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REPUBLIC OF KENYA
MINISTRY OF HOUSING
*Facilitating Decent and Affordable Housing
in Sustainable Human Settlements*



KENYA NATIONAL BUREAU OF STATISTICS

In collaboration with

THE MINISTRY OF HOUSING

2011/2012 NATIONAL HOUSING SURVEY

A) INSTITUTIONAL AND REGULATORY FRAMEWORK QUESTIONNAIRE FOR LOCAL AUTHORITIES (LA)

- *This data is collected in accordance with the statistics Act 2006*
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Name of local Authority:

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Physical Address:

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LA1: How many applications for housing development did you receive in the year 2010 and 2011?

	2010	2011
No. of applications		

LA2: Before approval/refusal to approve a housing development application do you consult the following institutions:-

1. Physical Planning Department
2. Public Health
3. NEMA.
4. Ministry of Roads
5. National Museum of Kenya
6. Others (specify)

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LA3: How long does it take for one to get an approval?

	2010	2011
No. of applications		

LA4: Of the received applications in the year 2010 and 2011, how many did you approve?

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LA5: Of the ones approved, how many are:-

	Year 2010	Year 2011
Flats		
Bungalows		
Maissionette		
Others		
Total		

How many residential estates (e.g. Tatu city, migaa estate etc) has your local authority approved over the last 5 years? _____

LA6: What are the common reasons for declining approval?

Reasons for declining approval	Tick as is appropriate
1. Plot ratio	
2. Lack of adequate services e.g. sewerage, water etc	
3. Existing zoning regulations	
4. Use of unregistered professionals	
5. Application for housing development conflicting with user	
6. Application conflicting with the existing local physical development plan	
7. Failure to clear annual land rates	
8. Conflict over ownership e.g. where there is dispute	
9. Any other (specify)	

Rank these reasons in order of priority.

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LA7: What is the average cost of approving a housing development plan?

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LA8: In your staff establishment, do you have the following professional?

	Yes	No	Number
Valuer			
Architect			
Planner			
Land surveyor			
Quantity surveyor			
Building Surveyor			
Civil Engineer			
Structural Engineer			
Electrical Engineer			
Mechanical Engineer			
Other (Specify)			

LA9: How many applications have you received from 2007-2011 for the following?

	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011
Change of user					
Extension of user					
Total					

LA10: Of the change of user applications received, how many are from:-

	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011
Residential to other uses					
Other uses to residential					
Total					

LA11: What factors are considered in approving/not approving change of user or extension of user?

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LA12: How many completion certificates did you receive/issue in 2010 and 2011 for?

	Year 2010	Year 2011
Flats		
Bungalows		
Maissionette		
Others		
Total		

LA13: Have you ratified code 95 (revised building bylaws)?

- (i) Yes.....
- (ii) No.....

LA14: What are your main challenges in the approval process?

- (i) Developers not meeting the minimum requirements for approval?
- (ii) Developers' not knowing what is expected of them?
- (iii) Political interference
- (iv) Lack of capacity (no professionals in the built environment)
- (v) Lack of co-operation from the professionals
- (vi) Lack of approved Physical Development Plan
- (vii) Land tenure system
- (viii) Any other (specify?)

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LA15: What measures have you put in place to address these challenges?

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LA16: Are there informal settlements/slums in your area of jurisdiction?

	Yes	No	Number	Proportion (%)
County Council				
Town Council				
Municipal Council				
City Council				

LA17: What measures is the council undertaking to improve slum/informal settlements?

(i) Providing the infrastructure services

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(ii) Regularization of tenure

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(iii) Facilitation of access to affordable housing

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(iv) Relocation

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v) Any other (specify)

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LA18: Which of the following raw materials is commonly used for foundation and walling?

Type of raw materials	Tick whichever is applicable
1. River sand	
2. Crushed sand	
3. Quarry stones	
4. Machine cut ballast	
5. Manual processed ballast	
6. Others (specify)	

LA19: What is the average yearly tonnage of the materials?

Type of raw materials	Average yearly tonnage
1. River sand	
2. Crushed sand	
3. Quarry stones	
4. Machine cut ballast	
5. Manual processed ballast	
6. Others (specify)	

LA20: What is the average percentage of the council budget devoted to housing from 2007-2011 for:

	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011
Development					
Maintenance					
Total					

Name of person giving information

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(B) INSTITUTIONAL AND REGULATORY FRAMEWORK QUESTIONNAIRE FOR THE NATIONAL ENVIRONMENTAL MANAGEMENT AUTHORITY (NEMA)

- *This data is collected in accordance with the statistics Act 2006*
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NEMA1: How many license applications for housing development did you receive in the year 2010 and 2011?

	Year 2010	Year 2011
Received applications		
Total		

NEMA2: Of the ones you received in 1 above, how many did you license?

	Year 2010	Year 2011
Licensed		
Total		

NEMA3: Of the ones licensed, how many are:-

Type of Building	Number
Flats	
Bungalows	
Maissionette	
Others (specify)	
Total	

NEMA4: What factors do you consider before you license/refuse to license a housing development project?

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NEMA5: What is the licensing process for a housing development application?

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NEMA6: What factors do you consider when assessing cost for a license in respect to housing development?

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NEMA7: How long does it take for a housing development applicant to get a license once a report is taken to NEMA?

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NEMA8:

	yes	No	If no, why
Do you enforce implementation of Environmental Management Plan and Environmental Audit for housing?			

NEMA9: What are your main challenges in the licensing process?

Main challenges in the licensing process	Tick whichever is applicable
1. Proponents not meeting the minimum requirements for licensing	
2. Proponents not knowing what is expected of them	
3. Political patronage	
4. Inadequacy of lead experts articulating environmental concerns in housing development projects	
5. Lack of cooperation from various institutions	
6. Conflict between NEMA and other agencies	
7. Failure of lead agencies to give feedback in time	
8. Any other (specify)	

Rank them in order of priority.

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NEMA10: What measures have you put in place to address these challenges?

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(C) INSTITUTIONAL AND REGULATORY FRAMEWORK QUESTIONNAIRE FOR THE MINISTRY OF LANDS (PHYSICAL PLANNING DEPARTMENT (PPD))

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Name of:	
County	
Town	
Municipality	
City	

PPD1: Please provide the number of urban centers with an approved Local Physical Development Plan?

Name of County	Number of Approved Local Physical Development Plan
Town	
Municipality	
City	

PPD2: What is the total percentage planned for housing development?

Name of County	Total area (Hectares)	Total area for housing (Hectares)	Percentage of total area covered by housing
Town			
Municipality			
City			

PPD3: Is this land set aside for housing on government land or private land?

Total area planned for housing in county urban centers (Hectares)	Area under freehold (Hectares)	Area under leasehold (Hectares)

PPD4: What steps is the government taking to facilitate release of urban land under freehold title for housing development?

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PPD5: How many applications for change of user/extension of user have you received from the year 2007 to the year 2011?

	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011
Application for change of user					
Application for extension of user					
Total					

PPD6: Of these change of user applications, how many are:-

	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011
Residential to other uses					
Other uses to residential					
Total					

PPD7: How are you controlling development in areas planned for housing development?

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(C) INSTITUTIONAL AND REGULATORY FRAMEWORK QUESTIONNAIRE FOR THE MINISTRY OF LANDS (LANDS DEPARTMENT (LD))

- *This data is collected in accordance with the statistics Act 2006*
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Name of:	
County	
Town	
Municipality	
City	

LD1: What are the requirements for transfer of land under:

i. Lease

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ii. Freehold

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LD2: What factors do you consider in allocating land for housing development under leasehold?

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LD3: How long does it take to transfer property once transfer documents are launched?

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LD4: What are the reasons for delay in property transfer?

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LD5: What factors do you consider when authenticating ownership documents?

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LD6: What measures have been put in place to improve land management?

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LD7: How will this impact the process of land transfer?

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(D) INSTITUTIONAL AND REGULATORY FRAMEWORK QUESTIONNAIRE FOR THE MINISTRY OF HOUSING (MOH)

- *This data is collected in accordance with the statistics Act 2006*
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MOH1: What measure(s) are being undertaken by the government to attract investment in housing development?

i. Local investors

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ii. Foreign investors

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MOH2: Which policy initiatives have been initiated by the government to facilitate access to urban land under freehold title for housing development?

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MOH3: What policy initiatives has the government put in place towards lowering the cost of housing development?

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MOH4: What is the government doing to address the inadequacy of existing rules and regulations governing housing development?

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MOH5: What are the challenges the ministry is encountering in facilitating delivery of housing to:-

i. Urban areas

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ii. Rural areas

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MOH6: What measures have been put in place to address these challenges?

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MOH7: Give comments on the implementation of housing policy?

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(E) INSTITUTIONAL AND REGULATORY FRAMEWORK QUESTIONNAIRE FOR WATER AND SEWERAGE SERVICE PROVIDERS (WSSP)

- *This data is collected in accordance with the statistics Act 2006*
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Name of Water Service Provider:

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Physical Address:

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Name of:	
County	
Town	
Municipality	
City	

WSSP1: How many applications did you receive for water connections in the year 2010 and 2011?

	Year 2010	Year 2011
Applications received for water connections		
Total		

WSSP2: Of the ones received, how many were for residential connection?

	Year 2010	Year 2011
Applications received for residential connections		
Total		

WSSP3: How many applications did you receive for sewer connection in the year 2010 and 2011?

	Year 2010	Year 2011
Applications received for sewer connection		
Total		

WSSP4: Of the ones received, how many were for residential connection?

	Year 2010	Year 2011
Application received for residential connection		
Total		

WSSP5: What is the percentage of sewer coverage?

	Year 2010	Year 2011
Percentage of sewer coverage		
Total		

WSSP6: What are your plans to increase the coverage to residential neighborhood for?

- i. Water

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ii. Sewer

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WSSP7: How much does it cost to connect the sewer line per meter?

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WSSP7: What are the common reasons for declining approval?

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WSSP8: What are the requirements while applying for

i. Water connections

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ii. Sewer connections

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WSSP9: How long does it take for one to get water connections after satisfying all the conditions?

- (a).....Days
- (b).....Weeks
- (c)Months

WSSP10: How long does it take for one to get sewer connections?

- (a).....Days
- (b).....Weeks
- (c)Months

WSSP11: What are the average charges for residential housing on?

	1. Water connections?	2. Water connections?
Average charges:		

1. What factors do you consider in ensuring fair distribution of tap water to all categories of residential i.e low density, medium density, and high density?

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WSSP12: Do you undertake water connections in the informal settlements/slum areas? (Yes=1, No=2)

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WSSP13: How many cubic metres of water did you dispense to residential area in the year 2010 and 2011?

	2010	2011
Water dispensed to residential areas		

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WSSP14: What challenges are you encountering in facilitating delivery of water?

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WSSP15: What measures have you put in place to address these challenges?

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WSSP16: What is your view in regard to rain water harvesting?

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WSSP17: To what extent is treated water being used for other purposes other than residential purposes?

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