



NAMIBIA LAND STATISTICS BOOKLET SEPTEMBER 2018



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“Leveraging on partnerships and innovative technologies, to produce and disseminate relevant, quality, timely statistics and spatial data that are fit-for-purpose in accordance with international standards and best practice”



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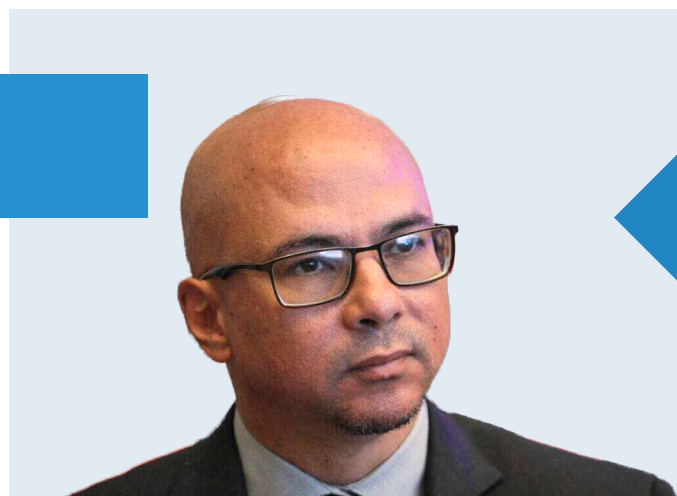
“To be a high performance institution in quality statistics delivery”



Core Values

- ✓ Integrity
- ✓ Excellent Performance
- ✓ Accuracy
- ✓ Team Work
- ✓ Accountability
- ✓ Transparency

Dr John Steytler
NSA Board Chairperson



FOREWORD

I am delighted that the NSA has embarked upon the compilation of available land statistics in the country. This is the first time that the NSA is closely examining land statistics databases held by different stakeholders. It is, therefore, my expectation that this exercise will reinforce the need for constant dissemination of land statistics in Namibia.

There is, indeed, a need for suitable, reliable and timely statistics in Namibia, not only for social progression, but also for the purpose of policy design and monitoring of progress of various sectors of the economy. The requirements for decision-making have continuously expanded over time. As a result, the role of statistics is critical in providing empirical evidence in planning and policy formulation.

More importantly, Namibia is currently seized with the land question as the country moves towards the second National Land Conference in October 2018. Therefore, the role of statistics in informing our land debate is even more critical.

I commend our lawmakers for having incorporated the National Spatial Data Infrastructure (NSDI) along with the National Statistics System (NSS) in the Statistics Act, No. 9 of 2011. Reliable land statistics will thus be easily channeled to the NSA and disseminated for planning purposes and reporting.

On behalf of the NSA Board, management and staff, I would like to thank the stakeholders who have contributed valuable statistics towards the production of this booklet. It is our desire that this booklet will become the gold standard for annual or bi-annual land statistics national audit.

In the preface of *Statistics and Truth* (2nd edition), Professor Radhakrishna Rao (1997) writes:

“If there is a problem to be solved, seek for statistical advice instead of appointing a committee of experts. Statistics and statistical analysis can throw more light than the collective wisdom of the articulate few.”

It is my hope that the land statistics will inform our debate during and after the second National Land Conference. Furthermore, as a country we need to account for every part of the country, including land mass and sea, amidst the changing conditions. Statistics such as land tenure use, productivity, and ownership must be timely and readily accessible for decision-making at all times in order to be relevant for the socio-economic planning and development.

I wish you an insightful analytical reading of these informative land statistics.

A handwritten signature in blue ink, appearing to read 'J Steytler'.

ACKNOWLEDGMENTS

It must be noted that the NSA does not produce primary land statistics apart from few variables from censuses and surveys. Therefore, this booklet is a result of contributions from the following stakeholders:

- Agricultural Bank of Namibia (Agribank)
- Ministry of Land Reform (MLR)
- Namibia Agricultural Union (NAU)

Furthermore, the Ministry of Home Affairs and Immigration (MHAI) assisted the NSA with data validation in order to calculate a number of required statistics.

LIST OF ACRONYMS

AALS	Affirmative Action Loan Scheme
Agribank	Agricultural Bank of Namibia
GIS	Geographic Information System
MHAI	Ministry of Home Affairs and Immigration
MLR	Ministry of Land Reform
NAU	Namibia Agricultural Union
NSA	Namibia Statistics Agency
NSDI	National Spatial Data Infrastructure
NSS	National Statistics System



DEFINITIONS OF KEY TERMS

Agricultural Land:	Any land or an undivided share in land, other than – (a) land situated in a local authority area as defined in section 1 of the Local Authorities Act, 1992 (Act 23 of 1992); (b) land situated in a settlement area as defined in section 1 of the Regional Councils Act, 1992 (Act 22 of 1992); (c) land of which the State is the owner or which is held in trust by the State or any Minister for any person; (d) land which the Minister by notice in the Gazette excludes from the provisions of the Commercial Agricultural Act, No. 6 of 1995;
Commercial Farm:	A farming unit where commercial agricultural practices are conducted generally producing agricultural products for profit/commercial markets.
Communal Land:	Land generally rural which is in possession of a community, rather than an individual or company.
Company	A company registered in terms of the Companies Act, 1973 (Act 61 of 1973);
Freehold Tenure:	A common ownership of property usually land with permanent and absolute tenure of that land or property which include freedom to dispose of it at will.
Foreign National	Definition as per the Commercial Agricultural Act, No. 6 of 1995: (a) a person who is not a Namibian citizen; (b) in relation to a company - (i) a company incorporated under the laws of any country other than Namibia; or (ii) a company incorporated in Namibia in which the controlling interest is not held by Namibian citizens or by a company or close corporation in which the controlling interest is held by Namibian citizens; and (c) in relation to a close corporation, a close corporation in which the controlling interest is not held by Namibian citizens;
Land Tenure:	A legal regime in which land is owned by an individual or entity, who is said to hold the land.
Owner:	In relation to land or any registered right in or over land, means the person in whose name such land or right is registered.
Previously advantaged:	A person or place that is advantaged in terms of past better social or economic position than other people or places. In Namibia, this relates to Namibian citizens who have been socially, economically or educationally <i>advantaged</i> by past discriminatory laws or practices.
Previously disadvantaged:	A person or place that is <i>disadvantaged</i> in terms of past better social or economic position than other people or places. In Namibia, this relates to Namibian citizens who have been socially, economically or educationally disadvantaged by past discriminatory laws or practices.
State Land:	Any public and unappropriated land controlled by government on behalf of its citizens. Government holds monopoly over the land.

KEY UNITS OF MEASUREMENTS

1 Kilometre	1 000 Metres
1 Hectare	10 000 Square Metres
1 Square Kilometre	100 Hectares
824 000 Square Kilometres	82 400 000 Hectares



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Alex Shimuafeni
Statistician-General and CEO

ABOUT THE BOOKLET

The Namibia Statistics Agency (NSA) as the central statistical authority of the state collects, compiles and disseminates statistics as per the Statistics Act, No. 9 of 2011.

As part of its contribution towards the debate of the second National Land Conference, the NSA Board directed the Agency to embark upon a compilation exercise for different land statistics in the country. The aim of the exercise was to compile statistics and develop a National Land Statistics Booklet, to highlight in a neutral and objective manner, available statistics in our national land databases.

The booklet is aimed at informing discussions at the National Land Conference by objectively presenting land statistics a basic form. The NSA established an internal Land Statistics Committee (LSC) specifically to compile and analyse statistics from different sources for the purpose of the land conference. The statistic series collected by the NSA alone does not provide a complete picture of the country, since land statistics are generated and managed by different government Agencies with defined mandates as part of their administrative records. Therefore, the exercise collected various land statistics mainly from the Agricultural Bank of Namibia, the Ministry of Land Reform as well as the Namibia Agricultural Union (NAU).

This booklet provides basic insights from source data without detailed analysis or inferences. Following data cleaning and validation, basic insights such as percentages, averages, summaries and comparisons were produced.

Where a complete picture of the country is shown, Namibia land mass extent of 824 000 km² or 82 400 000 hectares is used throughout the Booklet. In summary, freehold agricultural (commercial) land constitutes 42% of the land surface followed by communal/customary land at 35%. State land which includes parks, restricted areas, townland boundaries and government farms in freehold agricultural land accounts for only 23% of the country's land mass.

In terms of freehold agricultural land which constitutes 39.7 million hectares of the country, previously advantaged farmers own 27.9 million hectares (70%) while the previously disadvantaged community own 6.4 million hectares (16%). Government owns only 5.4 million hectares (14%). Females only own 23% of the freehold agricultural land while the remaining 77% is owned by males.

Government acquired more than 3 million hectares under the national resettlement programme while 3.4 million were acquired through the Affirmative Action Loan Scheme under the Agricultural Bank of Namibia from 1992 - 2018. The Agricultural Bank further funded 2.8 million hectares through its commercial loan facility during the same period.

It is my gratitude that the NSA is able to provide this basic insight in a neutral manner and hope that you will find the content of this Booklet useful for both planning and informed public debate.

1. PURPOSE OF THE BOOKLET

The purpose of the booklet is to show the current status of land statistics as held by the authorities responsible for the collection, management and dissemination of such statistics in the country. The booklet serves as a reference to existing land statistics in the country. It can also be used to inform discussions at the second National Land Conference taking place in October 2018.

2. DRIVERS TO THIS LAND STATISTICS BOOKLET

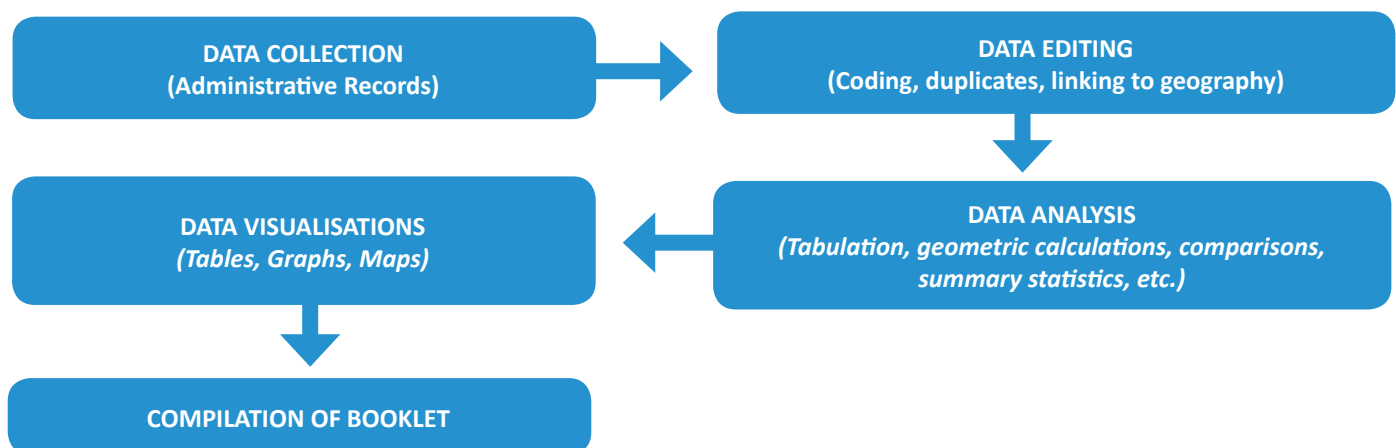
- The need to consolidate various statistics in the country in the NSA as the central authority of the state to collect, compile and disseminate statistics as per the Statistics Act, No. 9 of 2011
- Unavailability of easily structured and accessible national land statistics in the country
- The need to formulate policies and programme interventions based on available information on land in the country
- The need for an informed land debate in the country.

3. DATA SOURCES AND METHODOLOGY

This Booklet is compiled from administrative records and available literature. Three external data sources were used to compile statistics in the booklet. Agricultural Bank of Namibia (Agribank) provided data on farms funded by the bank for the period 1992-2018. NSA obtained both the status of commercially acquired farms and through the government's Affirmative Action Loan Scheme (AALS) as of July 2018. The Ministry of Land Reform provided data on the national valuation roll of 2012 – 2017 containing 12 382 agricultural commercial land, farms acquired through the national resettlement programme and land transactions from the deed registry since 1991.

The following methodology was used to complete the Booklet.

Figure 1: Methodology



No data manipulation that could change the figures such as the size of farms was performed apart from validation purposes. NSA used a combination of both the insights provided by the data providers and available literature to validate the data. Minimum data editing and cleaning such as converting data into the right format was done to ensure consistency and easier analysis. Geometric calculations and validation were performed in a Geographic Information System (GIS). Data processing involved generating summaries, averages, tabulations, time series plotting as well as depicting of trends. Where visual presentations of the results were necessary, graphs and maps were used.

4. LIMITATION

There were limitations in data collection and the format of data received from the data providers. It took long for data providers to provide data in the required formats. It was observed that most data custodians do not store data in readily available formats for data analysis. This is understandably so since many of the institutions with data (if not all of them) keep their data for administrative purposes and not necessarily for statistical purposes. Also some of the key data variables on some of the data were missing or data is not adequately exhibited for reporting purposes. Because of time limitation, some of the data were not processed.

Following a national land statistics symposium that took place on 13 September 2018 which aimed at validating the compiled statistics, stakeholders identified more statistics that could be added to the booklet. More specifically statistics on urban land demand, communal land uses, and productivity of land, tourism development, and mining activities on farmland were identified to be important to supplement ownership statistics.

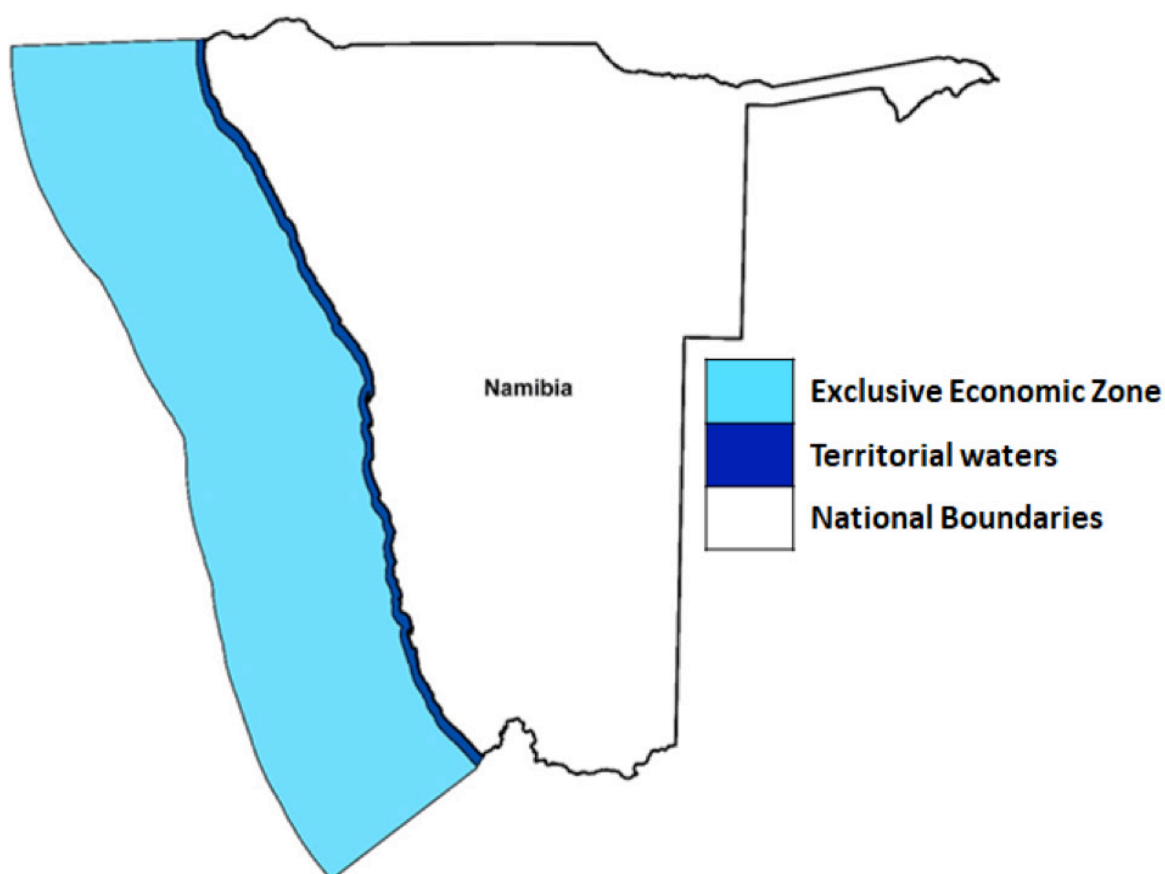
Furthermore, there was a noticeable inconsistency use of the statistic on the land mass of Namibia even in official documentations. Some documentations use 824 000 square kilometres (km²) for the land extent while others use 825 000 km². This affects computations, although insignificant at national level.

5. NAMIBIA BASIC FACTS AND PRE-INDEPENDENCE LAND STATISTICS

5.1 Namibia: Facts and Figures

Namibia covers 824,292 square kilometres (km²) of land, more than twice the size of Germany. The sea surface area is estimated to be 513 015 km². The sea consists of both the territorial waters (23 541 km²) and Exclusive Economic Zone (489 474 km²). The complete map of Namibia is shown in Figure 2.

