



STATE DEPARTMENT FOR HOUSING & URBAN DEVELOPMENT

KENYA NATIONAL BUREAU OF STATISTICS 2023/24 KENYA HOUSING SURVEY

Makao Fiti, Maisha Bora



These Statistics are collected in accordance with the Statistics Act 2006.
Information supplied on this form shall be treated as **confidential**

2023/24 KENYA HOUSING SURVEY

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COUNTY GOVERNMENT

INSTITUTIONAL AND REGULATORY FRAMEWORK QUESTIONNAIRE

1. GENERAL PARTICULARS OF THE INSTITUTION

1.1 Name of Institution :

1.2 Postal Address :

1.3 Physical Location:(Street name)..... Building Name

Building Number Floor Number

GPS Coordinates Latitude Longitude

1.4 Town:

1.5 County Sub-County

1.6 Telephone No:

1.7 Website Address :

1.8 Email Address:

1.9 Contact person:

Name: Designation:

Email address: Tel No:

1.10 Respondent contact details:

Name: Designation:

Email address: Tel No:

COUNTY GOVERNMENT

CG_1: How many residential building applications for housing development did you receive in 2022 and 2023?

2022	2023
_____	_____

CG1_1: Have you digitized your processes for residential building applications?

Yes	1
No	2

CG1_2: Are your land records georeferenced?

Yes	1	
No	2	If no, Skip to Q CG2

CG1_3: If Yes, What percentage are georeferenced? |_____|

CG2: When considering the residential building applications, do you consult the following institutions:-

Physical Planning Department	1
NCA	2
Public Health	3
State Department for Housing	4
NEMA	5
KURA	6
Others (specify)	96

CG3: On average, how long does it take for one to get an approval?

Days: |_____|

CG4: Of the received applications in 2022 and 2023, how many did you approve?

	2022	2023
Number of Approvals:	_____	_____

CG5: Of the applications, how many were:-

	Received 2022	Approved 2022	Received 2023	Approved 2023
Housing only				
Commercial only				
Warehousing				
Mixed Use				

CG6: What are the common reasons for declining approval?

Reasons for declining approval	Tick whichever is appropriate
Plot ratio	1 _____
Lack of adequate services eg sewerage,water etc	2 _____
Existing zoning regulations	3 _____
Use of unregistered professionals	4 _____
Application for housing development conflicting with user	5 _____
Application conflicting with the existing local physical development plan	6 _____
Failure to clear annual land rates	7 _____
Conflict over ownership eg where there is dispute	8 _____
Others (Specify)	96 _____

CG7: What is the average cost of approving a housing development plan?

Floor Area(M ²)	KSh
1	
2	
3	

CG8: In your staff establishment, do you have the following professional?

Type of Professional	Yes	No	Number
Architects	1	2	_____
Civil engineer	1	2	_____
Electrical engineer	1	2	_____
Structural engineer	1	2	_____
Physical Planner	1	2	_____
Quantity Surveyor	1	2	_____
Land Surveyor	1	2	_____

CG9: What factors are considered in approving/ not approving change of user or extension of user?

Existing Use	1
Visual Impact	2
Emerging Technologies	3
Defined Location And Size Of The Land	4
Government Policy	5
Local Physical And Land Use Development Plan	6
Infrastructure Availability And Adequacy	7
Area Zoning Regulations	8
Other (Specify)	96

CG10: How many completion certificates did you receive and issue in 2022 and 2023 for?

	Received 2022	Issued 2022	Received 2023	Issued 2023
Housing only				
Commercial only				
Warehousing				
Mixed Use				

CG11: Have you ratified code 95 (revised building bylaws)?

Yes	1
No	2

CG12: What is the MAIN challenge in residential building approval?

Developers not meeting the minimum requirements for approval?	1
Developers' not knowing what is expected of them?	2
Political interference	3
Lack of capacity (no professionals in the built environment)	4
Lack of co-operation from the professionals	5
Lack of approved Physical Development Plan	6
Land tenure system	7
Others (Specify)	96

CG13: What measures have you put in place to address these challenges?

