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DEPARTMENT OF ARCHITECTURE AND BUILDING SCIENCE  
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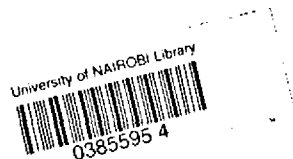
**THE IMPACT OF TOURISM ON HOUSING; A CASE STUDY OF  
MALINDI TOWN**

**BY**

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**A Research Project Submitted in Partial Fulfillment for the  
Requirements for the Degree of Master of Urban Management,  
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## DECLARATION

I declare that this research project is my original work and has not been submitted for the award of a degree in any University

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Date..13. 8. 2010.....

## APPROVAL

This Research Project entitled 'The impact of Tourism on Housing; A case Study of Malindi Town' has been submitted to the University examination with my approval as University supervisor

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## **DEDICATION.**

I wish to dedicate this work to my parents for their care, My Wife Margaret for her patience and understanding

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## **ABBREVIATIONS AND ACRONYMS**

<b>CBD</b>	<b>Central Business District</b>
<b>CCM</b>	<b>County Council of Malindi</b>
<b>CDA</b>	<b>Coast Development Authority</b>
<b>GDP</b>	<b>Gross Domestic Product</b>
<b>GOK</b>	<b>Government of Kenya</b>
<b>IED</b>	<b>Institute for Education and Democracy</b>
<b>KTB</b>	<b>Kenya Tourism Board</b>
<b>KNBS</b>	<b>Kenya National Bureau of Statistics</b>
<b>L.A</b>	<b>Local Authority</b>
<b>MAWASCO</b>	<b>Malindi Water &amp; Sewerage Company Ltd</b>
<b>MCM</b>	<b>Municipal Council of Malindi</b>
<b>NGO</b>	<b>Non Governmental Organization</b>
<b>PPA</b>	<b>Physical Planning Act</b>

## ABSTRACT

Studies on Tourism have been done by several scholars in developed and developing Countries. This has been related the positive and negative effects of Tourism on individuals and Country level, studies on housing have also been done by several scholars. However, no effort has been done to illuminate the relationship between growth of tourism and housing. This study is aimed at finding out the impact of tourism on housing using a case study of Malindi Town, a tourist town in the Kenya Coast.

The setting of the research is Malindi, a Coastal Town in Kenya that is heavily dependent on tourism with approximately 90% of the population estimated to work in the industry.

The research started with interview with Managers of ten (10) Hotels selected from the 46 hotels found in Malindi Town, three officers from the Municipal Council of Malindi, (Town Clerk, Municipal Engineer & Municipal Planner), Malindi District Physical Planner, Malindi District Tourism Officer, Malindi District Housing Officer, Lands and Estates agents, Small Scale Enterprises, Tour firms, Construction firms and the general Public on the impact of Tourism on housing.

The study established that growth of tourism has an impact on housing development on housing stock, cost, affordability, physical infrastructure and house design.

The study concludes that tourism development contributes to construction of high income and low income housing stock; it influences cost of housing in terms of cost of building materials and house rents. Tourism developments also leads to improved infrastructure provision and that design of private villas have influenced design of individual residential houses.

## CHAPTER ONE: INTRODUCTION

### 1.1 BACKGROUND INFORMATION

Tourism has been referred to the world-wide, as the industry of the 21<sup>st</sup> century and it is one of the important economic, social cultural and political phenomenon of the century, which the state cannot be independent to (Cebollos -Luscurian 1996 in Kamau, M.N. 1999:1). As an industry, its growth attracts a number of people from rural areas and other urban areas to look for employment and investment opportunities in land and real estate. Thus tourism industry the world over encourages influx of foreigners who come to buy property leading to escalation of land and housing prices besides contributing to socio-economic development.

In Asia Pacific Countries such as Australia, Indonesia, Malaysia and Singapore tourism development resulted into unplanned development (Smith, 1992). Smith, (1992:27-40) admitted that tourism plays a major role in modernization of many countries of Asia Pacific but also observed that there are negative impacts namely unplanned development leading to uncontrolled sprawl, destruction of natural environment and soaring land prices. In Spanish Mediterranean Coast enormous urban growth is linked to tourism sector. Costa Blanca located in the South East of the Iberian Peninsula has undergone a dramatic demographic and economic growth mainly based on the tourist and real estate industries. Changes caused by this kind of urban development have deeply affected the local population for instance housing prices have risen spectacularly and, as a consequence, housing has become one of the most important problems for several groups such as youth and economic migrants. The ever increasing

prices of housing units makes the youth and economic migrants face very difficult conditions of housing access and end up on the residential fringes of the city (Diaz, 2006)).

In Kenya, tourism industry plays an important role in the Socio-economic development of the country. It is one of the largest contributors to the economy contributing 12.5% to growth domestic product (GDP) and the largest foreign exchange earner(GOK,2008) In the year 2006 tourism industry earned the country Kshs.56.2 Billion (Daily Nation 1.2.2007) While in the year 2007 the industry earned the country Kshs.65.2 Billion. Being a service industry and labour intensive tourism growth attracts influx of people from rural and urban areas to look for employment opportunities in the hotels and related establishment such as restaurants, tour firms, bars, casinos and night clubs as well as business opportunities in real estate development

**Table 1.1: Tourism earnings in Kenya (1998-2007)**

<b>3YEAR</b>	<b>EARNINGS (millions)</b>
1998	17,500
1999	21,360
2000	19,600
2001	24,256
2002	21,275
2003	26,382
2004	39.2 billions
2005	48.9 billions
2006	56.2 billions
2007	65.2 billions

Source: Various statistical abstracts and economic surveys, and Kenya tourism board (KTB) briefings, Government of Kenya (GOK).



In Mombasa, tourism growth has led to coming up of low income residential houses on the one hand and high-income residential houses on the other hand. In Narok, which is a tourist town, there is inadequate decent housing coupled with expensive construction materials (GOK, 2002). Other towns with similar characteristics in Kenya include Lamu, Ukunda and Malindi.

In Malindi, which has a long history of tourism development dating back to as early as 1930s, influx of foreigners as job seekers and investors in tourism and real estate development has been witnessed over the years. The foreigners, mostly Europeans, Asians and rich upcountry people, buy land and property at high prices leading to high cost real estate development in general and in particular high cost residential development targeting high income people.

## **1.2 STATEMENT OF THE PROBLEM**

Malindi is a typical example of these urban centers now experiencing tourism boom. Between 1948 and 2006 the population grew from 3,292 to about 300,000 respectively. With this growth it is expected that housing stock would increase at the same rate.

It should also be noted that in the current Malindi District Development plan 2002-2008 housing was considered under Human Resource development priorities (GoK, 2002:58). Housing was seen as one of the major issues affecting human development, however, no specific project or action program was considered for the housing sector for the entire time frame (5years) of plan duration. As a result of lack of the public sector (central government and local authorities) to give priority to housing in development plans there is shortage of housing not just in Malindi but also in Kenya in general.

The Government of Kenya and other developing countries, housing is for various reasons, still considered somewhat of a residual factor. Investments in industry and

agriculture are given much higher priority because of the argument that, it's more important to become economically independent of other countries and to create more income for the local people, once they have more income, they will be able to afford a decent house. This line of argument is responsible for the lack of policy and planning for housing (Jorgensen, 1977). Also due to lack of understanding by policy makers that housing is an expression of unequal access to power and also that housing as a causal factor in determining other aspects of people's life-chances-such as wealth accumulation, health experience, and educational attainment and employment opportunities. This has led to development of high income residential houses by individuals targeting tourists and rich inhabitants and development of sub-standard housing which is crowded to cater for the majority people who cannot afford the high cost residential houses.

Malindi has high potential for future tourism growth due to its scenic beauty, clean sand beaches, historical sites and monuments, and good marine national park. All these are attraction sites for tourists and the need for the low and medium income housing today and in the future for the majority of the inhabitants, cannot be over emphasized.

A study carried out on housing needs assessment in Malindi by Swazuri in 1986 revealed that there are three types of needs for housing: demand for housing by the elite and European residents mostly high-income people who demand plots of land on which to build separate individual houses; demand for houses by the middle income and other rich Asians and Arab groups either owner-occupied or rented, and lastly demand for rooms for renting this represent majority of affected and are unable to buy land for houses, they are also unable to build, buy or own their own individual houses.

Although many people generally recognize that tourism plays a key role in the economy of Kenya and other nations in the world, the understanding of the impact of the sector on housing is limited. Most research on tourism has concentrated on the effect of foreign exchange earnings, income effects, employment effects, and effects on social and cultural values, effect on domestic price levels, role of village tourist centers on

regional development and of late the effect of tourism on the environment (see Migot-Adhola, 1982; Mwanyule, 1985; Kamau, 1999; Blackmore, 2005; Bitu, 2005). In contrast, no effort has been expended on understanding the impact of tourism growth on housing, despite the fact that housing (adequate) is recognized as an important component of the right to adequate standard of living in the universal declaration on human rights of 1948 (Payne and Majale, 2004:56) Housing therefore is fundamental to people's general social well-being.

The study therefore will seek to fill the above gap through an examination of the relationship between tourism growth and housing. Given this kind of background, the study intends to explore the impact of tourism on housing. The study attempts to assess the impact of tourism growth on housing in a fast growing tourist center. Malindi town being a tourist center will be used as a case study.

### **1.3 JUSTIFICATION OF THE STUDY**

If the government and the people are to appreciate the importance of tourism growth in Kenya they must learn more about the impact of the sector in all spheres of the economy. This study would be able to discuss and address issues of the impact of tourism growth on housing. The motivation for this focus is that tourism contributes to growth of countries economy. However, knowledge of its impacts on housing is very limited. Through this study it is hoped that the interdisciplinary links between tourism and housing will be better understood.

### **1.4 RESEARCH QUESTIONS**

This study responds to the following questions:

- What is the contribution of tourism to the type of housing stock being produced?
- What is the impact of tourism on housing cost and affordability?
- What is the relationship between tourism and the level of physical infrastructure for housing?
- What is the contribution of tourism to house designs?

### **1.5 AIMS AND OBJECTIVES:**

The main aim and objective was to critically examine the impact of tourism on housing in Malindi.

More specifically, the study explores: -

- The contribution of tourism to the type of housing stock being produced.
- The impact of tourism on housing cost and affordability
- The relationship between tourism and the level of physical infrastructure for housing
- The contribution of tourism to house designs.

### **1.6 ASSUMPTION**

The study is based on the premise that the nature of housing stock and the cost of housing in Malindi is attributed to several factors but the main one is tourism industry.



