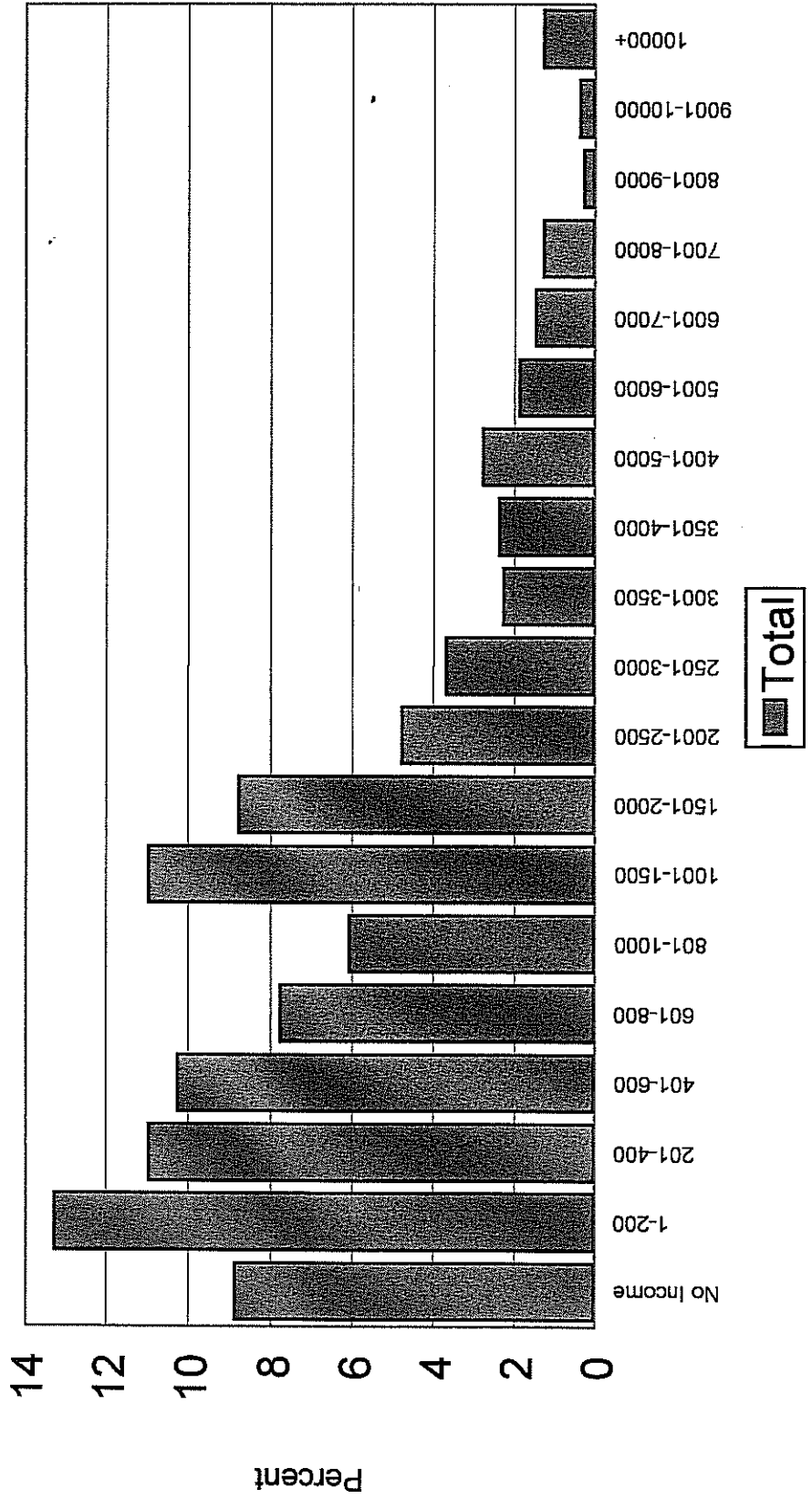
Data is provided below on the average total monthly household expenditure for the four areas and for Rundu as a whole. The same pattern is borne out as described above with the *Central Area* having a median expenditure of N\$1900 vs. N\$ 575 for the *South* – the next highest figure.

Average Total Monthly Expenditure by Area					
Unit in N\$					
	Central	West	South	East	Total
Mean	2659	726	771	719	1072
Median	1900	491	560	420	600
Minimum	69	10	10	10	10
Maximum	25540	6595	4370	6475	25540

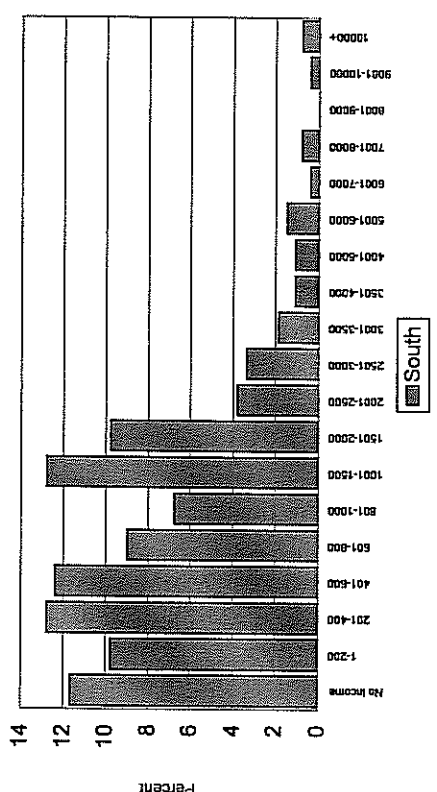
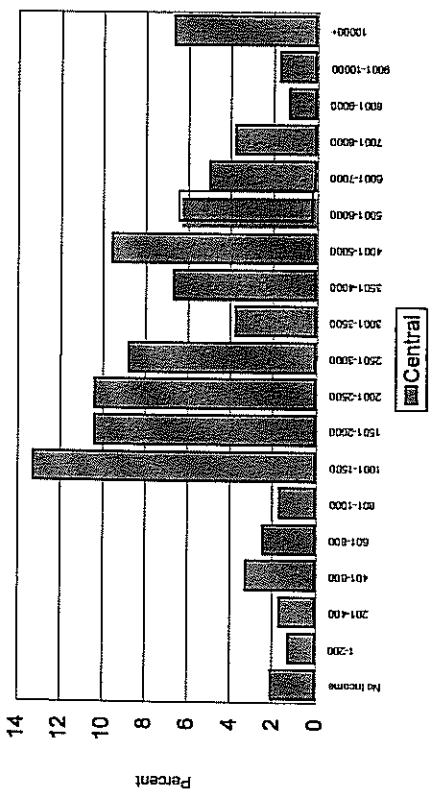
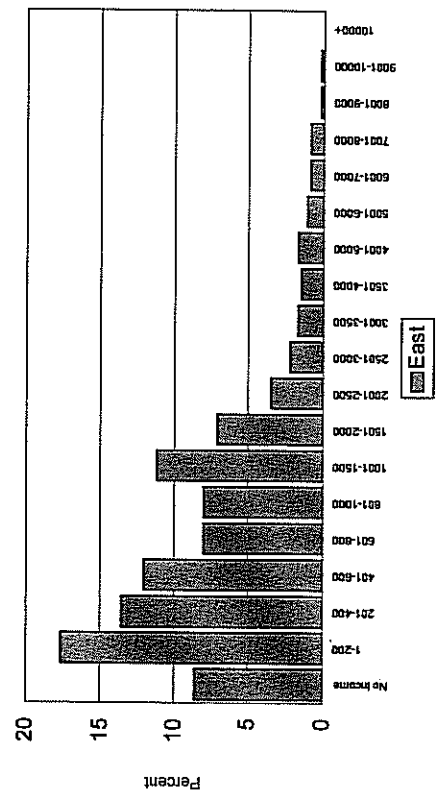
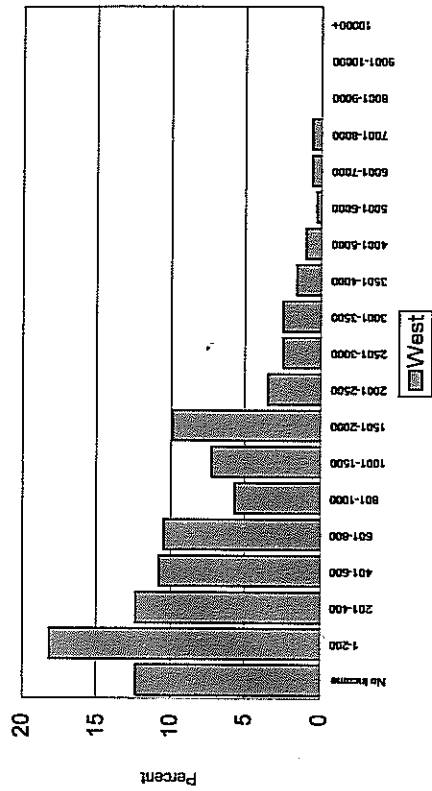
The table below provides a breakdown of the proportion of households in each area who own various types of household assets. This information further indicates the extremely basic lifestyles which most households experience.

Household Assets by Area					
	Central	West	South	East	Total
Radio	90.3%	74.9%	81.7%	74.4%	78.7%
TV set	81.9%	20.5%	27.3%	17.9%	31.3%
Fridge/ Freezer	80.2%	20.2%	20.8%	10.5%	26.7%
Stove	89.9%	23.6%	31.1%	26.5%	37.6%
Telephone	57.7%	6.6%	6.6%	3.3%	14.0%
Bedroom suite	89.1%	41.1%	48.1%	49.0%	53.9%
Lounge suite	73.4%	14.8%	22.1%	17.0%	27.2%
Motor vehicle	44.0%	9.7%	13.5%	8.4%	15.8%

