



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 (Rev 2019).

Information supplied on this form shall be treated with confidentiality

## 2023/24 KENYA HOUSING SURVEY

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## INSTITUTIONAL QUESTIONNAIRE

Acknowledgement of receipt of the Questionnaire	
I, .....of ..... <i>(Name of recipient)</i> <i>(Name of enterprise)</i>	
acknowledge receipt of the 2023/24 Kenya Housing Survey Institutional Questionnaire.	
Designation:	
Telephone Number:	
Mobile Number:	
Signature and Stamp:	
Date:	
Date for collection of Questionnaire :	
Interviewer's contacts:	Name:
	Mobile number:
Thank you for receiving and accepting to fill the questionnaire	

## GENERAL INFORMATION AND INSTRUCTIONS

### ***1. Legal Mandate /Authority***

Kenya National Bureau of Statistics (KNBS) is established as a State Corporation by an Act of Parliament, the Statistics Act No. 4 of 2006 (Rev. 2019), and its mandate is anchored on the Constitution of Kenya, 2010.

The Bureau shall be the principal agency of the Government for collecting, analysing and disseminating statistical data in Kenya and shall be the custodian of official statistical information.

### ***2. Confidentiality***

The information provided in the questionnaire by individual enterprises/ establishments will be treated with confidentiality and used strictly for statistical purposes. The data/ information collected will only be published in aggregated form.

### ***3. Objective***

The main objective of the 2023/24 Kenya Housing Survey is to provide up to date statistics on housing sector, which will inform and monitor policies, and to develop a framework for continuous monitoring of the housing sector in Kenya.

### ***4. Target respondent***

All institutions in Kenya, which are engaged in housing development activities are required to complete this questionnaire.

In cases where one firm has two or more projects, each project should have a separate questionnaire completed

### ***5. Survey Reference Period***

The information required is for the calendar years 2019 to 2023

### ***6. Correspondence***

All sections of the questionnaire must be completed. Any parts, which may not be applicable, should be indicated as "not applicable". Any correspondence relating to the questionnaire or any other issue concerning the 2023/24 Kenya Housing Survey (KHS) should be addressed to either:

**The Principal Secretary,  
State Department for Housing and Urban Development  
1st Ngong Avenue, Community  
P. O. Box 30119 – 00100 Nairobi, Kenya.  
Tel : +254 - 20-2713833020-3317583/6/8  
Web- [housingandurban.go.ke](http://housingandurban.go.ke)  
E-mail : [ps@housingandurban.go.ke](mailto:ps@housingandurban.go.ke)**

**The Director General,  
Kenya National Bureau of Statistics  
Real Towers, Hospital Road, Upperhill  
P.O Box 30266- 00100 Nairobi, Kenya  
Tel: +254- 735-004-401/ +254-202-911-000  
Web - [www.knbs.or.ke](http://www.knbs.or.ke)  
Email- [info@knbs.or.ke](mailto:info@knbs.or.ke)**

### ***7. Other Comments***

In case you have any comments or information relating to the data provided, please insert them in the comment box found at the end of the questionnaire.



## Introduction

Hello, my name is \_\_\_\_\_. I work for the Kenya National Bureau of Statistics who in conjunction with the State Department for Housing and Urban Development and other stakeholders are collecting data that the Government of Kenya and other stakeholders will use for planning purposes.

I am visiting you in connection with 2023/24 Kenya Housing Survey that is being conducted throughout the country. The Survey seeks to get up to date statistics on the housing sector to inform housing policies and development in Kenya. The information you provide will be treated in confidence and pooled with that from other institutions in the country for use in formulation of suitable programmes and policies to promote our country's economy.

## Interview Status Codes

Located	1
Not Located (Give Reason)	2
Incomplete/Partial	3
Call Back	4
Refusal	5
Relocated	6
Closed down/Not in operation	7
Change of Business/Not a developer/Real estat	8

*End interview if code 2, 6, 7, 8*

## 1. GENERAL PARTICULARS OF THE INSTITUTION

1.1 Name of Institution : .....

1.2 Postal Address : .....

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

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: .....

Q1. Do you undertake the following activities? SELECT ALL THAT APPLY

	Yes	No	
1 Development of Residential Projects	<input type="checkbox"/>	<input type="checkbox"/>	If Yes, >> Modules 2,3,4
2 Development of Commercial Projects	<input type="checkbox"/>	<input type="checkbox"/>	If Yes, >> Modules 2, 4
3 Real Estate Management	<input type="checkbox"/>	<input type="checkbox"/>	If Yes, >> Modules 5,6,7, 8,9,10

## 2. GENERAL QUESTIONS- DEVELOPERS/CONTRACTORS

2.1. a) Which economic activity/ies does your entity engage in, and what is their contribution to total turnover in 2023?

Record your answer in the table below

Describe the Economic Activity	KeSIC Code (For official use)	% Contribution to total turnover in 2023
a)		
b)		
c)		
d)		
e)		

2.1 b) What was your total turnover in 2023?.....

2.2 What was the Employment and Earnings as at 30<sup>th</sup> June 2022 and 30<sup>th</sup> June 2023 (Full-time and part-time paid employees, working proprietors/partners, working directors and unpaid family workers)?

