



REPUBLIC OF KENYA
MINISTRY OF HOUSING

Facilitating Decent and Affordable Housing
in Sustainable Human Settlements

KENYA NATIONAL BUREAU OF STATISTICS

2011/12 NATIONAL HOUSING SURVEY

HOUSING DEVELOPERS'/HOME BUILDERS QUESTIONNAIRE

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



	Name	Code
Province		
County		
District		
Municipality/local authority		

Particulars of Housing Developer	
Name of Housing Developer	
If individual Code 1 Institution Code 2	
Sex (In 1 above, if code Male 1, Female 2)	
Age (For Individuals only)	

DEV1	DEV2	DEV3				DEV4				DEV5		DEV7											
Is the development of housing your core or subsidiary business?: (Code 1 for your core business; 2 for a subsidiary of your core business; Code 3 if engaged in occasionally/as opportunity arises)	In what year did you start housing development?	How many skilled and unskilled workers do you have?				How many of the different types of housing units ¹ have you completed in the last 2 years (i.e. 2010 and 2011. Give a break down below)				How many housing projects have you undertaken in the following categories?		How many housing units did you develop in the following areas in the last 2 years?											
															TYPE	Sale		Rent		High density		Formal Settlements	Informal Settlements/slum
															Year	2010	2011	2010	2011	Medium density		Urban	
															Bungalow					Low density		Peri urban	
															Flats						Rural		
															Maisonette								
															Swahili								
															Shanty								
															Traditional								
															Other (specify)								
		SKILLED		UNSKILLED																			
		Male	Female	Male	Female																		

*The term housing developer is defined as a person/institution whether private or public, that develops housing for sale or rent.

1. Housing unit refers to unit occupied by an independent household

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DEV8	DEV9	DEV10	DEV11	DEV12	DEV13
What factors influenced you to build in these areas? Access to affordable land (1), Access to building materials (2) Closeness to where developer currently lives (3) Closeness to communal home (4) High returns for investment (5) Prospective future returns for investment (6) Other (specify) (7)	Are you registered as a developer by any institution? (if yes code 1 if no code 2) (If yes specify the institution).	If not registered, why not? (1)Expensive (2), Unnecessary (3), too many regulations (4), Not eligible (5) Process too cumbersome (6) Other, Specify	Do you seek development permission from the following institutions? If so, which ones? (1)Local Authority; (2)Physical Planning Department; (3)National Environment Management Agency (NEMA); (4)Public Health Department	In the housing developments that you engage in, do you usually build in one go (Code 1) or in stages (code 2) or both?	If you build in stages, why do you do so? 1-Flow of funds 2-Change in design 3-Change in construction cost 4-Anticipated developments in the neighbourhood 5-Other (Specify)

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DEV14	DEV15	DEV16	DEV17	DEV18	DEV19	DEV20	DEV21			DEV22
Is any part of the building occupied before full completion of the project? (Do you rent out any part of the building you occupy or an extension you have built?) If yes code 1 if no code 2	Give reasons for your response in question 14. If yes, possible reasons: 1-High demand for housing 2-Gradual recouping of investment 3-Funds running out before full completion 4-Conditional funding by financiers 5-Other (Specify) If no, possible reasons: 6-Construction by-laws restricting occupation of incomplete building 7-Developers policy to ensure completion before occupation 8-Conditions of insurance coverage 9-Activities within the immediate neighbourhood of the project 10-Other (Specify)	Do you engage professionals in the housing development process? (These include persons like Valuers-1, planners-2, architects-3, engineer (civil-4/structural-5, mechanical-6 or electrical-7), quantity surveyors-8, land surveyors-9, building surveyors-10 or electricians-11, plumbers-12 or others-13.)	Are the professionals you engage registered? If yes code1 if no code2, if don't know code 3	If you do not engage professionals, what are the reasons; Too expensive (1), unnecessary (2), not aware of them (3). Not available (4) Other (5). Code as applicable.	If yes to DEV16 what % of your total cost went to paying professionals?.	Do you usually use a housing contractor in your housing projects? Yes (1), No (2)	What building materials do you normally use for roof, wall and floor?			Where do you obtain your building materials? Available in the vicinity / same town (1), available from nearby town (2), brought from distant part of the country (3), imported from another country (4).
							Wall	Roof	Floor	
							1-Stone	1-Corrugated Iron Sheet	1-Cement	
							2-Brick/Block	2-Tiles	2-Tiles	
							3-Mud/Wood	3-Concrete	3-Wood	
							4-Mud/Cement	4-Asbestos Sheets	4-Earth	
							5-Wood Only	5-Grass	5-Other (Specify)	
							6-Corrugated Iron Sheets	6-Makuti		
							7-Grass/Reeds	7-Tin		
							8-Tin	8-Mud/Dung		
9-Other (Specify)	9-Other (Specify)									

