

**CONFIDENTIAL**



# KENYA NATIONAL BUREAU OF STATISTICS

## 2011/12 NATIONAL HOUSING SURVEY

### BUILDING PROFESSIONALS ' QUESTIONNAIRE



**REPUBLIC OF KENYA  
MINISTRY OF HOUSING**

*Facilitating Decent and Affordable Housing  
in Sustainable Human Settlements*

These Statistics are collected in accordance with the Statistics Act 2006.

Information supplied on this form shall be treated as **confidential**

	Area Name	Code
Province		
County		
District		
Municipality/local authority		

Professional's Personal Particulars	
Name of professional	
Age	
Sex (Male=1, Female=2)	
Highest qualification (Graduate and above=1, Diploma/Certificate=2, No certificate=3)	
Nationality	
Marital status (Married=1, Single=2, Divorced/Separated = 3)	

PROF1	PROF2	PROF3	PROF4	PROF5	PROF6	PROF7				
To which profession do you belong? (Code 1 for Valuer, 2 for Architect, 3 for Planner, 4 for Land Surveyor, 5 for Quantity Surveyor, 6 for Building Surveyor, 7 for Engineer(Civil, Structural,mechanical, electrical), 8 for other (specify) .)	In which county are you based? i.e. from which county do you primarily operate? (Refer to the list of county codes provided in the manual)	Do you operate from a formal office? (If yes, code 1 and if no code2 )	In which other counties do you typically operate? (Refer to the list of county codes in PROF2 of the manual)	For how many years have you been practicing? ( Code 1 for 0-5 years, 2 for 6-10 years, 3 for 11-19 years, 4 for 20 years+.)	What is the nature of your employment? (Code 1 for Self employed/sole proprietorship, 2 for Self employed/partnership, 3 for Employed by public agency, 4 for Employed by private company., 5 for Non Governmental public sector(e.g churches,NGOs etc)	How many professionals in the building sector are engaged in your firm?				
						Degree Holders		Diploma / Certificate Holders		
						Profession	Males	Females	Males	Females
						Valuer				
						Architect				
						Planner				
						Land surveyor				
						Quantity surveyor				
						Building Surveyor				
						Civil Engineer				
Structural Engineer										
Electrical Engineer										
Mechanical Engineer										
Other (Specify)										

Note\* For purposes of this survey, professionals include all qualified and registered Valuers, Architects, Planners, Land surveyors, Quantity surveyors, Landscape architects, Environmental impact assessment experts, Engineers, and Interior designers. However, in order to capture the actual practice, the survey seeks to also capture unqualified or unregistered professionals if these are actually used by home builders.

## 2011/12 NATIONAL HOUSING SURVEY BUILDING PROFESSIONAL'S QUESTIONNAIRE

PROF8					PROF9	PROF10	PROF11	PROF 12	PROF13	PROF14
How many projects have you undertaken/been involved in, in the last 2 years?					Do you advise your clients to use alternative materials and appropriate technologies in the building sector? (Code 1 for Yes, 2 for No, and 3 for Not Applicable. )	If Yes, Which ones ? Code 1 for Stabilized Soil Blocks, 2 for Reinforced concrete panels,3 for Prefabricated panel, 4 for other materials (specify), 5 for Solar Enery Systems, 6 for Biogas Energy Systems, Rain water Harvesting, 8 for Sewer treatment systems, 9 for other alternative technologies (specify)	If yes, why? (Code 1 for Environmentally friendly, 2 for Traditional ways of construction, 3 for Maximise on natural resources available, 4 for more economical in the long run, 5 for less time for construction, 6 for others(specify)	If no, why? Code 1 for Do not understand technology, 2 for materials are not durable, 3 for expensive, 4 for challenges in maintainance, 5 for other building parts of the system not available, 6 for not readily accepted by clients,7 for not supported by laws, 8 for others specify)	From the couny where you are based, what percentage of your clients do not bother to go through the building approval process? Code 1 for 0%, 2 for 1-10%,3 for 11-30%, 4 for 31-50%, 5 for 51-70%, 6 for 71-84%,7 for 85%+	For those who declined to go through the official approval, what do you believe are the reasons? Code 1 for Lack of knowledge of approval process, 2 for high cost of approval, 3 for approval takes too long, 4 for high corruption demands, 5 for laxity of officials in Local Authorities, 6 for lack of appreciation of the aproval process, 7 for time consuming procedures,8 for others(specify)
				Approximate value of land on which the property is sitting						
	No of projects	No of units	Cost of construction							
Type										
Residential single unit										
(a) Villa										
(b) Bungalow										
(c) Other (specify)										
Residential multiple units										
(a) Villa										
(b) Bungalow										
(c) flats										
(d) Maissionette										
(e) Other (Specify)										
Commercial										
Institutional										
Any other (Specify)										