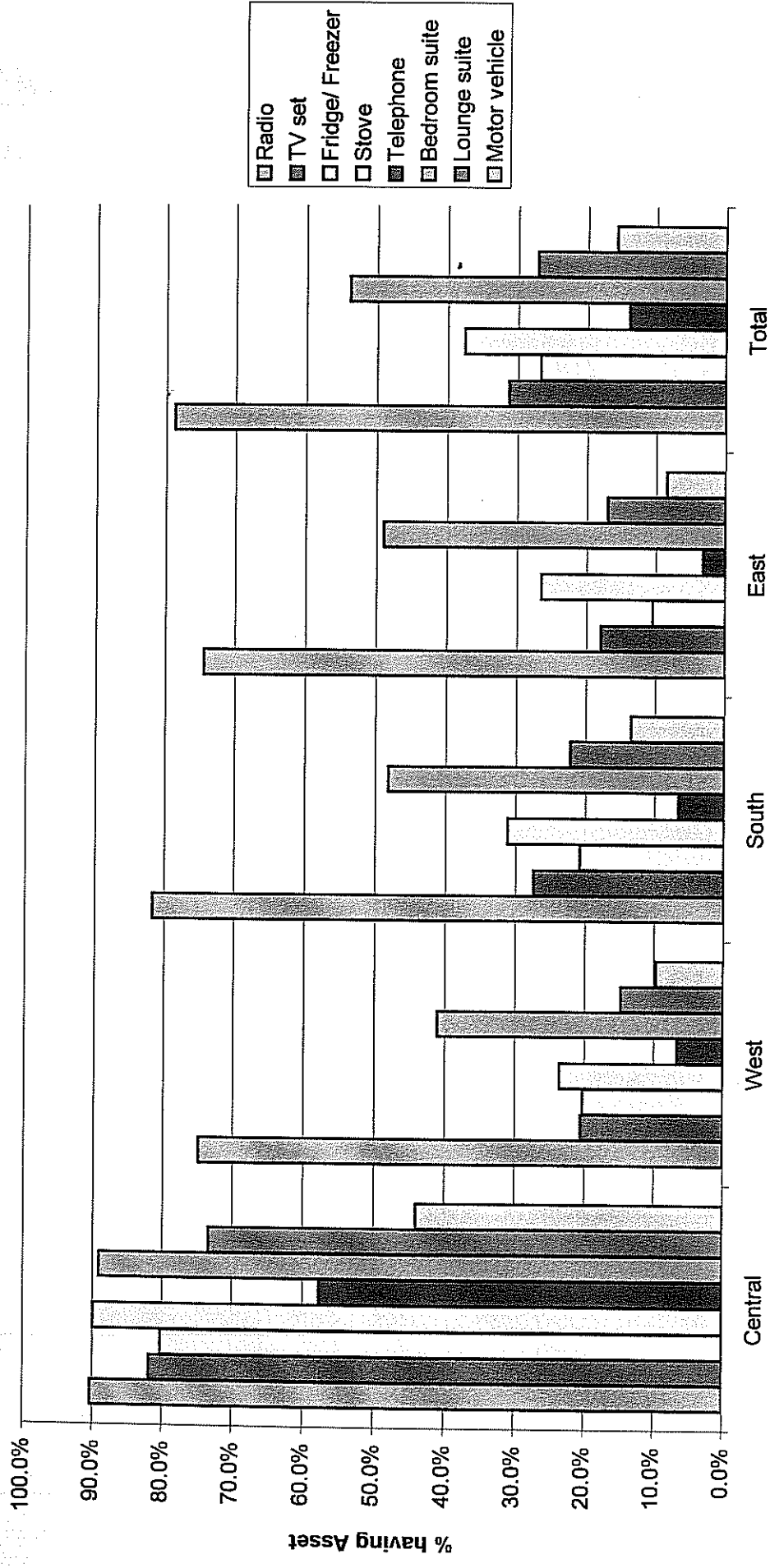
Figure 6.5: Household Income for Rundu



Household Income by Area



Household Assets



SECTION 5: MIGRATION

5.1. INTRODUCTION

Although urbanisation has many positive effects with urban areas often viewed as necessary locomotives for development, it is generally acknowledged that urbanisation in African towns and cities are characterised by a common set of problems related to poor housing and infrastructure, a lack of formal employment opportunities, rapid degradation of urban environmental conditions, a growing incapacity of administrative structures to manage urban centres and an apparent ungovernability and insecurity of life (Swilling in Tvedten and Mupotola, 1995). It is clear therefore that urbanisation has a profound effect on towns and cities and therefore warrants closer inspection in this report.

This section deals with migration into Rundu and reviews the extent of in-migration, the areas where the migrants settle, the sources of origin of in-migrants, motivation for migration, migration patterns and the potential for out-migration.

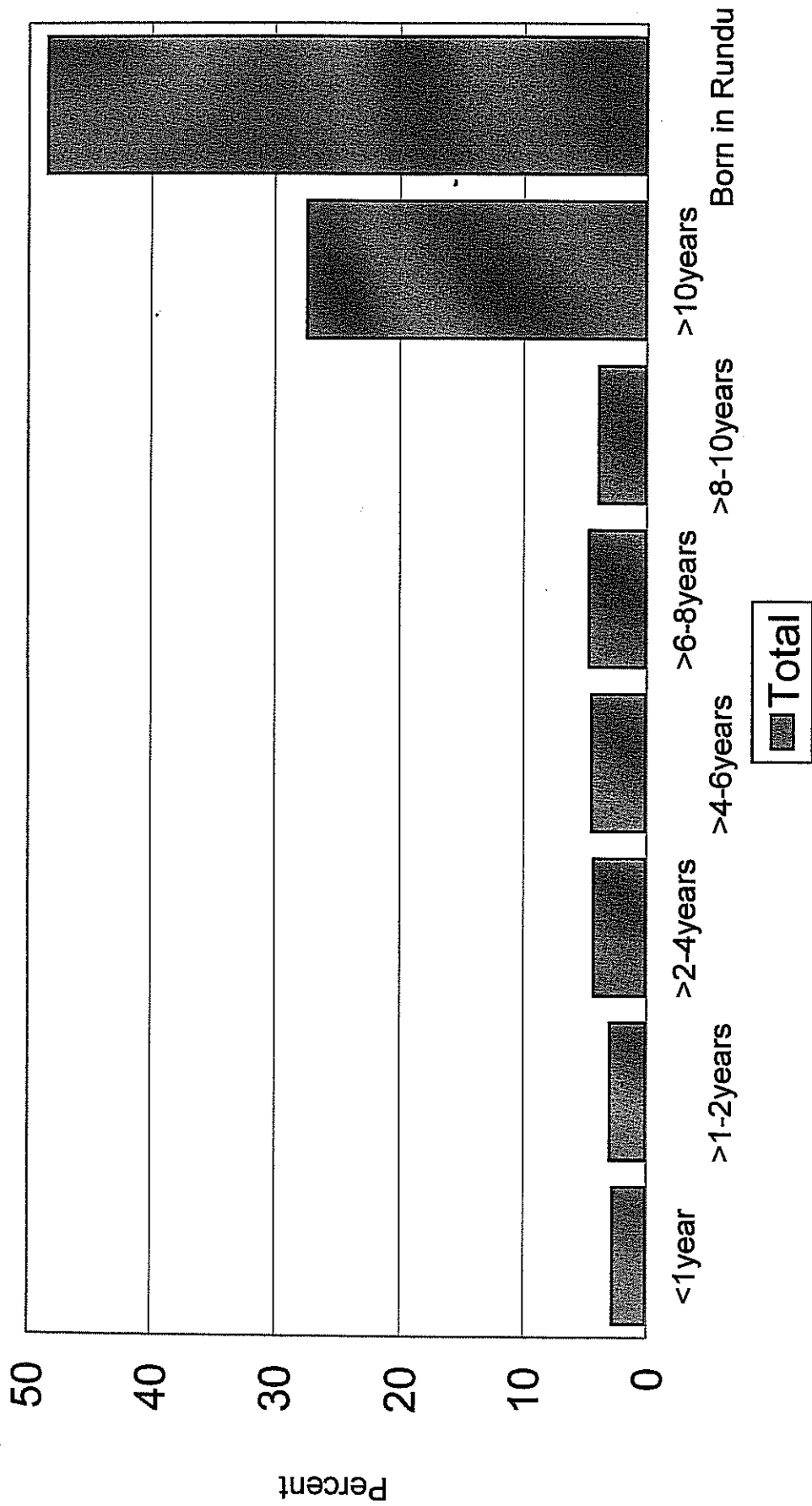
5.2. EXTENT AND PATTERNS OF IN-MIGRATION

As shown in section one of this report, at least 24% of the current Rundu population has migrated to the town over the past 10 years, while only 48.6% of the current population were born there. These figures may even overstate the length of time spent in Rundu. This may occur if respondents feel that those residents who have been there longer may have more security (less likely to be relocated, more likely to be granted property rights) or be first in line to receive any benefits from government/NGO's/donor programmes. In other words in-migration may be an even larger contributor to the growth of Rundu than reported.

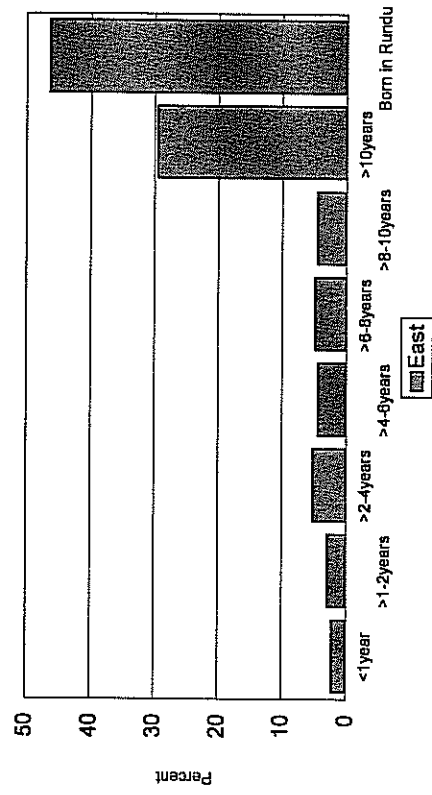
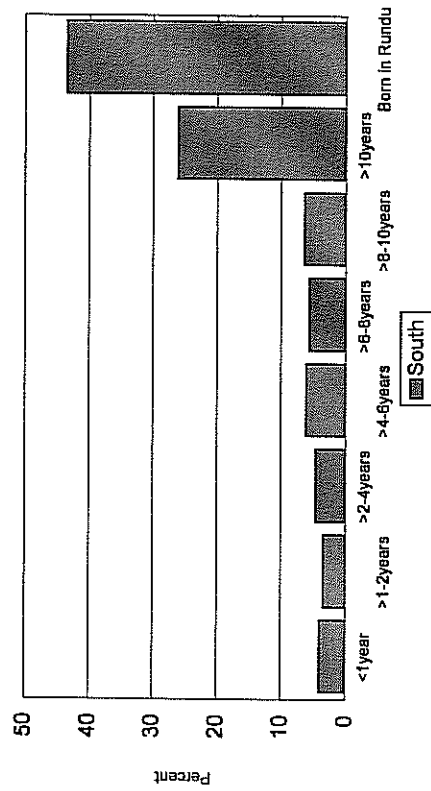
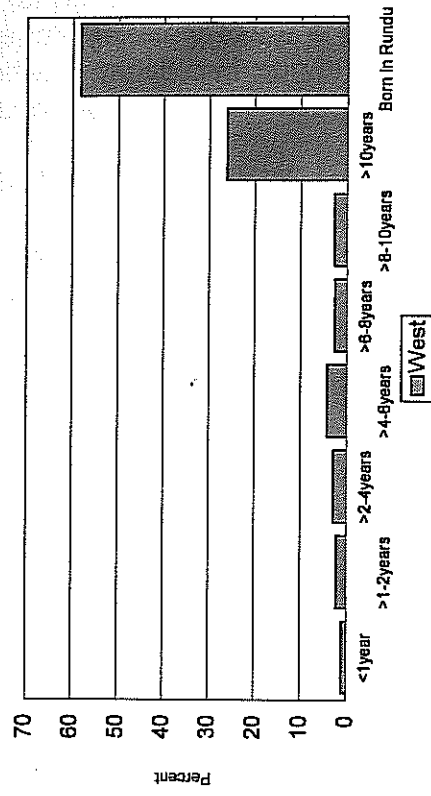
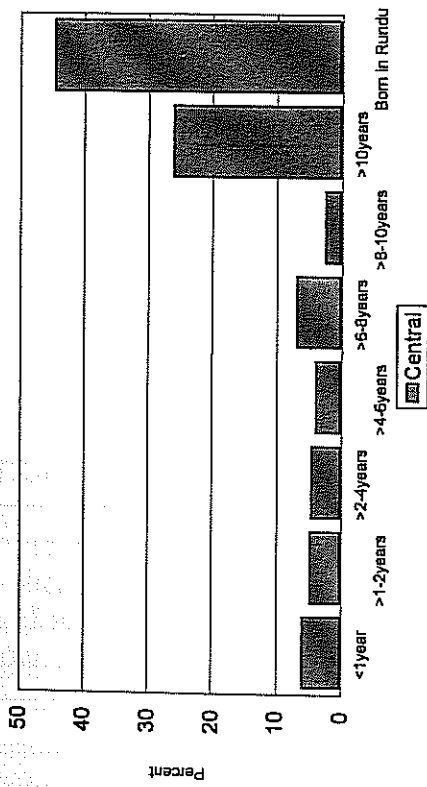
The table and graphs below provides a breakdown of the duration of stay of the inhabitants of the four analysis categories and for Rundu as a whole.

Duration of Stay by Area	Central	West	South	East	Total
	%	%	%	%	%
<1year	6.1	1.0	4.0	2.2	2.9
>1-2years	4.9	2.1	3.4	2.9	3.1
>2-4years	4.7	2.8	4.6	5.2	4.4
>4-6years	4.0	4.3	6.1	4.4	4.6
>6-8years	7.0	2.6	5.6	4.9	4.8
>8-10years	2.5	2.7	6.4	4.5	4.0
>10years	26.1	26.2	26.1	29.6	27.5
Born in Rundu	44.7	58.3	43.9	46.4	48.6
Total	100.0	100.0	100.0	100.0	100.0

Duration of Stay for Rundu



Duration of Stay by Area



It seems that the *Rundu Central* and *Rundu South* populations are growing faster than the *Rundu East* and *West* populations in term of contribution by in-migrants. *Rundu Central* is likely to be a prominent source of out-migration as this area accommodates most civil servants and private business people on short-term postings/contracts.

5.3. SOURCE OF IN-MIGRATION

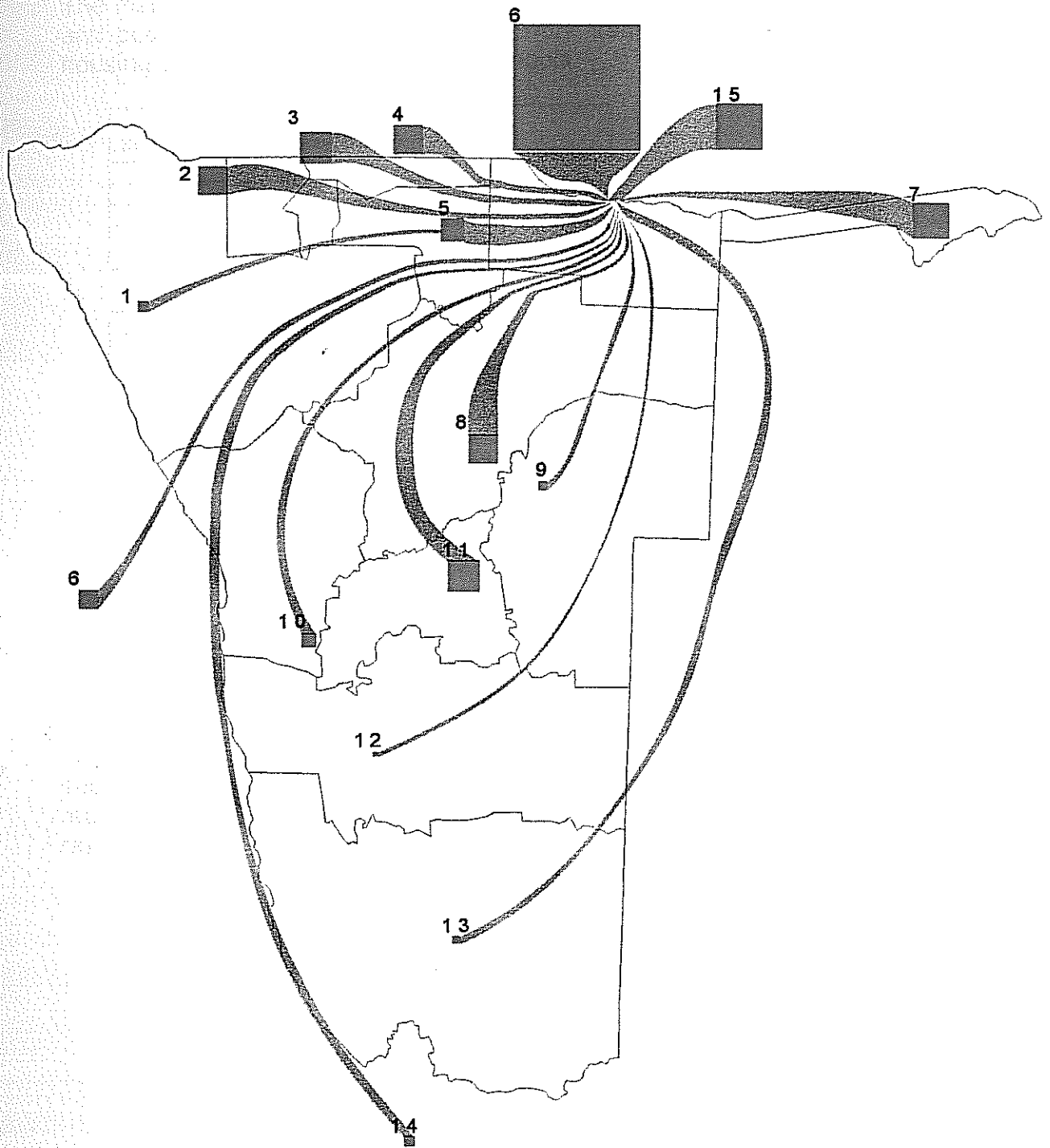
The information below and the map overleaf identify and indicate the relative contribution from the various sources of migration to Rundu over the past 10 years.

The main source of migrants to Rundu was understandably from the rest of the Okavango Region (63.3%). The most interesting finding here is that 'Other African Countries' provides the second most in-migrants. Most of these will come from Angola and this figure may well be an underestimate due to illegal entry into Namibia. The adjoining region of Caprivi makes up the third most important source (5.1%), while the four 'O-Regions' together contribute a substantial 13% of in-comers.

Outside Source by Area	Central	West	South	East	Total
	%	%	%	%	%
Kunene	.4	.0	.0	.8	.4
Omusati	1.4	3.0	9.1	1.1	3.2
Oshana	3.5	2.7	7.9	2.3	3.8
Ohangwena	3.1	7.1	3.7	1.5	3.3
Oshikoto	3.5	1.8	2.3	1.1	2.1
Okavango	54.4	66.1	66.6	65.7	63.3
Caprivi	10.3	.6	4.7	4.1	5.1
Otjozondjupa	6.4	7.4	.9	1.0	3.3
Omaheke	1.2	.0	.0	.0	.3
Erongo	1.4	1.5	.0	.6	.8
Khomas	11.1	1.2	1.9	1.8	3.9
Hardap	1.2	.0	.0	.0	.3
Karas	.0	.0	.5	.3	.2
South Africa	.6	.0	.0	.6	.4
Other African States	.6	8.6	2.3	16.2	8.3
Other Countries outside Africa	.8	.0	.0	2.9	1.3
Total	100.0	100.0	100.0	100.0	100.0

5.4. MOTIVATION FOR MIGRATION TO RUNDU

Respondents who moved to Rundu over the last 5 years were asked to indicate why they decided to move away from where they lived before. Responses were open-ended and were coded after completion of fieldwork. The table and graphs below show the main reasons why migrants moved away from their areas of origin.



CODE	SOURCE REGIONS	PERCENTAGE
1	KUNENE	0.4
2	OMUSATI	3.2
3	OSHANA	3.5
4	OHANGWENA	3.3
5	OSHIKOTO	2.0
6	OKAVANGO	63.3
7	CAPRIVI	5.1
8	OTJOZONDJUPA	3.3
9	OMAHEKE	0.3
10	ERONGO	0.8
11	KHOMAS	3.9
12	HARDAP	0.3
13	KARAS	0.2
14	SOUTH AFRICA	0.4
15	OTHER AFRICAN STATES	8.3
16	OUTSIDE AFRICA	1.3

The main reasons for moving away from areas of origin is lack of employment and poor business potential (47.5%), work transfers (16.2%), war or danger, housing shortages and shortages of schools.

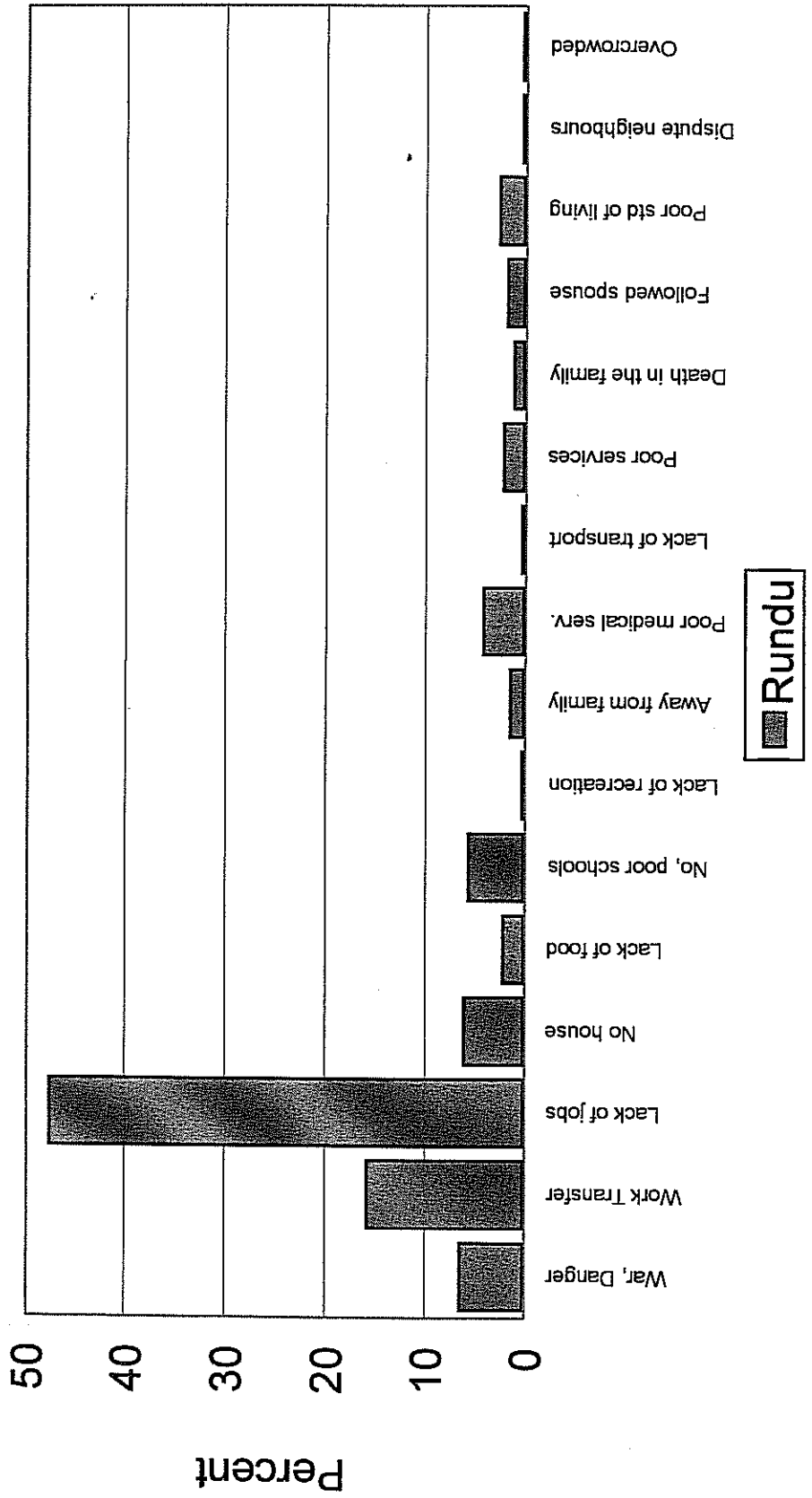
Reasons for Moving away from Area of Origin	Central	West	South	East	Total
	%	%	%	%	%
War, Danger	.0	.0	2.1	16.0	6.6
Work Transfer	29.7	13.5	20.8	5.0	16.2
Lack of jobs, far from work ,no jobs, poor business potential	47.3	51.4	50.0	45.0	47.5
No Accommodation ,no house	8.1	10.8	4.2	4.0	6.2
Lack of food	.0	.0	.0	6.0	2.3
No, poor schools	9.5	2.7	4.2	5.0	5.8
Lack of recreation	1.4	.0	.0	.0	.4
To get away from family	1.4	2.7	2.1	1.0	1.6
No, Poor medical service	1.4	2.7	6.3	6.0	4.2
Lack of transport	.0	2.7	.0	.0	.4
Poor services	.0	8.1	2.1	2.0	2.3
Death in the family	.0	2.7	.0	2.0	1.2
Followed spouse	.0	2.7	.0	4.0	1.9
Poor standard of living	.0	.0	8.3	3.0	2.7
Dispute with neighbours	.0	.0	.0	1.0	.4
Overcrowded	1.4	.0	.0	.0	.4
Total	100.0	100.0	100.0	100.0	100.0

The table below summarises the reasons why people who have resided in Rundu for 5 years or more chose Rundu in particular as a destination. As could be expected, these centre on real and perceived employment and business opportunities (52.5%). Others came to be together with family (10.5%). Other reasons include better living conditions, for schools and for accommodation reasons.

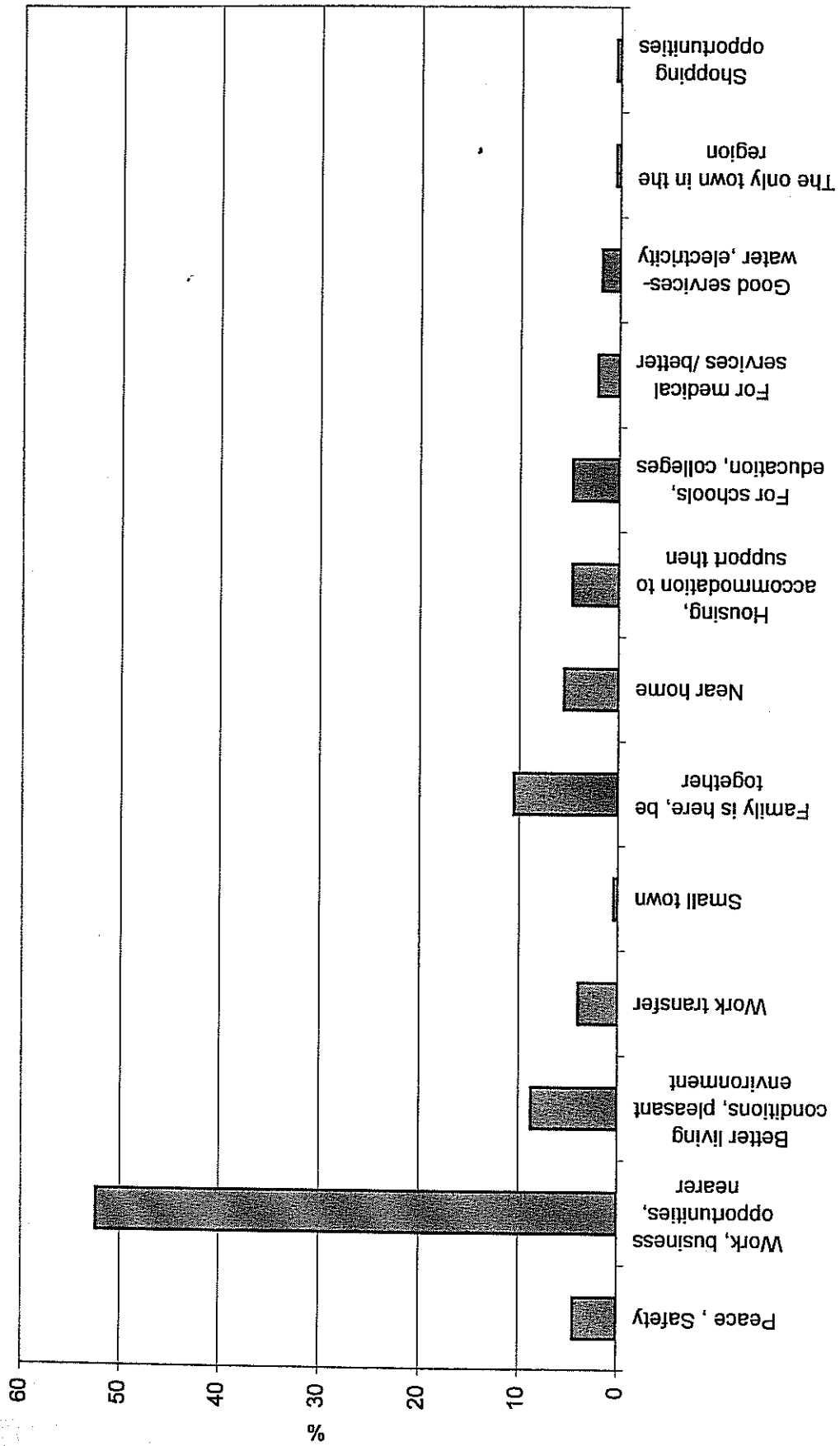
Reasons for Choosing Rundu by Area	Central	West	South	East	Total
	%	%	%	%	%
Peace , Safety	2.5	2.4	2.1	7.5	4.3
Work, business opportunities, nearer	51.9	51.2	58.3	50.9	52.5
Better living conditions, pleasant environment	9.9	7.3	4.2	10.4	8.7
Work transfer	9.9	.0	4.2	.9	4.0
Small town	1.2	.0	.0	.0	.4
Family is here, be together	6.2	14.6	12.5	11.3	10.5
Near home	4.9	4.9	2.1	7.5	5.4
Housing, accommodation to support then	3.7	9.8	4.2	3.8	4.7
For schools, education, colleges	6.2	4.9	6.3	2.8	4.7
For medical services /better	.0	4.9	4.2	1.9	2.2
Good services-water ,electricity	2.5	.0	.0	2.8	1.8
The only town in the region	1.2	.0	.0	.0	.4
Shopping opportunities	.0	.0	2.1	.0	.4
Total	100	100	100	100	100

The table below shows the extent to which migrants tend to bring core family members with them. Some 12.3% of all migrants over the past 5 years have no dependants or core family members living with them in Rundu, while 47.1% have

Reasons for Moving to Rundu



Reasons for Choosing Rundu



their spouses and all children living with them. These figures would seem to indicate that Rundu receives fairly complete families and is not an important destination for migrant workers.

Spouse and Children Also Living in Rundu? By Area					
	Central	West	South	East	Total
	%	%	%	%	%
Yes, only my spouse	8.0	8.9	15.4	10.2	10.3
Yes, my spouse and some children	12.0	19.6	11.5	20.5	16.8
Yes, spouse and all children	41.3	42.9	53.8	49.6	47.1
Yes, children only	20.0	19.6	9.6	8.7	13.5
No	18.7	8.9	9.6	11.0	12.3
Total	100.0	100.0	100.0	100.0	100.0

Of those who decided to bring their core family members with them to Rundu, 53.7% did so because they felt that a family must live together. Some 19.8% did so because they wanted to take care of their dependants, while 16.4% did so for schooling purposes.

Reasons for Bringing Family to Rundu by Area					
	Central	West	South	East	Total
	%	%	%	%	%
To take care of them, young	18.9	31.0	6.3	22.2	19.8
To be together	43.4	48.3	68.8	57.1	53.7
For schooling	20.8	13.8	18.8	12.7	16.4
To control the family	5.7	.0	.0	4.8	3.4
Jobs for them	7.5	6.9	.0	1.6	4.0
Quality of living for them	1.9	.0	3.1	.0	1.1
They/ Spouse were transferred	1.9	.0	.0	.0	.6
They have nowhere else to stay	.0	.0	3.1	1.6	1.1
Total	100.0	100.0	100.0	100.0	100.0

Of those who have some core family members living elsewhere, only 14.5% indicated that they intended to bring them to Rundu in due course while the remainder do not intend to bring them at all.

Plan to Bring Absent Family Members to Rundu?					
	Central	West	South	East	Total
	%	%	%	%	%
Yes	22.9	14.3	14.8	10.3	14.5
No	77.1	85.7	85.2	89.7	85.5
Total	100.0	100.0	100.0	100.0	100.0

Those who intend bringing their families to Rundu were asked to indicate what they are waiting for before they would do so. Some 29.6 % of respondents

indicated that they must first obtain bigger/better houses while even more (37%) were waiting for them to finish school.

Reasons for Not Bringing Family to Rundu by Area	Central	West	South	East	Total
	%	%	%	%	%
Better housing , proper houses, a house	30.0	16.7	66.7	25.0	29.6
Need to buy a house or build it first	10.0	33.3	.0	.0	11.1
Need to finish school first/ Better education required	40.0	33.3	33.3	37.5	37.0
Need to finish ploughing /rural work	10.0	.0	.0	.0	3.7
To grow a little older first	.0	16.7	.0	.0	3.7
Enough food	10.0	.0	.0	37.5	14.8
Total	100	100	100	100	100

5.5. OUT MIGRATION

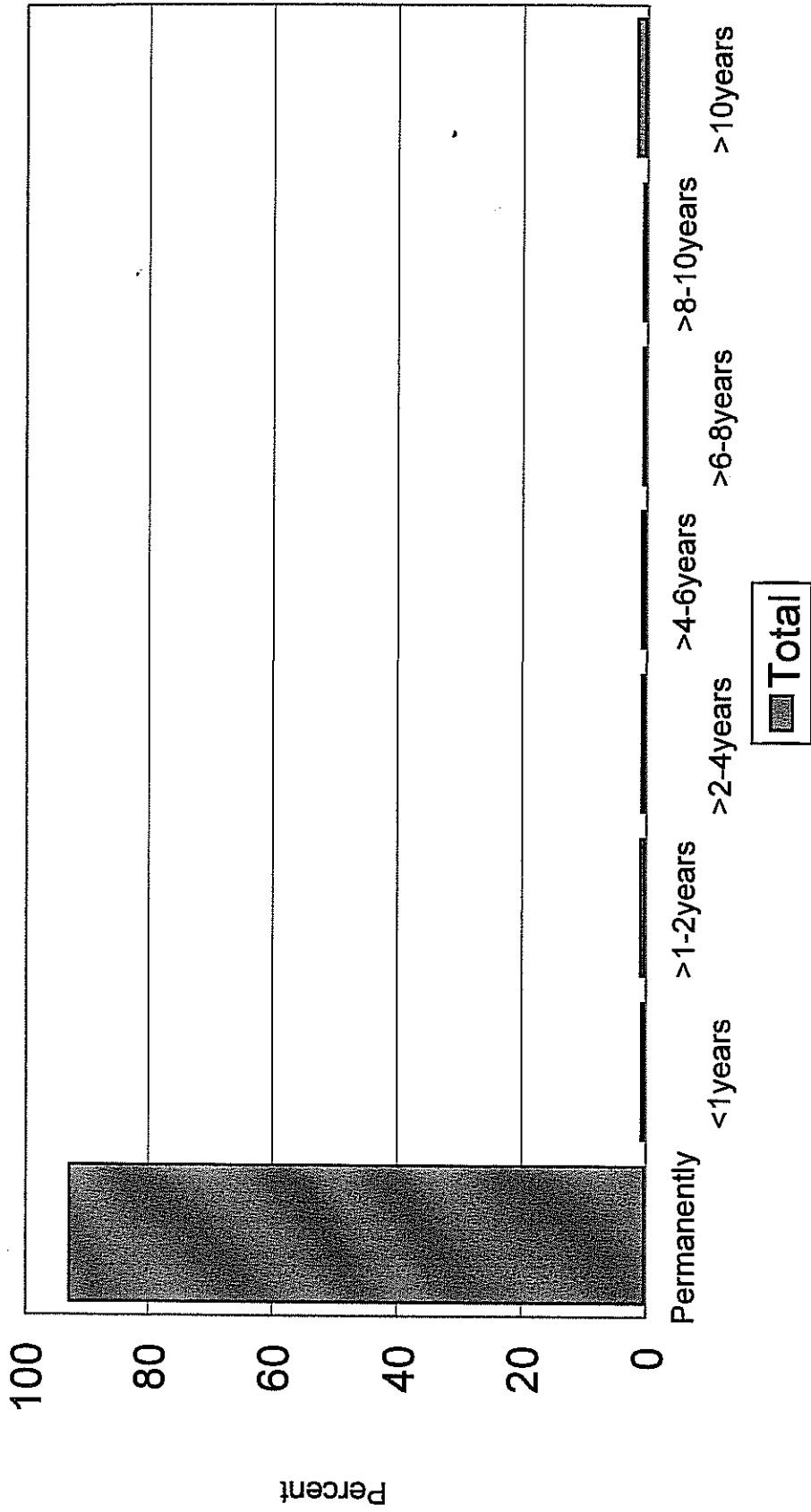
Levels of out-migration are not possible to establish, but it may be assumed that levels are relatively low compared to in-migration.

The Okavango Region has not been the source of major out-migration in the past. Similar studies in Windhoek and Walvis Bay have shown this pattern. Of all in-migrants to Walvis Bay for example, only 1.9% came from Okavango vs. 15.5% from Ohangwena. This pattern may change in future, as more and more educated young people enter the job market and are unable to find employment locally.

The information below shows the length of time respondents indicated that they would like to remain living in Rundu for. Roughly 1 % of the population may be expected to leave each year (vs. approx. 3 to 4% arriving p.a.). The greater propensity of residents of the *Central Area* to move out may be seen.

Future Intentions by Area	Central	West	South	East	Total
	%	%	%	%	%
Permanently	83.7	98.5	92.6	93.8	93.0
<1years	2.8	.2	1.0	.4	.9
>1-2years	2.1	.3	1.4	1.1	1.1
>2-4years	2.4	.0	1.0	.9	.9
>4-6years	1.9	.1	.9	.9	.9
>6-8years	1.1	.1	1.2	.8	.7
>8-10years	1.1	.2	.5	.9	.7
>10years	5.0	.4	1.5	1.2	1.7
Total	100.0	100.0	100.0	100.0	100.0

Future Intentions for Rundu



SECTION 6: HOUSING CONDITIONS, DEMAND AND AFFORDABILITY

6.1. INTRODUCTION

Housing the poor is a worldwide problem for which no easy solution has yet been found. The magnitude of the problem in Rundu is fairly large in comparison to the towns of central and southern Namibia.

In the quest for appropriate solutions to the growing demand for affordable housing, it is important to understand the existing housing situation in Rundu in terms of housing conditions, tenure systems, overcrowding, needs, affordability and preferences.

6.2. EXISTING HOUSING CONDITIONS

The majority of existing housing stock in Rundu is fairly basic. The table below provides an indication of the variety and quantity of the housing stock in Rundu by area.

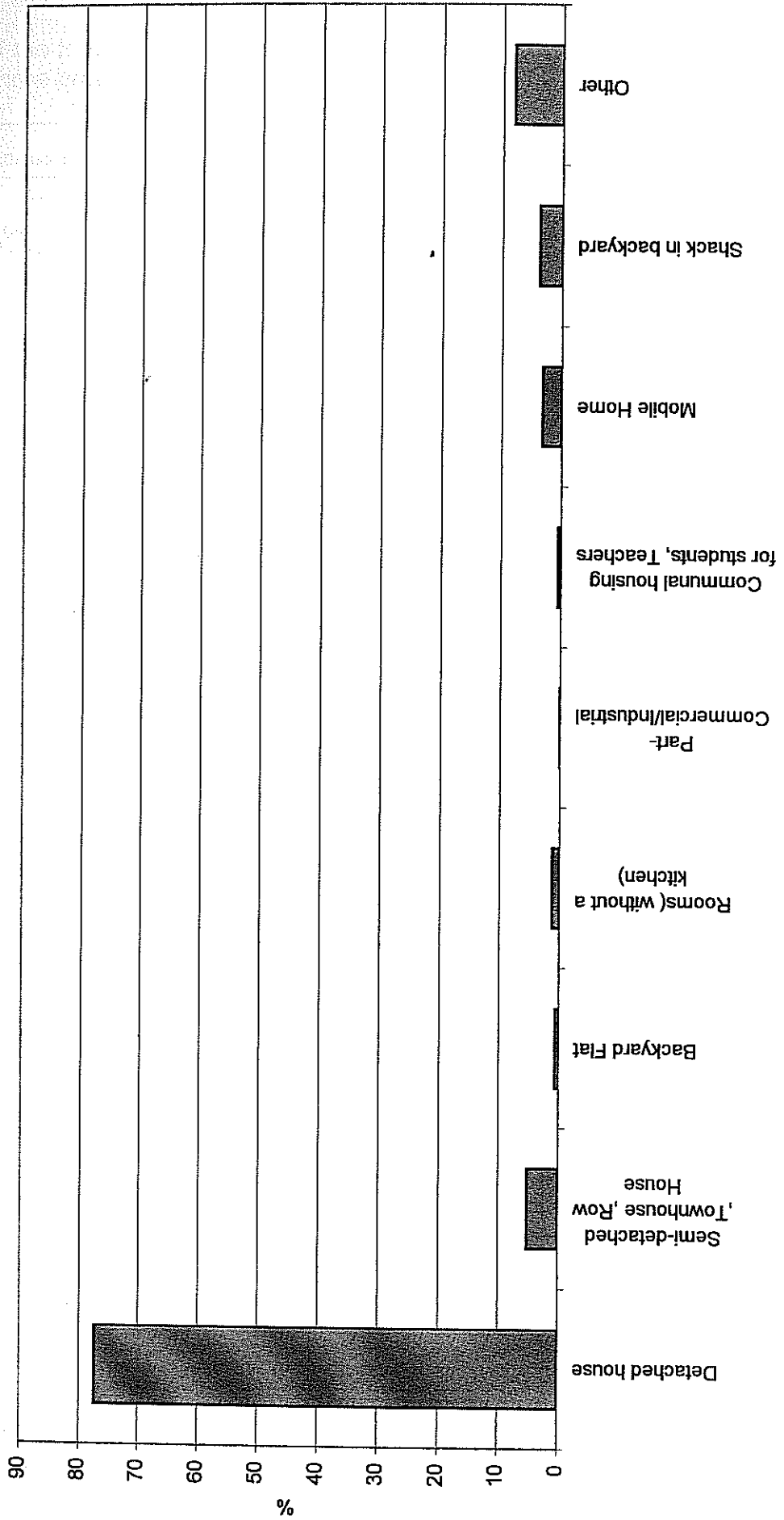
Housing Unit by Area	Central		West		South		East		Total	
	#	%	#	%	#	%	#	%	#	%
Detached house	1005	81.4	1420	87.1	1040	77.6	1965	70.7	5430	78.3
Semi-detached, Townhouse Row House	104	10.5	20	1.2	70	5.2	135	4.9	355	5.2
Backyard Flat	20	1.6	5	.3	5	.4	10	.4	40	0.6
Rooms(without a kitchen)	20	1.6	0	.0	50	3.7	15	.5	85	1.2
Part-Commercial/Industrial	0	.0	0	.0	5	.4	0	.0	5	0.1
Communal housing for students, Teachers	5	.4	0	.0	0	.0	30	1.1	35	0.5
Mobile Home	5	2.4	15	.9	45	3.4	130	4.7	220	3.2
Shack in backyard	15	1.2	65	4.0	10	.7	170	6.1	260	3.8
Other	10	.8	105	6.4	115	8.6	325	11.7	555	8.1
Total	1235	100.0	1620	100.0	1255	100.0	2780	100.0	6890	100.0

Within the urban area of Rundu, there is little variation in the housing formats available. Almost all houses are separate, free-standing units, as opposed to town houses, row houses, flats, mobile homes etc. What differs is their construction type and level of service provision.

The majority of hostels, flats and semi-detached units occur in the *Central Area*. A significant 1724 people live in institutional dwellings (hostels, nursing homes etc.).

Concerning the quality of the housing stock, the information below provides an indication of the construction materials used in each of the four areas. The very low proportion of formal brick houses (21.8%) is immediately noticeable. More common are traditional huts, with corrugated iron and improvised housing also making up significant proportions. The majority (90.7%) of housing in the *Central*

Housing Format



Areas is of the formal variety, while traditional and improvised types dominate in the other three areas.

Construction Material by Area					
	Central	West	South	East	Total
	%	%	%	%	%
Cement blocks/bricks	90.7	7.0	7.8	7.5	21.8
Prefab	.0	1.8	2.5	.9	1.3
Corrugated iron	2.8	18.9	22.7	14.4	15.1
Improvised house(shack)	2.4	17.7	19.1	25.7	18.6
Mobile house (Tent , Caravan)	2.4	.9	2.1	1.4	1.6
Other	.8	14.3	12.1	13.6	11.2
Traditional	.8	39.3	33.7	36.5	30.4
Total	100.0	100.0	100.0	100.0	100.0

When one looks at the issue of tenure it is noticeable that while housing is generally very basic, it is in most cases owned by the occupant (87.3%). Employee housing is the next most important category. This pattern is reversed in the *Central Area* where employers (mostly government) own the majority of dwellings. In the three outer areas, almost all houses are owned by their occupants.

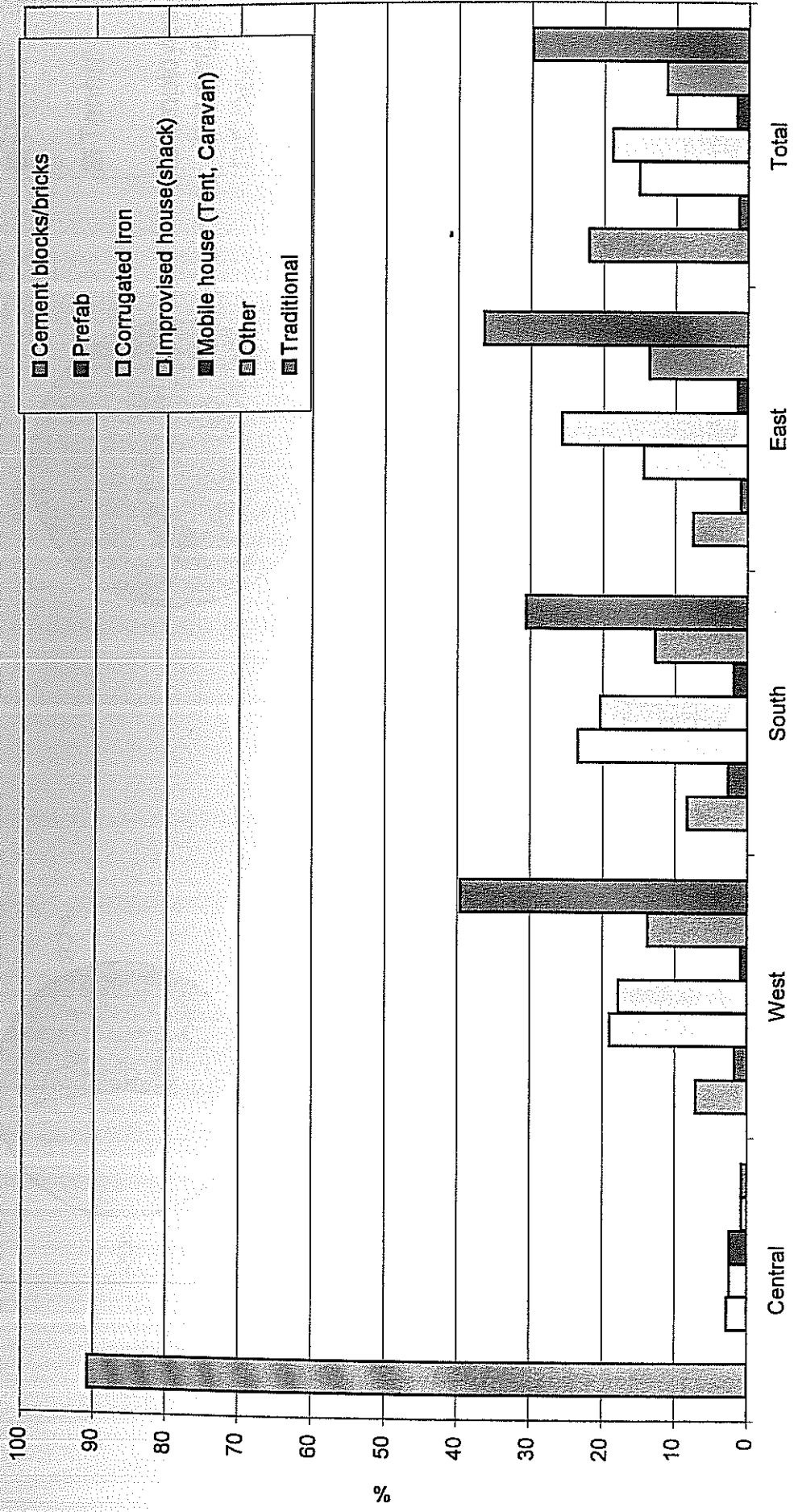
Tenure System by Area					
	Central	West	South	East	Total
	%	%	%	%	%
Owner	37.7	99.1	95.8	97.6	87.3
Tenant	14.2	.3	3.5	1.2	3.7
Employee housing	45.3	.0	.3	.5	8.0
Other	2.8	.6	.3	.7	1.0
Total	100.0	100.0	100.0	100.0	100.0