**Gross cash remuneration paid in June 2022 and June 2023 are wages and salaries (before deduction) including overtime and all regular allowances such as housing allowance, cost of living and overseas allowances etc.**

			No. of Employees			Earnings		
			Male	Female	Total	Male	Female	Total
i) Regular Employees	June 2022							
	June 2023							
ii) Casual Employees	June 2022							
	June 2023							
iii) Working Proprietors/Partners, Working Directors	June 2022							
	June 2023							
<b>Total</b>	<b>June 2022</b>							
	<b>June 2023</b>							
iv) Unpaid Directors, Proprietors and Family workers not	June 2022							
	June 2023							

2.3 State the type of the Establishment. **SELECT ONE**

National Government	1	skip to Q.2.6
County Government	2	skip to Q.2.6
Parastatal/State Corporation	3	skip to Q.2.5
Cooperative	4	
Faith Based Institution	5	
Non Profit Institution	6	
Private Business	7	

2.4 a) What is the legal status of the institution? **SELECT ONE**

Sole Proprietorship	1	
Partnership	2	Skip to 2.5
Private Limited Company	3	Skip to 2.5
Public Limited Company(PLC)	4	Skip to 2.5
Foreign Public Company	5	Skip to 2.5
Foreign Private Company	6	Skip to 2.5

2.4 b) What is the Sex of the owner?

Sex	Code
Male	1
Female	2

2.5 What is the sex composition of the directors of the company?

Sex	Number
Male	
Female	
Total	

2.6. What is the ownership structure of your entity?

Shareholding	Percentage Share
<b>Government Shareholding</b>	
1. Kenyan Government	
2. Foreign Government	
<b>Private Shareholding</b>	
1. Kenyan Private Shareholding	
2. Foreign Private Shareholding	
Total	100%

2.7. In which year did the institution start housing development?(yyyy)

<b>Year</b>

2.8. Is the establishment registered as a developer/contractor by any of the following institutions/associations?

(a) Kenya Property Developers Association	KPDA	YES	NO	If Yes in any, skip to 2.10
(b) National Construction Authority	NCA	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Kenya Association of Building and Civil Engineering Contractors	KABCEC	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Kenya Federation of Master Builders (KFMB)	Kenya Master Builders	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Kenya Real Estate Developers Regulatory Board	KREDRB	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Valuers Registration Board	VRB	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Other instituion not mentioned	Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	

2.9. What is the main reason you are not registered in any of the above?

<b>SELECT ONE</b>	
Expensive	1
Unnecessary	2
Too many regulations	3
Not eligible	4
Process too cumbersome	5
Not interested /not beneficial	6
Other, Specify	96

2.10a How do you rate the following processes?

	<b>SELECT ONE</b>
<b>Process</b>	Time Taken: 1. Is too long 2. Is reasonable
a) Land acquisition	
b) Change of user	
c) Provision of infrastructure	
d) Financing	
e) Offtake	

2.10b How do you rate the process of obtaining approvals from the following institutions?

Institution	Time taken: <b>SELECT ONE</b> 1. Is too long 2. Is reasonable	Fee charged: <b>SELECT ONE</b> 1. Is too high 2. Is reasonable	The process is: <b>SELECT ONE</b> 1. Effecient 2. Ineffecient
County Government			
National Environment Management Agency (NEMA);			
National Construction Authority (NCA)			



2.11. Do you use the following forms of contracting in housing development? **Respond to each**

	YES	NO
(a) Sub-contracting	<input type="checkbox"/>	<input type="checkbox"/>
(b) Labour contracting	<input type="checkbox"/>	<input type="checkbox"/>
(c) Self-build	<input type="checkbox"/>	<input type="checkbox"/>
(d) Turnkey	<input type="checkbox"/>	<input type="checkbox"/>
(e) Other, specify	<input type="checkbox"/>	<input type="checkbox"/>

2.12 a) The Architects and Quantity Surveyors Act (Cap 525) sets professional fees for Architects at 6% of the total cost of the project. In your opinion is the fee equivalent to the service they provide?

Yes	1
No	2

2.12 b) Do you negotiate this fee?

Yes	1	
No	2	if No, skip to 2.13a

2.12 c) How often do you negotiate the Architects fee?

Very often	1
Rarely	2

2.13 a) The Architects and Quantity Surveyors Act (Cap 525) sets professional fees for Surveyors at 3.5%, of the total cost of the project. In your opinion is the fee equivalent to the service they provide?

Yes	1
No	2

2.13 b) Do you negotiate this fee?

Yes	1	
No	2	if No, skip to 2.14a

2.13 c) How often do you negotiate the Surveyors fee?

Very often	1
Rarely	2

2.14 a) The Valuers Act (Cap 532) sets professional fee at 2% of the total cost of the project. In your opinion is this fee equivalent to the service they provide?

Yes	1
No	2

2.14 b) Do you negotiate this fee?

Yes	1	
No	2	if No, skip to 2.15a

2.14 c) How often do you negotiate the fee?

Very often	1
Rarely	2

2.15 a) The Estates Agent Act (Cap 533) sets professional fee at 3% of the total value of the unit. In your opinion is this fee equivalent to the service they provide?

Yes 1  
No 2

2.15 b) Do you negotiate this fee?

Yes 1  
No 2

if No, skip to 2.16

2.15 c) How often do you negotiate the fee?