### **1.7 SCOPE OF THE STUDY**

The study covered Malindi District but with special attention and reference to Malindi town since tourism is more evident in the town. The study was conducted in ten (10) hotels, municipal council of Malindi, Malindi district physical planning office, Malindi district tourism office, Malindi district housing office, Land and estate agents, small scale enterprises, tour firms, construction firms and the general public.

### **1.8 LIMITATION OF THE STUDY.**

The researcher being in fulltime employment in his normal work schedule was faced with lack of sufficient time to conduct perfect research. Ideally this study should have been conducted in all tourist towns in the Kenya coast. But time and financial constraints dictated a smaller sample. Besides being an academic study with time frame to complete; the researcher was required to meet the cost of the study hence taking the small case of Malindi town.

## CHAPTER TWO:

### LITERATURE REVIEW AND THEORETICAL FRAMEWORK

#### 2.1 INTRODUCTION

The impact of tourism in developing countries (Kenya included) has received a lot of attention from policy makers, planners and academics (Mwanyule 1985:10). This can be attributed to the fact that tourism plays a critical role in the socio-economic development of these countries. Most of the research on tourism has been based on looking at the pros and cons of tourism development. Thus, studies in tourism have been propounded by economists on the one hand who were basically looking at the economic benefits of tourism development. Bryden (1973) looked at Tourism and development in West Indies. Frank Mitchell (1968) studied costs and benefits of tourism in Kenya; Kamau, (1999) looked at the role of tourism in regional development. Other studies looked at problems associated with tourism development. This group of scholars (Mitchel, 1968; Migot-Adholla, 1982; Bitu, 2005; Blackmore, 2005) drew heavily upon sociology and anthropology. Sociologists and anthropologists concentrate more on quality. As Migot-Adholla (1982) argued that economic benefits from tourism developments in terms of political, social and cultural implications are more abstract and therefore difficult to quantify. Advocates of Tourism have stressed the influx of foreign exchange from tourist receipts. It is indeed true that tourism is a major foreign exchange earner as compared to other industries. Mitchell (1968:14) had this to say that, *"ONE pound's worth of resources devoted to tourism earns more foreign exchange than would be saved by TWO pound's worth of resources devoted to a wide range of important substitute industries"*.

Researchers have also given considerable attention on income effect of tourism and its effect on employment. For example Bryden (1973) used income multiplier analysis to show the effect of tourist expenditure on the level of incomes. Blackmore (2005:48) while researching on the history of Malindi observed that tourism impacted negatively on the architecture of Malindi. This was done through looting of the architectural

decorations of Swahili history for sale to tourists. Mitchell (1968) drew comparisons with employment in other sectors such as manufacturing industry and the cost of creating such employment. Other studies have drawn attention to the dangers inherent in tourism development in particular its impact on the social and cultural values of the indigenous populations. In this aspect, Migot-Adholla (1982:7) writes: *"social changes are often not easy to forecast and their dimensions clearly defy quantification except in rather crude and very tentative terms. Furthermore, the assessment of the effects of tourism on the social fabric often involves subjective judgments of the attitudes and values predominance in any particular society the exercise is particularly hazardous where there are few sturdy value guidelines for the purpose"*.

Another study done on tourism is its impact on the development of a town and its environs by Mwanyule (1985) who researched on the role of tourism in the growth of Malindi and its environs. He assessed the impact of tourism on employment, linkage effect with other sectors, impact on infrastructure, land-use and physical development of the town and socio-cultural impacts. Kamau, M.N (1999) assessed the role of tourism in regional development. The study examined the contribution of village tourist centers in coast province to education, infrastructure, revenue, conservation of culture, environmental conservation etc. Sindiga(2000) in Hoorweg, *et al* looked at the contribution of tourism to the development at the Kenya Coast. Specifically the study by Sindiga examined the participation of the local people in tourism and the effects on the neighborhood. This study found out that hotels have been located at inappropriate places due to lack of planning. In some cases noisy hotels with open discotheques were put near hotels without discotheques causing unpleasant nights. Of late policy makers and academics have been concerned with the impact of tourism on the environment. In his study, Sindiga (2000:223) in Hoorweg *et al* observed that most hotels are not connected to sewerage systems and discharges raw affluent to the sea. The beaches do not have any toilet facilities leading boat operators, informal traders and other beach users to help themselves on the beaches thereby affecting their environmental quality for tourism. This has led to a new concept – sustainable tourism where growth of tourism should not compromise the environmental conditions for future use. Thus, the

aspects of tourism which have received considerable attention in recent years include: - the effect on foreign exchange earnings, income effects, employment effects, effects on domestic price levels, effect on social and cultural values and recently, role of tourism to regional development; and tourism effect on the environment i.e. sustainable tourism. What comes out from this review is that there is a general recognition that tourism plays a key role in the economics of many developing countries, Kenya being a good example. The studies have shown how tourism has the potential of making a positive contribution to the economic growth of the country; however, they have failed to examine the impact of tourism development on housing type and affordability. This means that the understanding of the impact of tourism on housing is limited in spite of the fact that housing is a very important aspect in socio-economic development. This study attempts to understand the exact nature and magnitude of the impact of tourism on housing on an important tourist destination area- Malindi. This is done by analyzing the impact of tourism on the type of housing stock produced, housing cost, level of physical infrastructure for housing and house designs in Malindi. Thus the study is a contribution to the debate on tourism and housing.

## **2.2 THEORETICAL FRAMEWORK**

Literature review has revealed that development of tourism industry in developing countries tend to be accompanied by positive and negative impacts on a number of aspects. Kenya in general and Malindi in particular is no exception. Similarly, in the context of this study, and by drawing experience from the pertinent literature already reviewed, there is the revelation that none of these studies attempted to address the impact of tourism on housing despite the fact that housing is an economic good, a consumption good as well as an investment good (Jorgensen, 1975:15-26). The impact of Tourism on Housing can be understood on the basis of the following two paradigms

### **2.2.1. Economic Base Theory**

This is one of the theories of urban growth. This theory is based on the premise that the size of an urban area depends on the amount of goods and services supplied to outsiders. This means that as demand from outside increases the urban area grows.

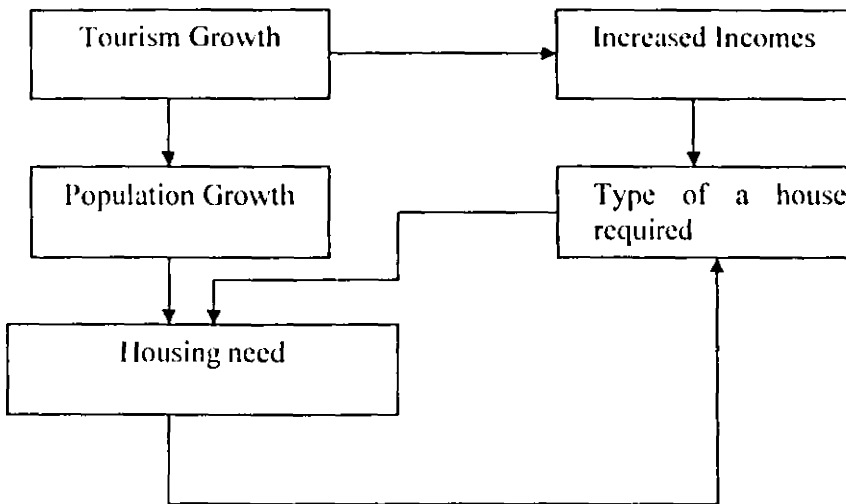
This theory divides urban economic activity into basic and non-basic. Basic economic activities are those industries producing goods and services for outside demand, whereas non-basic economic activities are those industries that produce goods and services for consumption by the inhabitants. According to this theory export industries form the economic base of the urban economy (Sullivan, 1990). Thus tourism and housing can be put into perspective as basic and non-basic respectively. Tourism forms the economic base of Malindi town whereas housing is a non-basic that is consumed by the inhabitants (increased population). Thus tourism being the economic base of Malindi town, its growth influences the demand and supply of housing and urban differentiation.

### **2.2.2. Economic Theory**

This theory is based on the premise that housing is an economic good regulating the economic activities contributing to economic growth; It is a consumption good where it is seen as a service to the people and how income and housing need are related; and as an investment good where housing generate income to people (Jorgensen, 1975). The components of housing can therefore be put into perspective in this theory. Thus the above theoretical propositions are the ones forming the bedrock of the study.

The growth of Tourism development in Malindi created more job opportunities and accelerated the rural to urban and urban to urban population movement. The impact of a favorable economic atmosphere became evident when Malindi witnessed influx of people from rural to Urban and Urban to urban in response to the establishments of new hotels and expansion of existing ones. The new migrants in entering the town, they have to work, and find accommodation. Thus population characteristic is important in this study, as it will be used as a tool for assessing the additional housing need and the condition of existing housing stock. In this case the relationship between tourism growth, population growth, housing stock and housing need will be important in this study. The relationship can be represented diagrammatically as follows: -





**Figure 2.1: The relationship between tourism growth and housing.**

**Source; Researcher**

The above diagram shows that as tourism grows there is an increase of population as job seekers will migrate into the town. In addition those in employment and the business people will see an increase in their incomes .The increased population will create a housing need as they will require accommodation. The employees and business community whose incomes will have improved will look for housing type based on ones income. The housing need will also lead to specific type of housing being sought after. Hence housing need leads to housing type and the type of a house required increased leads to a housing need.

## **CHAPTER THREE.**

### **RESEARCH METHODOLOGY**

#### **3.1 INTRODUCTION**

According to singleton *et al* (1993) research involves the planning, execution and interpretation of scientific observation". The main purpose of research is to discover new knowledge. This involves the discovery of new facts, their correct interpretation and practical application (Mugenda, 1999:2). To accomplish these goals a researcher must devise ways and instruments of measuring the objects of interests plus acceptable ways of selecting cases for observation. Methodology is therefore the whole approach to the research. A methodology is considered as the specific model of study including the framework employed relating it to values, beliefs and techniques shared by a scientific community indicating the kinds of problems that member's address and the type of explanations acceptable to them (Sarantakos, 1998:32-33 in Omenya, 2006)

This section therefore deals with research design, population characteristics, sampling technique, data collection and data analysis.

#### **3.2 RESEARCH DESIGN**

This study was conducted through a case study approach based at Malindi town and focused on the impact of tourism growth on housing. The study was conducted in hotels ,selected from the 46 hotels in Malindi town, local government(municipal council, physical planner, tourist officer housing officer) land and estate agents, small scale enterprises(beach operators, curio dealers, taxi operators-saloon cars, tuk-tuk, bicycle-tour firms ,construction firms and the general public in the town of Malindi.