Increased Staff for approval	1
Enforcement of approvals	2
Use Digital System	3
Educating the stakeholders	4
Regular meetings	5
Government incentives to encourage approvals	6
Cost Reduction	7
Providing the infrastructure services	8
Facilitation of access to affordable housing	9
Others (Specify)	96

CG14: Are there informal settlements/slums in your area of jurisdiction?

	Type	Yes	No	Number	Proportion (%)
1	County Council				
2	Town Council				
3	Municipal Council				
4	City Council				

CG15: What measures is the County government undertaking to improve slum/informal settlements?

Providing the infrastructure services	1
Regularization of tenure	2
Facilitation of access to affordable housing	3
Relocation	4
Others (Specify)	96

CG16: Which of the following raw materials is commonly used for foundation and walling?

Type of raw materials	1	2	3	4	96	Tick whichever is applicable
River sand						
Crushed sand						
Quarry stones						
Machine cut ballast						
Manual processed ballast						
Others (Specify)						

CG17: What is the average **percentage** of the County Government Budget devoted to housing from 2019 to 2023 for development and maintenance? Including slums and informal settlement improvement.

	2019 (%)	2020 (%)	2021 (%)	2022 (%)	2023 (%)
Development					
Maintenance					
Slum and informal settlement improvement					
Total					

CG18: Please provide the number of urban centers with an approved Local Physical and Land Use Development Plan?

	Total Number of Local Physical and Land Use Development Plans	Number of Approved Local Physical and Land Use Development Plan
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Town	_____	_____
Municipality	_____	_____
City	_____	_____

CG19: Why have these plans not been approved?

Plan is incomplete	1
Political Interests	2
Tedious approval process	3
Other(Specify)	96

CG20_1: What is the total area planned for:

	Total area of approved Local Physical and Land Use Development Plan(Hectares)	Total area planned for residential Land Use(Hectares)
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Town	_____	_____
Municipality	_____	_____
City	_____	_____

CG20_2: What is the total area planned for:

	Total area of unapproved Local Physical and Land Use Development Plan(Hectares)	Total area planned for residential Land Use(Unapproved)(Hectares)
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Town	_____	_____
Municipality	_____	_____
City	_____	_____

CG21: What is the total area under planned housing in county urban centers, Public Land and Private Land?

Total area planned for housing in county urban centers (Hectares)	Area under Public Land (Hectares)	Area under Private Land (Hectares)
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_____	_____	_____
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CG22: What steps is the government taking to facilitate release of urban land under freehold title for residential housing development?

Legally enforcing land rights	1
Provision of long-term leasehold titles	2
Streamlining the legal and administrative systems that govern land	3
Registering land at scale and with public funds	4
Adjudicating between competing ownership claims	5
Ongoing reforms to ensure continued use of the formal system	6
Public participation	7
Compensation	8
Other (Specify)	96

CG23: How many applications for change of user/extension of user have you received from 2019 to 2023?

	2019	2020	2021	2022	2023
Number of Applications for change of user	_____	_____	_____	_____	_____
Number of Applications for extension of user	_____	_____	_____	_____	_____
Total	_____	_____	_____	_____	_____

CG24: Of these change of user applications, how many are:-

	2019	2020	2021	2022	2023
Residential to other uses	_____	_____	_____	_____	_____
Other uses to residential	_____	_____	_____	_____	_____
Total	_____	_____	_____	_____	_____

CG25: How are you controlling development in areas planned for residential housing development?

(Multiple select)

Promoting orderly development and esthetics	1
Regulate development on land	2
Guide development to align to policies, standards and to achieve the desired outcomes	3
Optimal usage	4
Efficiently use of land	5
Managing and coordinating housing development activities within the county	6
Public participation	7
Environmental audit and monitoring	8
Preparation of development control tools e.g. Area zoning plans, action plans, transport plans etc	9
Provision and implementation of an approved physical and land use development plan	10
Processing Applications	11
Granting development approval or rejection	12
Protecting and maintaining space meant for housing development	13
Other (Specify)	96

Name of person giving information:

Designation:

Telephone contact:

Signature: