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KENYA NATIONAL BUREAU OF STATISTICS

2011/12 NATIONAL HOUSING SURVEY

RENTER'S MODULE

KNBS
KENYA NATIONAL BUREAU OF STATISTICS
Keeping you informed

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

A. IDENTIFICATION PARTICULARS		
	Area Name	Code
Province		
County		
District		
Division		
location		
Sublocation		
Local authority		
Estate=1/Residential Area=2		
Cluster		
Area type (Urban=1, Rural=2, Peri-urban=3)		
When did you first rent this house (Day/month/Year)?		

HOUSEHOLD PARTICULARS	
Household Number	
Approximate total monthly household income	
Approximate total monthly household expenditure	
Approximate total monthly household savings	

Date	
Start time	
End time	

Name of Research Assistant	
Name of Supervisor	

2011/12 NATIONAL HOUSING SURVEY - RENTERS' MODULE

HOUSEHOLD MEMBERS' ROSTER SECTION (HR1-HR8) RENTERS MODULE

HR1	HR2	HR3		HR4	HR5		HR6		HR7		HR8	
ID CODE	[NAME] MAKE A COMPLETE LIST OF ALL INDIVIDUALS WHO NORMALLY LIVE AND EAT THEIR MEALS TOGETHER IN THIS HOUSEHOLD, STARTING WITH THE HEAD OF HOUSEHOLD. (EXCLUDE ALL VISITORS)	What is [NAME]'s relationship to the head of household?		SEX Male=1 Female=2	How old is [NAME]? IF 6 YEARS OR OLDER, GIVE YEARS ONLY. IF LESS THAN 6 YEARS IN AGE, GIVE YEARS AND MONTHS. 97 YEARS AND OVER, CODE 97. AGE IS NOT KNOWN, CODE 98. NOT STATED, CODE 99.		What is the Education level that NAME has completed ?		What was [NAME]Mainly doing during the last 7 days?		Describe [NAME]'s usual occupation (5 years and above and HR7= 1 to 9)	
		Head	1						Employee	1	Architect	1
		Spouse	2						Employer	2	Structural Engineer	2
		Son	3						Own-account worker	3	Quantity Surveyor	3
		Daughter	4				None	1	Contributing family worker	4	Land Surveyor	4
		Father/Mother	5				Pre -school	2	Member of a producers' cooperative	5	Electrical Engineer	5
		Sister/Brother	6				Primary	3	Volunteer	6	Civil Engineer	6
		Grandchild	7				Post primary college	4	Intern	7	Valuer	7
		Other Relative (Specify)	8				Secondary	5	Seeking work	8	Land scape Architect	8
		Servant (Live-In)	9				Post secondary college	6	*Not seeking work*	9	Interior Designer	9
		Other Non-Relative (Specify)	10				University	7	Student	10	Enviromental Impact Assessment & Audit Expert	10
							Post Graduate	8	Household work	11	Planner	11
									Pensioner, retired, elderly person	12	Other (Specify)	12
									Disabled	13	N/A	13
									Sick/ill	14		
									Other (specify)	15		
					YEARS	MONTHS					**Description**	**Code**
1					__ __	__ __						
2					__ __	__ __						
3					__ __	__ __						
4					__ __	__ __						
5					__ __	__ __						
6					__ __	__ __						
7					__ __	__ __						
8					__ __	__ __						
9					__ __	__ __						
0					__ __	__ __						