#### **3.3 POPULATION AND SAMPLING TECHNIQUES**

##### **3.3.1 Target Population**

The research targeted service providers, consumers, beneficiaries and stakeholders in tourism and housing sectors in Malindi town. The study was conducted in hotels ,selected from the 46 hotels in Malindi town, local government(municipal council, physical planner, tourist officer housing officer) land and estate agents, small scale enterprises(beach operators, curio dealers, taxi operators-saloon cars, tuk-tuk, bicycle-tour firms, , construction firms and the general public in the town of Malindi

### 3.3.2. Sample Size

For fair coverage of the target population, ten (10) hotels, municipal council of Malindi, the district physical planner, the district tourism officer, the district housing officer, land and estate agents, small scale enterprises (beach operators, curio dealers, taxi operators-saloon cars, tuk-tuk, bicycle-), tour firms, construction firms, tenants/landlords and the general public were represented in the sample for the study as shown below

**Table 3.1**

category	Department	Number interviewed
1.municipal council of malindi	a. Administration – Town Clerk	1
	b.Engineering-Town Engineer	1
	c.Planning-Town planner	1
2.District physical planning office	District physical planner	1
3.District tourism office	District tourism officer	1
4.District housing office	District housing officer	1
5.Land and estate agents	a.Nairobi homes (msa)ltd	1
	b.Jongeto Enterprises	1
6.construction firms	a.Kalambeyu building contractors	1
	b.Phununda General Contractors	1
	c.Mijikenda General Contractors	1
7.Tour firms	a.Teusi tours and travel	1
	b. Coconut tours	1
8.Small scale enterprises	a.Curio dealers	5
	b.Beach operators	5
	c.Car taxi operators	5
	d.Bicycle/motorcycle taxi	10
8.Tennants/Landlords	a.Tennants	10
	b.Landlords	10
9.Hotels	Managers	10
10.General public		20

**Source: Researcher.**

### **3.3.3 Sampling Techniques**

To select the required sample, stratified random sampling was used where seven clusters were created (hotels, government departments, land and estate agents, construction firms, tour firms, small scale enterprises and the general public.)and specific number of respondents was selected from each cluster.

## **3.4 DATA COLLECTION**

Data collection methods or procedure consists of two elements: a technique and an instrument. A data collection technique is a set of behaviors or series of acts, engaged in by analysts to collect a set of data. A data collection instrument refers to a device, material in nature, which is used to determine the data to be elicited and to record them.

### **3.4.1 Data collection instruments**

The data for this study were collected through library research (document analysis) questionnaire, interview, direct observation and use of Digital Camera. A detailed hybrid questionnaire was prepared and administered to respondents for data collection. This type of questionnaire enabled the researcher to get in-depth information since the interviewers probed beyond the prepared and standardized questions. The researcher conducted face to face interviews with key informants to get first hand information and clarification. Digital Camera was also used to capture existing conditions on the ground hence making the conditions visible

### **3.4.2 Research Procedure**

Data was collected by the researcher assisted by two assistants. The researcher made arrangements for key informants' interviews by selecting respondents and interviewed them. The two assistants had one on one interviews with respondents using the questionnaires All these methods were optimally used accordingly to get the accurate information.

### **3.5 DATA PROCESSING AND ANALYSIS**

The data after collection was processed and analyzed. Data processing involved editing coding, classification and tabulation of data to make it amenable to analysis. The analysis stage involved computation of certain measurer's together with searching for patterns of relationship that exist among data-groups (Kothari, 1990) Data analysis is the process of bringing order, structure and meaning to the mass of information collected (Mugenda, 1999:203).

The data collected was analyzed qualitatively and quantitatively where necessary. Each and every element in the instruments of the study capturing the objectives was independently analyzed for specific findings on particular aspect of the study.

### **3.6 DATA PRESENTATION**

The results of the analyzed data were presented by use of tables, graphs and diagrams where necessary. Thus presentation of data employed the following techniques; graphical representation-using bar and pie charts, spatial presentation to show various land uses and pictorial presentation of data by use of photographs to show existing conditions on the ground.

## **CHAPTER FOUR: STUDY AREA ANALYSIS**

### **4.1 INTRODUCTION**

This chapter will concern its self with the analysis of the study area. Characteristics of the area in terms of location and size, physiographic, historical development, population, land use and land tenure system.

### **4.2 LOCATION AND SIZE**

Malindi is a district and one of the seven districts in the coast province. It borders Kilifi District to the South, Tana River district to the North and Northwest and Indian Ocean to the East. Malindi lies between latitude 2°20' and 4° South and longitude 39° and 40 East. Malindi District covers an area of 7,605Km<sup>2</sup> and its divided into three divisions namely: - Malindi, Marafa and Magarini. Malindi district has two constituencies namely: - Malindi and Magarini. The District has two Local Authorities (L.A), namely, Municipal Council of Malindi (MCM) and County Council of Malindi(CCM) (GOK. 2002:4)

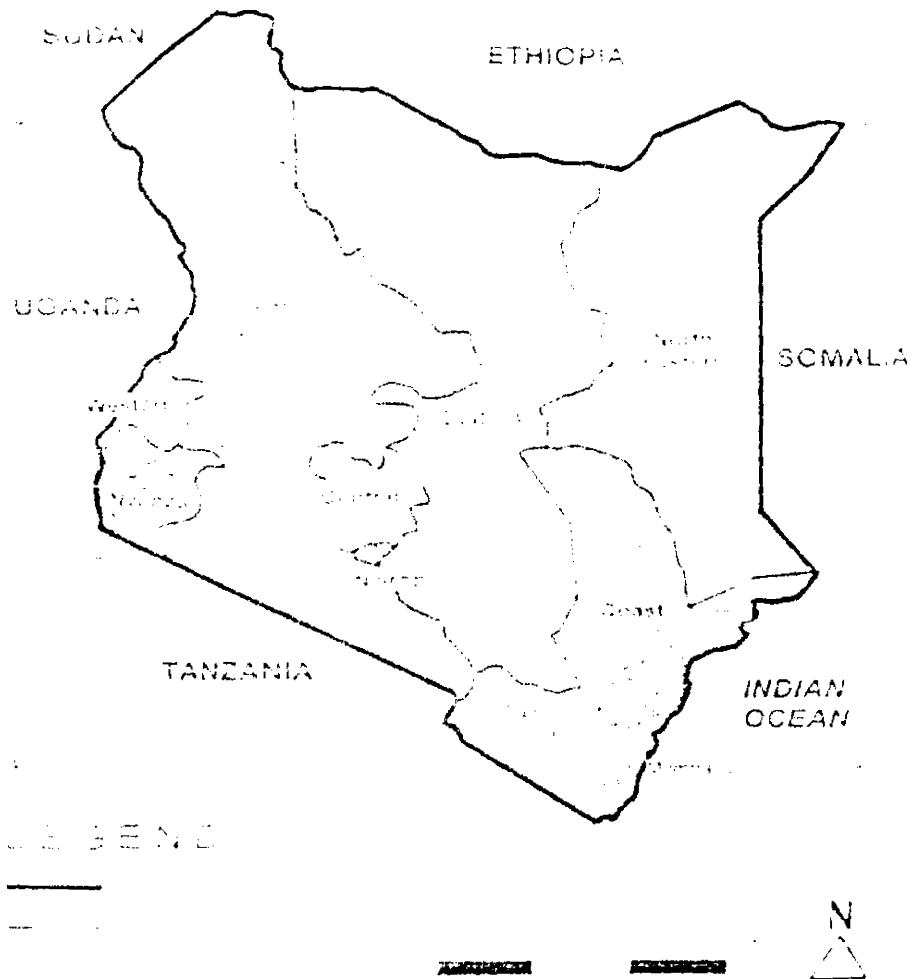


Figure4-1: Map of Malindi in the national context

Source: <http://www.malindikenya.com/New%20Pages/Map.htm>

#### 4.3 PHYSIOGRAPHICAL BACKGROUND

The soils, rainfall, Indian Ocean, River Sabaki and Arabuko Sokoke forest determine Malindi Socio economic activities. Malindi has four major topographic features, namely Coastal Plains, Forest Plateau, Coastal range and Nyika Plateau. These features are closely related to the existing agro-ecological zones.

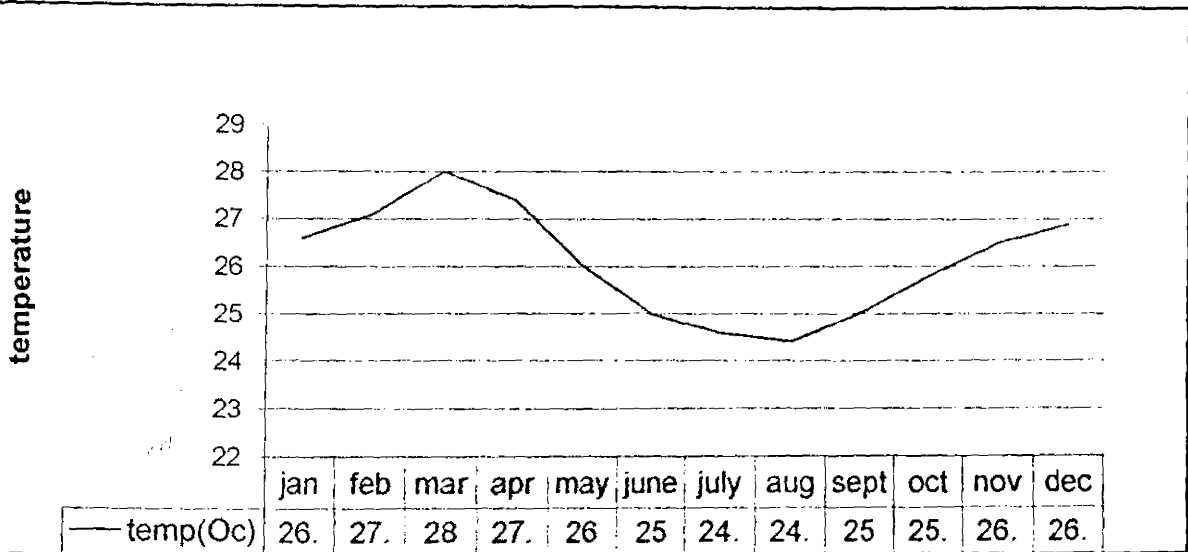
The Nyika plateau is the hinterland and covers the largest area of Malindi. The vegetation, shallow depression and gently undulating terrains cover the region. It is an arid area receiving less than 700mm of rainfall annually. Soils are poor but certain lowland ranching zone ideal for livestock and millet. The main economic activities of the area are livestock keeping and growing of drought resistant varieties such as maize and cassava. Locations in the Nyika Plateau include; Chakama, Langobaya, Adu, Fundissa, Garashi, dagamra and Marafa.

The Coastal range is another area characterized by low range sandstone hills of 130m – 420m above sea level where the cashew nut/cassava zone is found. This zone has high and moderately fertile soils with an annual average rainfall of 1,200mm making it high potential for rain-fed agricultural crops. The Coastal Range Zone has the largest forests in Malindi District. Areas in this zone include Magarini, Goshi, Ganda, Gongoni and parts of Jilore locations. Foot plateau is another physical feature in Malindi. It is characterized by slightly undulating terrain and is traversed by a number of dry land water sources. The region has altitude ranging from 136m to 60m above sea level and slopes towards the sea. The average rainfall is between 900mm and 1,000mm per annum. The area has grassland and stunted vegetation. Locations in this area are Gede, Watamu, Malindi and parts of Gongoni and Magarini.

The Coastal plains run along Malindi main coastline. It has a width of between 3Km and 20 Km. The altitude is 30m above sea level. Across the coastal plains run several creeks with mangrove and estuaries of river Sabaki. The River Sabaki flows across the district creating many areas with irrigation and it source of water to Malindi Town, Mombasa Kilifi and Watamu. The River measures about 150Km long from its entry in the district in Chakama to the Sabaki mouth. The Indian Ocean is a major feature in the district with a coastline of about 155km running from Mida to Ungwana and has good beaches for Tourism and fishing activities. Tourism and fishing activities have led to high settlement in Watamu, Mida, Malindi town, Mambrui and Ngomeni making a positive effect on economic growth of the district. Malindi has a monsoon type of



climate with hot and humid conditions all the year round. From January to April it is hot and dry while June to August is cool period. The mean minimum temperature is 21.5 °C experienced in August and a mean maximum temperature of 32.1°C is experienced in March. Average annual temperatures range from 24.4°C to 27.4°C as indicated in the figure.2.2 below. The warm temperatures coupled with beautiful beaches serves as tourist attractions



**Figure 4.2: Mean monthly temperature**

Source: Adapted from Farm Management Handbook

**4.4 POPULATION**

Malindi town has a population of over 140,000 people with an average Population density of 36 persons per Km<sup>2</sup> (CBS 1999). Besides Europeans, Asians, and Arabs all other ethnic communities in Kenya are represented though majority are the Mijikenda communities

Malindi as a tourist town has a labour force accounting to over 65% of the population. The labour force by age group is shown in the table 4.1. Below

**Table 4.1. Population by age group in Malindi**

Age group	Year 2005	Year 2008
15-19	34,968	42,608
20-24	34,560	38,845
25-29	28,320	31,835
30-34	20,524	22,846
35-39	15,700	18,863
40-44	13,203	14,843
45-49	10,982	12,345
50-54	9,000	10,126
55-59	6,010	6,756

*Source:-Malindi District Development Plan 2002-2008*

The above table shows that majority of the population in Malindi town is between the age of 15-44 years

#### **4.5 HISTORICAL GROWTH OF THE TOWN – MALINDI**

The Town of Malindi is situated 120 kilometers North of Mombasa along the Indian Ocean Coastline of Kenya. Malindi is one of the ancient centers of trade not very different from the other coastal settlements like Lamu, Mombasa, Tanga, Dar-er-salam and Kilwa. These Coastal settlements underwent the same change in occupation by various foreign settlers:- the Arabs, Portuguese, Germans and the British. Malindi is a beach resort and commercial center. The importance of Malindi lies on its history of the town, which put its name on the historical map. Very famous settlers visited Malindi including the Arab " Abu – al-fide (1274 – 1331), Vasco Da Gama from Portugal in 1498, Lwidwing Krapf from Germany in 1845 and Sultan Majid of Zanzibar in 1860 (Martin, 1970 – 1-8).

Malindi was officially gazetted as a town in 1903 (Martin 1970:13; Martin, 1975: 24; Mwanyule, 1985: 58) Malindi town is second largest and second most prosperous coastal town after Mombasa. Malindi was declared an administrative district in 1979 and

Malindi town was made a district headquarter (Bitu, 2005:29). Malindi district like most of the coastal towns, reflect the various ways and influences of both historic and temporary ways of life in its diversity of architecture and land use.

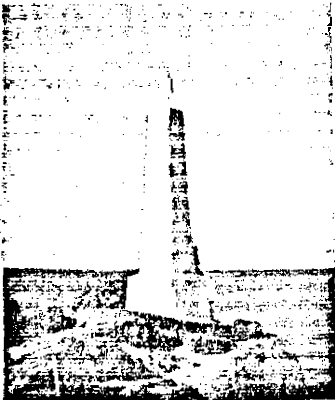


Photo 1. Vasco Dagama Pillar

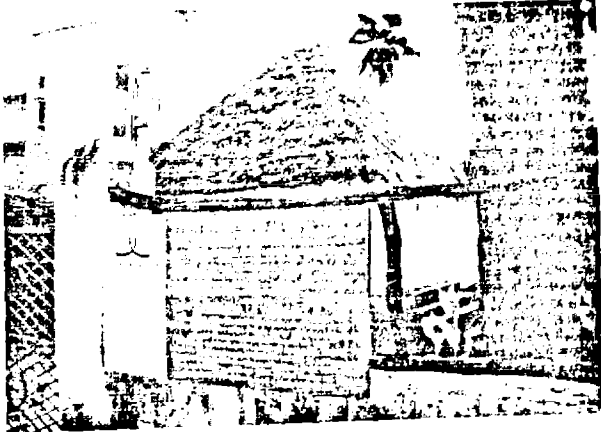


Photo 2. Portuguese chapel built in the 15<sup>th</sup> century in Malindi

#### 4.6 LAND USE AND LAND TENURE SYSTEM

##### 4.6.1 Land Use.

Due to lack of planning by the Local Authority, land use within the town is not properly defined. There is mixed land use where commercial and residential uses are combined within one building. For instance Malindi complex, a five storey building, situated along Lamu road has its first and second floors being offices and shops while all other floors serve as residential units.

##### 4.6.2 Land Tenure System

Land ownership is a problematic issue in Malindi. The institute for Education in Democracy (IED) (2002) explains the situation as follows. When Kenya attained independence in 1963, the government made plans to buy off European settlers in the highlands but failed to buy off Arab landowners along the ten-mile coastal strip. These Arabs fled but they had title deeds to the land and thus remained the owners. The local Mijikenda people moved to the land, believing that the land left by the Arabs had

reverted to them. Then the absentee landlords through their agents started to sell the land to rich upcountry residents on "willing seller, willing buyer" basis. These new owners fenced off their land and declared the locals on it *persona non grata*. Even the land not owned by the absentee landlords has never been demarcated and generations of local people live precariously, without security of tenure, on their ancestral land. The land problem has been compounded by grabbing what was previously state land to politically powerful individuals, most of them from outside the area.

The situation resulted in most coastal peoples becoming squatters, that is, they do not have, legal rights on the land which they occupy. They cannot make any development on land, which is not theirs, which hold them back from generating money. The situation is in fact very serious, as there is in fact a cold war, which actually nobody is highlighting, but it is a war between the indigenous and the Arabs. Besides individual landlords, also the government owns land in Malindi. The government land includes land set aside for public use and forest reserves outside the so-called trust land (Yahya, 1998) "Trust land is land that has not yet been allocated on title but whose management is vested in local governments" (Sindiga, 1999; 46). Foreigners, mostly Italians, have bought the land next to the seashore. They bought it from private landowners and the government. According to the local government they took advantage of the ignorance of local people, who did not know anything about land ownership or how to start a (more lucrative) development such as a hotel. Land tenure in Malindi therefore falls in three main systems: Registered private land holding, Government land and Trust land.

## **CHAPTER FIVE**

### **DATA PRESENTATION, ANALYSIS AND DISCUSSION OF THE RESULTS**

#### **5.1 INTRODUCTION**

This chapter contains a detailed description and interpretation of the results after data analysis. In the description of the results tables and figures will be used. Description and interpretation of the results will follow the research objectives.

#### **5.2 PRESENTATION, ANALYSIS AND DISCUSSION OF THE RESULTS**

The main purpose of the study was to critically examine the impact of tourism on housing in Malindi tourist town of Kenya coast. The respondents were asked questions based on the following specific objectives

##### **5.2.1 CONTRIBUTION OF TOURISM TO THE TYPE OF HOUSING STOCK**

The study was on the impact of tourism on housing in Malindi. The first objective of the study was to determine the contribution of tourism to the type of housing stock in Malindi. To achieve this objective, several questions were asked. This was to assist in getting the views of the respondents. The results on the responses of the respondents are statistically summarized in the tables of the sections numbered 5.2.1.1 to 5.2.1.9 below.

###### **5.2.1.1 What factors influence building of residential houses in Malindi?**

The table below summarizes the factors contributing to the housing stock in Malindi:-

**Table 5.1 Showing factors influencing building of residential houses**

<b>Factor</b>	<b>Number of Responses</b>	<b>Percentage of Responses</b>
Demand for residential houses for both the local and tourists	43	60
Availability of resources for housing development e.g. loans, land, labour materials.	13	18
Housing development control measures in place e.g. the Municipal By-laws	4	6
Rural –Urban migration	9	13
Lack of low cost houses	2	3
<b>Total</b>	<b>71</b>	<b>100</b>

From the table above the main factor influencing building of residential houses is the demand for residential houses by both the locals and tourists at 60%. Another 18% thought the cause was availability of resources (land, loans, labour and materials)

Generally rural-urban and inter-regional migration into the town leads to the growth of youth population seeking for employment. Malindi being a tourist town with a number of big hotels, youth (job seekers) has it that they secure employment in the town. This has made the population in Malindi town to increase and necessitated for the high demand for housing.

**5.2.1.2. Outline the different groups of clients who use different categories of houses.**

The table below summarizes the different groups of clients who use different categories of houses:-

**Table 5.2**

<b>Category of house</b>	<b>Group of clients</b>	<b>No. of responses</b>	<b>Percentage of responses</b>
<b>Bungalow</b>	Local	23	46
	Tourists	27	54
	<b>Total</b>	<b>50</b>	<b>100</b>
<b>Flats</b>	Local	31	62
	Tourist	19	38
	<b>Total</b>	<b>50</b>	<b>100</b>
<b>Villas</b>	Local	3	6
	Tourists	47	94
	<b>Total</b>	<b>50</b>	<b>100</b>
<b>Guest house</b>	Locals	6	12
	Tourist	44	88
	<b>Total</b>	<b>50</b>	<b>100</b>
<b>Hotels</b>	Local	0	0
	Tourist	50	100
	<b>Total</b>	<b>50</b>	<b>100</b>
<b>Swahili houses</b>	Locals	50	100
	Tourists	0	0
	<b>Total</b>	<b>50</b>	<b>100</b>

The results shows that tourists use villas at 94% .Another 88% feels that tourists use Guest houses.

The fact is that the Villas, Cottages and Guest houses in Malindi are built specifically for tourists while the other types of houses such as the bungalows and flats are occupied by the rich class of people in Malindi. The Swahili houses are mainly occupied by the middle and low income earners within Malindi most of whom are employees within the tourism and related industries. The municipal council of Malindi approves an average of

20 building plans every month, majority are for residential buildings (interview with Municipal planner)

**5.2.1.3 What influence do you think the tourism industry have on the nature of residential houses in Malindi?**

The respondents gave their responses as follows:-

**Table 5.3**

Tourism influence on the nature of houses	No. of responses	Percentage of responses
Building of permanent houses	4	5
Building houses with good drainages	4	5
Most houses are rented by hoteliers	6	8
Houses are built to meet the requirements of the tourism industry	48	63
Houses are built to attract tourists	10	14
Has no influence	4	5
<b>Total</b>	<b>76</b>	<b>100</b>

The results show 63% feel that the houses are built to meet the requirements within the tourism industry. Other 14% of the total responses fee that the other influence of the nature of residential houses in Malindi is that houses are built to attract tourists.

Much of the housing stock produced is out of rich to majority of the population. For these people Malindi is job-rich but housing –poor. In addition houses close to hotels are built complete with basic infrastructure and well planned while houses built away from the hotels lack the basic infrastructure. This brings about two types of housing stock viz:- poor dwellings and good dwellings. See photo below of a poor dwellings in the middle of the town





Photo 3. Poor dwelling units in the middle of the town

Tourism and its associated industries being the major employers have big influence in the nature of residential houses in Malindi. Investors in the housing sector have built houses to take care of the tastes of their clients. Development of tourism has led to residential, commercial and industrial designated areas being mixed together because buildings have to be built fast coupled with lack of zoning plan. For instance bars and discotheques are built around residential areas causing a lot of noise pollution to the surrounding residential areas. (See photograph below)

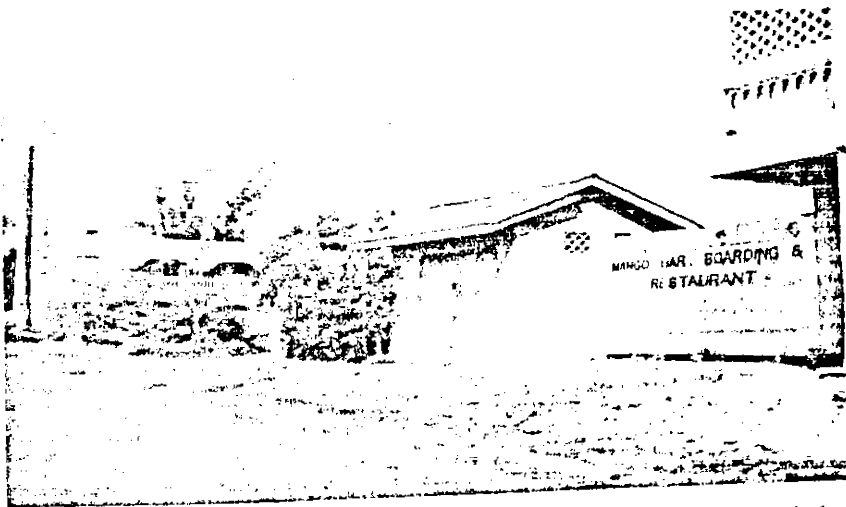


Photo 4. A bar and guest house built in a residential estate in Malindi Town

#### 5.2.1.4. How has the development of tourism influenced the housing market?

The responses from the respondents were:-

**Table 5.4**

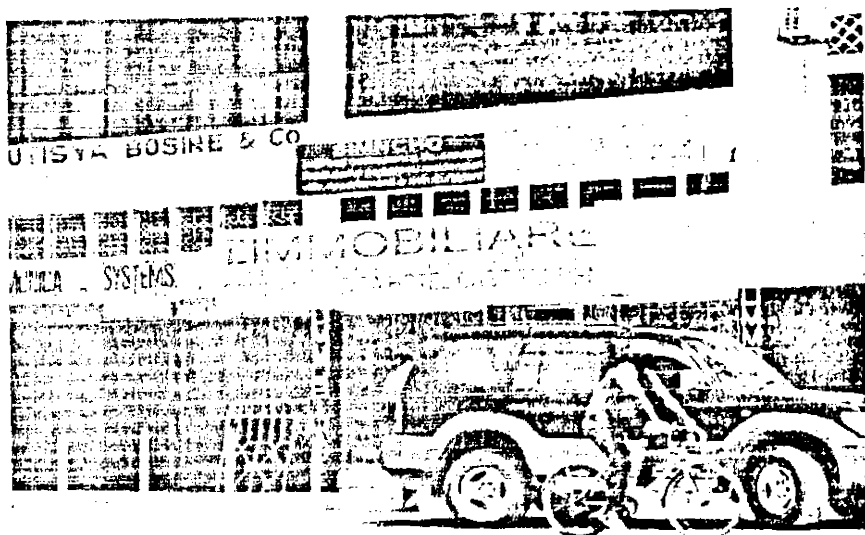
<b>Tourism influence in housing market</b>	<b>Number of responses</b>	<b>Percentage of responses</b>
Has increased the demand for housing	24	41.4
Has caused increase on house rent	21	36.2
Has provided ready market for houses	13	22.4
<b>Total</b>	<b>58</b>	<b>100</b>

The results show that 41.4% of the respondents feel that the development of the tourism has increased the demand for housing. Another 36.2% of the total respondents feel that the development of tourism has also caused increment on house rent.

From the results, it can be said that the respondents are of the opinion that the development of tourism influence the housing market by increasing the demand for residential houses but at the same time caused an increment of the house rent. A House rents are highest in those locations close to hotels and reduces as you move away from the hotels. For instance a two (2) bedroom house in Kibokoni and Casuarina which are close to hotels is about Kenya shillings 8,000 and 10,000 per month

It is a fact that the tourism and associated industries in Malindi have attracted a number of people and hence the increase of population within the town. This has made the demand for residential houses to rise. Though investors in the housing sector have tried to put efforts to ensure the commodity is available they have not been able to strike a balance and this has made them to increase the prices of house rents due to the high demand and coupled with the fact that the Government has no control over house rents. The inflated rents that can be charged to foreigners are displacing poorer residents to the peripheral areas. Besides central residential zones are converting to commercial use, much of it is serving the burgeoning tourist trade-banks, hotels, shops, restaurants, offices and bars.

In addition Malindi as tourist town exhibit a dilemma of a job-rich but housing poor scenario characterized by housing with all basic infrastructure on one hand and housing which lacks the basic infrastructure such as roads, electricity, drainage and waste disposal .The impact of tourism on housing in Malindi is also evident even in the land and real estate agency business where Italians, who are the majority, are in the business. The Italian business people sale land and properties to other Italians in Italy at high prices hence locking out locals from owning good houses with all basic infrastructure



**Photo 5. A land and Real estate office in Malindi town labeled in Italian Language for Italian customers**

**5.2.1.5. Apart from tourism, are there other factors which have influenced the housing development in Malindi?**

The responses from the respondents were as follows:-

**Table 5.5**

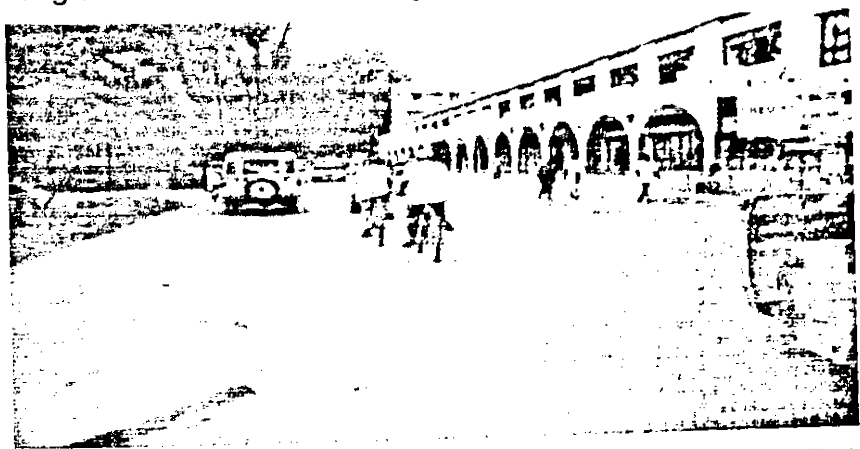
<b>Other factors influencing housing development in Malindi</b>	<b>Number of responses</b>	<b>Percentage of responses</b>
Demand for housing from government departments, NGOs and other institutions employees.	15	30
Availability of resources and loans for housing development	13	25
Existing commercial activities	14	28
Regional migration	2	4
Rural-Urban Migration	4	8
No other factors	1	2
Lack of low cost houses	1	2
<b>Total</b>	<b>50</b>	<b>100</b>

The results show 30% is the demand for housing by employees from the government departments, NGOs and other institutions influence housing development in Malindi. Another 28% feel that housing development in Malindi has also been influenced by the existing commercial activities in Malindi.

Thus, it can be said that the respondents are of the opinion that apart from tourism, the other factors which have influenced the housing development in Malindi are the demand for housing by the employees from the government departments, NGOs and other institutions and also the existing commercial activities in Malindi.

It can be confirmed that as the tourism industry grows, other associated industrial activities get a ready market; thus attracted to invest. Hence, apart from the tourism, the other factors which have influenced the housing development in Malindi is the demand for housing by employees from the government departments, NGOs, institutions and shops in Malindi. The municipal council of Malindi approves an average of 20 building plans every month, majority are for residential buildings followed by commercial buildings (Interview with Malindi Municipal Planner)

It should also be noted that most government departments, Non-governmental organizations, Banks and other financial institutions need space for their offices and so contributing to the increase in housing development.



**Photo 6. A recently built commercial building in the CBD to cater for the increased demand for offices and shops**



**Photo 7. This photo shows how buildings are being converted from residential to commercial in the heart of the town**

### 5.2.1.6. Is there land for infrastructural and housing development in Malindi?

The responses from the respondents were:-

Table 5.6

Response	Number of responses	Percentage of responses
Yes	47	94
No	3	6
<b>Total</b>	<b>50</b>	<b>100</b>

The results show 94 % of the total responses feels there is land for residential housing development in Malindi. Thus, it can be said that the respondents are of the opinion that there is land for residential housing development in Malindi.

From the statistics available at the Municipal Council of Malindi, it can be confirmed that within the boundaries of the town land for residential housing development is scarce coupled with the fact that Malindi does not have a zoning plan or local physical development plan. However, neighborhoods have been formed naturally that specifically cater for residential developments. These are Mutangani, Kibokoni, Majengo, Barani, Ngala, Shella, Kisumu ndogo Central and Maweni

### 5.2.1.7. Who owns the main part of the land for housing?

The respondents responses were as follows:-

Table 5.7

Who owns the main part of land for housing	Number of Responses	Percentage of Responses
Private land	48	87.
Company land	0	0
Government land	7	13
<b>Total</b>	<b>55</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on the ownership of the main part of land for residential housing in Malindi. Specifically,

there were significantly 48 responses which form 87 % of the total responses that the major part of land available for residential housing development is privately owned. Thus, it can be said that the respondents are of the opinion that the main part of land available for residential housing development in Malindi is private owned.

However information available at the Municipal Council of Malindi and Lands office indicate that the main part of land available for residential housing development in Malindi town is Government land owned by Municipal council of Malindi but allocated to individuals who pay the council annual land rent. However housing land close to hotels is privately owned

#### 5.2.1.8. How has tourism influenced the change of land ownership in the area?

The following table gives the responses as given by the respondents:-

**Table 5.8**

<b>Tourism influence on change of land ownership</b>	<b>Number of responses</b>	<b>Percentage of responses</b>
People have become squatters after selling their land	14	17.5
Most locals have sold land to outsiders	42	52.5
Increased the frequency of buying and selling land	24	30
<b>Total</b>	<b>80</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on how tourism has influenced the change of land ownership in Malindi. Specifically, there were significantly 42 responses which form 52.5 % of the total responses that most locals have sold land to outsiders. Other significant results are the 24 responses which form 30% the total responses that tourism has influenced land ownership through increased frequency of buying and selling land.

Thus, it can be said that the respondents are of the opinion that tourism has influenced change of land ownership where most locals have sold land to outsiders and increasing the frequency of buying and selling of land.

Statistics at the Municipal Council of Malindi has it that the private land owners apply for sub-divisions at average of five (5) applications per month. Applications made are sub-divisions of plots for commercial use more specifically for hotels and business premises developments. Malindi being a tourist town there is ready market for land. Tourists and rich people buy land to invest in real estates. Locals and other land owners sell their land to home builders and investors. Although Malindi is a small town it has witnessed a number of land and estate agents who sell and buy land on behalf of the owners and are paid a commission. The Italians in Malindi have also joined the business of Land and real estate agency

#### 5.2.1.9. How has tourism influenced the land prices in the area?

The respondents gave the responses as follows:-

**Table 5.9**

<b>Tourism influence on land prices</b>	<b>Number of responses</b>	<b>Percentage of responses</b>
Has made land prices to increase very fast	22	29.7
Has made land to be very expensive	52	70.3
<b>Total</b>	<b>74</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on how tourism has influenced the price of land for residential housing in Malindi. Specifically, there were significantly 52 responses which form 70.3 % of the total responses that tourism has made land to be very expensive. Thus, it can be said that the respondents are of the opinion that tourism growth has created demand for residential housing development in Malindi thereby affecting the price of land.

The price of land have increased drastically over the years. In the 1980s a lot of investors came to settle and invest in Malindi. Both locals and the Government sold land



to foreign investors. This has resulted to increased land prices since foreign (European) investors control the land market and Malindi.

**Table 5.10 .Data showing average land prices over time in Malindi town**

Plot size in Acreage	Location in Malindi town	Selling price 5years ago(2004)	Selling price now(2009)
1/8	CBD	1,000,000	3,000,000
1/8	Majengo	250,000	850,000
1/8	Barani	350,000	900,000
1/8	Shella	250,000	500,000
1/8	Ngala	150,000	500,000
1/8	Central	400,000	900,000
1/2	Casuarina	1,500,000	4,500,000

**Source: Land and estate agents.**

The above table shows how land prices have increased by over 100% over the last five (5) years due to land market control by foreigners. The price of land in areas close to hotels is higher as compared to areas away from hotels. This is as a result of scarce land, eager demand and affluent immigrants into Malindi tourist town

### **5.2.2 THE IMPACT OF TOURISM ON HOUSING COSTS AND AFFORDABILITY**

In order to critically examine the impact of tourism on housing in Malindi town, a second objective of this study was to understand the impact of tourism on housing costs and affordability. In order for this study to collect data in relation to the second objective, several questions were asked. Using the mode technique of qualitative data analysis, the results on the responses of the respondents are descriptive and statistically summarized in the tables of the sections numbered 6.2.1 to 6.2.3 below.

**5.2.2.1. What is the average salary in Kenya shillings for the people employed in tourism industry?**

**5.2.2.1.1. The average salary in Kenya Shillings for those in the management level.**

The responses from the respondents were:-

**Table 5.11**

Average salary range of management level in Kshs.	Number of responses	Percentage of responses
60,000 – 69,000	3	6
50,000 – 59,000	-	-
40,000 – 49,000	5	10
30,000 – 39,000	24	48
20,000 – 29,000	-	-
10,000 – 19,000	5	10
No idea	13	26
<b>Total</b>	<b>50</b>	<b>100</b>

The results show 48 % of the total responses feel that those at the management level within the tourism industry earn between Kenya shillings 30 000 and 39 000.

**5.2.2.1.2. The average salary in Kenya Shillings for those in the middle class level.**

The respondents gave their responses as:-

**Table 5.12**

Average salary range of middle class level in Kshs.	Number of responses	Percentage of responses
20,000 – 29,000	25	50
10,000 – 19,000	10	20
1,000 – 9,000	2	4
No idea	13	26
<b>Total</b>	<b>50</b>	<b>100</b>

The results shows that the middle class level within the tourism industry earn between Kenya shillings 20 000 and 29 000 at 50%. Another 20% feel that middle class level managers within the tourism industry earn between Kenya shillings 10 000 and 19,000. Thus, it can be said that the respondents are of the opinion that employees at the middle class level within the tourism industry earn between Kenya shillings 20 000 and 29 000.

#### 5.2.2.1.3. The average salary in Kenya Shillings for those in the low income levels.

The responses from the respondents were:-

**Table 5.13**

Average salary range of low income level in Kshs.	Number of responses	Percentage of responses
10,000 – 19,000	13	26
1,000 – 9,000	24	48
No idea	13	26
<b>Total</b>	<b>50</b>	<b>100</b>

The results show 48 % of the total responses feel that those at the low income level within the tourism industry earn between Kenya shillings 1 000 and 9 000. Thus, it can be said that the respondents are of the opinion that employees at the low income level within the tourism industry earn between Kenya shillings 1 000 and 9 000.

Although the salaries for employees within the tourism industry are defined, very few employers will go by the defined schedule. Each individual hotel has different salary rates. The trend has been "willing seller willing buyer" because of the demand for employment and the little existing job opportunities. Most employers have adopted the contract rotational system where they recruit many qualified personnel who are then laid off during the low tourism season. As the season peaks again, few of the old lot are reconsidered plus new recruits who will be trained on the job and be paid less than what the salary schedule stipulates. This explains the emergency of poor dwelling units in the middle of the town

### 5.2.2.2 How does tourism influence the prices of products and services in Malindi?

The responses from the respondents from the respondents were as follows:-

Table 5.14

Influence of tourism on prices of products and services	Number of responses	Percentage of responses
Has made prices of products and services to increase	9	18
Has made the prices of products and services to fluctuate depending on the tourists season	15	30
Has made products and services very expensive	26	52
<b>Total</b>	<b>50</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on how tourism has influenced the prices of products and services in Malindi. 52 % of the total respondents feel that tourism has made products and services in Malindi to be very expensive. And another 30% feel that tourism has made prices of products and services in Malindi to fluctuate depending on the tourists' season. Thus, it can be said that the respondents are of the opinion that tourism has influenced the prices products and services in Malindi by making the prices to be very expensive and also making the prices to fluctuate depending on the tourists' season.

Tourism has a direct effect on the prices of products and services in Malindi. Tourism has contributed to the existence of ready market for the products and services in Malindi. However, the supply of products has not met the demand thus making the prices of the products to be high. On the other hand services have been supplied at low prices because of the number of people seeking for employment. A significant fluctuation of prices has been noted for both the products and services depending on the tourism season which will always dictate the demand for goods and services.

### 5.2.2.3 How has tourism affected the cost of life in general?

The responses from the respondents were given as follows:-

**Table 5.15**

<b>influence of tourism on cost of life in general</b>	<b>Number of responses</b>	<b>Percentage of responses</b>
Has made cost of living very high	52	68.4
Has made ordinary citizens not to be able to get their basic life requirement	14	18.4
Has made the cost of life moderately expensive	10	13.2
<b>Total</b>	<b>76</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on how tourism of has affected the cost of life in general in Malindi. Specifically, there were significantly 52 responses which form 68.4 % of the total responses that tourism has made cost of life in Malindi to be very expensive. Thus, it can be said that the respondents are of the opinion that tourism has influenced the cost of living in general in Malindi by making it to be very expensive.

Malindi as tourist town, prices of goods and services fluctuate with time of the year. During high season which normally falls during the months of September to march, prices of goods and services are relatively high as tourists control the market, whereas during low season between April and July almost all hotels in Malindi close down hence money circulation is drastically reduced.

**5.2.3 THE RELATIONSHIP BETWEEN TOURISM AND THE LEVEL OF PHYSICAL INFRASTRUCTURE FOR HOUSING**

To critically examine the impact of tourism on housing in Malindi town, a third objective of this study was on the relationship of tourism to physical infrastructure for housing. Several questions were asked to determine the situation of the third objective. Using the mode technique of qualitative data analysis, the results on the responses of the respondents are descriptive and statistically summarized in the tables of the sections numbered 6.3.1 in this report.