Very often 1  
Rarely 2

2.16 Are you aware of the existence of the following alternative to conventional building technologies? **Respond to each**

	Yes	No
(a) Stabilised soil blocks (normal or interlocking)	<input type="checkbox"/>	<input type="checkbox"/>
(b) Expanded Polystrene (EPS)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Industrial Building systems	<input type="checkbox"/>	<input type="checkbox"/>
(d) 3D printing housing/building technology	<input type="checkbox"/>	<input type="checkbox"/>
(e) Tunnel Technology	<input type="checkbox"/>	<input type="checkbox"/>
(f) Precast concrete	<input type="checkbox"/>	<input type="checkbox"/>
(g) Prefabricated panels	<input type="checkbox"/>	<input type="checkbox"/>
(h) Aluminium formwork	<input type="checkbox"/>	<input type="checkbox"/>
(i) Hollow concrete blocks (normal or interlocking)	<input type="checkbox"/>	<input type="checkbox"/>
(j) Cross laminated timber	<input type="checkbox"/>	<input type="checkbox"/>
(k) Recycled Plastic blocks	<input type="checkbox"/>	<input type="checkbox"/>
(l) Others, specify	<input type="checkbox"/>	<input type="checkbox"/>

2.17 .To what extent are the following issues a challenge to housing development in Kenya? **Respond to each.**

	Major	Minor	Not a challenge
(a) Cost of Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Lack of suitable land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Availability of suitable infrastructure eg Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Access to credit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Cost of Financing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Cost of building materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Cumbersome Approval process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Delays in Land transaction processes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Availability of equipment and machinery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Litigation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Building restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.18 a). The Government has developed a number of interventions aimed at spurring growth of the housing sector. Are you aware of the VAT exemption on all construction inputs under the affordable housing scheme?

- Yes

No
- 1

2
- if No skip to 2.19a

2.18 b) Have you benefited?

- Yes

No
- 1

2
- if Yes skip to 2.19a

2.18 c) What is the main reason why you have you not benefited?

- Tedious process

Not aware of the process

Has no impact on the project

Not in Affordable housing

Other, Specify
- 1

2

3

4

5

2.19 a). Are you aware of the reduction on corporation tax to 15% in the year of income for the construction of at least 100 residential units?

- Yes

No
- 1

2
- if No skip to 2.20

2.19 b) ) Have you benefited?

- Yes

No
- 1

2
- if Yes skip to 2.20

2.19 c) What is the main reason why you have you not benefited?

- Tedious process

Procedure not in place

Not aware of the process

Has no impact on the project

Other, specify
- 1

2

3

4

5

2.20. Between 2019 and 2023 did you do any of the following;

	YES	NO	Cost in Ksh				
			2019	2020	2021	2022	2023
New buildings							
Extension of building							
Alteration of building							
Repairs							

2.21. How many housing development projects did your institution undertake in the period 2019 to 2023? .....

2.22 Give details for each project in terms of name, type of housing unit and location

Name	Type of Housing unit (bungalow, maisonette, flat/apartment, Swahili/Compound houses with sharing facilities/ Town house/Compound houses not sharing facilities )	Physical Location(County , Estate/area)
1. ....	.....	.....
2. ....	.....	.....
3. ....	.....	.....
4. ....	.....	.....

MODULE 3: PROJECT SPECIFIC

Q.3.1		Q.3.2			Q.3.3a	Q.3.3b	Q.3.4	
Name of the project		Location of the project			What is the land tenure status?	If leasehold, what is the remaining number of years of the lease?	What is the land ownership status?	
					<i>If 1 skip to 3.4.</i>			
					<i>If 3, skip to 3.4</i>			
					SELECT ONE			SELECT ONE
					Freehold 1		Private 1	
					Leasehold 2		Public 2	
					Tenancy at will 3		Community 3	
						Indicate no. of years		
Name /Description of Project		County	Sub-Coutny	Estate/Village				
1.								
2.								
3.								
4.								
5.								
6.								
7.								
8.								
9.								

10.						
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	Q.3.5a	Q.3.5b	Q.3.6a	Q.3.6b	Q.3.7	Q.3.8a
	For this project, did you do change of user?  <i>If NO, skip to 3.6a</i>	What type of change?	Who is the main contractor for this project?  <i>If 1,skip to 3.7</i>	What is the residency of the main contractor?  <i>If 2, skip to 3.9</i>  <i>If 3,Skip to 3.9</i>	Type of Construction work  <i>If 2, skip to 3.9</i>  <i>If 3,Skip to 3.9</i>	Who is the client for this project?  <i>If 2,3,4,5,6,,7,8,9,10,11, skip to 3.9</i>
	SELECT ONE	SELECT ONE	SELECT ONE	SELECT ONE		SELECT ONE
	Yes 1	Residential Single-Dwelling to Multi-Dwelling 1	Self 1	Local 1	New 1	Self --- 1 Faith Based Organizations --- 7
	No 2	Residential Multi-Dwelling to Single-Dwelling 2	Other, Specify 2	Foreign 2	Extension 2	Government --- 2 Community Based Institutions --- 8
		Agricultural to residential 3			Alterations 3	Individual- resident --- 3 Foreign Government --- 9
		Commercial to residential 4				Individuals residing abroad --- 4 Non Governmental Organizations (NGOs) --- 10
						Private company- local --- 5 Embassies/high commissions/consulates and international organisations e.g UN --- 11
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						

10.						
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[illegible]