2011/12 NATIONAL HOUSING SURVEY - RENTERS' MODULE

HR9		HR10		HR11	HR12	HR13	HR14	HR15	HR16		HR17		HR18		HR19		HR20	
Type of dwelling unit		To whom is the rent for the dwelling unit paid?		Do you have an Agreement/ Contract with your landlord? Yes=1 No =2	For what period of time (in months) have you been staying in this and other rented households?	Location of dwelling unit 1= Formal settlement 2= Slum/ Informal Settlement	How much rent is paid for this dwelling unit? (KSh. per Month)	Is your rent subsidized? Yes=1 No=2	How many habitable rooms does the dwelling unit(s) contain? (DO NOT COUNT BATHROOMS, TOILETS, STOREROOMS, OR GARAGES)		What is the total floor area of all the rooms in Sq. M.?		What is the predominant wall material of your main dwelling unit?		What is the predominant roof material of your main dwelling unit?		What is the predominant floor material of your main dwelling unit?	
House/Bungalow	1	Government	1										Stone	1	Corrugated Iron Shee	1	Cement	1
Flat	2	Local Authority	2										Brick/Block	2	Tiles	2	Tiles	2
Maisonnette	3	Parastatal	3										Mud/Wood	3	Concrete	3	Wood	3
Swahili	4	Company Directly	4										Mud/Cement	4	Asbestos Sheets	4	Earth	4
Shanty	5	Company -Thru Agent	5										Wood Only	5	Grass	5	Other (Specify)	5
Manyatta/ Traditional H	6	Individual Directly	6										Corrugated Iron Sheets	6	Makuti	6		
Other (Specify)	7	Individual Thru agent	7						Main House	Other Dwelling units	Main House	Other Dwelling units	Grass/Reeds	7	Tin	7		
		Not Applicable	8										Tin	8	Mud/Dung	8		
		Other (Specify)	9										Other (Specify)	9	Other (Specify)	9		

2011/12 NATIONAL HOUSING SURVEY - RENTERS' MODULE

HR21	HR22		HR23	HR24		HR25	HR26		HR27		HR28		HR29	HR30				HR31
Does the dwelling unit have the following facilities?	Why did you choose to rent a house in this estate? (if more than one reasons, rank them in order of priority)		Are you comfortable where you are staying? Yes=1, No=2 If yes , skip to HR25	If not comfortable, what factors prevent you from relocating to a better house in better estates? (if more than one reasons, rank them in order of priority)		What is the security position of your estate? 1= insecure 2=secure 3=very secure	Are you satisfied with the services as offered by your local authority on: (*Yes=1, No=2, N/A=3)*		Do you own a house/property anywhere in Kenya?		What factors prevent you from staying in your own house instead of renting ?		If you were to buy a house in this area, how much would you afford to spend?	What is your main source of water For drinking and for other uses? (tick as appropriate)		Drinking	Other	Do you Experience frequent water shortages? (If yes code 1 and if no code 2)
														Pond/Dam	1			
1. Parking (community)	Affordable rent	1		Affordability	1		Street lighting		No	1	Too far from work	1		Lake	2			
2. Parking (private-individual)	Adequate security	2		Nearness to work	2		Drainage		Yes, in urban	2	Require rental income	2		Stream	3			
3. Parking (private-multiple)	Nice houses	3		Nearness to school	3		Sewerage		Yes, in rural	3	Avoiding to stay with tenants	2		Spring / Well / Borehole	4			
4. Swimming pool	Nearness to work	4		Nearness to place of worship	4		Social Amenities		Yes, in both	4	Insecurity	4		Piped into dwelling	5			
5. Security (CCTV)	Clean environment	5		Feel secure here	5		Roads				Not adequate for my occupation	5		Piped into yard	6			
6. Guards	Nearness to friends	6		Closeness to family/friends	6		Recreation				Too far from school	6		Piped into outside tap	7			
(Multiple Options)	Nearness to relatives	7		Don't want to move	7		House construction approval process				Rural home	7		Jabia / Rain/Harvested	8			
	Ethnic considerations	8		Others(Specify)	8		Building Inspection				Other(specify)	8		Water Vendor	9			
	Other(specify)	9					Burial services							Other (Specify)	10			
							Fire fighting											
							Business permits											
							Not Applicabe											
													Amount in KSh					