5.2.3.1 Has the tourism industry influence any change in the infrastructure? How?

Table 5.16

Tourism influence in change of infrastructure	Number of responses	Percentage of responses
Improved boat operations	1	2
Improved development of drainages	3	6
Improved supply of electricity	4	8
Improved infrastructure in general	15	30
Improved the situation of roads	7	14
Improved telecommunication systems	1	2
Improved water supply	6	12
Has had very little improvement of the infrastructure	10	20
Has had no influence	3	6
<b>Total</b>	<b>50</b>	<b>100</b>

The table shows 30% of the total respondents feel that tourism has improved infrastructure in general. Another 20% feel that tourism has had very little improvement of the infrastructure

Thus, it can be said that the respondents are of the opinion that tourism has influenced the improvement of infrastructure in general although more needs to be done.

According to the Municipal Council of Malindi, apart from the drainage systems which go along with the housing development, the council has made an extension of the general drainage system of the town by over 60 kilometers within the last three (3) years (Interview with Municipal Engineer). The other housing infrastructural development has been on the access earth roads which have been maintained through spot gravelling

**Table 5.17. Showing number of Kilometers of roads done**

Financial Year	2005/2006	2006/2007	2007/2008	2008/2009
Distance Developed	6 Kms	14 Kms	24 Kms	36 Kms

**Source: District public works Malindi**

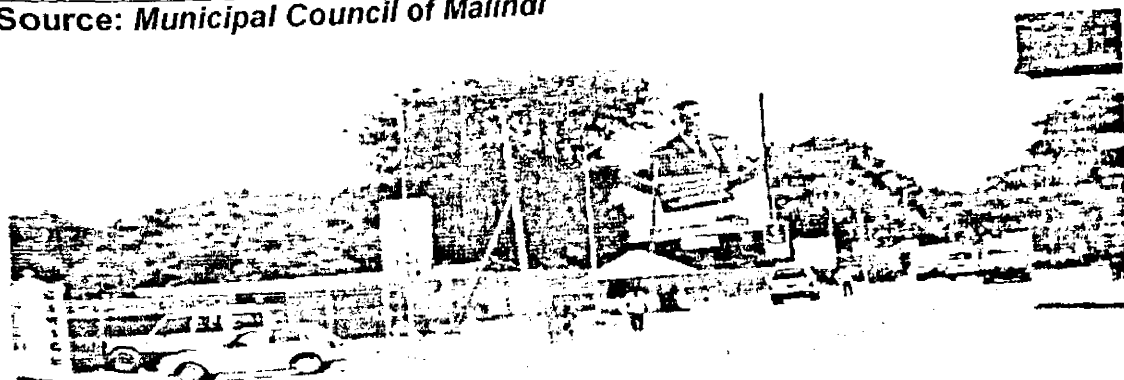
The Ministry of Public Works has also maintained the Mombasa – Malindi highway by recarpeting it during the financial years 2007/2008 and 2008/2009.

The Municipal Council of Malindi in collaboration with the Kenya Power & Lighting Company did extension of the street lighting within the Central Business District and tourist areas for the last four (4) years in the following sequence;-

**Table 5.18 Electricity installation over the last 5years**

Financial Year	2005/2006	2006/2007	2007/2008	2008/2009
Number of Electricity Poles	12 Poles	18 Poles	24 Poles	56 Poles

**Source: Municipal Council of Malindi**



**Photo 8. A road towards Malindi Airport showing street lighting done by Municipal Council of Malindi**

Water connection has also improved over the years in Malindi town.

**Table 5.19. New water connections for the last four (4) years**

Year	Number of Connections
2006	10,155
2007	11,166
2008	12,283
2009	13,435

Source. Malindi water & Sewerage Company Limited (MAWASCO)

## 5.2.4 THE CONTRIBUTION OF TOURISM TO HOUSE DESIGNS

To critically examine the impact of tourism on housing in Malindi town, a fourth objective of this study was the contribution of tourism to house designs. In order for this study to collect information in relation to the fourth objective, several questions were asked. Using the mode technique of qualitative data analysis, the results on the responses of the respondents are descriptive and statistically summarized in the tables of the sections numbered 5.4.1 to 5.4.4 in this report.

### 5.2.4.1 Has tourism influenced the design of residential houses in Malindi? How?

**Table 5.20**

Influence in housing design	Number of respondents	Percentage of responses
Has made developers to use modern housing designs	9	15
Has made houses to be designed to take care of requirements of tourism industry activities	36	60
Housing design depend on the individual developer in consideration of his clients not necessarily from the tourism industry	15	25
<b>Total</b>	<b>60</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on how tourism has influenced the design of residential houses in Malindi. Specifically, there were significantly 36 responses which form 60% of the total responses that



tourism has made houses to be designed to take care of requirements of tourism industry activities. Thus, it can be said that the respondents are of the opinion that tourism has influenced the design of houses in Malindi

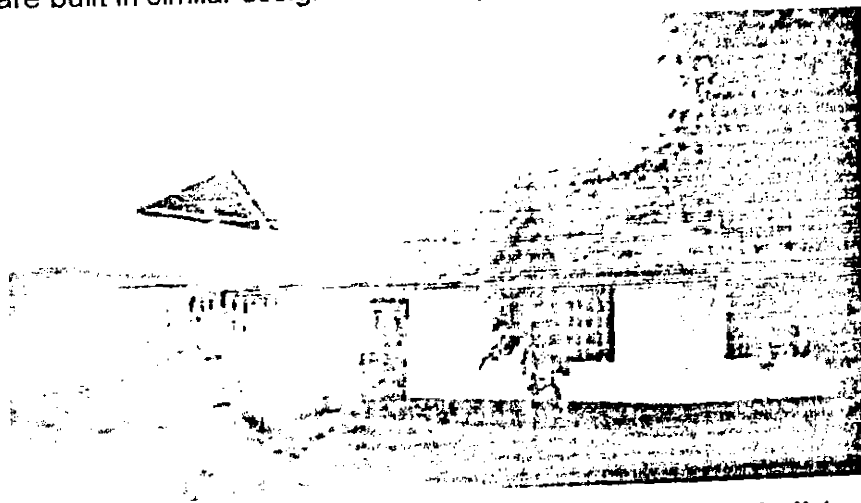
Although there are no details of descriptive information on the nature of building plans approved, the Municipal Council of Malindi has for the last three (3) years approved building plans as follows;-

**Table 5.21 Number of building plans approved for the last three (3) years:**

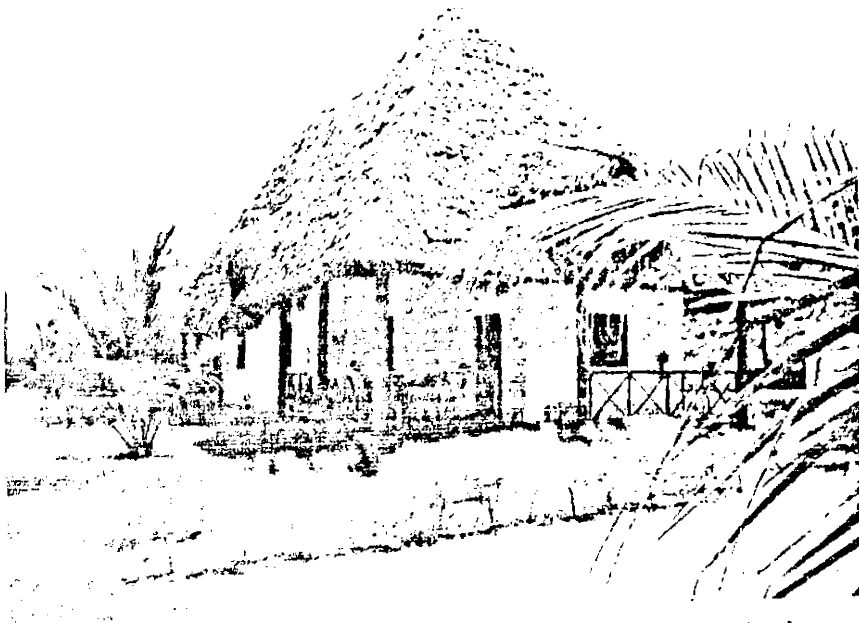
Year	2006	2007	2008
Number of Plans Approved	180 Plans	212 Plans	243 Plans

**Source: Municipal Council of Malindi**

Over 60% of the applications of the approved plans were for tourism industry related buildings such as Residential houses, Hotels, commercial buildings, and Guesthouses. From the above, it can be said that tourism to a larger extent has an impact in Residential housing development in Malindi. Private residential houses in the fringes of Malindi town are built in similar designs to that of private villas with "makuti" roofs



**Photo 9. A residential house on the fringes of Malindi town whose design is similar to a private villa (see below picture)**



**Photo 10. A private villa in Malindi Town showing foreign design**

The mainstream tourist house designs are cottages and villas (makuti thatched) whereas a local house design is the Swahili house with simple iron sheet roof. The above design (photo 8) has become common especially for the youth and shows the impact of tourism on house design.

## **5.2.5 SOCIAL PROBLEMS OF THE TOWN**

**5.2.5.1. What social problems have been experienced as a result of the development of tourism industry?**

**Table 5.22**

<b>Social problem as a result of development of tourism industry</b>	<b>Number of Respondents</b>	<b>Percentage of responses</b>
Drug dealing and abuse	23	25.0
Adoption of foreign culture	3	3.3
Child labour	4	4.3
Criminal practices	15	16.3
High cost of living	2	2.5
School dropouts	6	6.5
Homosexuality	3	3.3
Commercial sexual acts	24	26.0
Spread of HIV and AIDS virus	4	4.3
Divorce	3	3.3
Increased begging	3	3.3
Noise pollution due to night activities	2	2.2
<b>TOTAL</b>	<b>93</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on social problem as a result of development of tourism industry. Specifically, there were significantly 24 responses which form 26% of the total responses that tourism has promoted commercial sexual acts. Other significant results are the 23 responses which form 25% the total responses that tourism has promoted drug dealings and abuse in Malindi.

Malindi as tourist town is known to be a town where promotion of commercial sexual acts, drug dealings and abuse and child labour is rampant.