Figure 2: Complete map of Namibia, inclusive of the Sea



Data Source: NSA (2017). National Spatial Data Infrastructure Geoportal: <https://digitalnamibia.nsa.org.na/>

Administratively, the country is divided into 14 regions: Zambezi, Kavango East; Kavango West, Kunene, Ohangwena, Omusati, Oshana, and Oshikoto in the north; Omaheke, Otjozondjupa, Erongo, and Khomas in central Namibia; and Hardap and //Kharas in the south. The country has 121 constituencies.

Along the coast line is the Namib Desert which accounts for about 8.1 million hectares. With the exception of a few urban centres and settlements along the coast line, the desert is not habitable due to the climatic conditions and landscape. This situation leaves only 74.3 million hectares of habitable land.

Figure 3 shows the sizes of the 14 political and administrative regions of Namibia. The regions are further subdivided into 121 constituencies. The constituencies are the lowest political hierarchy of the country in terms of official boundaries.

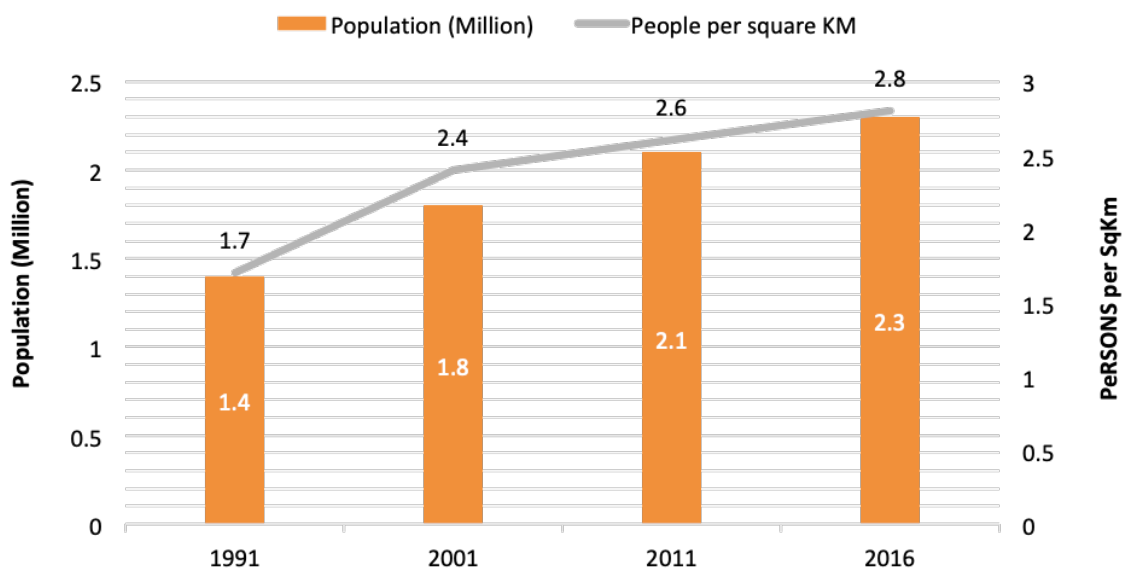
Namibia has a projected population of 2.4 million inhabitants in 2018. The population has increased from 1.4 million in 1991, to 1.8 million in 2001, 2.1 million in 2011 to 2.3 million people in 2016.

The population density per square kilometre has increased from 1.7 in 1991 to 2.2 in 2001, to 2.6 in 2011 and 2.8 persons per square kilometre in 2016.

The average household size has decreased from an average of 5.2 in 1991, to 5.1 in 2001, to 4.4 in 2011 and 3.9 persons in 2016.

Figure 5 shows the trend in population density from 1991 to 2016. Ohangwena region has been the most densely populated region since 1991 while //Kharas region has been the most sparsely populated region (NSA, 1991, 2001, 2011 and 2016).

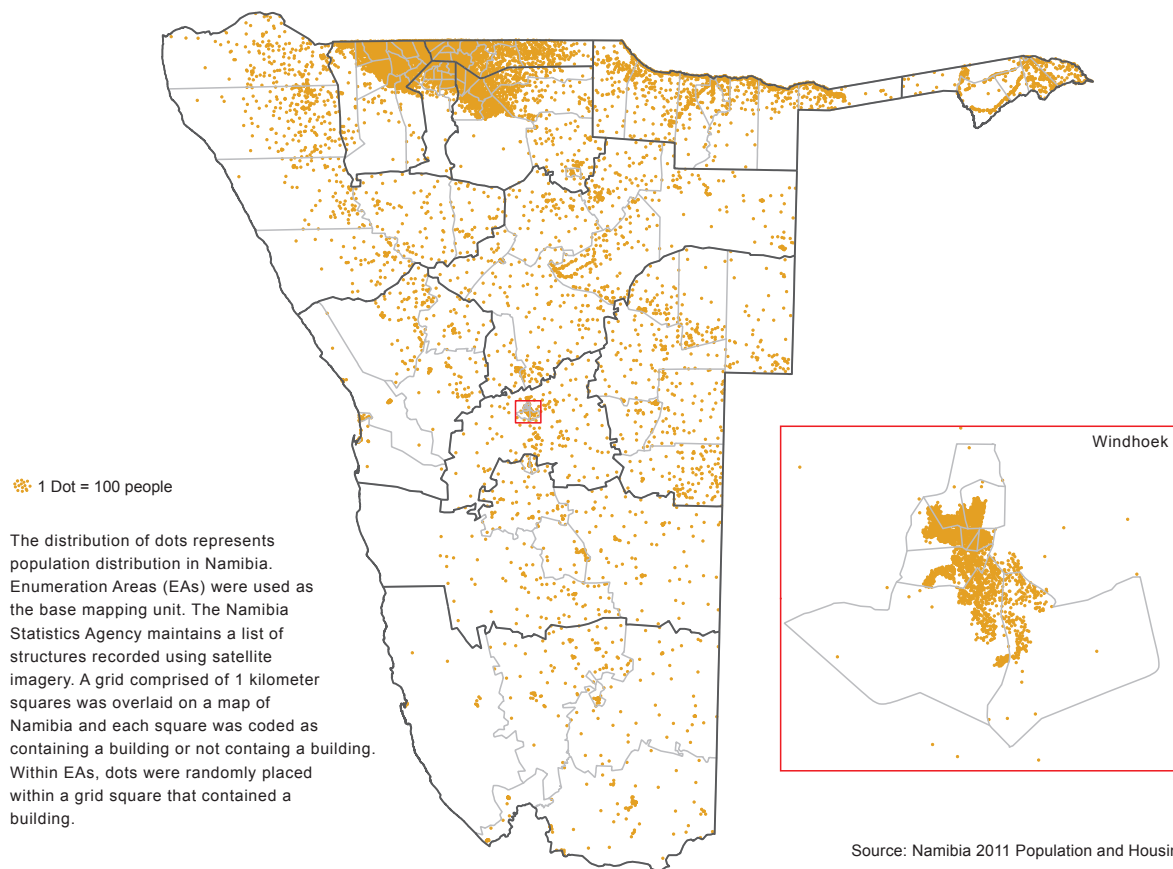
Figure 5: Namibia population density trend from 1991 to 2016



Note: Namibia land surface is 824,292 Km² and remain the same over time.

Figure 6 shows the spatial distribution pattern of the population in 2011. The northern and north eastern regions of the country host to more than 60% of the population.

Figure 6: Spatial distribution of the Population in Namibia (2011)



5.2. Land Tenure

Land tenure is the relationship, whether legally or customarily defined, among people, as individuals or groups, with respect to land (Food and Agriculture Organization of the United Nations, 2002).

FAO:

Land tenure is often categorised as:

- **Private:** the assignment of rights to a private party who may be an individual, a married couple, a group of people, or a corporate body such as a commercial entity or non-profit organization. For example, within a community, individual families may have exclusive rights to residential parcels, agricultural parcels and certain trees. Other members of the community can be excluded from using these resources without the consent of those who hold the rights.
- **Communal:** a right of commons may exist within a community where each member has a right to use independently the holdings of the community. For example, members of a community may have the right to graze cattle on a common pasture.
- **Open access:** specific rights are not assigned to anyone and no-one can be excluded. This typically includes marine tenure where access to the high seas is generally open to anyone; it may include rangelands, forests, etc, where there may be free access to the resources for all. (An important difference between open access and communal systems is that under a communal system non-members of the community are excluded from using the common areas.)
- **State:** property rights are assigned to some authority in the public sector. For example, in some countries, forest lands may fall under the mandate of the state, whether at a central or decentralised level of government.

<http://www.fao.org/docrep/005/y4307e/y4307e05.htm>

5.3 Land Allocation in Namibia from 1902 – 2001

Table 1: Percentages of land allocation in Namibia from 1902 to 2001

	Freehold km ²	Freehold %	Communal km ²	Communal %	State km ²	State %	Total Area (km ²)
1902	48 100	6	249 100	30	526 800	64	824 000
1911	171 400	21	77 400	9	575 200	70	824 000
1921	241 600	29	67 100	8	515 300	63	824 000
1937	294 900	36	143 500	17	385 600	47	824 000
1955	383 500	47	221 400	27	219 100	26	824 000
Post- 1964	362 600	44	332 400	40	128 700	16	823 100
2001	356 600	43	317 400	39	150 000	18	824 000

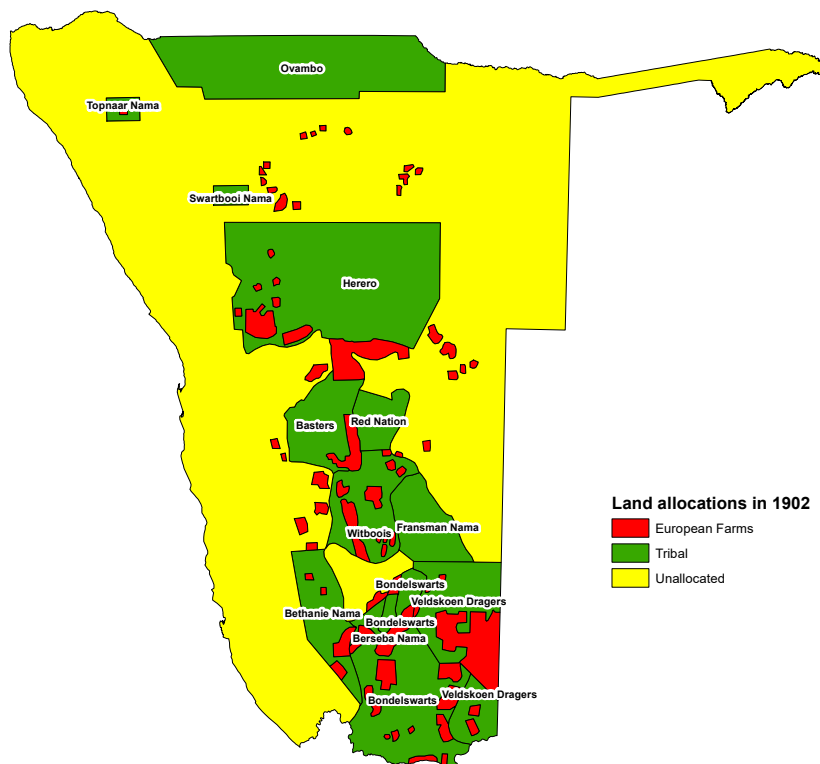
Source: Mendelsohn J, Jarvis A, Roberts C and Robertson T. 2002. *Atlas of Namibia: A portrait of the land and its people*. David Philip Publishers, Cape Town, South Africa.

More elaborate work relating to pre-colonial land classification in Namibia is that of Mendelsohn et al (2002) in the publication of the Atlas of Namibia. Three broad land classes based on land use included communal land, farmland and government/state land. The separation of the northern communal land from the dominant southern farmland was based on the 1937 police lines which were revised in 1955. This police line is known today as the veterinary cordon fence (VCF).

In the absence of elaborate data on pre-colonial land classification, the Atlas of Namibia by Mendelsohn et al (2002) provides a summary total of the three land classes based on land use since 1902. In 1902, state land which included townland, protected areas and government farmland constituted 64% of land in Namibia. Communal land stood at 30% while private farmland under freeholding was only 6%. State land increased steadily to 70% in 1911 and decreased rapidly since then until 1962-1963 during the initiation of the Odendaal Plan. Communal land also decreased from 30% in 1902 to only 9% and 8 % in 1911 and in 1921, respectively.

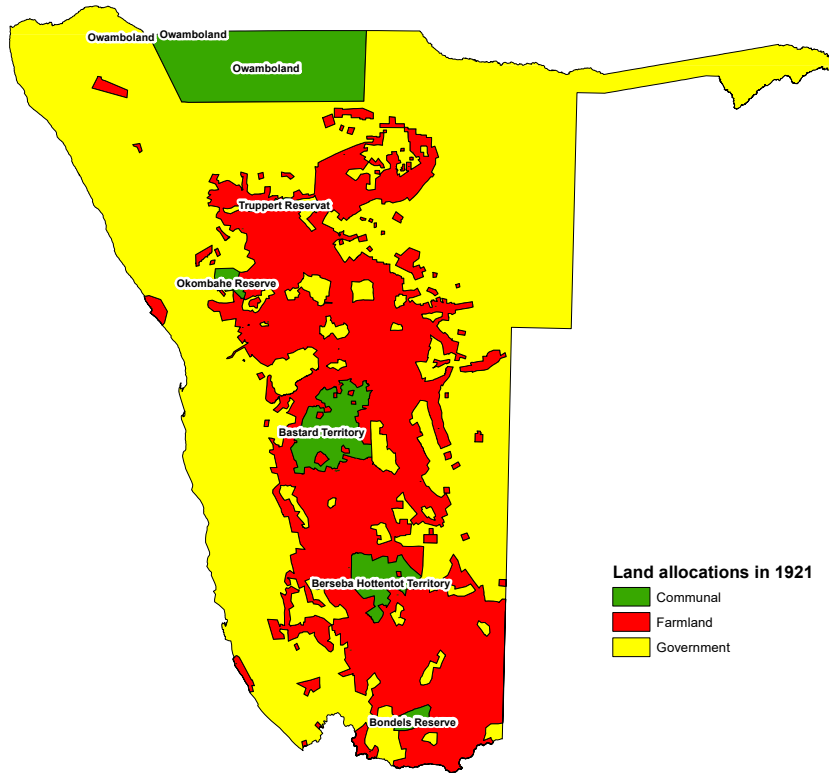
From 1921, communal land expanded steadily to 40% in 1964 but started plummeting since then. A round 1908, agricultural freehold land surpassed communal land to grow to more than 15% from 6% in 1902. Freehold agricultural land further surpassed state land by 1940 to more than 40%. By 2001 it was estimated that agricultural freehold land in Namibia was still the largest land class at 43%, compared to 39% communal land and 18% state land.

Figure 7: Map showing Land Allocation in Namibia in 1902



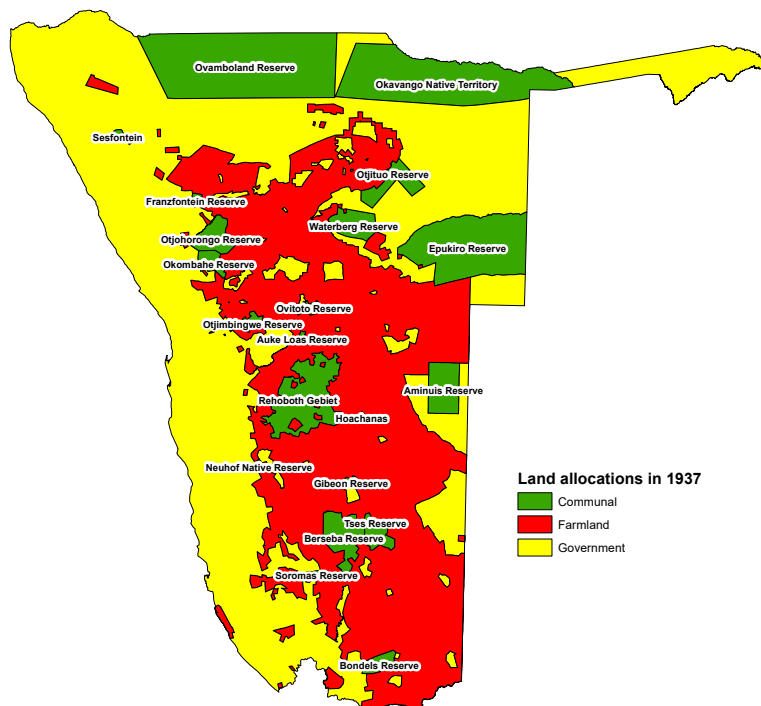
Source: Mendelsohn J, Jarvis A, Roberts C and Robertson T. 2002. Atlas of Namibia: A portrait of the land and its people. David Philip Publishers, Cape Town, South Africa.