	Q.3.10	Q.3.11	Q. 3.12	Q. 3.13
	When did the construction of the project commence?	What percentage of the project is complete?	What is/was the project completion/expected completion date?	Is the housing project purely residential or mixed use ?
				<div>SELECT ONE</div> <div> <div>Residential</div> <div>Mixed Use</div> </div> <div> <div>1</div> <div>2</div> </div>
	(mm/yyyy)	%	(mm/yyyy)	
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

10.				
-----	--	--	--	--

	Q.3.14				Q.3.15				Q.3.16				Q.3.17			
	What is the MAIN floor materials used for this project?				What is the MAIN wall materials used for this project?				What is the MAIN roof materials used for this project?				Where do you/did you source MOST of your building materials for this project?  <i>If imported go to 3.18</i>			
	SELECT ONE				SELECT ONE				SELECT ONE				SELECT ONE			
	Type	Description	Code	Code	Type	Description	Code	Code	Type	Code	Type	Code				
	Natural Floor	Earth/Sand	1		Rudimentary Walls	Iron Sheets	1		Iron Sheets/Metal	1	Cement	6	Within the county of the project	1		
	Rudimentary Floor	Wood Planks	2			Reused Wood	2		Concrete	2	Metal Roofing Shingles	7	Outside the county of the project	2		
	Finished Floor	Parquet Or Polished Wood	3	Cement	6	Finished Walls	Cement	3	Covered Adobe	7	Wood	3	Asphalt Roofing Shingles	8	Imported	3
		Vinyl Or Asphalt Strips	4	Carpet	7		Stone With Lime/Cement	4	Wood Planks/Shingles	8	Calamine/Cement Fiber	4	Asbestos Sheet	9		
		Ceramic Tiles	5	Other (Specify)	96		Bricks	5	Other (Specify)	96	Ceramic Tiles	5	Other (Specify)	96		
					Cement Blocks		6									
1.																
2.																
3.																
4.																
5.																
6.																
7.																
8.																
9.																

10.				
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	Q.3.18	Q.3.19a	Q.3.19b	Q.3.19c
	What is the MAIN reason for importing the materials?	Did/will you seek green building certification for this housing project?	If Yes, which one?	If No, Why?
	<b>SELECT ONE</b>			<b>SELECT ONE</b>
	Not available locally 1	Yes 1	EDGE 1	Not aware of it 1
	Poor quality of local materials 2	No 2	LEED 2	It is costly 2
	Cheaper to import/cost cutting 3		Others (specify) 9%	Lengthy process 3
	Customer preference 4	If No, skip to 3.19 c)		No need for it 4
	Other, specify 9%			
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

10.				
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[illegible]



[illegible]

	<b>Q.3.22 b</b>					
	How long did it take to connect these services, and at what cost?					
	<b>RESPOND TO EACH</b>					
	(a) Water		(b) Sewer		© Electricity	
	Time (in months)	Cost	Time (in months)	Cost	Time (in months)	Cost
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						

10.						
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Q.3.23		Q.3.24		Q.3.25	
Are the following services part/included in this housing project design?		What was/will be the main source of water for the residents of this housing project?		Has the project made provision for these sources of energy for this housing project ?	
		Water service provider 1			
<b>Service(s)</b>		<b>Tube well or borehole</b>	Owned 2	Electricity connection from main grid (KPLC) 1	
(a) Water	(h) Smart security systems like alarms, cameras, smoke detectors and sensors.		Community 3	Electricity connection from a mini grid (private) 2	
(b) Electricity	(i) Smart door locks and garage door openers	<b>Dug Well</b>	Protecte well 4	Electricity connection from generator 3	
(c) Metered Gas for cooking	(j) Other smart technologies (specify)		Unprotected well 5	Electricity connection from a solar system/panels 4	
(d) Sewer/waste disposal	(k) Street Lighting	<b>Water from spring</b>	Protected spring 6	Electricity connection from wind 5	
(e) Access Road	(l) Social amenities (Social halls, Health facilities, Schools, shopping centres)		Unprotected spring 7	Other, specify 6	
(f) Fixed Broadband (e.g Fibre optic cable, DSL, cable, broadband over powerlines, etc)	(m) Security - CCTV	<b>Rainwater</b>	8		
(g) Smart lighting systems	(n) Green/open Spaces e.g play area, public seating	<b>Tanker truck</b>	9		
	(o) Parking	<b>Cart with small truck</b>	10		
		<b>Surface water</b>	River/dam/lake/pond/stream/canal/irrigation channel 11		
<b>Indicate service(s) that are included below e.g., a, d, k &amp; o</b>		<b>Other (Specify)</b>	96	<b>Indicate source(s) that are included below i.e 1, 4 &amp; 5</b>	
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					

10.			
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Q. 3.26 a		Q.3.26b			Q.3.27																																							
What is/will be the main mode of human waste disposal for this housing project?:		How was/is this housing project primarily disposing off solid waste that is not composited (in the garden), recycled or fed to animals?			Did/does this project have the following provisions for people living with disability?																																							
Main Sewer	1	Collected by County Government	1	Dumped in a pit	7	<b>CODE 1 = YES , 2 = NO</b> <table border="1"> <thead> <tr> <th>Ramps</th> <th>Designated Parking lots</th> <th>Lifts</th> <th>Disability friendly toilets/ bathrooms</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			Ramps	Designated Parking lots	Lifts	Disability friendly toilets/ bathrooms																																
Ramps	Designated Parking lots	Lifts	Disability friendly toilets/ bathrooms																																									
Septic Tank	2	Collected by community association	2	Dumped in the latrine	8																																							
Bio digester	3	Collected by private company	3	Burnt in the open	9																																							
Cess Pool	4	Collected by youth group	4	Buried	10																																							
Pit Latrine	5	Dumped in the compound	5	Don't Know	11																																							
Other (specify)	6	Dumped in the street/ vacant plot/drain	6	Other specify	96																																							
1.																																												
2.																																												
3.																																												
4.																																												
5.																																												
6.																																												
7.																																												
8.																																												
9.																																												