When discussing degrees of overcrowding, we refer to the number of people per habitable room. 'Habitable' includes all rooms except kitchens, bathrooms and corridors. In traditional kraals, each hut forms a room for that household. Overcrowding is considered acute where 3 or more share a room. On average, there are 1.95 people per room in Rundu.

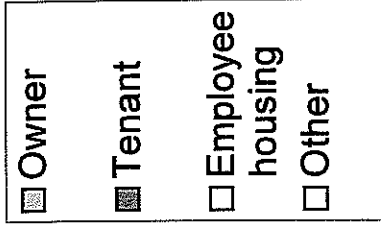
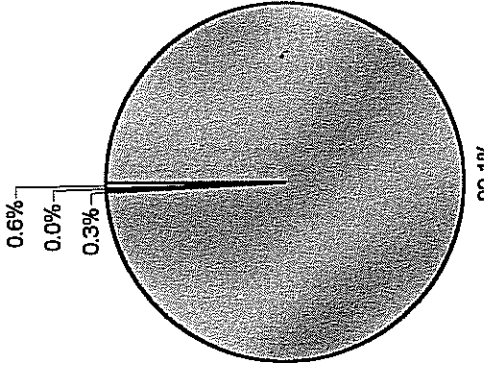
The table below provides an indication of the densities in the four areas expressed in terms of the average number of people residing in each habitable room.

Average number of People / Habitable Room			
Area	Mean No of Rooms/household	Mean household size	Mean No of people/room
Rundu Central	3.35	5.75	1.72
Rundu West	3.09	6.3	2.04
Rundu South	2.79	5.6	2.01
Rundu East	2.85	5.66	1.99
Rundu Total	2.98	5.81	1.95

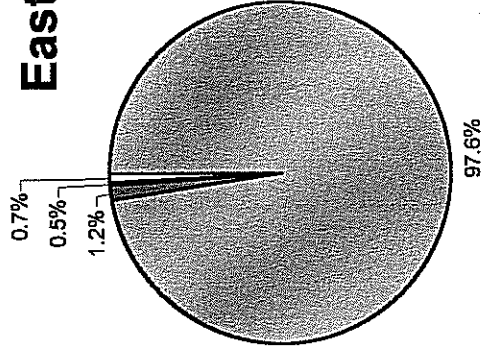
Construction Material



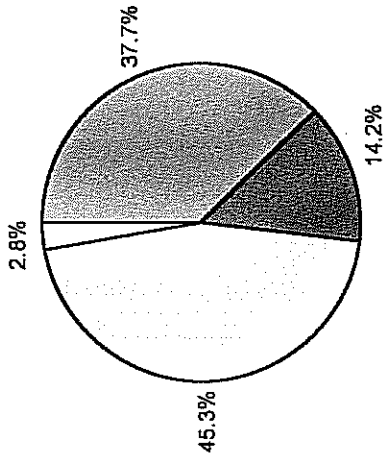
West



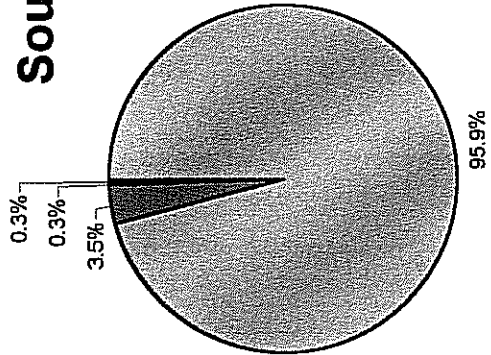
East



Central



South



6.3. HOUSING DEMAND

The preparation of land and the provision of housing go hand-in-hand. For a local authority the provision of land must be considered the first step in the housing process. Timely allocation of land and the effective management of settlement on such land is probably the key to the effective accommodation of in-migrants and to the success of future self-help and upgrading projects.

Provision was made in the survey schedule for heads of households and other adults living in the household to indicate their housing needs and the amount they are prepared to pay per month for a house or an erf.

Some 18.8% of adult respondents stated that they were actively looking for a house of their own. A similar figure is obtained for people planning to purchase an erf or house within the next two years.

Actively looking for a house?					
	Central	West	South	East	Total
	%	%	%	%	%
Yes	35.0	14.6	15.2	16.0	18.8
No	65.0	85.4	84.8	84.0	81.2
Total	100.0	100.0	100.0	100.0	100.0

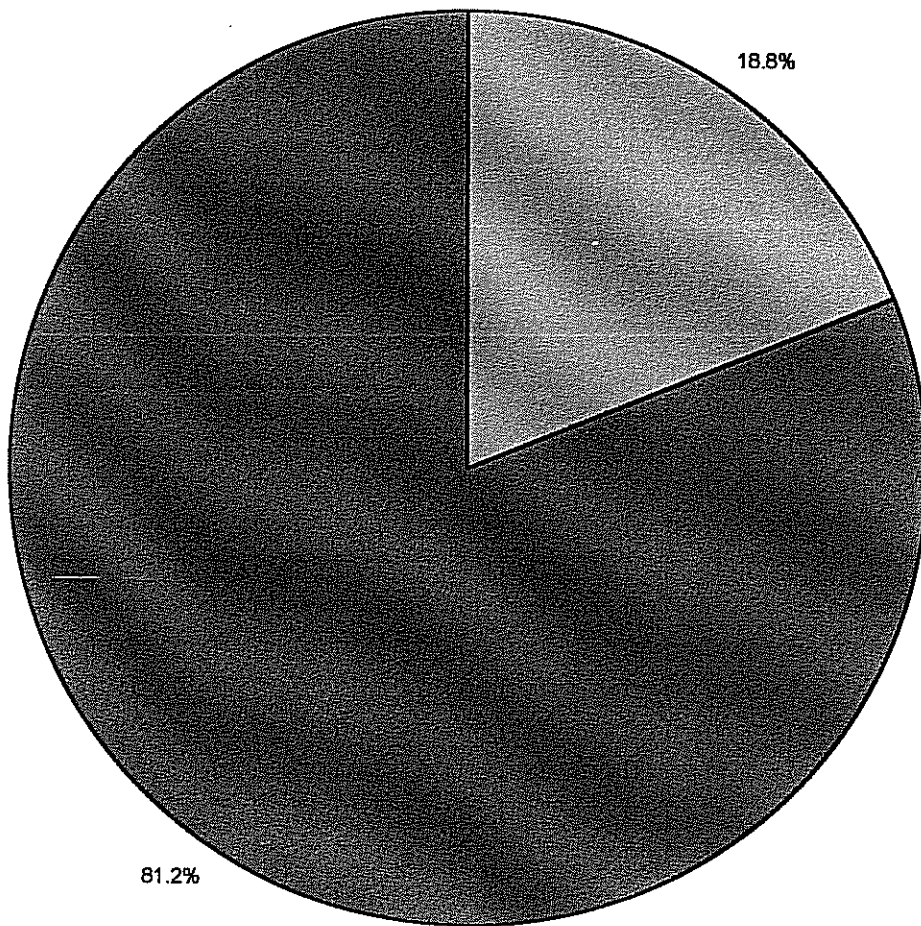
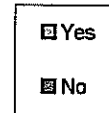
Plan to purchase a house/erf in next 2 years?						
	Central	West	South	East	Total	
	%	%	%	%	%	%
Yes	35.6	15.5	15.6	15.6	18.9	
No	64.4	84.5	84.4	84.4	81.1	
Total	100.0	100.0	100.0	100.0	100.0	100.0

A high proportion of respondents (24.1%) stated that they would prefer to rent accommodation rather than buy, dispelling the notion that everyone wants a house of their own.

Prefer renting to buying a house?					
	Central	West	South	East	Total
	%	%	%	%	%
Prefer to buy	74.0	71.9	70.1	81.7	75.9
Prefer to rent	26.0	28.1	29.9	18.3	24.1
Total	100.0	100.0	100.0	100.0	100.0

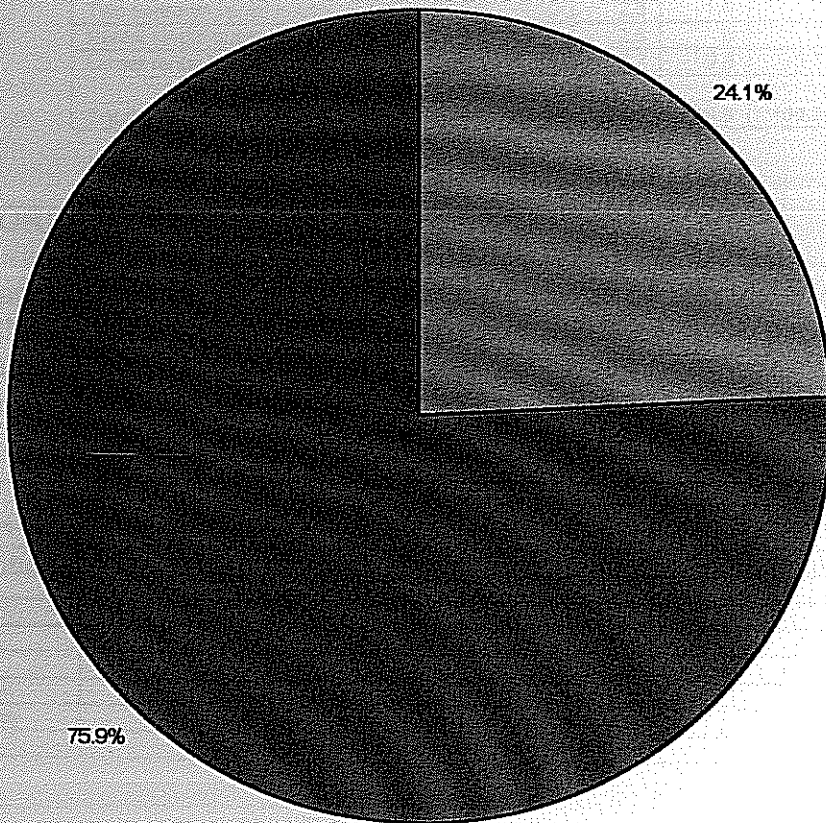
Respondents were given a card indicating various housing options ranging from an unserviced erf to the 3-bedroom house. The most popular option, predictably was the 3-bedroom house. This option was selected by some 47.7% of the respondents who had indicated they were looking for a house. A guideline repayment was listed alongside each option. The fact that at N\$ 926.40, a 3-bedroom house is the most expensive option did not seem to deter respondents.

Looking for a House



House Rent vs. Buy

☐ Prefer to rent
☑ Prefer to buy



Second most popular (and expensive) selection is a 2-bedroom house. The third best, but trailing far behind (6%), is that of a serviced erf with toilet.

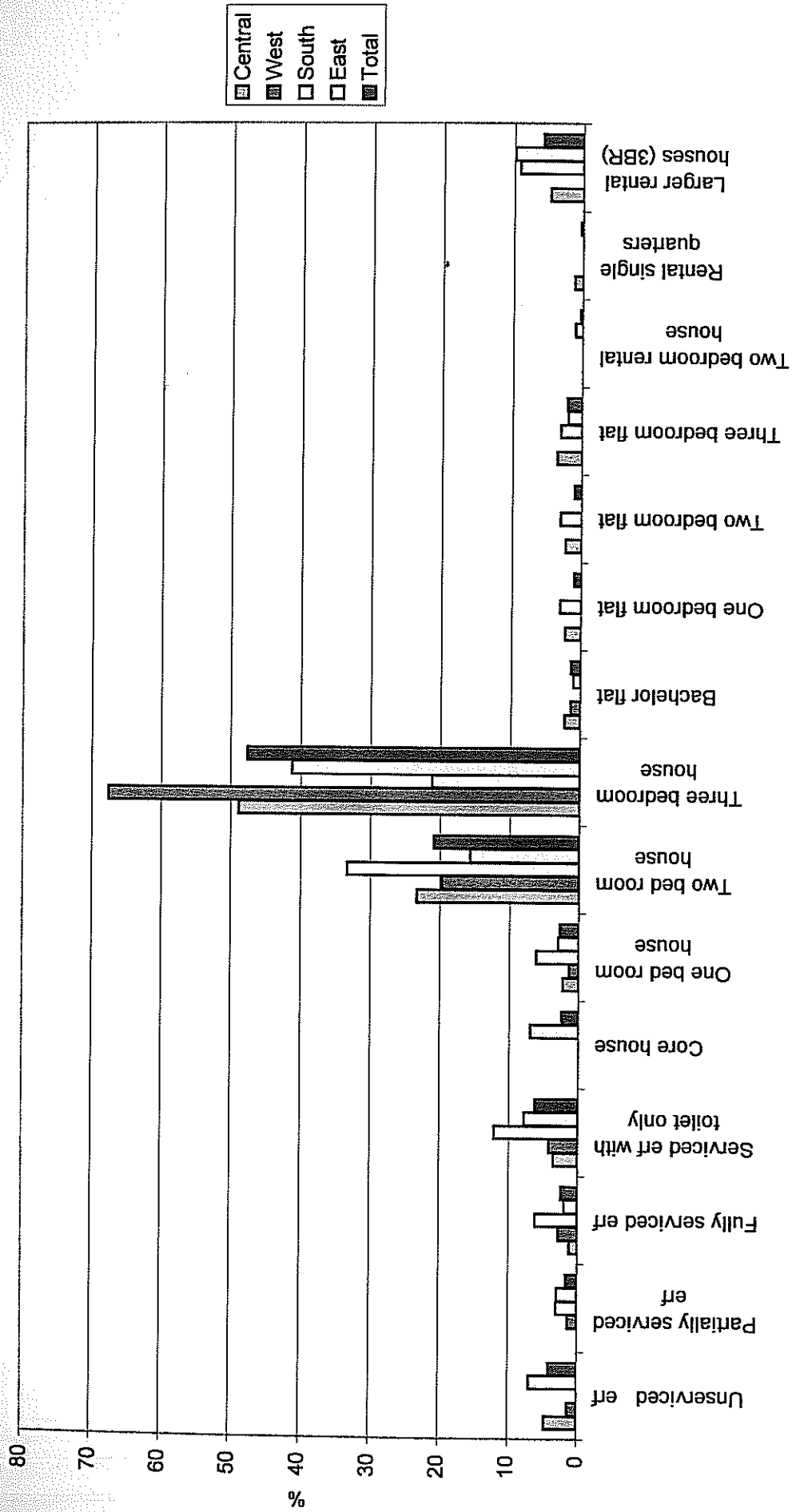
First Housing Option by Area					
	Central	West	South	East	Total
	%	%	%	%	%
Unserviced erf	4.7	1.4	.0	6.9	4.0
Partially serviced erf	.0	1.4	2.6	2.9	1.7
Fully serviced erf	1.2	2.8	5.1	2.0	2.3
Serviced erf with toilet only	3.5	4.2	10.3	7.8	6.0
Core house	.0	.0	.0	6.9	2.3
One bed room house	2.3	1.4	5.1	2.9	2.7
Two bed room house	23.3	19.7	30.8	15.7	20.8
Three bedroom house	48.8	67.6	25.6	41.2	47.7
Bachelor flat	2.3	1.4	.0	1.0	1.3
One bedroom flat	2.3	.0	2.6	.0	1.0
Two bedroom flat	2.3	.0	2.6	.0	1.0
Three bedroom flat	3.5	.0	2.6	2.0	2.0
Two bedroom rental house	.0	.0	2.6	1.0	.7
Rental single quarters	1.2	.0	2.6	.0	.7
Larger rental houses (3BR)	4.7	.0	7.7	9.8	5.7
Total	100.0	100.0	100.0	100.0	100.0

6.4. AFFORDABILITY

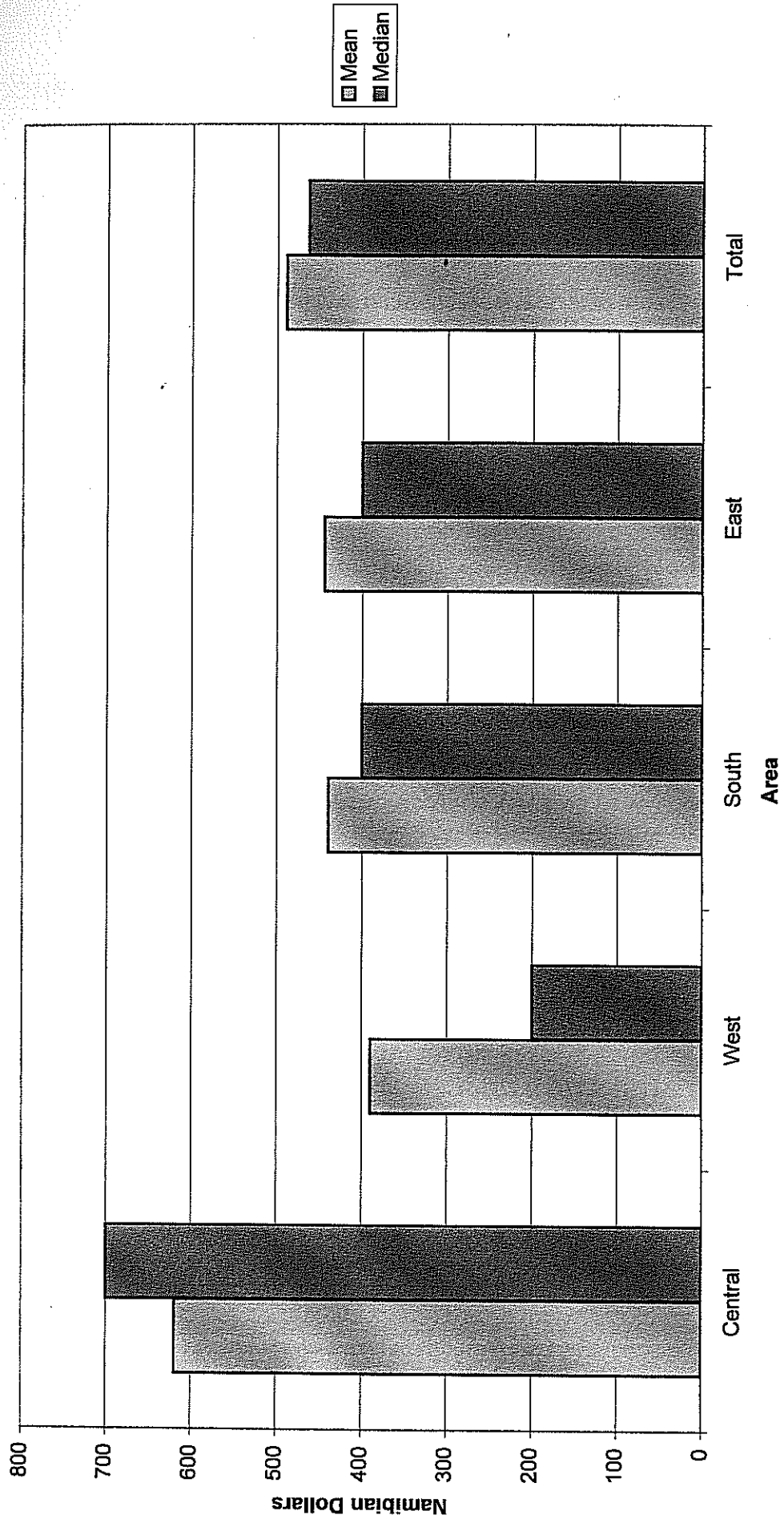
In stark contrast to the above, when asked what people were willing to spend per month for new accommodation, a median N\$ 463 was obtained. This propensity to pay was highest in the *Central Area* (N\$ 700) and lowest in the *West* (N\$ 200), (where more than two-thirds selected the most expensive option).

Average Amount Affordable by Area					
Amount in N\$					
	Central	West	South	East	Total
Mean	619	390	462	444	489
Median	700	200	400	400	463
Minimum	2	2	9	2	2
Maximum	930	926	960	950	960