#### **5.2.5.2 What influence have the social aspects had on housing development in Malindi?**

**Table 5.23**

<b>Influence of social aspects on housing development</b>	<b>Number of responses</b>	<b>Percentage of responses</b>
Have influence on housing development	34	53.1
Have made developers to put in place strong safety measurers when building residential houses	14	21.9
Some houses have been designed for specific uses such as guests houses for lodgings	8	12.5
Emergency of informal settlements	8	12.5
<b>TOTAL</b>	<b>64</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on how the social aspects have influenced housing design in Malindi. Specifically, there were significantly 34 responses which form 53.1% of the total responses that social aspect have influenced housing development. Other significant results are the 14 responses which form 21.9% that the social aspects has made developers to put in place strong safety measurers when building residential houses.

Thus, it can be said that the respondents are of the opinion that the social aspects have had influence in housing development by making developers to put in place strong safety measurers when building residential houses.

## **5.2.6 OTHER**

### **5.2.6.1 What is your personal opinion on the housing situation in Malindi?**

**Table 5.24**

<b>Personal opinion on housing situation</b>	<b>Number of responses</b>	<b>Percentage of responses</b>
There is need for proper planning	18	25
There is need for a masters plan to help control housing development	12	16.7
There is need for a low cost housing scheme	22	30.6
Need for Malindi zoning plan	10	13.9
There is a need to reinforce the physical planning Act	8	11.0
The government should provide guidelines to control rental charges for residential houses	2	2.8
<b>TOTAL</b>	<b>72</b>	<b>100</b>

The results show a statistically significant difference in the opinion of the respondents on their personal opinions on the housing situation in Malindi. Specifically, there were significantly 22 responses which form 30.6% of the total responses that there is need for a low cost housing scheme. Other significant results are the 18 responses which form 25% that there is need for proper planning.

Thus, it can be said that the respondents are of the opinion that there is need for a low cost housing scheme and proper planning.

### **5.3 SUMMARY OF FINDINGS.**

The main motivation for this study was to highlight the interdisciplinary links between tourism growth and housing .Malindi experience demand for housing by the elites and European residents, mostly high income people who demand plots of land on which to build separate individual houses, demand for houses by the middle income and other rich Asians and Arab groups either owner-occupied or rented and lastly demand for rooms for residing. The last represent majority of the affected people who are unable to buy land for housing. They are unable to build buy or own their own individual houses. (Swazuri (1986)

The study established the following findings;-

- In Malindi town residential houses are built more due to existing demand for these houses and the availability of resources for housing development. Demand for housing by the elites and European residents, mostly high income people who demand plots of land on which to build separate individual houses, demand for houses by the middle income and other rich Asians and Arab groups either owner-occupied or rented and lastly demand for rooms for residing.
- Different categories of houses such as Villas and Guest houses are used by tourists as their clients while the Swahili houses are used by the locals and low income people. The level of income determines the type of housing one requires.
- That the development of tourism influences the housing market by increasing the demand for residential houses and at the same time causing an increment of the land prices thereby affecting house rent upward
- Apart from tourism, the other factors which have influenced the housing development in Malindi is the demand for housing by the employees, government departments, NGOs and other institutions and also the existing commercial activities in Malindi.
- There is scarcity land for residential housing development in Malindi. The main part of land available for residential housing development in Malindi is private owned. Tourism has influenced change of land ownership where most locals have sold land to outsiders and increasing the frequency of buying and selling of land. All first row beach plots are owned by Europeans and very rich Africans
- Tourism has made the available land for residential housing development in Malindi to be very expensive due to the fact that Italians control the land market
- Employees in the tourism industry earn an average between Kenya shillings 4, 500 and 60,000. Tourism has influenced the prices of products and services in Malindi by making the prices to fluctuate depending on the time of the year. During high season (September to February) prices are high while during low season (March to July) prices are relatively low.

as influenced the improvement of infrastructure in general but that impact is very little. There are also poor dwelling units within the town to cater the low income

tourism has influenced the design of houses in Malindi where houses are built to take care of requirements of tourism industry activities. Private residential houses in Malindi are built in similar designs (with balcony and tiled roof) to that of private villas and cottages

Development of tourism has led to residential, commercial and industrial areas being mixed together because buildings have to be built fast. Ice bars and discotheques are built around residential areas causing air and noise pollution.

Legal aspects have had influence in housing development by making it compulsory to put in place strong safety measures when building residential houses. Most houses along the beach and those belonging to high income earners are built with permanent wall fence and/or electric fence

There is a need for a low cost housing scheme and proper planning. Malindi does not have a zoning plan to control development in the tourist town

## CHAPTER SIX CONCLUSIONS AND RECOMMENDATIONS

### 6.1 CONCLUSIONS

In view of these findings, the study concludes that:-

Tourism has contributed a lot to the type of housing stock in Malindi. This is because despite the fact that building of residential houses will be influenced by the availability of resources for housing development like land, human and financial resources, the nature of residential houses in Malindi are built to cater for either the demand by tourists or employees within the tourism industry. This is also evident in that as the tourism industry grows, it has influenced change of land ownership for residential housing development, increase of land price and house rent.

Tourism has impacted on the housing costs and affordability in Malindi. The growth of tourism industry has made the prices for products, goods and services to be either very expensive or fluctuate depending on the tourist season. This is due to the fact that tourists in the town control the market.

The relationship between tourism and the level of physical infrastructure for housing is that as the tourism industry grows, it has influenced the improvement of the infrastructural development. All roads leading to hotels are tarmacked. However areas away from tourists hotels have been neglected leading to poor dwelling neighborhoods.

Tourism has contributed immensely to the house designs. Private residential houses in Malindi are built in similar designs to that of private villas and cottages

Growth of the tourism industry has also posed some social problems such as crime among others; thus forcing the residential housing developers to design houses which will ensure safety of the clients by introducing metal grills and perimeter walls around



houses. Besides Malindi and other tourists towns at the Coast are known Drugs dealers hide outs. Thus the nature of housing stock and the cost of housing in Malindi is attributed to several factors but the main one has been tourism industry.

## **6.2 RECOMMENDATIONS.**

### **6.2.1. Policy Recommendations**

In view of the findings, the study recommends that;-

- The Government should develop a policy that would recognize the link between Tourism developments and housing development in the country.
- The Government should ensure enforcement of the physical planning Act (PPA) and all other related acts. Because of non enforcement of these acts, fast development of tourism led to residential, commercial and industrial designated areas being mixed together as buildings have to be built fast. Bars and discotheques are built around residential areas causing a lot of noise pollution.
- The Government should formulate a comprehensive national land use and management policy that will address use and function of urban space by controlling growth, and expansion of towns
- The municipal council of Malindi should formulate a master plan or Malindi zoning plan to help control housing development in the fast growing tourist town. The plan will provide a clear framework for developers on what is expected in each zone. This will also attract more sustainable investment as it will ensure efficient use of space and ensure a balanced development between tourism and housing
- Active stance must be taken by the local authority to address the conflict between tourism and housing. It should come up with policy plans that will integrate tourism development with broader economic and social needs of the people and balance foreign control in housing development

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## **APPENDIX 1 .FIELD QUESTIONNAIRE**

### **INTERVIEW SCHEDULE TO FIND OUT THE IMPACT OF TOURISM ON HOUSING IN MALINDI TOWN.**

Instruction to the interviewer

- a) Introduce Yourself
- b) Explain the purpose of the interview
- c) Obtain consent to interview
- d) Thank the respondent

**SOCIO-DEMOGRAPHIC DETAILS OF THE RESPONDENT**

Name of the Respondent.....

Age/Date of birth.....

Gender  Male  Female

Occupation.....

Job Designation/Title.....

Company/Organization.....

Department.....Section.....

Contacts:-

Postal Address.....

Telephone.....

E-mail.....

**INTERVIEW**

**PART ONE: CONTRIBUTION ON TOURISM TO TYPE OF HOUSING STOCK.**

1) What factors influence building of residential houses in Malindi?

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.....  
.....  
.....

2) Outline the difference groups of clients who use different categories of houses.

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.....  
.....  
.....

3) What influence do you think the tourism industry have on the nature of residential house in Malindi?

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.....  
.....

4) How has the development of tourism influenced the housing market?

.....  
.....  
.....

5) Apart from tourism are there other factors which have influenced the housing development in Malindi?

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.....  
.....  
.....

6) Is there land for infrastructure and housing development in Malindi?

7) Who owns the main part of the land? (Tick appropriately)

Private land (      )

Company (      )

Government (      )

Others (specify).....

8) How has tourism influenced the change of land ownership in the area?



.....  
.....  
.....

9. How has tourism influenced the land prices in the area?

**PART TWO:- IMPACT OF TOURISM ON HOUSING COST AND AFFORDABILITY .**

10) What is the average salary in Kenya shillings for the people employed in tourism industry?

- a) Management level.....
- b) Middle class level.....
- c) Low class level.....

11) How does tourism influence the prices of products and services in Malindi?

.....  
.....  
.....

12) How has tourism affected the cost of life in general?

.....  
.....  
.....

**PART THREE:- RELATIONSHIP OF TOURISM TO PHYSICAL  
INFRASTRUCTURE FOR HOUSING.**

13) Has tourism industry influenced any change in the infrastructure? How?

14) What type of infrastructure and infrastructural network is available in Malindi?

**(Tick against those available)**

Roads ( )

Electricity ( )

Water ( )

Public transport ( )

Sewerage ( )

Garbage collection ( )

Others specify.....

**PART FOUR:-CONTRIBUTION OF TOURISM TO HOUSE DESIGNS**

15) Has tourism influenced the design of residential houses in Malindi? How?

**PART FIVE: SOCIAL PROBLEMS OF THE TOWN**

16) What social problems have been experienced as a result of the development of tourism industry?

.....  
.....  
.....  
.....

17) What influence have the social aspects had on housing development in Malindi?

.....  
.....  
.....  
.....

**THANK YOU FOR YOUR TIME**

## **APPENDIX II: DEFINITION OF TERMS AS USED IN THIS RESEARCH PROJECT**

### **Hotel**

Hotel in this study means a sleeping accommodation for

### **Housing:**

It means shelter fabric together with the living environment.

### **Tourism sector.**

Consist of a number of sub- sectors that provide goods and services to tourists. Sub sectors include hotels, restaurants, bars, night clubs, casinos, and taxis.

### **Visitors.**

A person visiting a country alters than that in which he has his usual place of residence for a reason.

### **Foreign exchange.**

Cash flows or receipts that flows into the destination due to expenditure by tourists

### **Tourism development**

Refers to upgrading of tourist facilities in a region & the promotion activities related to tourism proper arrangement to conserve and provide the uniqueness to attract more visitors

### **Tuk- tuk**

It means three wheel motor cycles commonly used as taxi in Kenya