*The term builder/developer refers to any person or institution whether private or public, developing housing for sale, rental or self-occupation regardless of its condition.

Building Materialⁱ

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DEV23	DEV24	DEV25	DEV26	DEV27		DEV28									
Are you aware of the existence of appropriate building technologies? Yes-1 or No-2.	If yes, do you use appropriate building technologies? Yes-1 no-2	If no, why not?	What services were available for the land you build on? Water (1), Sewer (2), Electricity (3), Graded Access Road (4), None (5)	What services did you provide in addition? What cost did you incur in providing these services? <i>Try to quantify cost of services, per housing unit.</i>		What is the source of Water for your developments:									
		1-Expensive/unaffordable 2-Challenges in maintenance 3-Don't understand technology 4-Materials are not durable 5-Other building parts of the system not available (e.g. doors) 6-Not readily accepted by markets/clients 7-Not supported/enabled by laws/legislation 8-Others (specify)		<table border="1"> <tr> <td>Service</td> <td>Cost</td> </tr> <tr> <td>Water</td> <td></td> </tr> <tr> <td>Elec</td> <td></td> </tr> <tr> <td>Sewer</td> <td></td> </tr> <tr> <td>Access Road</td> <td></td> </tr> </table>	Service	Cost	Water		Elec		Sewer		Access Road		1-Pond/Dam 2-Lake 3-Stream 4-Spring / Well / Borehole 5-Piped into dwelling 6-Piped into yard 7-Piped into outside tap 8-Jabia / Rain/ Harvested 9-Water Vendor 10-Other(specify)
Service	Cost														
Water															
Elec															
Sewer															
Access Road															

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SECTION 1: HOUSING DEVELOPERS' QUESTIONNAIRE**

DEV29	DEV30	DEV31	DEV32			DEV33	DEV 34
What is the source of electricity for your developments:	What is the Mode of waste disposal for your developments:	How do you finance your developments?	If you used borrowed funds, where did you borrow from and at what interest rate?			What challenges do you face in housing development:	What incentives can be provided by the government to encourage housing development?
1-Mains 2-Solar 3-Generator 4-Wind 5-Other (Specify) 6-N/A	1-Main Sewer 2-Septic Tank 3-Cess Pool 4-VIP Latrine 5-Pit Latrine 6-Bucket 7-Bush 8- Other (specify)	1-Loans 2-Savings 3-Gift or inheritance 4-Investment group 5-Instalments from buyers 6-Retirement benefits 7-Others(specify)		Code	Rate	Cost of Land Availability of land Availability of suitable infrastructure eg Sewer Cost of Material Approval process Cost of labor Land transfer process Lack of credibility of official land documents	1-Make land available 2-Reduce taxes on raw building materials 3-Provision of housing infrastructure 4-Streamlining building approval processes 5-Streamline land management and administration 6-Encourage appropriate building technology 7-Income tax holidays for large scale housing developers 8- other(specify)
			1-Commercial Bank				
			2-Housing Finance ins				
			3-Microfinance Inst				
			4-Co-operative				
			5-Employer Scheme				
			6-Other (specify)				