Figure 8: Map showing Land Allocation in Namibia in 1921



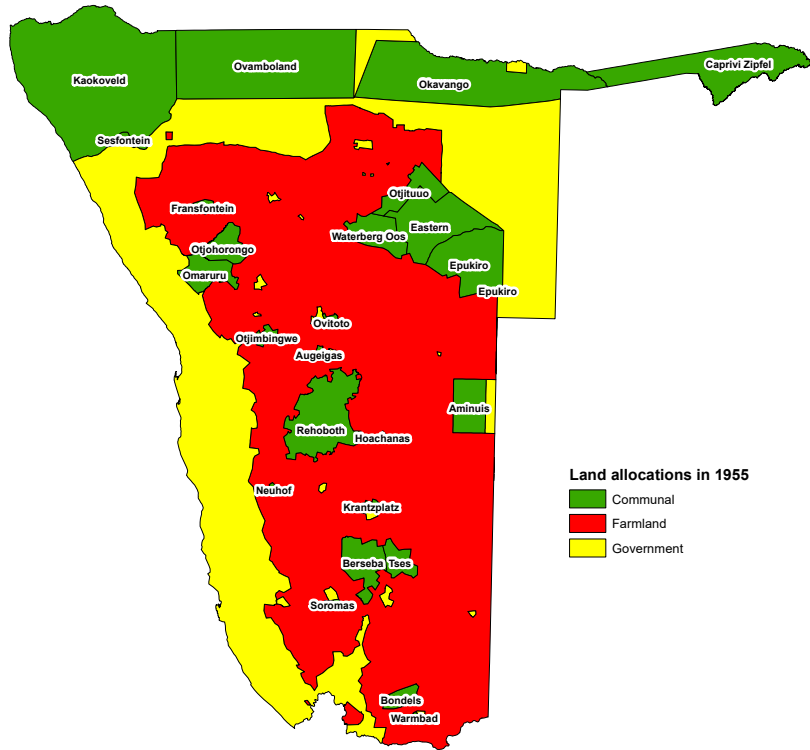
Source: Mendelsohn J, Jarvis A, Roberts C and Robertson T. 2002. Atlas of Namibia: A portrait of the land and its people. David Philip Publishers, Cape Town, South Africa.

Figure 9: Map showing Land Allocation in Namibia in 1937



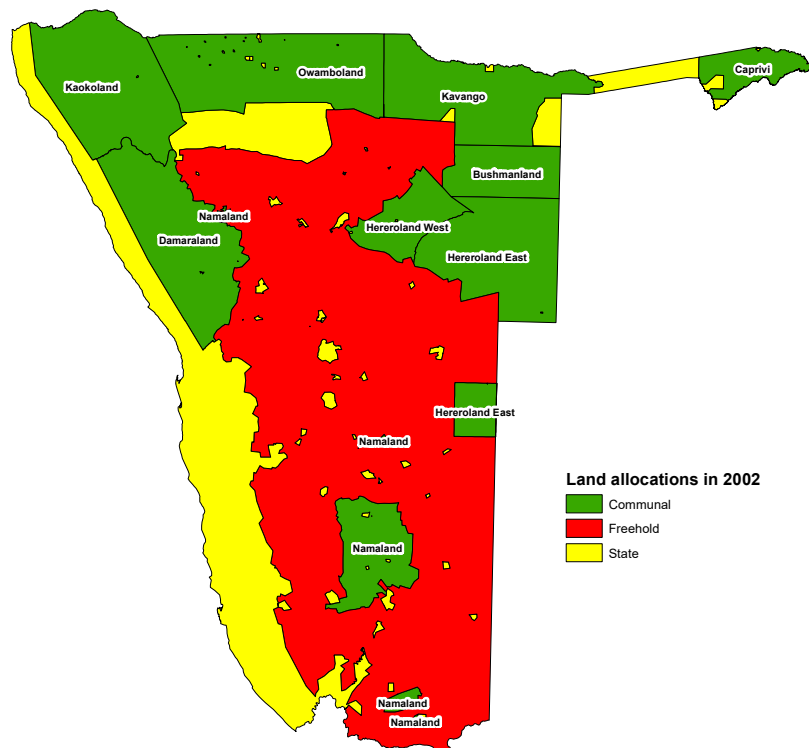
Source: Mendelsohn J, Jarvis A, Roberts C and Robertson T. 2002. Atlas of Namibia: A portrait of the land and its people. David Philip Publishers, Cape Town, South Africa

Figure 10: Map showing Land Allocation in Namibia in 1955



Source: Mendelsohn J, Jarvis A, Roberts C and Robertson T. 2002. Atlas of Namibia: A portrait of the land and its people. David Philip Publishers, Cape Town, South Africa.

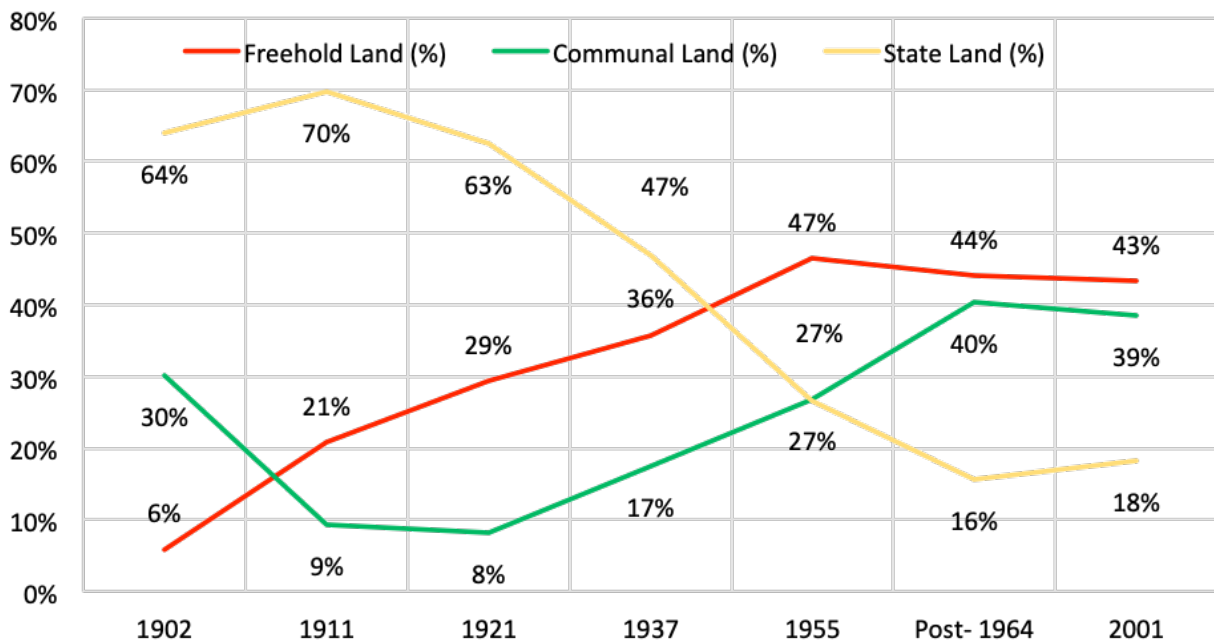
Figure 11: Map showing Land Allocation in Namibia in 2001



Source: Mendelsohn J, Jarvis A, Roberts C and Robertson T. 2002. Atlas of Namibia: A portrait of the land and its people. David Philip Publishers, Cape Town, South Africa.

It is therefore clear that since 1921, state land declined rapidly at the expense of both communal and freehold agricultural land. Figure 12 compares the percentage change in each land class over time. Land allocation trend has been positive for freehold land clearly at the expense of state land. Furthermore, the creation of reserves as recommended by the Odendaal Commission showed a slight positive increase in state land since 1964.

Figure 12: Trend in Land Allocation in Namibia 1902 – 2001

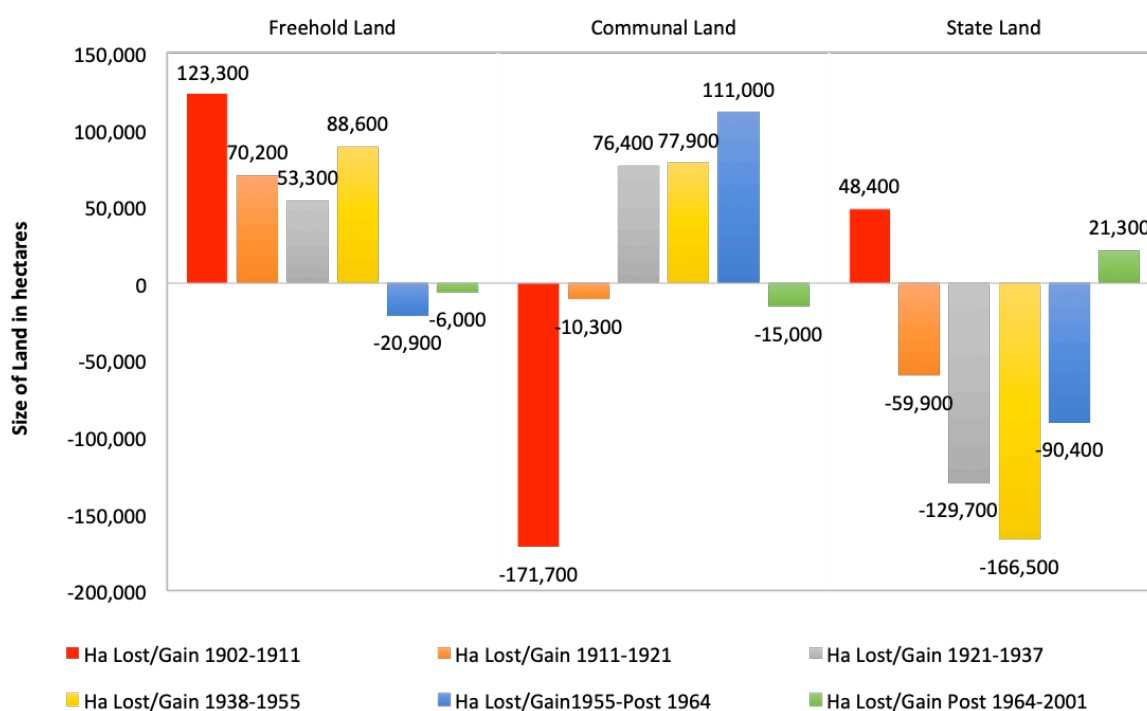


Note: Percentages are calculated using the areas size of 82 400 000 hectares or 824 000 km² land mass.

The biggest loss of land was on communal land during the period 1902 – 1911 at 171 700 km² followed by state land at 166 500 km² during the period 1938 – 1955. Private freehold agricultural land gained the highest during the period 1902 – 1911 at 123 300 km². Freehold land has been gaining land since 1902 up until 1955 when a slight loss of 20 900 km² was recorded during the period 1955 – 1964 and again 6000 km² from 1964 – 2001.

In summary, the biggest loss was on state land totalling 446 500 km², which is more than half the size of the country. Compared to what it was in 1902, freehold agricultural land gained the most at 335 400 km² over the 100 year period.

Figure 13: Total Area Gain or Lost Over Time 1902-2001



5.4 Comparison of Land Tenure in Southern Africa in 2010

Table 2: Comparison of Land Tenure in Southern African Region in 2010

Country	Area(Ha)	Population	Private	Communal/ Tribal	State	Remarks
Angola	124 670 000	15 400 000	-	-	-	No information
Botswana	58 200 000	1 765 000	4%	71%	25%	
Lesotho	3 035 500	2 000 000	5%	90%	5%	
Madagascar	58 704 100	18 606 000	-	-	-	Land is divided between holdings, commons & state
Malawi	9 400 000	12 880 000	12%	66%	22%	Private land is referred to as estate
Mauritius	204 000	1 248 600	80%	-	-	
Mozambique	80 159 000	19 792 000	-	93%		All land is state land
Namibia	82 400 000	2 031 000	44%	36%	20%	
South Africa	122 103 700	47 400 000	72%	14%	14%	
Swaziland	1 736 400	1 000 000	25%	56%	19%	
Tanzania	94 508 700	38 000 000	1.5%	84%	14.5%	
Zambia	75 264 400	11 668 000	-	64%	36%	State land includes parks (36%) game management areas, 6% leasehold
Zimbabwe	39 100 000	13 010 000	41%	42%	16%	State includes conservation areas

Source: AUC-ECA-AfDB Consortium. (2010). Land Policy in Africa: Southern Africa Regional Assessment. Addis Ababa, Ethiopia.

Figure 14: Comparison of Land Tenure in Southern African Region in 2010

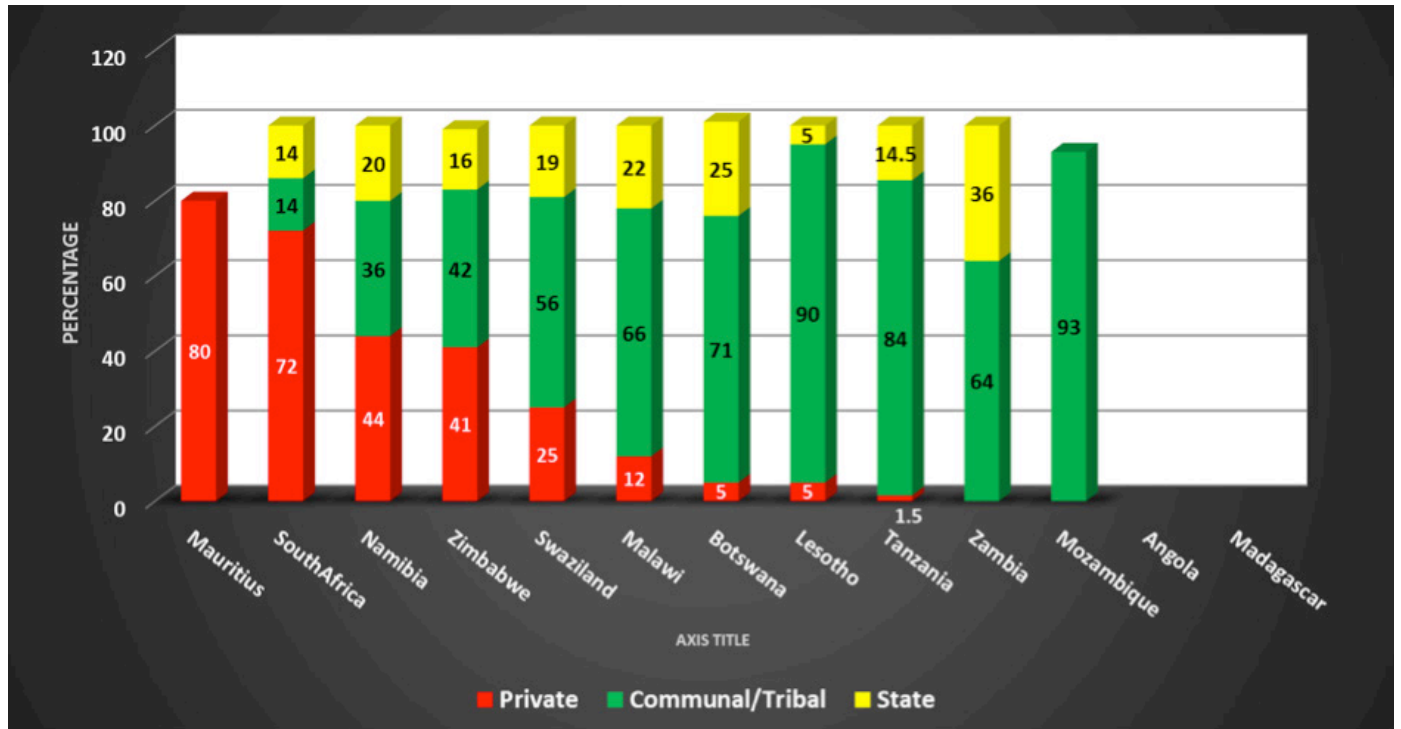


Table 2 and Figure 14 show that Namibia was third in terms of the highest percentage of private land ownership (44%) in the Southern African Development Community (SADC) in 2010. The highest percentage private land ownership was in Mauritius (80%) followed by South Africa at 72%.

Mozambique recorded 93% of communal land in 2010 followed by Lesotho (90%) and Tanzania at 84%. South Africa had the lowest percentage of communal land at 14% compared to Namibia at 36%. All land in Zambia is state land and is divided into communal, state and leasehold. Botswana stood at 71% communal land, making it second to Lesotho in the Southern African Customs Union (SACU).

Zambia had the highest percentage of purely state land at 36% which is mostly covering parks and conservation areas. It is followed by Botswana and Malawi at 25% and 22% respectively. Namibia had recorded 20% state land while Lesotho was the lowest at 5%.

6. LAND TENURE STATISTICS IN NAMIBIA

6.1 General Land Classification in Namibia

There are three general land tenure classifications in Namibia, namely; communal, freehold and state land. Throughout this chapter, a common denominator of 82 400 000 hectares is used as denominator for all calculations where total land mass of Namibia is to be represented. The following is the general assumption made in classifying land. More detailed assumptions will further be made in this chapter which relates to this assumption.

General Assumptions:

- A** = State Land (excluding government owned commercial farms)
- B** = Freehold (Agricultural) Land = Titled Agricultural (Commercial) Land
- C** = Communal Land including non-titled deeds (reserves, small communal farms)
- d** = Local Authorities (only those governed by the Local Authorities Act of 1992)
- e** = Parks and Restricted Areas

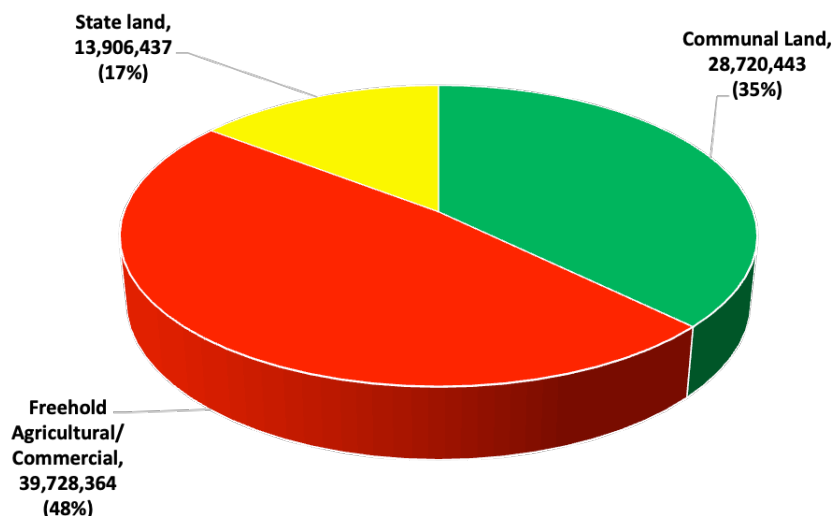
Calculations:

- A** = d + e
- B** = B
- C** = 82 400 000 Ha – (A + B)
- Namibia (82 400 000 Ha) = A + B + C**

Note that the above assumption is used to arrive at the figures in the sections hereunder. This is done so in order to account for every inch of the land mass and to ensure past and future comparability of land statistics.

In Figure 15, the largest portion of land is freehold agriculture (commercial) land at 39 728 364 hectares (48%) followed by communal land at 28 720 443 hectares (35%). State land only constitutes 13 906 437 hectares (17%).

Figure 15: General Land Classification in Namibia



Data Source: 1. Ministry of Land Reform (2017)
2. Namibia Agricultural Union (2016) database used to validate data source 1.

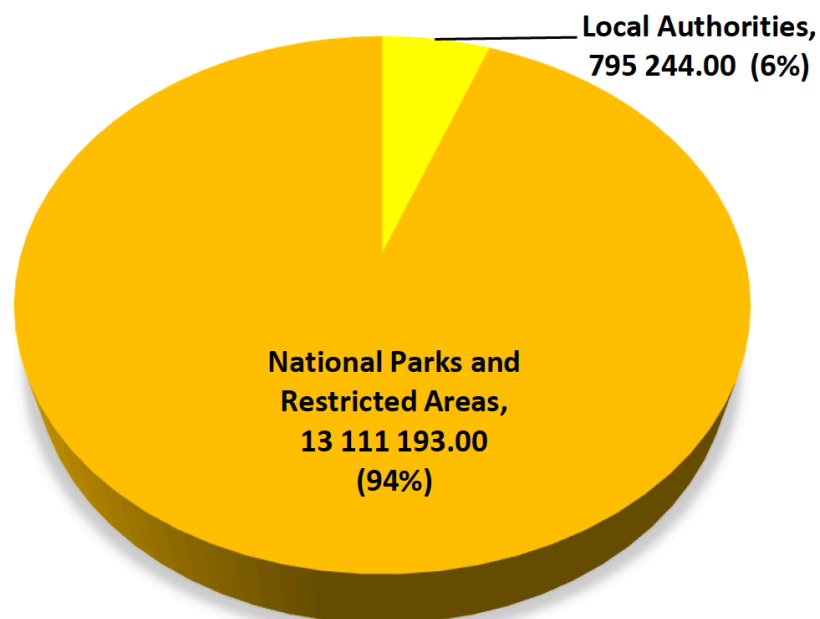
Note: State Land does not include government owned commercial farms in this first assumption.

6.2 State Land

General state land in the country constitutes 17% of the total land mass. Of this 17%, parks and restricted areas accounts for 13 111 193 hectares (16%) of which 8 095 000 hectares (67%) is land covered by the Namib Desert while the Etosha National Park covers most of the remaining 5 016 193 hectares.

Urban areas in Namibia, spanning 795 244 hectares, only account for 1% of the total land mass and only 6% of state land. It must be noted that the biggest part of the 1% urban land is situated in designated communal areas. Further illustration of the above classification is given in Figure 16.

Figure 16: General size of State Land in Namibia (excluding government commercial farms)

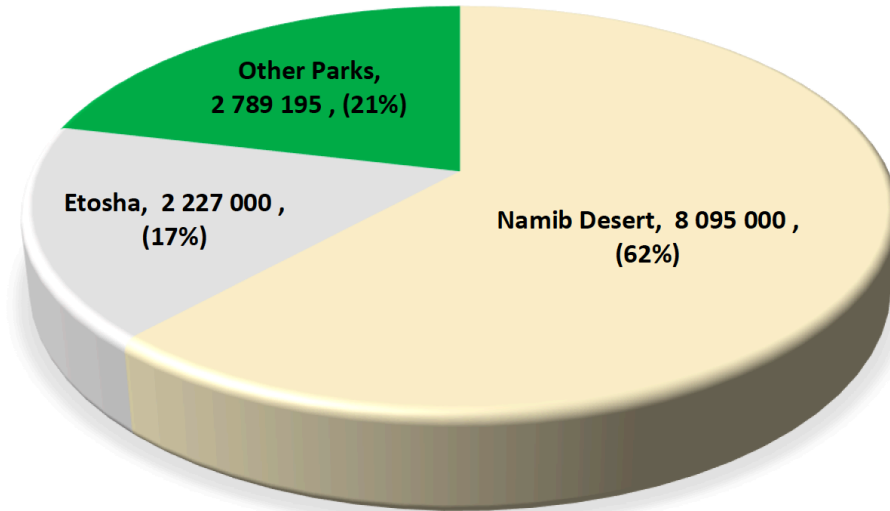


*Data Sources: Ministry of Land Reform Communal Land Boundaries (2001)
Ministry of Environment and Tourism National Park Boundaries (2001)*

6.2.1 Parks and restricted areas

As stated above, parks and restricted areas covers 13.1 million hectares of the total land mass. Conservancies and state forests are generally part of communal land. There is a need for the Ministry of Environment and Tourism to validate the status of national parks in terms of extensions made to boundaries.

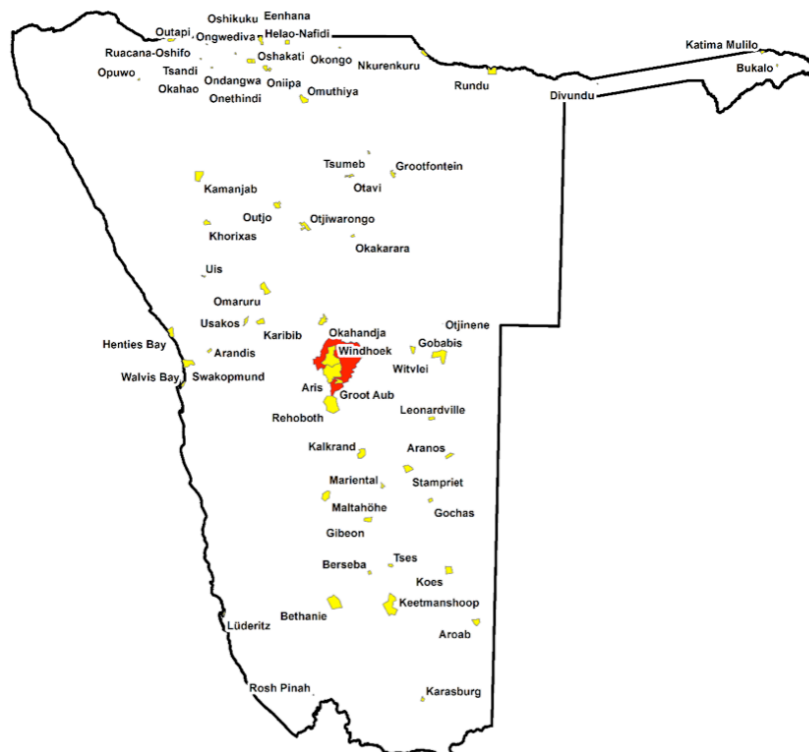
Figure 17: Size of National Parks and the Namib Desert



6.2.2 Local Authorities

Local Authorities consist of municipalities, towns and village councils. They constitute 1% of the total land mass of Namibia. The City of Windhoek is the largest urban areas in the country with the size of more 64 000 hectares covering the old boundary of the city and farm Groot Aub. The extended boundary of the city now measures 514 216 hectares which is more than the combined extent of the rest of the municipalities in the country.

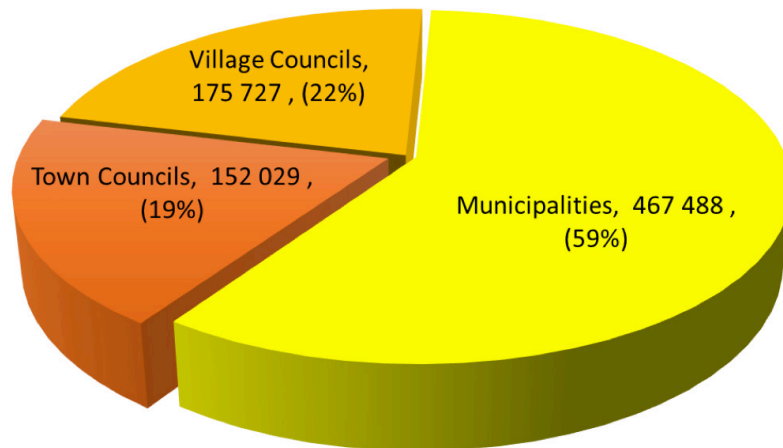
Figure 18: Distribution of Local Authorities in Namibia



Data Source: Ministry of Land Reform (2010)

Municipalities take the biggest portion of land designated as local authorities at 467 488 hectares followed by village councils at 175 727 hectares. Although inconsequential, extensions made to townland boundaries in the northern and north-eastern parts of the country might not be reflected under the local authorities. Such land is however compensated under communal land as most of the affected towns are situated in communal areas.

Figure 19: Proportionality of the Local Authorities in Namibia



6.3. Freehold Agricultural (Commercial) Land in Namibia

6.3.1. Distribution of Agricultural (Commercial) Land in Namibia

The Ministry of Land Reform's agricultural (commercial) land valuation roll of 2012 – 2017 has a record number of 12 382 farmland consisting of farms and portions of farms. The farmland totals 39 728 364 million hectares and is inclusive of agricultural government land such as farms for research, resettlement, and servitudes.

The 12 382 agricultural (commercial) land consists of 7 506 (61%) farms and 4 876 (39%) portions of farms (Figure 20).

Figure 20: Number of Farms and Portions of Farms (2017)

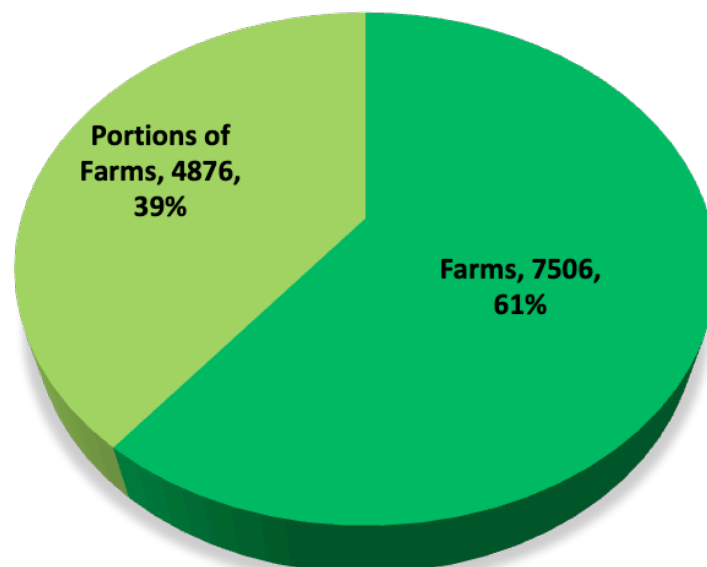
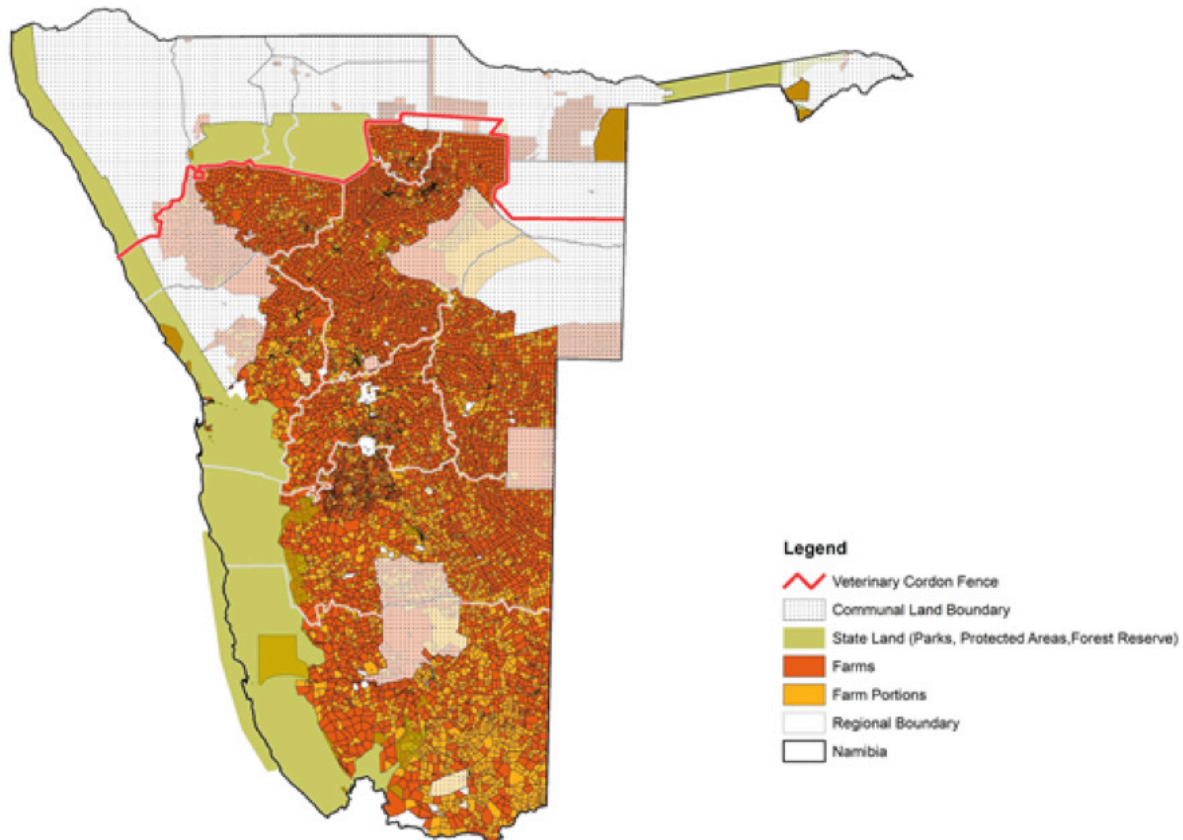


Figure 21 shows the distribution of agricultural (commercial) farms in the country. The emphasis in this section is on land south of the Veterinary Cordon Fence which is held under private / freehold tenure.

Figure 21: Map showing the distribution of farms, farm portions and state land.

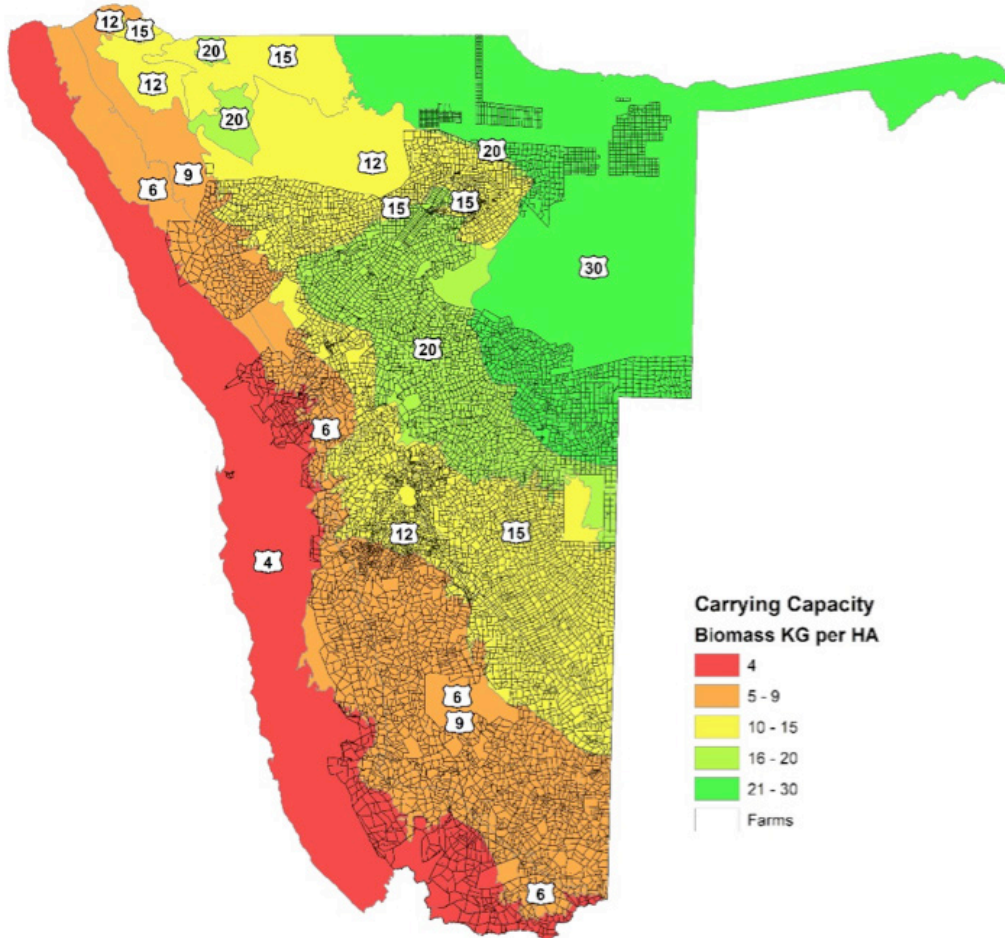


Note: The blank areas are undefined (townlands and communal).

Data source: Ministry of Land Reform Database (2018)

For the purpose of extensive agriculture, as practised under Namibian climatic conditions, only those exceeding 3 000 hectares are considered as economically viable farms (Legal Assistance Centre, 2005). This is especially so south of the Tropical of Capricorn which has very low carrying capacity in terms of biomass per hectare for livestock farming (Figure 22).

Figure 22: Map showing the carrying capacity (Biomass per kilogram per Hectare) in 2003



Data Source: Ministry of Agriculture, Water and Forestry (2003)

Carrying capacity describes the number of grazing animals a management unit is able to support without depleting rangeland vegetation or soil resources. One factor considered in calculating carrying capacity is forage which is biomass that is potential food for livestock and wildlife, including herbaceous and woody sources. Only plants that are available and palatable to grazing animals are classified as forage (Global Rangelands, 2018 <https://globalrangelands.org/inventorymonitoring/carryingcapacity>).

6.3.2 Agricultural (Commercial) Land by Ownership

Individuals own 52.2% of 12 382 farms and farm portions followed by companies (close corporations and pty) at 31.5% and government at 13.8%. Farmers association, foundations, estates and churches each owns less than 2% land. See details in Table 3.

Table 3: Agricultural (Commercial) Land by Ownership

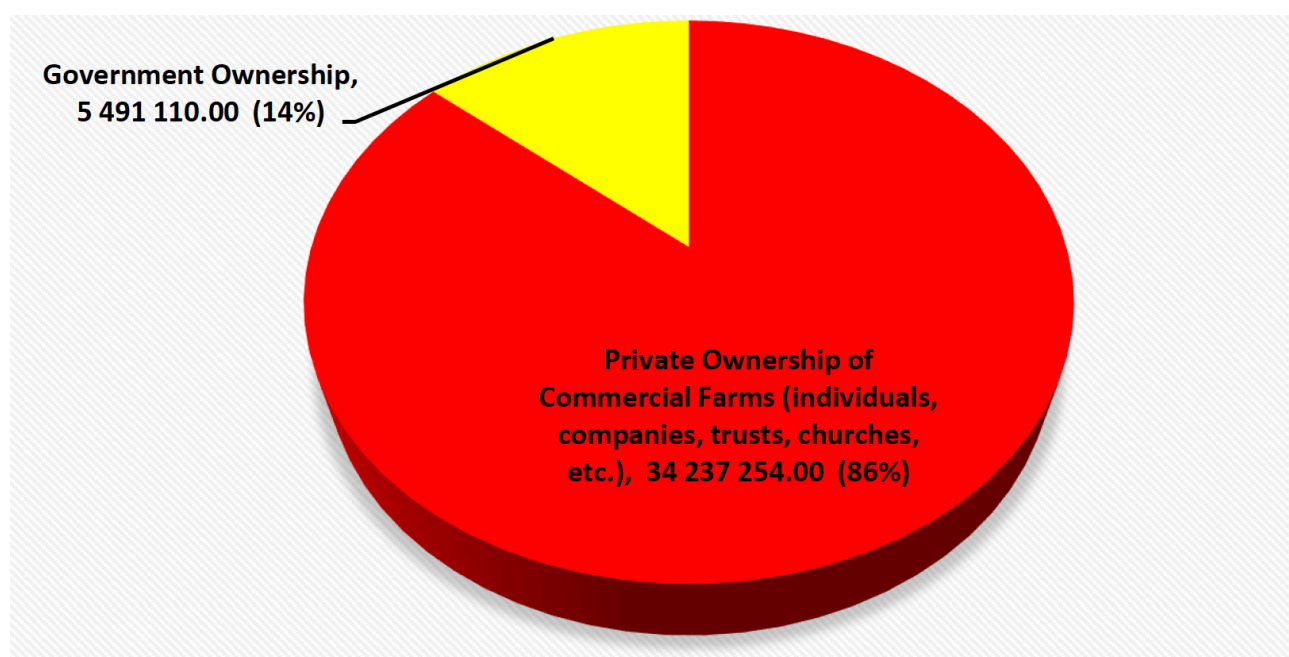
Ownership	Number of Farms	% Farms	Hectares	% Hectares
Total	12 382	100.00	39 728 364	100.00
Individual	7 839	63.31	20 729 734	52.18
Companies (PTY & CC)	2 859	23.09	12 518 657	31.51
Government	1 265	10.22	5 491 110	13.82
Estate	172	1.39	95 795	0.24
Trust	159	1.28	697 742	1.76
Church	61	0.49	136 088	0.34
Farmers Association	18	0.15	18 137	0.05
Foundation	9	0.07	41 102	0.10

Most of the commercial farms and portions of farms are owned by Namibians at 38 345 295 hectares (97.7%). The second largest farmland ownership is non-Namibians at 1 206 017 hectares (2.0%). Joint ownership of Namibians and non-Namibians accounts for only 177 052 hectares (0.3%) of the commercial farms.

Table 4: Farm ownership by nationality and Extent (HA)

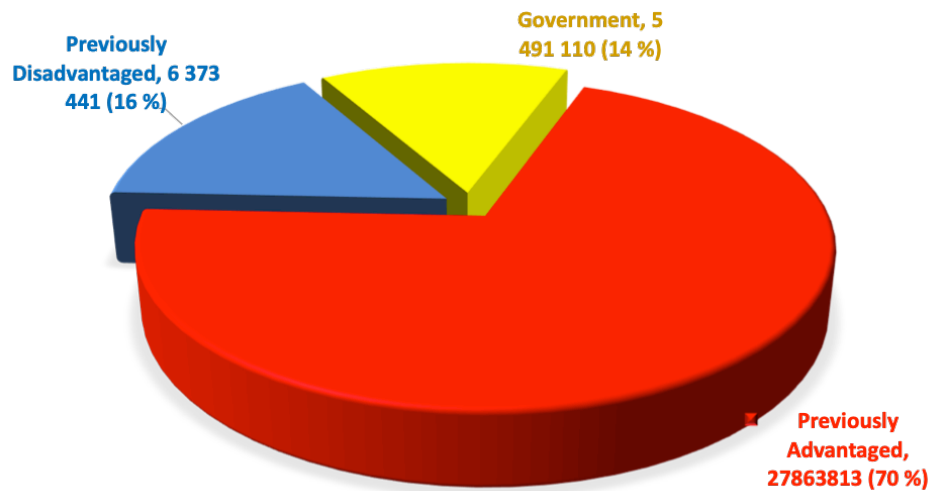
Nationality	Number of farms	Percent	Extent (HA)	Percent
Total	12 382	100.0	39 728 364	100.0
Namibians	12 098	97.7	38 345 295	96.5
Non-Namibians	250	2.0	1 206 017	3.0
Namibians & Non-Namibians	34	0.3	177 052	0.4

In terms of private ownership of agricultural (commercial) land in Namibia, 34 237 254 hectares (86.2%) is privately owned by individuals, companies, estates and trusts, churches, farmers associations and foundations. The remaining 5 491 110 (13.8%) is owned by government mainly for resettlement farms, servitudes and research farms. Figure 23 highlights government versus private ownership of freehold agricultural (commercial) land.

Figure 23: Government versus Private Ownership of Freehold Agricultural Land by Hectares

Of the 39 728 364 million hectares of freehold agricultural (commercial) land, 27 863 813 hectares (70.1%) is owned by previously advantaged Namibians. Figure 24 further elaborates on ownership status for each category. Previously disadvantaged farm ownership (16%) includes farms acquired through the Agricultural Bank of Namibia's government Affirmative Action Loan Scheme (AALS) and farms privately funded through commercial banks.

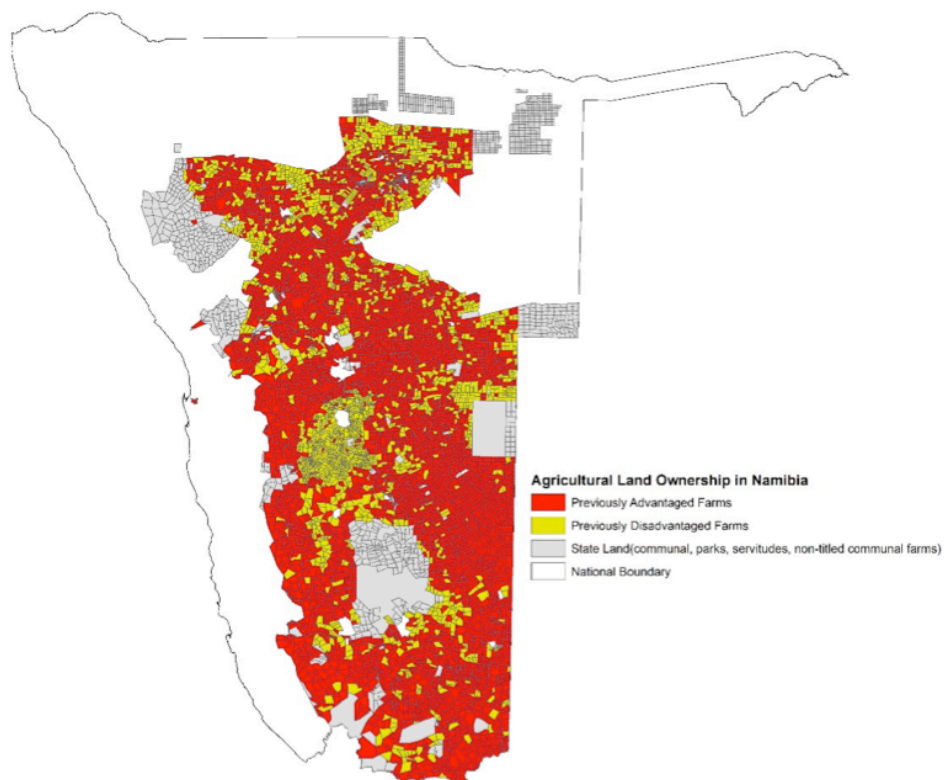
Figure 24: Individual Ownership Status of Freehold Agricultural Land by Hectares



Data source: Previously advantaged statistics calculated from the Namibia Agricultural Union (2016) database. The rest of the statistics are calculated from the 2012 – 2017 Valuation Roll for Agricultural (Commercial) Land in Namibia from the Ministry of Land Reform.

Figure 25 shows the coverage of commercial farms by status i.e. previously advantaged and previously disadvantaged.

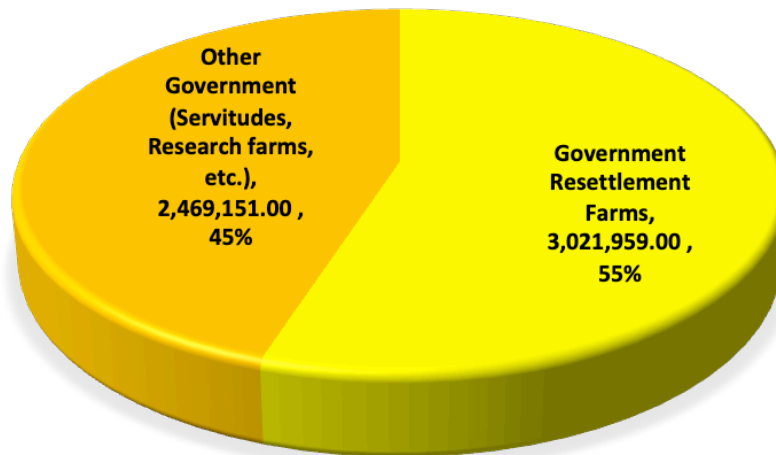
Figure 25: Agricultural (Commercial) Land Ownership by Pre-Independence Social Status of Individuals



Data source: Namibia Agricultural Union (2016)

In terms of government owned freehold agricultural land of 5 491 110 hectares, 3 021 959 hectares is land acquired for resettlement purposes. The remaining 2 469 151 hectares are utilised for other government services such as research, servitudes, etc. This is indicated in Figure 26.

Figure 26: Utilisation of Government Owned Freehold Agricultural Land



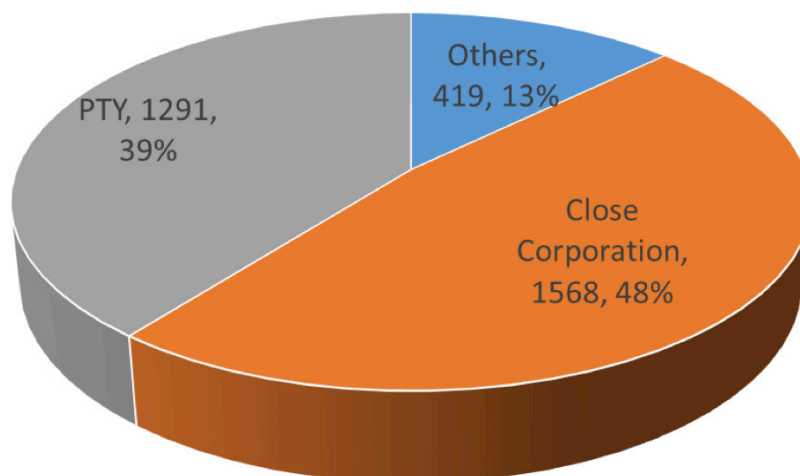
Data Source: Ministry of Land Reform, National Resettlement Farms (2018)

Note: Other government services are calculated by subtracting land for resettlement from the total freehold agricultural land owned by government.

6.3.3 Agricultural (Commercial) Land by Companies

A total of 3 278 farms and farm portions are registered in some form of private entities ranging from companies to trusts and estates. A total of 2 859 farms are registered under companies, of which close corporations own 1 568 farms (48%) while ptys own 1 291 farms (39%). Other entities such as churches, trusts, estates, foundations and associations own 419 farmers and farm portions (13%).

Figure 27: Number of Farms and Portions of Farms owned by Companies

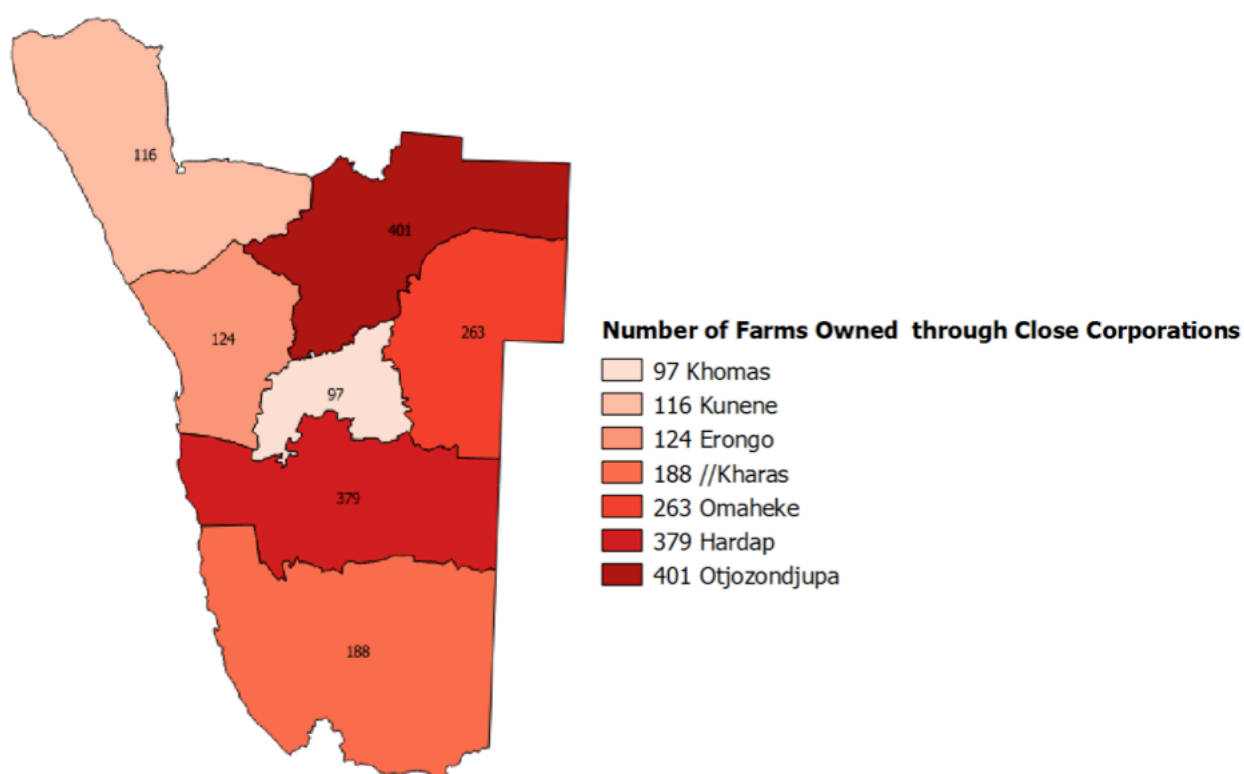


Data Source: Ministry of Land Reform Valuation Roll (2017)

Note: Others includes, trusts, estates, churches, foundations and farmers associations.