10.						
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Q.3.28a		Q.3.28b		Q.3.28c	Q.3.28d				
Did you seek to take a Loan for this project?		Was the loan request/application successful?		What was the MAIN reason the loan was denied?	Where/Whom did you borrow from/were denied?				
Yes, I sought to get loan	No, I did not apply for any loan	YES	NO	SELECT ONE					
1	2	1	2						
If 2, skip to 3.29a		If no, skip to 3.29a		Lack of collateral	1	(f) Multilateral organizations eg Shelter Afrique	6		
				Lack of financial records	2	(a) Government	1		
				Could not meet some conditions/requirements of the Financial Institution	3	(b) Commercial/Microfinance Bank	2	(g) Friends/relative	7
				Don't know why it was rejected	4	(c) Microfinance Institution	3	(h) Friends/relative abroad	8
				Other specify.....	5	(d) SACCOs	4	(i) Chama	9
				(e) Employer Scheme	5	(j) Other (specify)	96		
1.									
2.									
3.									
4.									
5.									
6.									
7.									
8.									
9.									

10.				
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[illegible]

[illegible]

## PROJECT SPECIFIC QUESTIONS

Q.3.32		Q.3.33		Q.3.34	Q.3.35	Q.3.36a		Q.3.36b	
Type of Building		Number of Units [Based on Number of Bedrooms]		Number of Units	Number of Units	Average Plinth Area (m <sup>2</sup> )		Average Floor area(m <sup>2</sup> )	
	Code		Number of units	with DSQ	without DSQ	with DSQ	without DSQ	with DSQ	without DSQ
(a) Bungalow	1	BUNGALOW One Bedroom							
b) Masionette	2	BUNGALOW Two Bedroom							
c) Flat apartment	3	BUNGALOW Three Bedroom							
d) Townhouse	4	BUNGALOW Four and above Bedroom							
e) Swahili house/compound house sharing facilities	5	MASIONETTE One Bedroom							
f) Compound house <b>NOT</b> sharing facilities	6	MASIONETTE Two Bedroom							
		MASIONETTE Three Bedroom							
		MASIONETTE Four and above Bedroom							
		FLAT/APARTMENT Single room							
		FLAT/APARTMENT Bedsitter/Studio							
		FLAT/APARTMENT One Bedroom							
		FLAT/APARTMENT Two Bedroom							
		FLAT/APARTMENT Three Bedroom							
		FLAT/APARTMENT Four and above Bedroom							
		Town House-One Bedroom							
		Town House-Two Bedroom							
		Town House-Three Bedroom							
		Town House-Four and above bedroom							
		Swahili/Compound Houses- Sharing Facilities-One bedroom							
		Swahili/Compound Houses- Sharing Facilities-Twobedroom							
		Swahili/Compound Houses- Sharing Facilities-Three bedroom							
		Swahili/Compound Houses- Sharing Facilities-Four bedroomand above							
		Compound Houses- <b>NOT</b> sharing Facilities-One bedroom							
		Compound Houses- <b>NOT</b> sharing Facilities-Two bedroom							
		Compound Houses- <b>NOT</b> sharing Facilities_Three bedroom							

	Compound Houses- <b>NOT</b> sharing Facilities-Four and above					
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Q.3.37			Q.3.38	Q.3.39	Q.3.40
Number of Units [Based on Number of Bedrooms]		Average Cost(Kshs)	Was this type of housing unit for? Sale =1, Rent=2, Both =3 Don't Know=98	If Q.3.38=1 or 3] How many of these units have been sold ?	If Q.3.38=2 or 3] How many of these units have been rented out ?
	with DSQ	without DSQ			
BUNGALOW One Bedroom					
BUNGALOW Two Bedroom					
BUNGALOW Three Bedroom					
BUNGALOW Four and above Bedroom					
MASIONETTE One Bedroom					
MASIONETTE Two Bedroom					
MASIONETTE Three Bedroom					
MASIONETTE Four and above Bedroom					
FLAT/APARTMENT Single room					
FLAT/APARTMENT Bedsitter/Studio					
FLAT/APARTMENT One Bedroom					
FLAT/APARTMENT Two Bedroom					
FLAT/APARTMENT Three Bedroom					
FLAT/APARTMENT Four and above Bedroom					
Town House-One Bedroom					
Town House-Two Bedroom					
Town House-Three Bedroom					
Town House-Four and above bedroom					
Swahili/Compound Houses- Sharing Facilities-One bedroom					
Swahili/Compound Houses- Sharing Facilities- Twobedroom					
Swahili/Compound Houses- Sharing Facilities-Three bedroom					
Swahili/Compound Houses- Sharing Facilities-Four bedroomand above					
Compound Houses- <b>NOT</b> sharing Facilities-One bedroom					
Compound Houses- <b>NOT</b> sharing Facilities-Two bedroom					
Compound Houses- <b>NOT</b> sharing Facilities_Three bedroom					



Compound Houses- **NOT** sharing Facilities-Four and above

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**MODULE 4: NON RESIDENTIAL MODULE**

Q. 4.1

Q. 4.2

Have you developed non-residential buildings between 2019 and 2023?