Housing Option



House Affordability

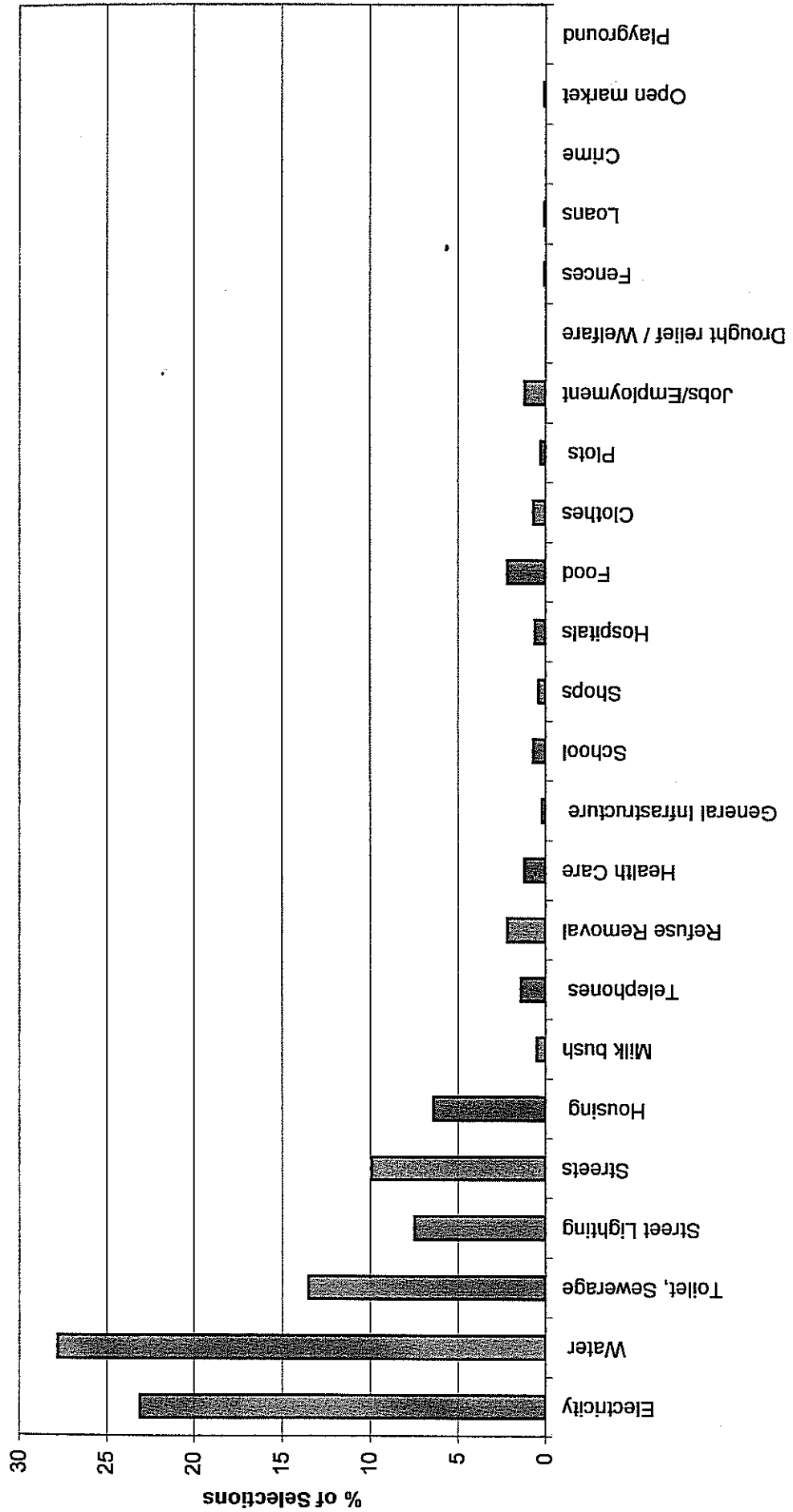


SECTION 7: COMMUNITY NEEDS AND PRIORITIES

In this section, residents of the informal areas (only) were asked to indicate the three most important needs in the broadest sense, experienced by their communities. Top of the list is the provision of a piped water supply, with private taps in the home (27.8% of all issues identified). Second was electricity supply (23.2%). Other major issues included toilets and water borne sewer systems, formal streets/upgraded streets and street lighting. Housing or better housing and food distribution were the most common non-municipal services.

Most Important Needs of People in the Area by Area	West	South	East	Total
	%	%	%	%
Electricity	20.7	24.8	23.7	23.2
Water ,Taps	27.4	31.2	26.3	27.8
Toilet, Sewerage, Public Toilets	15.5	10.2	14.0	13.5
Street Lighting	6.9	5.2	8.6	7.3
Streets, Better Streets	11.1	9.5	9.3	9.8
Housing ,Brick houses	7.2	6.5	5.5	6.3
Removing of milk bush	.6	.1	.6	.5
Telephones ,Public Telephones , Private Telephones	1.0	2.3	1.6	1.6
Refuse Removal	2.5	1.7	2.3	2.2
Clinic ,Health Care	.4	1.7	1.5	1.3
General Infrastructure & Services	.1	.1	.3	.2
School	.8	.5	.8	.7
Shops	.3	.6	.4	.4
Hospitals	.3	.4	.9	.6
Food	2.7	2.3	1.9	2.2
Clothes	.1	1.2	.8	.7
Plots ,erven /Formalisation/ Big plots	.1	.3	.4	.3
Jobs/Employment/Money	1.3	1.2	1.2	1.2
Drought relief / Welfare	.1	.0	.0	.0
Fences	.4	.0	.0	.1
Loans	.2	.0	.0	.1
Crime/Criminals need control	.1	.0	.0	.0
Open market	.1	.1	.0	.1
Playground	.0	.0	.1	.0
Total	100.0	100.0	100.0	100.0

Community Needs



Respondents were then asked to name only one municipal service that they felt should receive top priority. Here once again, the provision of piped water to households was the overwhelming favourite (62.2%), followed by electricity provision (18.2%).

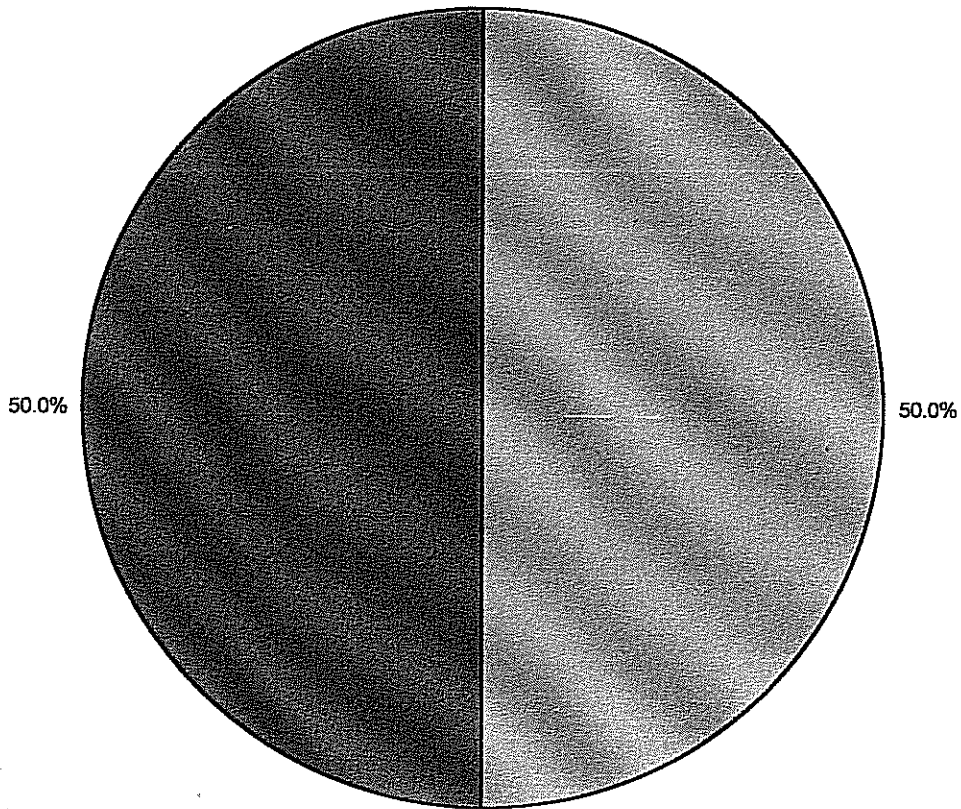
Municipal Services- First Priority by Area	West	South	East	Total
	%	%	%	%
Water	62.1	67.8	59.3	62.2
Electricity	12.9	21.0	20.1	18.2
Sewage disposal	14.8	4.3	6.5	8.4
Streets	3.2	4.3	3.2	3.4
Street lightning	3.8	2.2	8.1	5.5
Refuse removal	3.2	.4	2.8	2.3
Total	100.0	100.0	100.0	100.0

The community were asked which of the following two strategic options was more important: - the formalisation of property ownership or the improvement of municipal infrastructural services to their community. The purpose here was to assist the Town Council of Rundu in prioritising their investment programmes: - the planning, servicing and registration of erven vs. infrastructural upgrading.

Prefer Better Services or Legal Ownership? by Area	West	South	East	Total
	%	%	%	%
Services	43.8	56.8	50.3	50.0
Ownership	56.2	43.2	49.7	50.0
Total	100.0	100.0	100.0	100.0

The results interestingly show that the community feels both actions are equally important, with 50% voting either way. Looked at by areas, more people in the *West* felt formal erf ownership more important, while the *South* favoured the upgrading option.

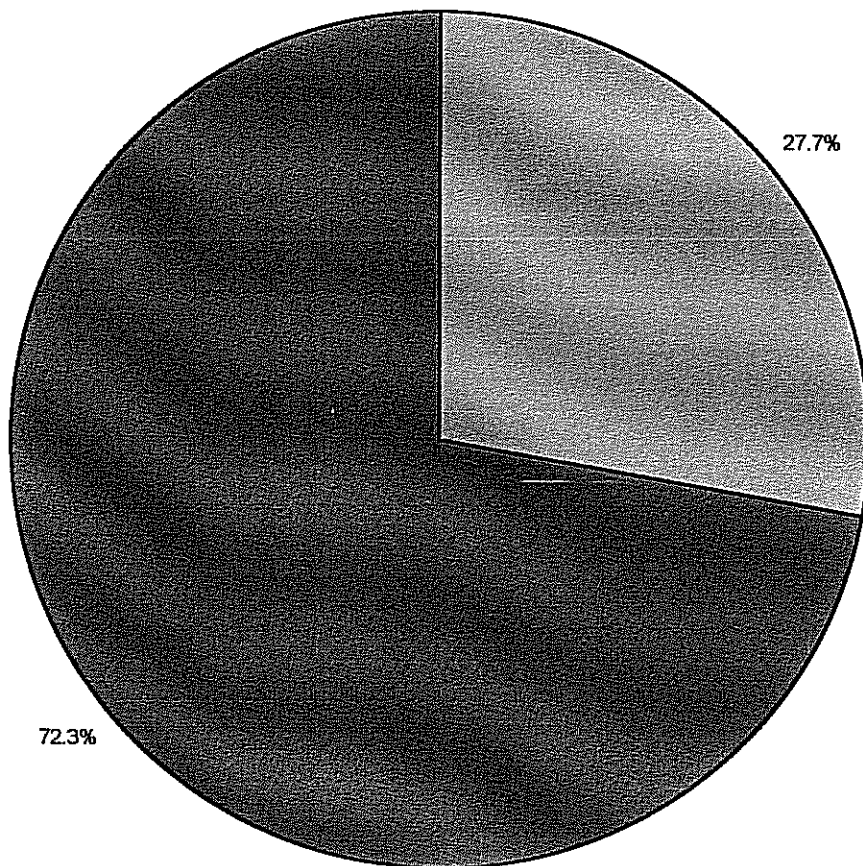
Legal Ownership vs. Better Services



The final question in this section stated that as streets and services are being upgraded, it might well be required that some houses be moved and/or that people may have to give up some of their plot space. In this scenario, would people still support the upgrading process? The idea was to obtain an indication of how strongly communities felt about upgrading and formalisation, and whether they were prepared to make sacrifices to assist the process. The answer was an overwhelming 'yes' with 72,3% voting in favour. This pattern was very similar in each of the areas.

Support Upgrading Services? By Area	West	South	East	Total
	%	%	%	%
Yes	72.6	74.0	71.3	72.3
No	27.4	26.0	28.7	27.7
Total	100.0	100.0	100.0	100.0

Support Upgrading



SECTION 8: CONCLUSION

The current growth of Rundu is rapid and comes from both natural increase and in-migrants arriving from rural areas in search of employment and other opportunities.

New initiatives are necessary and have already been initiated by the Town Council to make provision for future growth.

Low levels of affordability, especially in the three 'outer areas', makes it extremely difficult to provide high standard services and affordable shelter to this group which is also where growth in numbers is most rapid.

With conventional housing delivery systems in Namibia not able to cater for the ultra-low income group, new approaches to the problem must be found if uncontrolled informal settlement is to be managed in a way that community goals may be reached.

A recognition of the positive aspects of controlled settlement and informal shelter construction seem to offer the only sustainable and long term strategy which can be used to accommodate the stream of migrants in an ordered and manageable way.