It must be noted that no attempt was made to verify composition of the companies in terms of nationality of shareholders. Farm Registration Divisions “B, D, and J” dominantly covering the Otjozondjupa Region have most registered farms under Close Corporation (401 farms) followed by Registration Division “L” (Omaheke) at 263.

Figure 28: Number of Farms owned by Close Corporations based on dominant Region



Data Source: Ministry of Land Reform Valuation Roll (2017)

6.3.4 Freehold Agricultural (Commercial) Land by Foreign Nationality

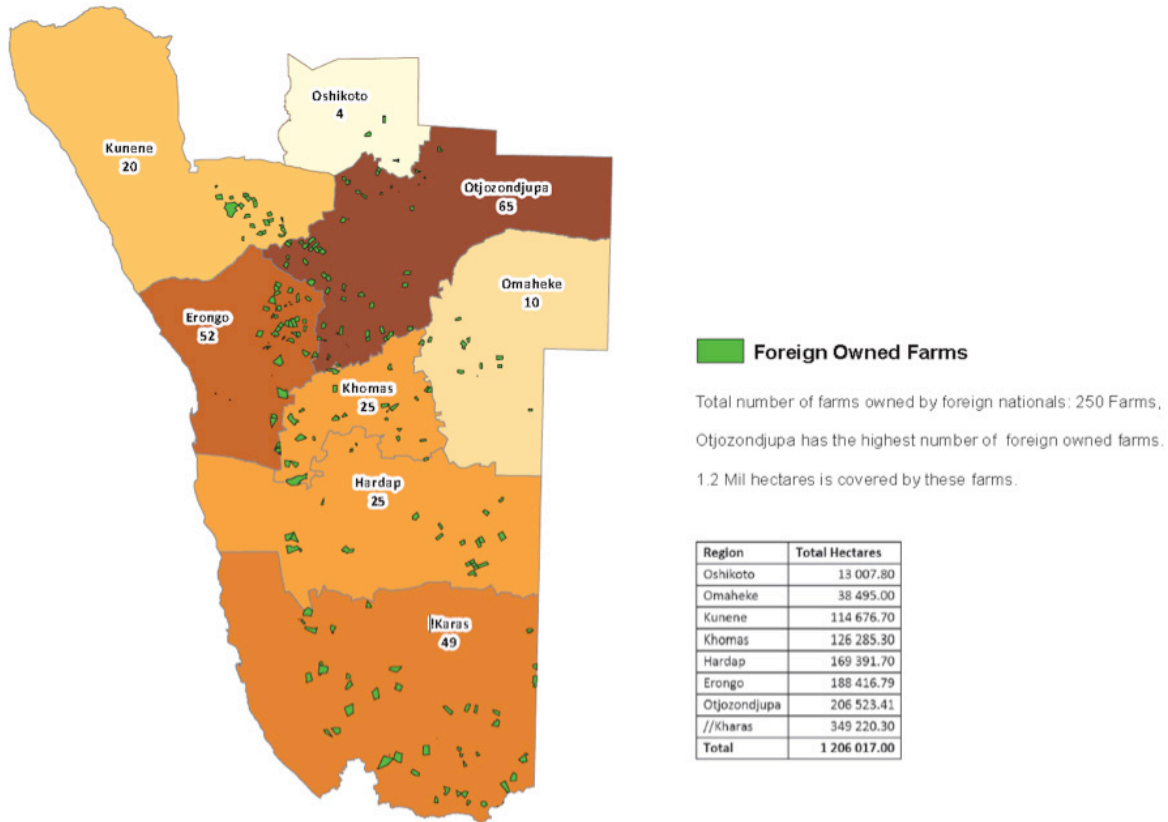
A total of 250 farms and farm portions, covering 1 206 017 hectares, are owned by foreign nationals. It is worth mentioning that 639 667 hectares (53.0%) of the land is owned by German nationals, followed by South Africans with 353 875 hectares (29.3%) and Americans with 82 024 hectares (6.8%).

Table 5: Agricultural (Commercial) Land ownership by Foreign Nationality

Nationality Of Owner	Total Hectares	Percent
German	639 667	53.0
South African	353 875	29.3
American	82 024	6.8
Austrian	54 038	4.5
Swiss	42 742	3.5
British	13 131	1.1
Italian	13 089	1.1
Dutch	4 166	0.3
Canadian	3 233	0.3
Chinese	40	0.0
Portuguese	12	0.0
Total	1 206 017	100.0

The following figure shows the indicative location of commercial farms owned by foreign nationals counted per region.

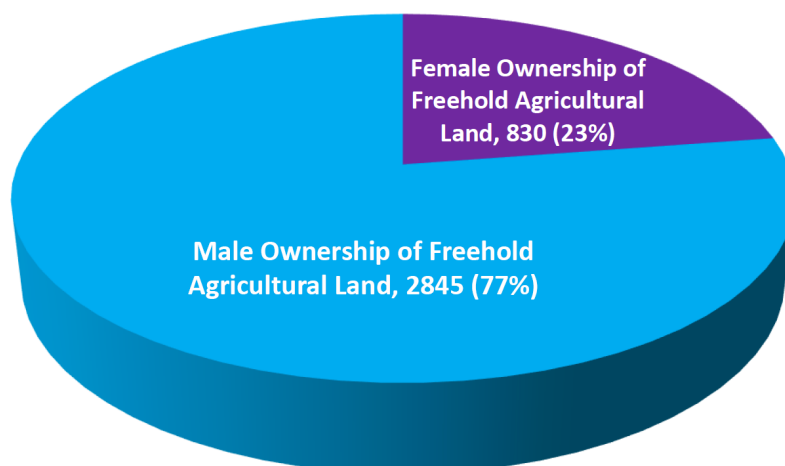
Figure 29: Location and number of Commercial Farms owned by Foreign Nationals by Region



6.4 Freehold Agricultural (Commercial) Land Ownership by Sex

A list of 4 922 national individuals owning freehold agricultural (commercial) land was verified to determine land ownership by Sex. A total of 3 675 owners could be classified according to their sex using the population register. However, 1 247 persons could not be verified possibly due to incorrect identity information supplied. The verified sex information of owners of freehold agricultural (commercial) land shows that males own 77% while females own 23% (Figure 30).

Figure 30: Freehold Agricultural (Commercial) Land Ownership in Namibia by Sex



6.5 Summary of Land Ownership in Namibia

OVERALL ASSUMPTION:

1. Size of Freehold Agricultural Land including government = **39 728 364 million hectares**
2. % Private Freehold Agricultural Land (excluding government = $39\,728\,364 - 5\,491\,110 = 34\,237\,254$ hectares
3. % Private Freehold Agricultural Land = $34\,237\,254 / 82\,400\,000 \times 100 = 41.6\%$
4. % State Land (government commercial farms + parks + townland) = $5\,491\,110 + 13\,111\,193 + 795\,244$ hectares = $19\,397\,547 / 82\,400\,000 \times 100 = 23.5\%$
5. % Communal Land = $(82\,400\,000 - (34\,237\,254 + 19\,397\,547)) = 28\,765\,199.00 / 82\,400\,000 \times 100 = 34.9\%$

In summary, private freehold agricultural land in Namibia excluding government farms stands at 42% of the country's land mass of 82 400 000 hectares compared to 44% in 2010. All state land including agricultural land in freehold areas measures 19 397 547 hectares (23%) of the land surface a rise by 3% from 20% in 2010. Communal land decreased by 1% from 36% in 2010 to 35%.

Figure 31: Summary Land Tenure in Namibia

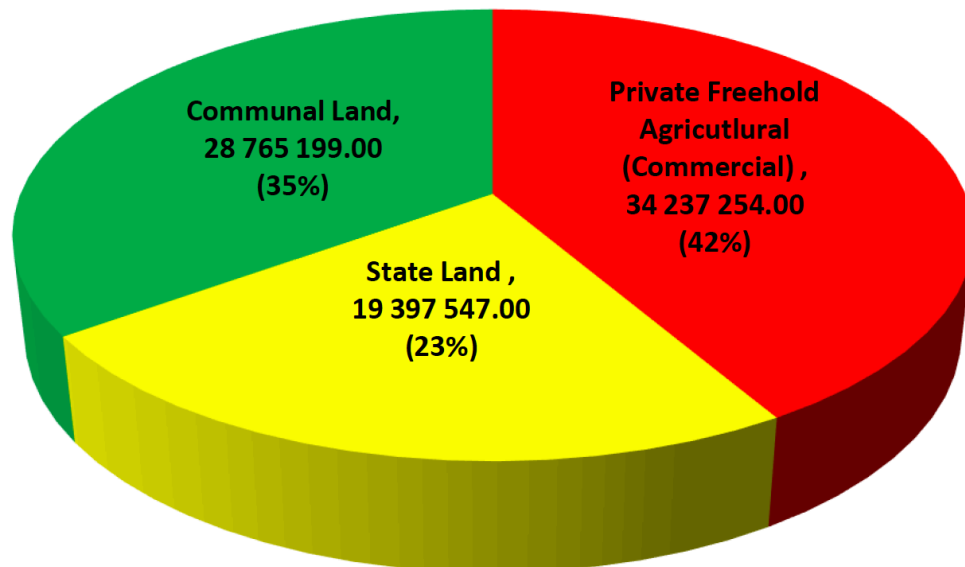
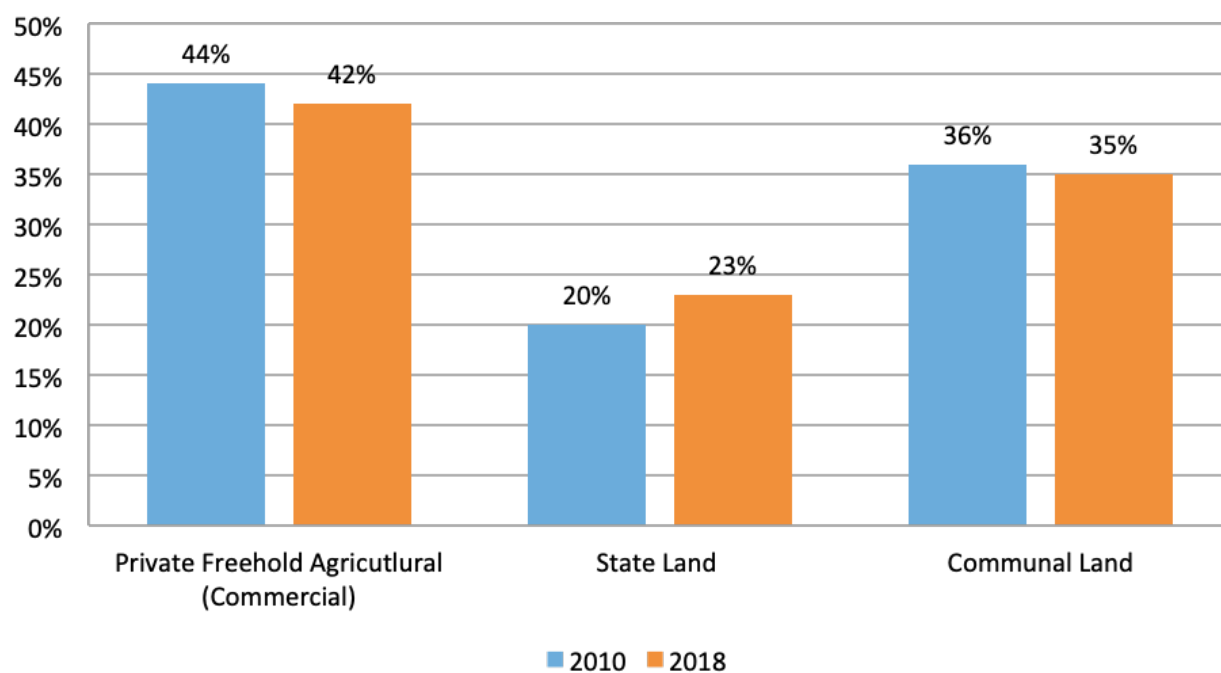


Figure 32: Comparison of Land Tenure in Namibia - 2010 and 2018

Data Source 1. 2010 land tenure statistics: AUC-ECA-AfDB Consortium. (2010). *Land Policy in Africa: Southern Africa Regional Assessment*. Addis Ababa, Ethiopia.

Data Sources 2. 2018 land tenure statistics: as calculated Ministry of Land Reform (2017) and NAU (2016) databases

7. AGRICULTURAL (COMMERCIAL) LAND ACQUIRED THROUGH THE NATIONAL RESETTLEMENT PROGRAMME

7.1 Agricultural Farmland acquired through the National Resettlement Programme

This programme is conducted within the framework of the Agricultural (Commercial) Land Reform Act of 1995 and the National Resettlement Policy (NRP) of 2001. The aim of the NRP is to redress past imbalances in land distribution and to facilitate the accessibility to available land to the majority of the Namibian people. The work reported under the Rural Poverty Reduction Programme of the Ministry of Land Reform in 2008 included a review of diverse information available on farms specially acquired for resettlement since independence in 1990.

Since 2008, the Ministry of Land Reform has maintained a more reliable list of resettlement farms under the Department of Land Reform. Until June 2018, a total of 443 farms covering 3 021 959.91 hectares have been acquired through the resettlement programme until June 2018. Table 6 is a summary of the current status of resettlement farms, the characteristics of beneficiaries and distribution pattern of the farms as of June 2018.

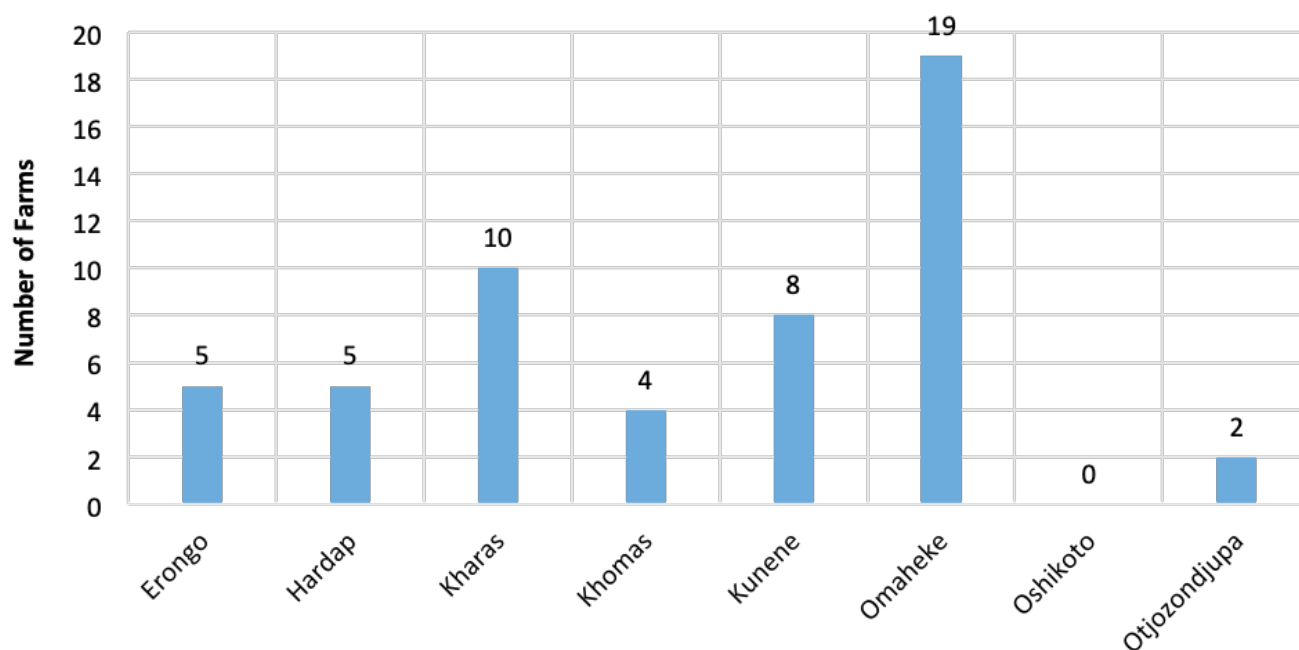
Table 6: Distribution of National Resettlement Farms by Region

Region/Place	Number of Farms	Total Farm Land (Ha)	Total Beneficiaries Resettled	Average Area size (Ha) per Beneficiaries	Average Area size (Ha) per Beneficiaries
Total	443	3 021 959.91	5 352	11 745	565
//Kharas	95	927 366.63	218	4 254	4 254
Hardap	91	689 445.07	371	1 858	1 858
Omaheke	88	462 220.27	1 443	320	320
Otjozondjupa	60	282 549.39	467	605	605
Erongo	25	211 067.24	90	2 345	2 345
Farms under the Division of the Marginalised Community	22	116 606.59	864	135	135
Oshikoto	17	64 558.02	1 494	43	43
Kunene	16	93 193.83	194	480	480
Queen Sofia Resettlement Project	15	88 669.39	89	996	996
Khomas	14	86 283.47	122	707	707

In addition to the 443 farms, 53 farms were transferred from the Ministry of Agriculture, Water and Forestry for resettlement purposes putting the total number of farms as of 2018 at 496.

As of February 2018, a total of 5 352 beneficiaries have benefited from the resettlement programme. Group resettlement projects, and San development projects and cooperatives forms part of the total figure of 5352 beneficiaries. The gender of 1 753 beneficiaries cannot be accounted for by the Ministry of Land Reform, due to the fact that most beneficiaries are on the group resettlement projects/farms. The other beneficiaries are on the old farms, farms which are under the administration of the Office of the President under the Division of the Marginalized Communities, of which the Division of Marginalized Communities only count households and not individuals. Because of this misalignment of procedures, there are farms without figures.

Figure 33: The distribution of the 53 Farms transferred from the Ministry of Agriculture, Water and Forestry by Region



7.2 Government Waivers for Agricultural Land (1992 – 2018)

One of the key objectives of the Agricultural (Commercial) Land Reform Act, No. 6 of 1995 is to vest in the State a preferential right to purchase agricultural land for the purposes of the Act. It is therefore a statutory requirement as per this Act for a seller of agricultural land to first offer it to government. Government after conducting its own assessment and with due consideration of the availability of finance, resolves to purchase or waive the offer of such land. It is only when a waiver certificate has been issued to the owner that such land can be sold on the open market.

A total of 5.1 million hectares of agricultural land was waived from 1992 to 2018. Table 7 below provides a comparison between the sizes of agricultural land offered to government but was waived and the amount of land acquired. The largest farmland waived is in Otjozondjupa region at 1 594 948 hectares.

Table 7: Comparison between the hectares of agricultural land waived and those acquired by region from 1992 - 2018

Region	Sum of Hectares Waived (Ha)	Size of Hectares Acquired (Ha)
Erongo	227 698.08	211 067.24
Hardap	694 630.58	689 445.07
//Kharas	560 965.44	927 366.63
Khomas	157 320.98	86 283.47
Kunene	779 627.62	298 469.81
Omaheke	816 833.01	462 220.27
Oshikoto	333 950.31	64 558.02
Otjozondjupa	1 594 948.00	282 549.39
Grand Total	5 165 974.01	3 021 959.90

The map shows a pictorial form of Table 7 by emphasising the total number of farms and hectares that have been offered to the government but was however waived due to various reasons. Otjozondjupa region has a total of 432 waived farms with Khomas having only 37 farms which is the lowest.

Figure 34: Number of Farms and Hectares waived by the Ministry of Land Reform from 1992 - 2018

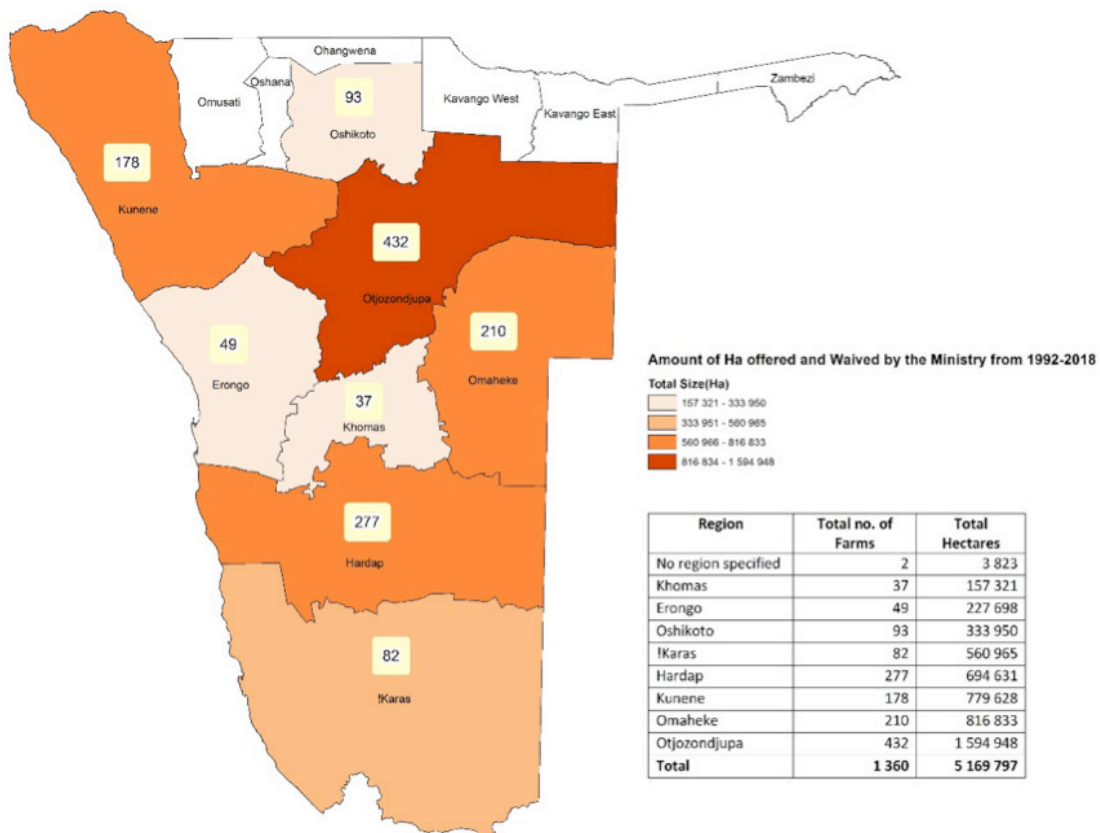
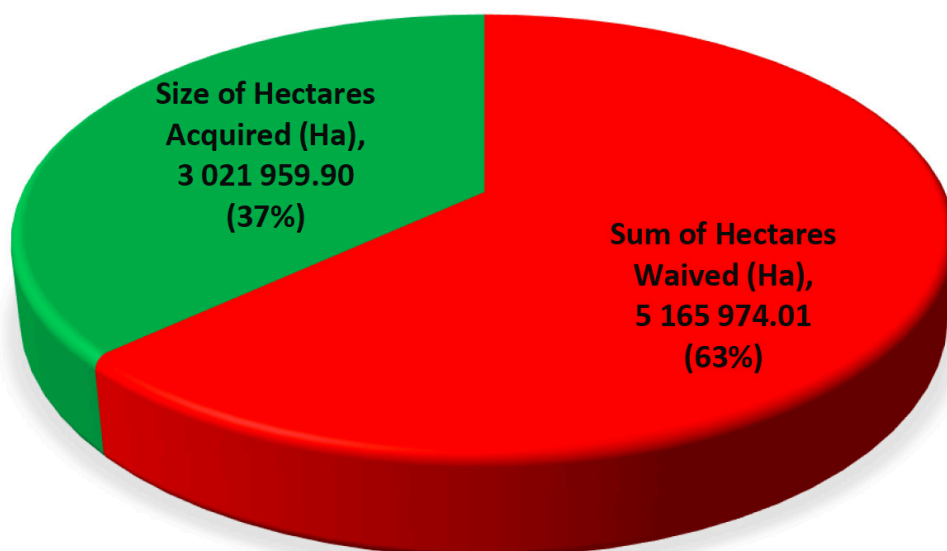


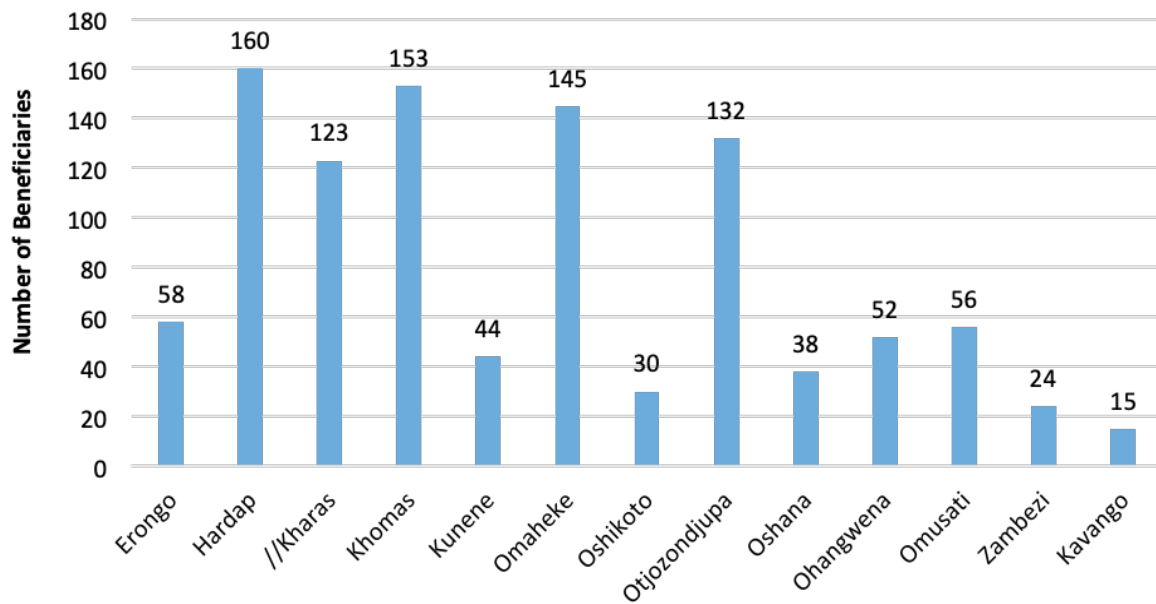
Figure 35: Percentage of agricultural land acquired and land waived from 1992 - 2018



7.3 Beneficiaries of the National Resettlement Programme

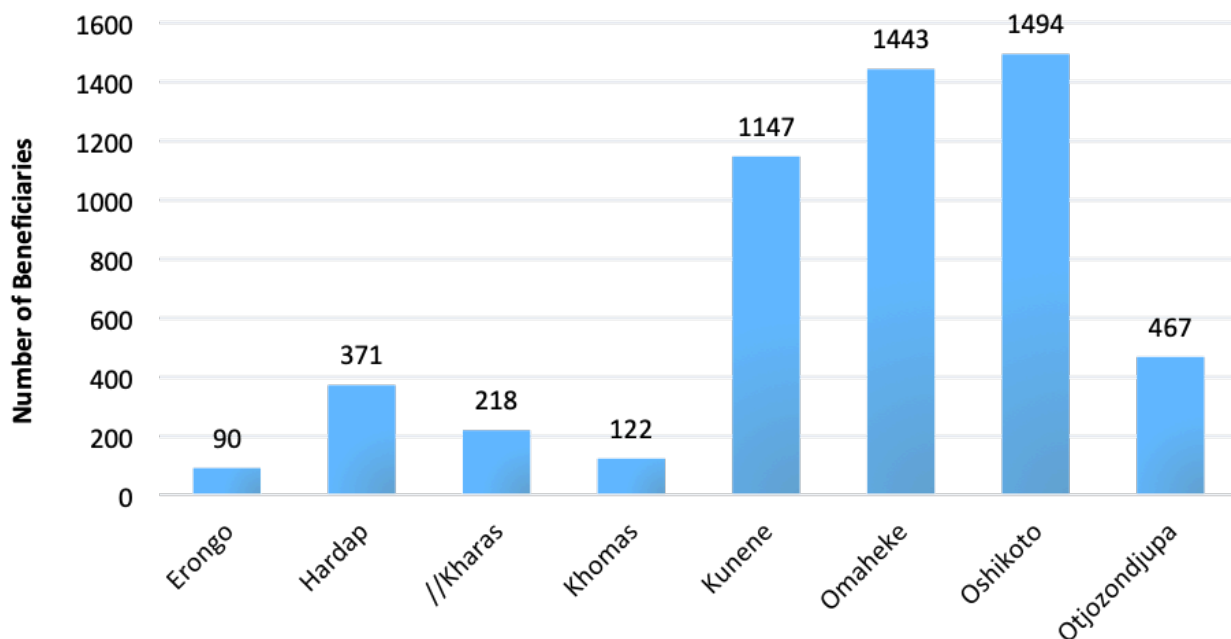
A total of 1030 households have been resettled since 2002. Hardap, Khomas, Omaheke and Otjozondjupa Regions top the list of beneficiaries to have been resettled.

Figure 36: Number of Households resettled from 2002 - 2018 by Region of Origin



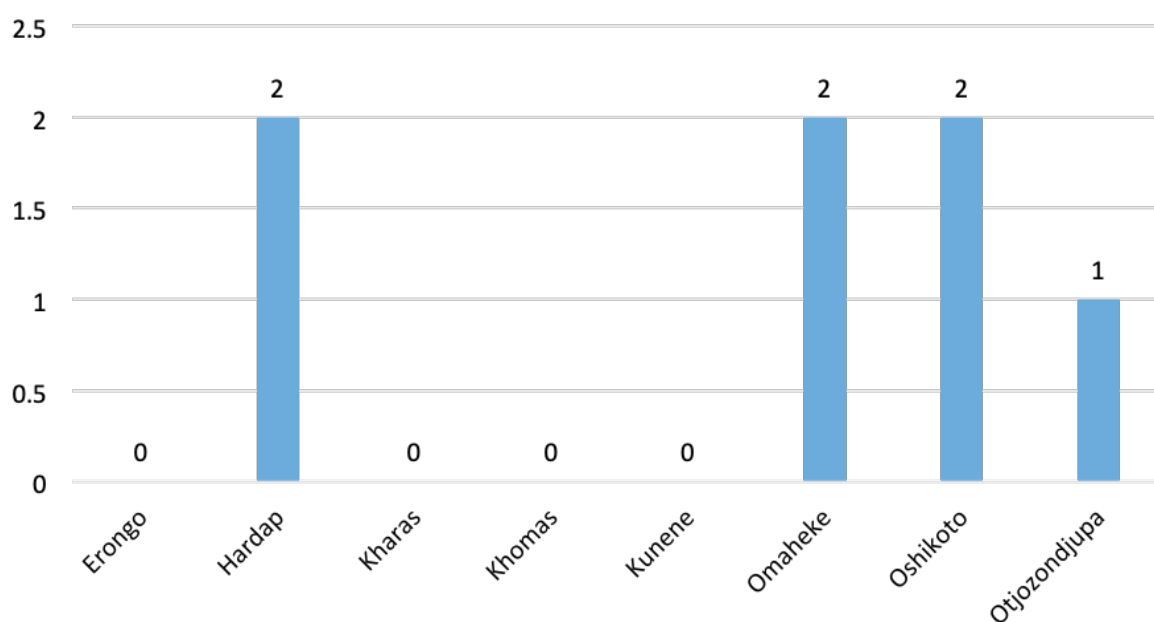
Oshikoto Region has the highest count of resettled people at 1499. This is mainly due to the group resettlement at Farm Tsintsabis No. 881 which accommodates a total of 1279 beneficiaries or 85.6% of the total beneficiaries in the region. This is followed by Omaheke Region at 1455. Erongo Region has the least number of resettled people at 76.

Figure 37: Number of people resettled in the Eight (8) regions on resettlement farms from 1990 – 2018



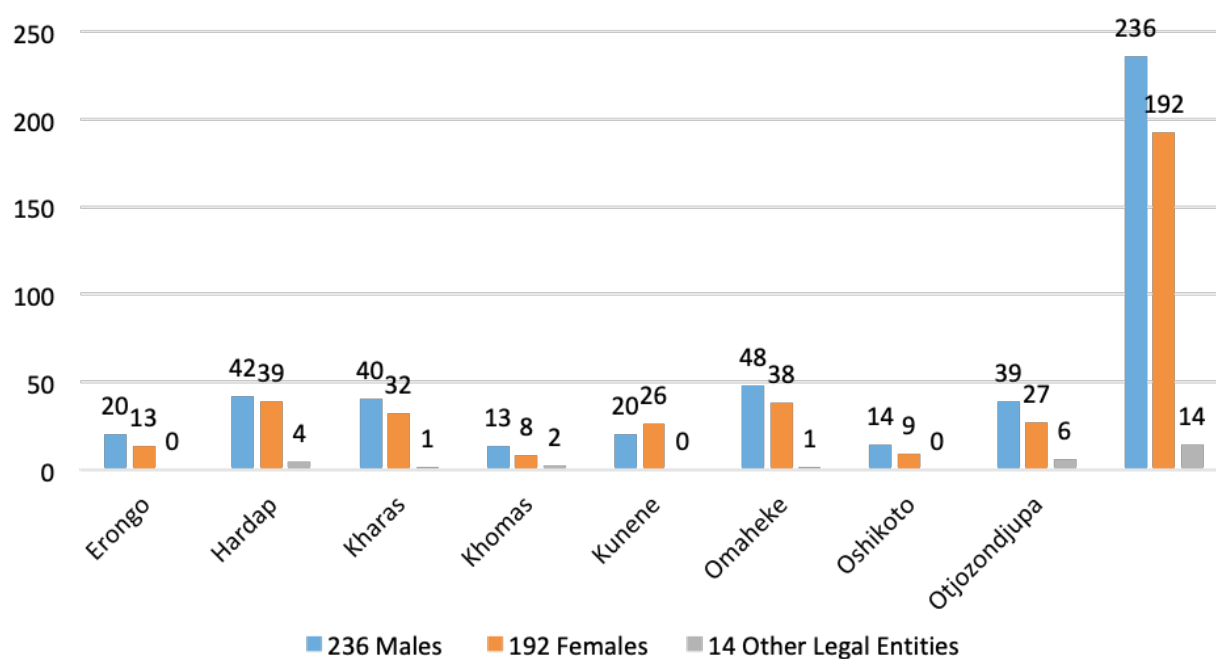
There are seven (7) group resettlement farms spread in four (4) regions namely Hardap (2), Omaheke (2), Oshikoto (2) and Otjozondjupa (1).