YES

NO

If no, SKIP to last page

For non-residential buildings, indicate the type of commercial development.

**MULTIPLE  
SELECT**

a) Warehouse

b) Godown

c) Offices

d) Factory/Workshops/Assembly Plant

e) Hotels/ Restaurants

f) Hospitals

g) Schools

h) Stores

i) Shopping Malls

j) Airport Buildings

k) Stores

l) Parking Garages, Including Underground  
Parking Garages

m) Religious Buildings

n) Other, Specify

## 5. GENERAL QUESTIONS- REAL ESTATE AGENTS

5.1. a) Which economic activity/ies does your entity engage in, and what is their contribution to total turnover in 2023?

Record your answer in the table below

Describe the Economic Activity	KeSIC Code (For official use)	% Contribution to total turnover in 2023
a)		
b)		
c)		
d)		
e)		

5.1 b) What was your total turnover in 2023?.....

5.2 What was the Employment and Earnings as at 30<sup>th</sup> June 2022 and 30<sup>th</sup> June 2023 (Full-time and part-time paid employees, working proprietors/partners, working directors and unpaid family workers)?

**Gross cash remuneration paid in June 2022 and June 2023 are wages and salaries (before deduction) including overtime and all regular allowances such as housing allowance, cost of living and overseas allowances etc.**

		No. of Employees			Earnings		
		Male	Female	Total	Male	Female	Total
i) Regular Employees	June 2022						
	June 2023						
ii) Casual Employees	June 2022						
	June 2023						
iii) Working Proprietors/Partners, Working Directors	June 2022						
	June 2023						
<b>iv) Total</b>	<b>June 2022</b>						
	<b>June 2023</b>						
v) Unpaid Directors, Proprietors and Family workers not empl	June 2022						
	June 2023						

5.3 State the type of the Establishment **SELECT ONE**

National Government	1
County Government	2
Parastatal/State Corporation	3
Cooperative	4
Faith Based Institution	5
Non Profit Institution	6
Private Business	7

5.4 a) What is the legal status of the institution? **SELECT ONE**

Sole Proprietorship	1	
Partnership	2	Skip to 5.5
Private Limited Company	3	Skip to 5.5
Public Limited Company(PLC)	4	Skip to 5.5
Foreign Public Company	5	Skip to 5.5
Foreign Private Company	6	Skip to 5.5

5.4 b) What is the Sex of the owner?

Sex	Code
Male	1
Female	2

5.5 What is the sex composition of the directors of the company?

Sex	Number
Male	
Female	

5.6. What is the ownership structure of your entity?

Shareholding	Percentage Share
<b>Government Shareholding</b>	
1. Kenyan Government	
2. Foreign Government	
<b>Private Shareholding</b>	
1. Kenyan Private Shareholding	
2. Foreign Private Shareholding	
Total	100%

5.9. What is the **MAIN** reason why you are not registered in any of the above? **SELECT ONE**

- |                                |    |
|--------------------------------|----|
| Expensive                      | 1  |
| Unnecessary                    | 2  |
| Too many regulations           | 3  |
| Not eligible                   | 4  |
| Process too cumbersome         | 5  |
| Not interested /not beneficial | 6  |
| Other, Specify                 | 96 |

5.11. If Yes, From What Sources of Financing do You make arrangements with?

- |                             |                         |
|-----------------------------|-------------------------|
| Sources                     | (Select all that apply) |
| Co-operative/SACCOs         | 1                       |
| Commercial Banks            | 2                       |
| Housing Finance Institution | 3                       |
| Micro Finance Institution   | 4                       |
| Employer scheme             | 5                       |
| Self Help Group/Chama       | 6                       |
| Family/Friends              | 7                       |
| Other(specify)              | 96                      |

5.13. If you Own the Real Estate Property/s that you Sell or Lease, is it ?

- |             |                          |                          |
|-------------|--------------------------|--------------------------|
|             | YES                      | NO                       |
| Residential | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial  | <input type="checkbox"/> | <input type="checkbox"/> |

5.14. If you Own the Real Estate Property/s that you Sell or Lease, Did you Construct it Yourself or did you Purchase it?

- |                     |                          |                          |
|---------------------|--------------------------|--------------------------|
|                     | YES                      | NO                       |
| Constructed by Self | <input type="checkbox"/> | <input type="checkbox"/> |
| Purchased           | <input type="checkbox"/> | <input type="checkbox"/> |

5.15. Which of the following Types of Real Estate Properties do you deal with? [For property owned and Not Owned by Establishment]

- |                      |                          |                          |
|----------------------|--------------------------|--------------------------|
|                      | YES                      | NO                       |
| a) Residential sale  | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Residential Lease | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Commercial Sale   | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Commercial Lease  | <input type="checkbox"/> | <input type="checkbox"/> |

If YES, Go to Module 6

If Yes, Go to Module 7

If Yes, Go to Module 8

If Yes, Go to Module 9

5.7 In which year did the institution start real estate operations/business?

Year

5.8. Is the establishment registered in any of the following institutions?

- |                                       |                          |                          |
|---------------------------------------|--------------------------|--------------------------|
|                                       | YES                      | NO                       |
| (a) Estate Agents Registration Board  | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Kenya Valuers and Estate Agents   | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Valuers Registration Board        | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Institution of Surveyors of Kenya | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Other, specify                    | <input type="checkbox"/> | <input type="checkbox"/> |

5.10. Do you Provide Housing Financing Arrangements/Assistance to Buyers/Renters of your Property/s

- |     |   |
|-----|---|
| Yes | 1 |
| No  | 2 |

5.12. Do you Own any of the Real Estate Property/s that you Sell or Lease?(Record for both Residential and Commercial)

- |     |   |
|-----|---|
| Yes | 1 |
| No  | 2 |



RA7		RA8	RA9	RA10	RA11
Does the Residential Unit [Name of Property] have the following?		Which County is the Property Located [Name of Property]	Which Sub County is the Property Located [Name of Property]	What is the Name of Town/Urban Centre Where the property is located	What is the Name of the Area/SubUrban/Estate Where the property is located
CCTV	1	Choose from the Drop down List	Choose from the Drop down List	Type the name of Town/Area	Type the name of SubUrban/Estate where the property is located
Elevator	2				
Garden Backyard/ Play Area	3				
Swimming Pool	4				
Back up Generator	5				
Fixed Internet Infrastructure	6				
Solar Water Heating System	7				
Solar Lighting System	8				
Gym	9				
Fire Safety Precautions	10				
Solar Security Lighting	11				
Access Ramp	12				
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

RA12	RA13	RA14	RA15	RA16	RA17	RA18
What is the Size of the unit -floor area [Name of Property]	What was the Advertised/Sale Price of [Name of Property]	In Which Month was the property <b>Advertised?</b>	What is the Land Size where property is built on (In Acres) [Name of Property]	In Which year was the constuction of [Name of Property] completed?	Was the Listed property [Name of Property] offered for sale actually sold by the agent/establishment?	What was the <b>SALE</b> Price of [Name of Property], if sold
Record in Square Feet/Square Meters	Price in KSh	(Month - Year)	Record in Acres  Square Feet  Square Metres  Applicable to Standalone Property	(Month - Year)	IF No, skip to next property  Yes 1 No 2	Price in KSh
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

**MODULE 7: RESIDENTIAL PROPERTY FOR LEASE/RENT**

RB1		RB2		RB3	RB4	RB5	RB6
List the names of Residential properties Leased/Rented Out or Offered for Lease since 1st JANUARY 2023		Type of Residential Property Leased/Rented Out or Offered for Lease/Rent since 1st JANUARY 2023		How Many Bathrooms does the unit have [Name of Property]	Does the Property/unit have Parking Lot ?	Does the unit have DSQ?	Number of similar units on lease (Type, No.Of bathroom,Bedrooms. Parking, SQ)
		<b>Type of Residential Property</b>					
	BUNGALOW One Bedroom	1	FLAT/APARTMENT Two	12			
	BUNGALOW Two Bedroom	2	FLAT/APARTMENT Three Bedroom	13			
	BUNGALOW Three Bedroom	3	FLAT/APARTMENT Four and above Bedroom	14			
	BUNGALOW Four and above Bedroom	4	Town House -One Bedroom	15	Yes	Yes	
	MASIONETTE One Bedroom	5	Town House-Two Bedroom	16	No	No	
	MASIONETTE Two Bedroom	6	Town House-Three Bedroom	17			
	MASIONETTE Three Bedroom	7	Town House-Four and above bedroom	18			
	MASIONETTE Four and above Bedroom	8	Compound Houses- <b>NOT</b> sharing Facilities	19			
	FLAT/ APARTMENT Single room	9	Swahili /Compound Houses- Sharing Facilities	20			
	FLAT/APARTMENT Bedsitter/Studio	10	STUDENT HOSTELS One bedroom	21			
	FLAT/ APARTMENT One Bedroom	11	STUDENT HOSTELS Two bedrooms	22			
	<b>Name/Description of Property</b>			<b>Record the number</b>			<b>Record the number</b>
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							



RB7		RB8	RB9	RB10	RB11	RB12
Does the Residential unit (s) have the following?		Which County is the Property Located [Name of Property]	Which Sub County is the Property Located [Name of Property]	What is the Name of Town/Urban Centre Where the property is located	What is the Name of the Area/SubUrban/Estate Where the property is located	What is the Size of the property/unit -floor area (Square feet) [Name of Property]
CCTV	1	Choose from the Drop down List	Choose from the Drop down List	Type the name of Town/Area	Type the name of SubUrban/Estate where the property is located	Record in Square Feet/Square Meters
Elevator	2					
Garden Backyard/ Play Area	3					
Swimming Pool	4					
Back up Generator	5					
Fixed Internet Infrastructure	6					
Solar Water Heating System	7					
Solar Lighting System	8					
Gym	9					
Fire Safety Precaution	10					
Solar Security Lighting	11					
Access Ramp	12					
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

[illegible]