2011/12 NATIONAL HOUSING SURVSURVEY - RENTERS' MODULE

HR32		HR33		HR34	HR35		HR36		HR37		HR38		HR39	HR40	HR41		HR42	
If Yes, how do you		What is the main toilet facility for this household?		How many households use this toilet facility ? 1=Members of 1 household only, 2= 2 HH, 3= 3HH, 4= 4 or more households	What is your main mode of Domestic waste water disposal?		What is your main mode of lighting ?		What is your main type of cooking fuel?		How much money in KSh. did you pay last month for:		Do you pay service charge for any of the services listed in HR 37 yes=1 no=2	Are you satified with the utilization of the service charge yes=1 no=2	What is the distance in Km from your house to:		What is the main mode of transport used to move from your house to: (1-train, 2- matatu, 3-boda boda, 4-walking, 5-boat, 6-private car, 7-taxi, 8- other(specify)	
Purchasing from Vendor	1	Flush to sewer	1		Main Sewer	1	Electricity	1										
Drawing from borehole	2	Flush to Septic Tank	2		Septic Tank	2	Pressure Lamp	2										
Using rainwater	3	Flush to Cess Pool	3		Cess Pool	3	Lantern	3										
Other (Specify)	4	Flush to don't know	4		Soak pit	4	Tin Lamp	4	Electricity	1	Water				Place of work		Place of work	
		VIP Pit Latrine	5		To no where	5	Gas Lamp	4	Gas	2	Electricity				Take children to school		Take children to school	
		Pit Latrine	6		Other (Specify)	6	Firewood	5	Firewood	3	Ground workers				The nearest shopping center		The nearest shopping center	
		Bucket	7				Solar	6	Kerosene	4	Watchman				The nearest health facility		The nearest health facility	
		Bush	8				Other (Specify)	7	Biogas	5	Garbage Collection				The nearest place of worship		The nearest place of worship	
		Other (Specify)	9						Cowdung	6								
									Charcoal	7								
									Other (Specify)	8								

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HR43		HR44		HR45		HR46		HR47		HR48	HR49		HR50		HR51
Using this main mode of transport, how much time in minutes does it take to move from your house to:		Using this main mode of transport, how much money does it cost to move from your house to:		Have you ever used a rent tribunal?		If No but aware, Why? (*Tick as approppriate)*		Based on your preference, how would you rank the following means of solving rent disputes starting with the best?		In your opinion, should government or public agencies regulate house rents? Yes=1 No =2	Do you consider your house adequate for your household?		Who is responsible for the mantainance of the dwelling unit?		Number of Domestic Servants
											No	1	Not Maintained	1	
Place of work		Place of work		No - Not aware of its existance	1	Never had the need		Chief's arbitration	1		Yes	2	Occupant	2	
Take children to school		Take children to school		No - but aware of its existance	2	Bureaucracy		Elders arbitration	2		Yes for now	3	Owner	3	
The nearest shopping center		The nearest shopping center		Yes	3	Expensive		Court of law	3				Agent	4	
The nearest health facility		The nearest health facility				Used other alternatives eg arbitration		Using hired gangs	4				Other	5	
The nearest place of worship		The nearest place of worship				Corruption		Religious leaders	5						
						Takes too long		Rent tribunal	6						
						Ineffective									

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KENYA NATIONAL BUREAU OF STATISTICS
2011/12 NATIONAL HOUSING SURVEY

OWNER OCCUPIER'S MODULE

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

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KENYA NATIONAL BUREAU OF STATISTICS
Keeping you informed

IDENTIFICATION PARTICULARS		
	Area Name	Code
Province		
County		
District		
Division		
location		
Sub location		
Local authority		
Cluster		
Area type (Urban=1, Rural=2, Peri-urban=3)		

HOUSEHOLD'S PARTICULARS	
Household Number	
Approximate total monthly household income	
Approximate total monthly household expenditure	
Approximate total monthly household savings	
Amount of money borrowed for housing if any	
Approx total monthly repayments on mortgages and loans	
Month/Year construction was started	
Month/Year construction of house was completed, house purchased or acquired	