SECTION 2: HOME BUILDERS' QUESTIONNAIRE

	Code
Province	
County	
District	
Municipality/local authority	

Particulars of Home builder	
Name of Home Builder	
If individual Code 1 Institution Code 2	
Sex (In 1 above, if Male code 1, Female 2)	
Age (For Individuals only)	

BUILD1	BUILD2	BUILD3	BUILD4	BUILD5												
How many workers did/do you have at the time of construction of the house?	What factors influenced you to build in this area?	Did you/do you seek development permission from the following institutions? If so, which ones?	Did you build in one go (Code 1) or in stages (Code 2)?	If you built/build in stages, why did you/do you do so?												
	1-Access to affordable land 2-Easy access to building materials 3-Closeness to where developer currently lives 4-Closeness to communal home 5-High returns for investment 6-Prospective future returns for investment 7-Other (Specify)	1-Local Authority 2-Physical Planning Department 3-NEMA 4-Public Health Department		1-Flow of funds 2-Change in design 3-Change in construction cost 4-Anticipated developments in the neighbourhood 5-Other (Specify)												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">SKILLED</th> <th colspan="2">UNSKILLED</th> </tr> <tr> <th>Male</th> <th>Female</th> <th>Male</th> <th>Female</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		SKILLED		UNSKILLED		Male	Female	Male	Female							
SKILLED		UNSKILLED														
Male	Female	Male	Female													

*For the purpose of this survey a home builder is defined as any person who builds a house for self-occupation.

SECTION 2: HOME BUILDERS' QUESTIONNAIRE

BUILD6	BUILD7	BUILD8	BUILD9	BUILD 10	BUILD 11	BUILD12	BUILD13	BUILD14
Was any part of the building occupied before full completion? (Code 1 for Yes, 2 for No)	Have you sublet part of your house or extension? If yes-1 or no-2.	If yes why?, possible reasons: (1)High demand for housing; (2)Gradual recouping of investment; (3)Funds running out before full completion; (4)Conditional funding by financiers; (5)Other (Specify)	If no why?, possible reasons: (1)Construction by-laws restricting occupation of incomplete building; (2)Developers policy to ensure completion before occupation; (3)Conditions of insurance coverage; (4)Activities within the immediate neighbourhood of the project; (5)Other (Specify)	Do you intend to sell or rent out your house in the future? Yes-1, No-2, Have not decided-3.	Apart from the 'fundi' who constructed your house, which skilled practitioner(s) did you use? (These include persons like Valuers-1, planners-2, architects-3, engineer (civil-4/structural-5, mechanical-6 or electrical-7), quantity surveyors-8, land surveyors-9, building surveyors-10 or electricians-11, plumbers-12 or others-13.)	Did you/are you using a housing contractor for construction of your house? Code 1 for yes, 2 for no	From where did you/do you obtain your building materials? Code 1 if available in vicinity or same town; 2 if available from nearby town; 3 if brought from distant part of country; 4 if imported from another country	Are you aware of the existence of appropriate building technologies? Yes-1 or No-2.

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SECTION 2: HOME BUILDERS' QUESTIONNAIRE

BUILD15	BUILD16	BUILD17	BUILD18
<p>If yes, do you use appropriate building technologies? Yes-1, no-2</p>	<p>If no, why not? (1)Do not understand technology/material; (2)Materials are not durable; (3)Expensive/ unaffordable; (4)Challenges in maintenance; (5)Other building parts of the system not available (e.g. doors); (6)Not readily accepted by markets/clients; (7)Not supported/enable by laws/legislation;(8)Others (specify)</p>	<p>What services were available for the land on which you have built? Code 1 for Water; Code 2 for Sewer;Code 3 for Electricity;Code 4 for Graded Access Road;Code 5 None</p>	<p>What challenges have you faced in construction of your house? Rank the challenges: (1)Cost of land; (2)Availability of land; (3)Availability of suitable infrastructure e.g. sewer; (4)Increasing cost of materials; (5)Cumbersome/lengthy approval processes; (6)Increasing cost of labour; (7)Corruption in land transfer processes; (8)Lack of credibility of official land documents; (9)Other (Specify)</p>

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