**MODULE 8: COMMERCIAL PROPERTY FOR SALE**

	RC1	RC2	RC3	RC4	
	List the names of Commercial properties Sold or Offered for Sale by establishment since <b>1st JANUARY 2023</b>	Type of Commercial Property Sold or offered for Sale by establishment since 1st JANUARY 2023	Does/Did the Commercial Property have the following?	What is the Size of the Property [Name of Property]	
		<b>Type of Commercial Property</b>	<b>MULTIPLE SELECT</b>		
		Office Building 1	Parking Lot/Garage 1	<b>a) Select If Reporting in</b> Square Metre= 1 Square Feet =2 Cubic Metres=3 Cubit Feet=4	<b>b) Size</b>
		Suite or Condominium 2	CCTV 2		
		Healthcare facilities/Medical or Dental Office Suite 3	Elevator/Escalator 3		
		Industrial/ Warehousing 4	Back up Generator 4		
		Hotels & Hospitality 5	Fixed Internet Infrastructure 5		
		Malls/ Mixed Use 6	Fire safety Precautions 6		
		Special Purpose 7	Lactating Space 7		
	<b>Name of Property/Buiding/Description</b>	Retail Purposes 8	Access Ramp 8	<b>(a)</b>	<b>(b)</b>
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

	RC5	RC6	RC7	RC8
	Which County is the Property Located [Name of Property]	Which Sub County is the Property Located [Name of Property]	What is the Name of Town/Urban Centre Where the project is located	What is the Name of the Area/SubUrban/Estate Where the property is located?
	Choose from the Drop down List	Choose from the Drop down List	Type the name of Town/Area	Type the name of SubUrban/Estate where the property is located
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



**MODULE 9: COMMERCIAL PROPERTY FOR LEASE/RENT**

RD1		RD2		RD3		RD4	
List the names of Commercial properties Let or Offered for Lease/Rent since 1st JANUARY 2023		Type of Commercial Property Let or offered for Lease/Rented since 1st JANUARY 2023		Does the Commercial Property have the following?		What is the Size of the Property [Name of Property]	
		Type of Commercial Property					
		Office Building	1	Parking Lot/Garage	1	a) Select If Reporting in	
		Suite or Condominium	2	CCTV	2	b) Size	
		Healthcare facilities/Medical or Dental Office Suite	3	Elevator/Escalator	3	Square Metre=1	
		Industrial/ Warehousing	4	Back up Generator	4	Square Feet =2	
		Hotels & Hospitality	5	Fixed Internet Infrastructure	5	Cubic Metres=3	
		Malls/ Mixed Use	6	Fire safety Precautions	6	Cubit Feet=4	
		Special Purpose	7	Lactating Space	7		
		Retail Purposes	8	Acess Ramp	8		
S/no.	Name of Property/Buiding/Description						
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

<b>RD5</b>	<b>RD6</b>	<b>RD7</b>	<b>RD8</b>	<b>RD9</b>	<b>RD10</b>
Which County is the Property Located [Name of Property]	Which Sub County is the Property Located [Name of Property]	What is the Name of Town/Urban Centre Where the project is located	What is the Name of the Area/SubUrban/Estate Where the property is located	What is the Land Size where property is built on (In Acres) [Name of Property]	What was the Advertised/ Rent Price Per Month of [Name of Property]
Choose from the Drop down List	Choose from the Drop down List	Type the name of Town/ Area	Type the name of SubUrban/Estate where the property is located	Record in Acres  Square Feet  Square Metres  Applicable to Stand alone properties	Price in KSh

S/no.

1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

							CHECK IF RD2=4 Complete Warehousing Module
RD11	RD12		RD13	RD14	RD15	RD16	RD17
Was the Listed property [Name of Property] offered ACTUALLY Let/Rented out?	In Which Month was the [Name of property] Let? (If Q. RD11==1)		What was the Actual Lease/Rent Price Per Month of [Name of Property]?	Does the Monthly Rent Paid include Service Charge?	How Much is Monthly Service Charge? (If Q. RD14==2)	What services are included in the Service Charge?	In Which year was construction of the [Name of Property] Completed?
						<b>SELECT ALL THAT APPLY</b>  Electricity 1 Water 2 Lift Maintenance 3 Generator Maintenance 4 Cleaning 5 Garbage Collection 6 Security Personnel 7 CCTV Installations 8 Fire Fighting Installations 9	
Yes 1 No 2	(Month - Year)		Price in KSh	If YES Skip to RD 17  Yes  No	Price in KSh		(Month - Year)
S/no.							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							



**MODULE 10: WAREHOUSING FOR SALE/RENT**

<b>RE1</b>		<b>RE2</b>	<b>RE3</b>	<b>RE4</b>	<b>RE5a</b>	<b>RE5b</b>	<b>RE6a</b>	<b>RE6b</b>
What Types of warehousing/ storage facilities does the establishment SALE/RENT OUT]?		What is the Storage Capacity in cubic metres (of all under establishment management)	What is the CURRENT Utilized Capacity in cubic metres?	What is the Idle/Unused Capacity in Cubic metres	Annual Estimated Earnings (KSh) for 2022 from <b>RENTS</b>	Annual Estimated Earnings (KSh) for 2023 from <b>RENTS of facility?</b>	Annual Estimated Earnings (KSh) for 2022 from <b>SALES?</b>	Annual Estimated Earnings (KSh) for 2023 from <b>SALES ?</b>
Yes	No	Cubic Meters	Cubic Metres	Cubic Metres	Annual (KSh)	Annual (KSh)	Annual (KSh)	Annual (KSh)
Grain Silo	1 2							
General Merchandise Warehouse	1 2							
Bonded Warehouse	1 2							
Refrigerated Warehouse	1 2							
Storage Tanks	1 2							