Date	
Start time	
End time	

Name of Research Assistant
Name of Supervisor

2011/12 NATIONAL HOUSING SURVEY - OWNER OCCUPIERS' MODULE

HOUSEHOLD MEMBERS' ROSTER SECTION (HO1-HO8) OWNER- OCCUPIERS' MODULE

HO1	HO2	HO3		HO4		HO5		HO6		HO7		HO8	
I D C O D E	[NAME] MAKE A COMPLETE LIST OF ALL INDIVIDUALS WHO NORMALLY LIVE AND EAT THEIR MEALS TOGETHER IN THIS HOUSEHOLD, STARTING WITH THE HEAD OF HOUSEHOLD. (EXCLUDE ALL VISITORS)	What is [NAME]'s relationship to the head of household?		SEX of [NAME]		How old is [NAME]?		What is the Education level that [NAME] has completed ?		What Was [NAME] mainly doing during the last 7 days?		Describe[NAME]'s usual occupation (5 years and above and HO7= 1 to 9)	
		Head	1							Employee	1	Architect	1
		Spouse	2							Employer	2	Structural Engineer	2
		Son	3							Own-account worker	3	Quantity Surveyor	3
		Daughter	4					None	1	Contributing family worker	4	Land Surveyor	4
		Father/Mother	5					Pre-school	2	Member of a producers' cooperative	5	Electrical Engineer	5
		Sister/Brother	6					Primary	3	Volunteer	6	Civil Engineer	6
		Grandchild	7					Secondary	4	Intern	7	Valuer	7
		Other Relative (Specify)	8					Middle level college	5	Seeking work	8	Land scape Architect	8
		Servant (Live-In)		MALE	1			University	6	*Not seeking work*	9	Interior Designer	9
		Other Non-Relative (Specify)	9 10	FEMALE	2					Student	10	Enviromental Impact Assessment & Audit Expert	10
										Household work	11	Planner	11
										Pensioner, retired, elderly person	12	Other	12
										Disabled	13	NA	
										Sick/ill	14		
						YEARS	MONTHS			Other (specify)	15	**Description**	**Code**
1						__ __	__ __						
2						__ __	__ __						
3						__ __	__ __						
4						__ __	__ __						
5						__ __	__ __						
6						__ __	__ __						
7						__ __	__ __						
8						__ __	__ __						
9						__ __	__ __						
0						__ __	__ __						

2011/12 NATIONAL HOUSING SURVEY - OWNER OCCUPIERS' MODULE

HO9		HO10		HO11		HO12	HO13		HO14						HO15		HO16		HO17	
Type of dwelling Unit		How did you acquire this dwelling unit		If constructed, did you use any of the following built environment professional? How much money were you charged?		How much money did you use to construct or buy your dwelling unit?	How was acquisition (constructon/buying) of your house financed?		If acquisition or construction was through a loan, what was the source, the interest rate, repayment duration and at what monthly instalments?						What is the approximate current value of your dwelling unit?		Location of dwelling unit		How many habitable rooms does the dwelling unit occupy? (DO NOT COUNT BATHROOMS, TOILETS, STOREROOMS, OR GARAGES)	
					Amount(KSh)						Interest	Duration	Ins							
House/Bungalow	1	Constructed	1	Architect(1)											0-20,000	1				
Flat	2	Bought	2	Structural Engineer(2)			Savings	1	Co-operative	1					20,001-50,000	2	Formal Settlement	1		
Maisonnette	3	Given	3	Quantity Surveyor(3)			Mortgage	2	Bank	2					50,001-100,000	3				
Swahili	4	Inherited	4	land surveyor(4)			Donation	3	Micro Finance	3					100,001 1 M	4	Slum/Informal Settlement	2		
Shanty	5	Mortgage	5	Electrical Engineer(5)			Loan	4	Family/Friends	4					1 - 2 M	5				
Manyatta/Traditional House	6	Other(specify)	6	Civil Engineer(6)			Not applicable	5	Self help group	5					2 - 3 M	6				
Other (Specify)	7			Valuer(7)			Other	6	Employer scheme	6					3 - 4 M	7			Main House	Other Dwelling units
				Land scape Architect(8)					Not Applicable	7					4 - 5 M	8				
				Interior designer(9)					Other(specify)	8					4 - 6 M	9				
				Enviromental Impact Assessment & Audit Expert(10)											6 - 10 M	10				
				Planner(11)											Over 10 M	11				
				None(12)																
				Don't Know (13)																
						Amount in KSh														