## 2011/12 NATIONAL HOUSING SURVEY

### BUILDING PROFESSIONAL'S QUESTIONNAIRE

PROF15	PROF16	PROF17	PROF18	PROF19	PROF20	PROF21
<p>In your view, what steps should be taken to reduce costs of housing construction?</p> <p>1. <i>affordable construction materials</i></p> <p>2. <i>Government control of land prices</i></p> <p>3. <i>Incentives and (tax) concessions</i></p> <p>4. <i>Adequate infrastructure</i></p> <p>5. <i>Others (Specify)</i></p>	<p>What in your view would be the role of professionals in promoting increased housing development?</p> <p>Code 1. <i>for Improve on monitoring, regulation, and enforcement of standards of housing by government;</i></p> <p>2. <i>Promote awareness on housing rights</i></p> <p>3. <i>Provide access to enabling financing;</i></p> <p>4. <i>Upgrade all slums;</i></p> <p>5. <i>Other (Specify)</i></p>	<p>In your professional view, what are the key challenges facing the housing sector/housing development in Kenya? Code 1-9 as appropriate.</p> <p>1. <i>High cost of land</i></p> <p>2. <i>High cost of building materials</i></p> <p>3. <i>High cost of finance</i></p> <p>4. <i>High poverty levels</i></p> <p>5. <i>Unfriendly approval processes</i></p> <p>6. <i>Poor co-ordination among government institutions</i></p> <p>7. <i>Lack of awareness of requirements in approval processes</i></p> <p>8. <i>Inappropriate institutional and legal frameworks</i></p> <p>9. <i>Other (Specify)</i></p>	<p>What can be done to overcome these challenges? Code 1-11 as appropriate.</p> <p>1. <i>Set aside more land</i></p> <p>2. <i>Create tax incentives</i></p> <p>3. <i>Subsidize cost of materials</i></p> <p>4. <i>Use alternative appropriate building materials and technologies</i></p> <p>5. <i>Reduce high interest rates</i></p> <p>6. <i>Create a 'one-stop-shop' approval process</i></p> <p>7. <i>Create on-line approval facility</i></p> <p>8. <i>Reduce land-related transfer costs</i></p> <p>9. <i>Promote awareness of approval requirements</i></p> <p>10. <i>Review institutional and legal frameworks</i></p> <p>11. <i>Other (Specify)</i></p>	<p>Looking at the design and construction process, how can maintenance cost of building/homes be reduced? Code 1-5 as appropriate. You may code more than one response where necessary.</p> <p>1. <i>Ensuring good quality building materials are used</i></p> <p>2. <i>sound workmanship</i></p> <p>3. <i>Using locally available materials whose replacement parts are also locally available</i></p> <p>4. <i>Using materials and techniques that are well understood by local workmen/artisans</i></p> <p>5. <i>Other (Specify)</i></p>	<p>Are you registered as a professional? (If yes code 1, if no code 2)</p>	<p>If not registered, Why? Code 1-7 as appropriate. You may code more than one response where necessary.</p> <p>1. <i>Do not see the need</i></p> <p>2. <i>In the process of registration examinations</i></p> <p>3. <i>Registration process is tedious and long</i></p> <p>4. <i>Do not have money for registration process</i></p> <p>5. <i>Lack of internship</i></p> <p>6. <i>Change in career pursuits</i></p> <p>7. <i>Other (Specify)</i></p>