Figure 38: Number of Group Resettlement Farms from 2002 - 2018



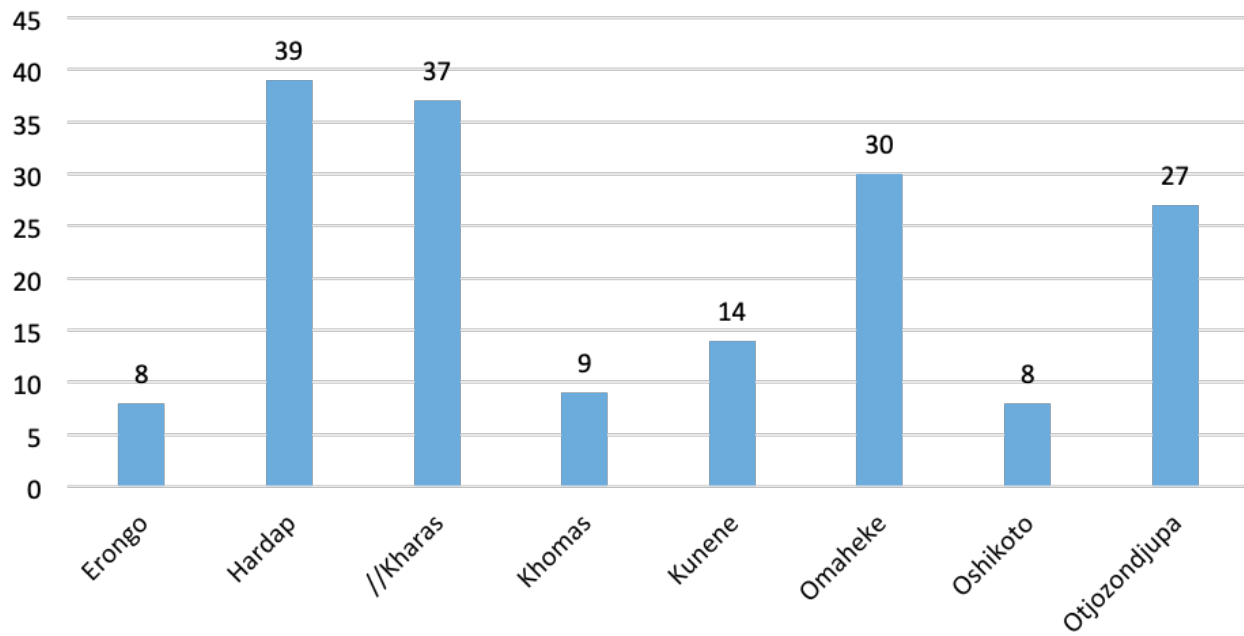
A total of 442 lease agreements have been issued to beneficiaries of the resettlement programme during the period 2002 to 2018. Out of the issued leases, 236 (53%) were issued to male beneficiaries while females were issued 192 (43%) leases. The remaining 14 leases (4%) were issued to other entities. Omaheke has the highest number of issued lease agreements followed by Hardap Region (Figure 39).

Figure 39: Number of Farms with Lease Agreements issued from 2002 – 2018 by Gender



Below is the allocation of farm lease agreements issued to beneficiaries per region. Out of the 496 farms, only 172 farms have been issued with lease agreements, representing an issuance rate of 35% since the inception of the resettlement programme.

Figure 40: Number of farms with Lease Agreements Issued



8. FARMS ACQUIRED THROUGH THE AGRICULTURAL BANK OF NAMIBIA

8.1 Agricultural Land Acquisition Programmes funded by the Agricultural Bank of Namibia

There are two main agricultural land acquisition programmes funded by the Agricultural Bank of Namibia (Agribank). The first programme is the Affirmative Action Loan Scheme (AALS) which was initiated in 1992 to supplement government's land reform programme. The second is the funding of private acquisition of agricultural land on commercial interest rates.

A total of 882 farms were acquired through Agribank in eight (8) regions of the country since 1992. The regions are Erongo, Hardap, //Kharas, Omaheke, Otjozondjupa, Oshikoto, Kunene and Khomas. The extent in hectares covered by these farms is 6 261 090.

8.1.1 Affirmative Action Loan Scheme Farms

Out of the 6.2 million hectares acquired through Agribank, 3 407 368 hectares were through the AALS. Table 8 shows the distribution of the number of issued loans and hectares of farmland acquired through the AALS from 1992 to 2018.

Table 8: Affirmative Action Loan Scheme Farm acquisition 1992 - 2018

	Number of Loans	Total Hectares	Amount Granted (N\$)	%Amount Granted
1992-2000	248	1 425 282.07	165 777 728.60	21%
2001-2010	374	1 872 776.81	526 632 153.41	68%
2011-2018	26	109 309.77	85 044 057.00	11%
	648	3 407 368.65	777 453 939.01	100%

Females only accounted for 10% of the loans granted and their male counterparts obtained 60% while loans granted to couples married in community of property stood at 30%. The following table shows the distribution of AALS farm loans by Sex.

Table 9: Summary of AALS Farm Land Loans as at July 2018 by Sex

Sex	Number of Loans	% Farms	Amount Granted (N\$)	% Amount Granted
Male & Female (COP)	198	30.0%	212 799 680.80	27%
Male	386	60.0%	476 361 058.21	61%
Female	64	10.0%	87 293 200.00	12%
Total	648	100%	777 453 939.01	100%

8.1.2 Agribank Commercial Loan Facility

Compared to AALS loans amounting to N\$777 453.01 as of July 2018, Agribank's commercial loan book stood at N\$ 856 217 146.00 funding a total of 2.8 million hectares of land. The biggest share of the loans funded farms in Otjozondjupa at N\$319 483 751.56 followed by Omaheke at N\$126 298 126.39.

Table 10: Summary of Commercial Farm Land Loans as at July 2018 by Region

	Number of Loans	Total Hectares	Amount Granted (N\$)	% Amount Granted
"No region indicated"	3	16 993.87	2 910 000.00	0.34%
Erongo	10	50 932.64	18 856 486.00	2.20%
Khomas	21	122 464.55	27 206 814.20	3.18%
Karas	69	1 034 482.23	92 215 841.95	10.77%
Hardap	92	539 469.78	106 402 611.13	12.43%
Kunene	46	193 552.07	123 542 719.00	14.43%
Oshikoto	20	79 384.67	39 300 795.77	4.59%
Omaheke	58	259 489.49	126 298 126.39	14.75%
Otjozondjupa	111	556 952.54	319 483 751.56	37.31%
Total	430	2 853 721.84	856 217 146.00	100%

Unlike AALS which were only granted to previously disadvantaged individuals, commercial loans were issued to both companies and individuals. Companies acquired 107 854 hectares (3%) of the funded farm land. The biggest portion of the acquired farmland through this facility funded males at 59% while females only accounted for 6%. Couples who were married in community of property acquired 32% of the farms.

Table 11: Summary of Commercial Farm Land Loans as at July 2018 by Sex

Gender	Number of Loans	Total Hectares	% Hectares Acquired	Amount Granted	% Amount Granted
Companies/cc	15	107 854.94	3%	74 484 331.00	8.70%
Female	26	127 709.74	6%	52 143 606.00	6.09%
Male & Female (COP)	136	1 025 406.82	32%	299 310 901.17	34.96%
Male	253	1 592 750.34	59%	430 278 307.83	50.25%
Total	430	2 853 721.84	100%	856 217 146.00	100%

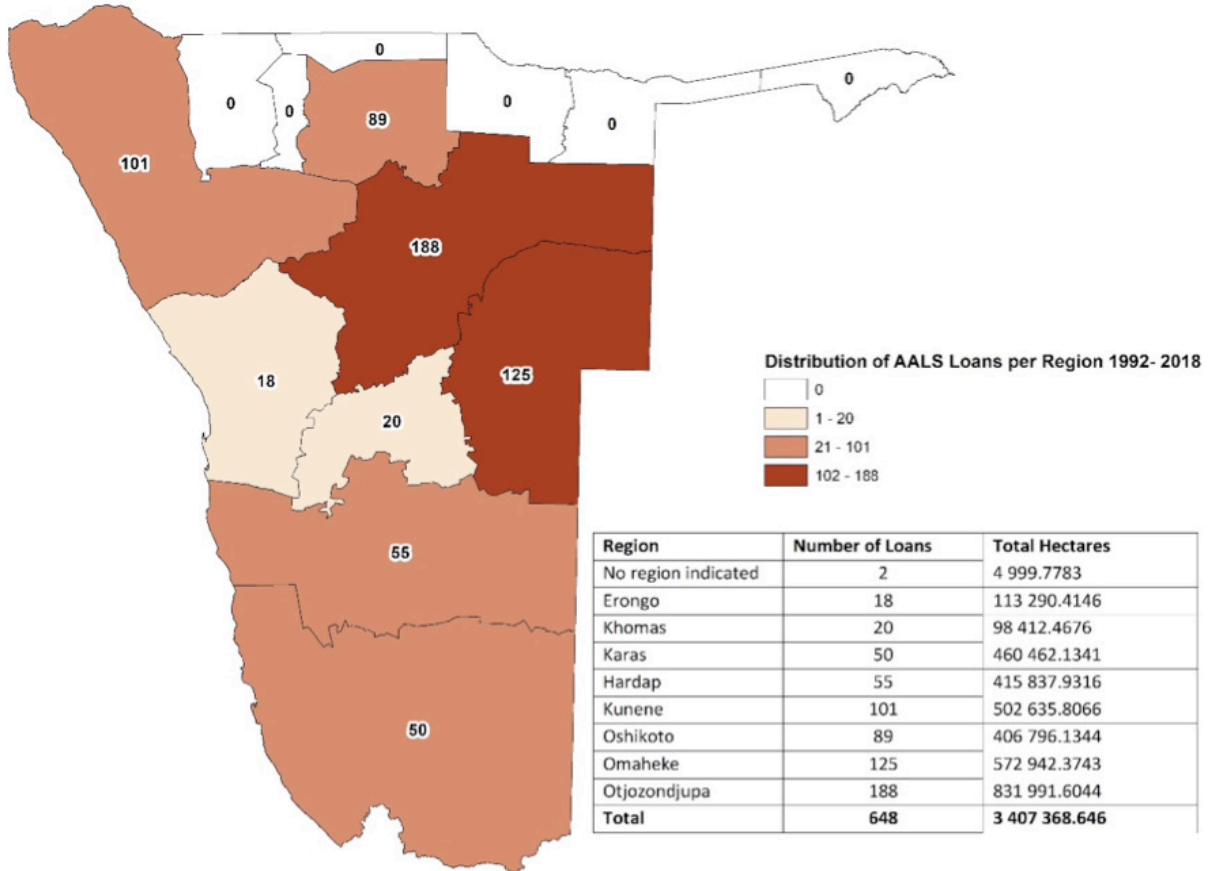
8.2 Geographic Distribution of AALS Farms from 1992 to July 2018

Agribank farmland loans have been predominantly awarded for the purchase of agricultural land situated south of the veterinary cordon fence. The Otjozondjupa region tops the list of regions with 188 farms (34%) followed by the Omaheke region with 125 farms (22%). The Erongo region has the least number of farm purchases of 18 farms (3%).

The largest farms are mostly south of the Khomas region in Hardap and //Kharas regions. The Bank also funded a few farms north of the veterinary cordon fence located in Oshikoto and Otjozondjupa regions.

The following figure shows the distribution of AALS farms by region from 1992 to July 2018.

Figure 41: Map showing the distribution pattern of farms funded through the Agricultural Bank of Namibia

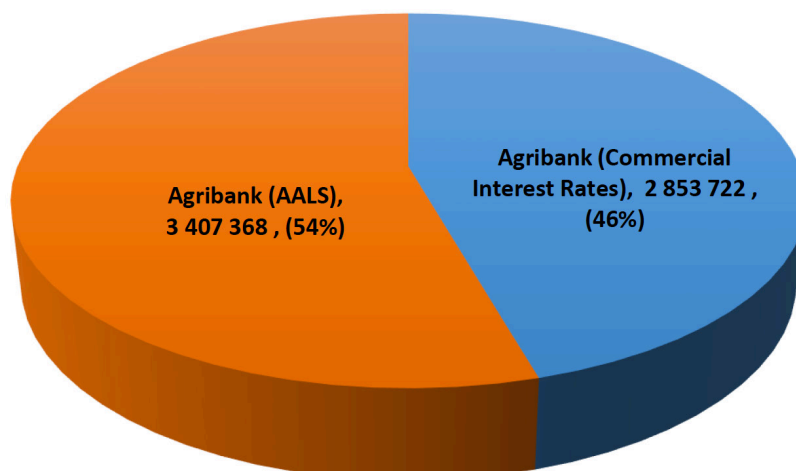


Data Source: AALS data from Agribank (2018)

8.3 Agribank Agricultural Land Acquisition Summary

Using both the Agribank statistics and NAU (2016) data, it is clear that by June 2018 previously disadvantaged individuals acquired 2 853 722 hectares (46%) through the Agribank’s commercial loan facility while AALS acquired 3 407 368 hectares (54%) of land.

Figure 42: Comparison of programmes funded through the Agribank



9. CONCLUSION

9.1 Land Tenure

Namibia land tenure consists of 23% state land, 35% communal land, and 42% freehold agricultural (commercial) land, compared to 20% state land, 36% communal land, and 44% freehold land in 2010. Both communal and freehold land have slightly lost to state land at 1% and 2% respectively.

9.2 Freehold Agricultural (Commercial) Land

A total of 12 382 commercial farms owned in Namibia accounts for 39.7 million hectares, of which 97.7% is owned by Namibians. Much of the 39.7 million hectares of land (34 million hectares) is privately owned (86%) while government owns the remaining 5.4 million hectares of land (14%). Previously advantaged Namibians own 27.8 million hectares (70%) of the freehold agricultural land, while previously disadvantaged Namibians own only 6.4 million hectares (16%).

Non-Namibians own 1.2 million hectares (3%) of land. German nationals, owning 639 667 hectares of land in Namibia, top the list of foreign nationals owning land in Namibia, followed by South Africans who own 353 875 hectares, and Americans owning 82 024 hectares.

9.3 National Resettlement Programme

A total of 3 million hectares have been acquired through the National Resettlement Programme since 1990 with 5 352 beneficiaries. The programme acquired 496 farms of which more households originating from the Hardap, Khomas, Omaheke, Otjozondjupa and //Kharas regions have benefited compared to other regions. Government waived a total 5.1 million hectares from 1992 to 2018 with Otjozondjupa region having the biggest portion of waived land.

9.4 Affirmative Action Loan Scheme

A total 6.4 million hectares of land were acquired through the Agricultural Bank of Namibia during 1992 – 2018. Of this, 3.4 million hectares (54%) of commercial farm land were acquired through the Affirmative Action Loan Scheme Programme, while 2.8 million hectares (46%) were acquired privately on commercial interest rates. Only 10% of females benefited through the AALS programme, compared to 60% males.

10. RECOMMENDATIONS

10.1 Urgent need for Harmonised National Land Statistics Database

There is a need for a harmonised and centralised national land statistics database for easier access and dissemination of land statistics in the country. Institutions which are responsible to generate land statistics as administrative records must harmonise their databases through the NSA for regular reporting and central archiving.

10.2 Gazetted National Figure for the Size of Namibia

There are observed differences in reporting of the land extent of Namibia in many reports including official reports. The Ministry of Land Reform needs to pronounce the correct and gazetted land extent of Namibia in order to have uniform figures and comparisons. This is also important for safeguarding Namibia's territorial sovereignty.

10.3 Uniform classification of Land as per the recognised Land Tenure Systems

Namibia needs to adopt clear guidelines on its land tenure classification systems which must be regularly updated and reported. It must be clearly understood as to what constitutes each of the three tenure systems (communal, freehold and state) in order to classify land correctly for both planning and development.

10.4 Recording of important land statistics indicators

Furthermore, there is an urgent need for recording important indicators or variables on source data depending on the required thematic information for reporting purposes. Categories such as previously advantaged or disadvantaged in the farm acquisition programmes are not formally recorded, despite such categories being required for planning and decision making.

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CONTACT US



Namibia Statistics Agency
P.O. Box 2133, FGI House, Post
Street Mall,
Windhoek, Namibia



Tel: +264 61 431 3200
Fax: +264 61 431 3253



Email: info@nsa.org.na
www.nsa.org.na



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