2011/12 NATIONAL HOUSING SURVEY - OWNER OCCUPIERS' MODULE

HO18		HO19		HO20		HO21		HO22		HO23		HO24		HO25	HO26
What is the total floor area of all the rooms in Sq. M.?		What is the predominant wall material of your main dwelling unit?		What is the predominant roof material of your main dwelling unit?		What is the predominant floor material of your main dwelling unit?		Do you own the land on which your dwelling unit sits alone or jointly with other persons?		Type of land ownership (where premise is located)		What ownership documents do you have?		How much rent would you charge for this dwelling unit ? (KSh. per Month)	Have you sublet an extension or any part of your dwelling unit? Yes=1 No=2
		Stone	1	Makuti	1	Cement	1	Alone		Freehold	1	Title	1		
		Brick/Block	2	Tiles	2	Tiles	2	Jointly		Leasehold	2	Certificate of lease	2		
		Mud/Wood	3	Concrete	3	Wood	3	NA		Government land	3	Allotment letter	3		
		Mud/Cement	4	Asbestos Sheets	4	Earth	4			Community land	4	TOLs	4		
		Wood Only	5	Grass	5	Other (Specify)	5	if N/A go to H023		Anchestral land	5	Other (Specify)	5		
Main House	Other Dwelling units	Corrugated Iron Sheets	6	Corrugated Iron Sheets	6					Other (Specify)	6				
		Grass/Reeds	7	Tin	7										
		Tin	8	Mud/Dung	8										
		Other (Specify)	9	Other (Specify)	9										

2011/12 NATIONAL HOUSING SURVEY - OWNER OCCUPIERS' MODULE

HO27		HO28		HO29		HO30	HO31		H032				HO33	HO34	
Do you consider your house adequate for your household?		If code 1 or 3 in H027, What factors prevent you from owning an adequate house?		What factors influenced your choice to stay in this area? (if more than one reasons, rank them in order of priority)		Are you a member of any neighbourhood associations	What is the security position of your estate?		What is your main source of water for drinking and for other uses? *Tick as appropriate*		Drinking water	Water for other uses	Do you Experience frequent water shortages? Yes=1 No=2	If Yes, how do you cope with the problem?	
No	1	Can't afford land	1	Land cost affordable	1	No=1	Insecure	1	Pond/Dam	1				Purchasing from Vendor	1
Yes	2	No title/valid document	2	Adequate security	2	Yes, here =2	Secure	2	Lake	2				Drawing from borehole	2
Yes for now	3	No loan facility	3	Nice houses	3	Yes, somewhere else =3	Very secure	3	Stream	3				Using rainwater	3
		High cost of materials	4	Nearness to work	4				Spring / Well / Borehole	4				Other (Specify)	4
		High ineterest rate on loan	5	Nearness to school	5				Piped into dwelling	5					
		Houses too costly to buy	6	Controlled Development	6				Piped into yard	6					
		No job	7	Clean environment	7				Piped into outside tap	7					
		Low business income	8	Nearness to friends	8				Jabia / Rain/Harvested	8					
		Don’t want	9	Nearness to relatives	9				Water Vendor	9					
		Culture		Ethnic considerations	10				Other (Specify)	10					
				Acess to social ammenities	11										
				Other(specify)	12										

2011/12 NATIONAL HOUSING SURVEY - OWNER OCCUPIERS' MODULE

HO35		HO36		HO37	HO38		HO39		HO40		HO41	HO42
What is the main toilet facilitiy for this household?		What is your main mode of Domestic waste water disposal?		How many households use this toilet facility ? 1=Members of 1 household only, 2= 2 HH, 3= 3HH, 4= 4 or more households	What is your main mode of lighting?		What is your main type of cooking fuel?		How much money in KSh. did you pay last month for:		Do you pay service charge for any of the services listed in HO40 Yes=1 No=2	Are you satified with the utilization of service charge Yes=1 No=2
Flush to sewer	1	Main Sewer	1		Electricity	1	Electricity	1	Water			
Flush to Septic Tank	2	Septic Tank	2		Pressure Lamp	2	Gas	2	Electricity			
Flush to Cess Pool	3	Cess Pool	3		Lantern	3	Firewood	3	Ground workers			
Flush to don't know	4	Soak pit	4		Tin Lamp	4	Kerosene	4	Watchman			
VIP Pit Latrine	5	To no where	5		Gas Lamp	4	Biogas	4	Garbage Collection			
Pit Latrine	6	Other (Specify)	6		Firewood	5	Cowdung	5				
Bucket	7				Solar	6	Charcoal	6				
Bush	8				Other (Specify)	7	Other (Specify)	7				
Other (Specify)	9											

2011/12 NATIONAL HOUSING SURVEY - OWNER OCCUPIERS' MODULE

HO43			HO44		HO45		HO46		HO47		HO48
What is the distance in Km from your house to:			What is the main mode of transport used to move from your house to: (1-train, 2- matatu, 3-boda boda, 4-walking, 5-boat, 6-private car, 7-taxi, 8-other(specify)		Using this main mode of transport, how much time in minutes does it take to move from your house to:		Using this main mode of transport, how much money does it cost to move from your house to:		Are you satisfied with the services as offered by your local authority on: (*Yes=1, No=2, N/A=3)*		In your opinion, which of the following are the main handicaps in housing development? (If more than one, rank them in order of priority)
									Street lighting		
									Drainage		
									Sewerage		Cost of building materials(1)
									Social Amenities		Council approvals(2)
Place of work			Place of work		Place of work		Place of work		Roads		Poor council services(3)
Take children to school			Take children to school		Take children to school		Take children to school		Recreation		Land transfer process(4)
The nearest shopping center			The nearest shopping center		The nearest shopping center		The nearest shopping center		House construction approval process		Water connections(5)
The nearest health facility			The nearest health facility		The nearest health facility		The nearest health facility				Electricity connections(6)
The nearest place of worship			The nearest place of worship		The nearest place of worship		The nearest place of worship		Building Inspection		lack of access roads(7)
									Burial services		Unfriendly mortgage terms(8)
									Fire fighting		Ignored building regulations(9)
									Business permits		Proscribed groups(10)
									Not Applicabe		NEMA approval(11)
											Others (Specify) (12)

2011/12 NATIONAL HOUSING SURVEY - OWNER OCCUPIERS' MODULE

HO49	HO50	HO51			HO52			HO53		HO54
In your opinion, should government or public agencies regulate house rents? Yes=1 No =2	Are you aware that housing is a right for all citizens under the new constitution of Kenya? Yes =1 No=2	Are you aware of any housing regulations and policies on the following:	Yes	No	If yes, do you consider these regulations as useful?	Yes	No	What do you think are the problems associated with implementation of rules and regulations in the building sector?		How many Domestic Servants do you have in this household?
		Maintainance			Maintainance			Corruption	1	
		Minimum room size			Minimmum room size			High approval charges	2	
		Plot coverage			Plot coverage			Lack of titles/documents	3	
		Use of unregistered professionals			Use of unregistered professionals			Sanctity of tiltles	4	
		Number of levels allowed			Number of levels allowed			Outdated building code	5	
								Authoritarian rules	6	
								Others (Specify)	7	