## 2011/12 NATIONAL HOUSING SURVEY BUILDING PROFESSIONAL'S QUESTIONNAIRE

PROF22	PROF23	PROF24	PROF25	PROF26	PROF27	PROF28
Do you have an indemnity cover? (If yes, code 1 and if no code2 )	If no, why? <i>Code 1-5 as appropriate.</i> <i>1. Do not see the need for it</i> <i>2. Cannot afford it</i> <i>3. Do not qualify for cover</i> <i>4. Indemnity cover has expired</i> <i>5. Other(Specify)</i>	Which of the following professional fees structure do you prefer? <i>Code 1-4 as appropriate</i> <i>1. Regulated (fixed, mandatory) fees structure</i> <i>2. Guided (not mandatory) fees structure</i> <i>3. Fee structure to be determined by market forces (fees determined by demand and supply of professional's services)</i> <i>4. Other (Specify)</i>	Why the selected preference? <i>Code 1- 4 as appropriate.</i> For <b>Regulated Fees</b> : 1. Eliminates unfair competition , 2. It protects the clients from exploitation , 3. It protects the professionals from exploitation 4. Other (Specify) For <b>Guided Fees</b> : 1. It gives professionals flexibility to determine fees , 2. It allows professionals to provide services to clients unable to afford regulated professional fees, 3. Reduces risk of professional being disciplined for over/undercharging , 4. Other (Specify) For fee structure determined by <b>market forces</b> : 1. The professional can charge fees commensurate to quality, 2. Reduces risk of professional being disciplined for over/under charging, 3. Tax evasion, 4. Other (Specify)	In your opinion why do/have certain buildings under construction been collapsing? <i>Code 1-12 as appropriate. You may code more than one response where necessary.</i>  1. Faulty building designs 2. Faulty construction of buildings 3. Poor co-ordination of government institutions in approval processes 4. Approval of unworthy buildings 5. Use of sub-standard materials 6. Use of 'quacks' for construction 7. Use of 'quacks' for supervision 8. Theft of building materials from construction sites 9. Adverse weather conditions 10. Hurried construction of buildings 11. Cutting corners on approval procedures by clients 12. Other (Specify)	In your opinion, why do some buildings that have been constructed get demolished by government? <i>Code 1- 14 as appropriate. You may code more than one response where necessary.</i>  1. Poor co-ordination in approval processes 2. Cutting corners on approval procedures by clients 3. Insufficient data and record-keeping 4. Use of unregistered professionals 5. Politics 6. Targeting of specific tribes 7. Corruption 8. Forgery of land documents 9. Negligent land officers 10. Incompetent land officers 11. Security reasons 12. Poor planning by government 13. Uncaring government 14. Failure to go through the approval process 15. Others (Specify)	What benefits do you get from your professional body? <i>Code 1-8 as appropriate.</i> You may code more than one response where necessary. 1.Promotion of integrity 2. Direction in professional practice 3. Provision of professional opinions on the matters pertaining to violation of statutes 3.Registration and licensing of professionals 4. Training 5. Publicity of your professional services 6. Defence of professionals in the event of unfair accusations 7. Others (Specify)

**2011/12 NATIONAL HOUSING SURVEY  
BUILT ENVIRONMENT PROFESSIONAL'S QUESTIONNAIRE**

PROF29	PROF30	PROF31	PROF32	PROF33
<p>How do you think your professional body can serve you better? Code 1-7 as appropriate</p> <ol style="list-style-type: none"> <li>1. Professional development opportunities</li> <li>2. Lobby government for better regulations in land transactions</li> <li>3. Promote awareness on skills</li> <li>4. Award outstanding professionalism</li> <li>6. Create a loan facility</li> <li>7. Other (Specify)</li> </ol>	<p>Is the registration board under which you operate effective in enforcement of regulations and discipline <i>(If yes, code 1 and if no code2 )</i></p>	<p>If yes what makes it effective? Code 1-6 as appropriate.</p> <ol style="list-style-type: none"> <li>1. Its mandate is supported by legislation</li> <li>2. Commitment and integrity of board members</li> <li>3. Proper compensation for board members</li> <li>4. Clear rules and regulations</li> <li>5. Payment of subscription, registration and other fees</li> <li>6. Other (Specify)</li> </ol>	<p>If no, what can be done to enhance its effectiveness? Code 1-6 as appropriate.</p> <ol style="list-style-type: none"> <li>1. Strengthen enabling institutional and legal frameworks</li> <li>2. Select board members with commitment and integrity</li> <li>3. Provide adequate compensation for board members</li> <li>4. Provide clear rules and regulations for the board</li> <li>5. Improve collection of subscription, registration and other fees</li> <li>6. Other (Specify)</li> </ol>	<p>What can be done to help housing sector professionals deliver even better in housing production. Code 1-6 as appropriate.</p> <ol style="list-style-type: none"> <li>1. Create loan facilities for graduates</li> <li>2. Continuously review training curricula</li> <li>3. Facilitate internship opportunities with relevant institutions</li> <li>4. Improve learning facilities in tertiary institutions</li> <li>5. Eliminate 'quacks' in the building industries.</li> <li>6. Other (Specify)</li> </ol>