INFLUENCE OF URBAN POLICIES ON THE HOUSING DEVELOPMENT PROJECTS IN CITY ESTATES; CASE OF KITISURU ESTATE IN NAIROBI, KENYA

By

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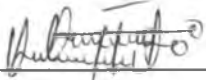
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DECLARATION

This research project is my original work and has never been presented for a degree or any award in any other University.

Signed: _____   Date: 17/08/2010

John Kimotho Nginga (L50/72285/08)

This project has been submitted for examination with my approval as the appointed University supervisor.

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DEDICATION

To my wife, son and my mother for love, encouragement and provision this project is affectionately dedicated.

ACKNOWLEDGEMENT

ABSTRACT

The purpose of this study was to establish how the urban policies influence the housing development in the city estates. The objectives of the study also tried to establish how environment and location of an estate influence urban policies in housing development, the role of the local government in promoting housing development, how the urban policies influence the standards of the houses and the infrastructure. Further, the study investigated how the population and price of property influences the housing development in an estate.

The significance of the study established the types of policies that exist in up market city estates and how they have contributed to the development of housing structures and how the environment has been conserved. It further tried to establish where the policies are adopted from and if they are used in Kitisuru Estate.

The study was conducted in Kitisuru Estate in Nairobi. Thus being an up market city estate, a case study was used. The data was collected by use of questionnaires. The data was analyzed using both quantitative methods. The analyzed data was presented in tables.

From the findings, it was established that standard of houses influences the housing development by giving specification on the design. The population of an estate has no major contribution towards the housing development. The price of the land influences the development of the houses and environmental conservation has to be considered by all stake holders before developing houses in the estate. The urban policies are implemented by different stake holders and it is coordinated by both the local government, the contractors, residents and all project stake holders.

It was recommended that all housing development projects should follow the guiding urban policies and these should be spearheaded by the project leaders and all stake holders including the architects, residents, contractors, government officials and all the interested parties.

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CHAPTER ONE

INTRODUCTION

1.1 Background of the Study.

The term "urban policy" is used for a wide range of different concerns and activities. The key issues relate to economic development, including local economic activity, income generation and employment policy; social development, including housing and neighborhood issues, relations within and between communities, and social inclusion; and geographical issues, concerned with spatial relationships in the city, planning, transport, the environment and the urban infrastructure.

Theories of urban overdevelopment and 'urban bias' have a long, but discontinuous history, dating from the 1920s when policy-makers in the former Soviet Union considered urban-rural sectoral balance in planned economic development. The idea of urban bias has had continuing relevance in macroeconomic and trade policies (especially in many developing countries) since the 1960s. There are few systematically comparative cross-national studies of urban policy or service provision, partly because there is little in the way of empirical testable theory that might guide research and partly because the variety of institutional methods of providing and financing urban services in different nation states makes it difficult to carry out such comparisons. Urban systems theory, however, applies to all levels of urban society from local collections of towns and villages right up to the world system of cities. It also enables the development of empirically testable hypotheses linking the hierarchical system of cities with the level of expenditure on public services in metropolitan areas. (Friedland and Guido, 1987).

With the increasing population in the urban areas, various city estates have come up. These estates depend on the location, infrastructure, water, sewerage, security, price of houses and the cost of land. All these factors require some regulatory principles to enhance a good living environment. Policies need to be developed to safeguard the rights of all the estate residents and all the properties in an estate. The policies should guide both the up market estates and also the slums. (Wheeler, 1998).

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The past gives clear indications that universal programmes and urban polices of regeneration have been unable to cope with the problem of city planning in estates. Cities and national governments seem to be aware of this, as they have developed new ways of organizing urban policy. There are many similarities in the changes of urban policy from country to country, although no coordinating authority has influenced this. Urban policies involves partners other than public authorities, often including (parts of) the population of the areas in question (residential area). There seems to be a shift from government to governance. (Gardner, 2007). The greater openness to the public is of decisive importance. Citizens have been invited into the process of urban improvements; empowerment labels attempt to generate social capital in marginalized neighborhoods and the urban policy is targeted to bound areas thus a move from sectoral to more integrative policies can be discerned. And finally, at least in some countries, policies are taking the form of contracts or covenants. All of the above changes are made in order to maximize the efficiency of urban policy. The urban policies comprise the environment, the land and all the developments in an area including the houses. (Grant, 2005). This paper discusses these now widely used aspects of urban policy influence the housing development industry.

Cities are considered engines of economic growth. In developing countries such as Kenya, economic growth is inevitably accompanied by a continuous process of urbanization. People move from rural to urban areas and from agricultural to nonagricultural occupations bringing chaos into the urban areas. The process of urbanization should not, however, be viewed purely in demographic terms as a change in rural-urban population ratio; it involves profound social, economic, environmental and cultural transformation. (Gantsho, 2006).

Kitisuru Estate is located in Nairobi Kenya, (MPWH, 1995). The area accommodates one of the oldest formal settlements in the city. Private and government developers are having projects to develop houses for their high ranking workers including the Permanent secretaries, the ambassadors and the chief executive officers of the organizations (New Kitusuru). Most ambassadors and expatriates live in this area

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because of the available infrastructure, environment and its proximity to the Westland's shopping centre which has the largest shopping mall in the country and high class recreation centers. Kitisuru area has the provision of basic infrastructure, socially acceptable housing and adequate access to public utilities. The estate has a welfare which manages and it constitutes the residents and the contracted service providers

1.2 Statement of the Problem

The world population reached 6 billion in 1999 and is estimated to reach 7 billion soon after 2010. A significant proportion of this population increase has been and will be absorbed in urban areas. (UNHABITAT, 2006). With the increasing population, urban planning is needed. This is mostly done by the local government in a city. In the city estates, residents need to live in an accommodating environment; they have guiding policies which govern their residence.

With the increasing population in the urban areas, more houses are being built due to rapid increasing demand for shelter also with the increasing housing development; estates are developing either new or old ones. These housing developments need policies to govern the rapid developments and counter the ever growing population. The policy guidelines help in planning of the physical infrastructure, environmental conservation, security, population control and the price guideline for houses in the estate. Most city estates do not have these guiding policies and if they have, they are old, not implemented or are not known by the residents. (Kombe, 2000). The present study will therefore analyze the city estate policies and how they influence the housing development in reference to Kitisuru estate in Nairobi, Kenya.

1.3 Purpose of the study

The purpose of the study was to investigate how the urban policies influence the housing development projects in city estate with reference to Kitisuru estate in Nairobi, Kenya.

1.4 Research Objectives

The objectives for this study are as stated below;

1. To investigate the extend at which the population of the estate influence the housing development projects.
2. To establish the level at which environment and location of an estate influence the housing development projects.
3. To investigate the extent at which the price of houses influence housing development projects.
4. To examine how urban policies influence the standards of housing in Kitisuru estates.
5. To establish how the physical infrastructure has influenced the housing development in Kitisuru estates.

1.5 Research questions

The study seeks to answer the following questions:

1. What is the role of the population in the housing development projects?
2. What influence does environment and location have for housing development projects?
3. How has price of houses influenced housing development in Kitisuru estate?
4. How has urban policies influenced the standard of housing in Kitisuru estates?
5. What physical infrastructures are available in Kitisuru estate?

1.6 Significance of the study

The research finding can help the local government in the proper planning for the environment, available physical infrastructure and also develop more with the increasing housing development.

The research findings are also useful to other players in the industry who are interested in the housing industry including the architect in planning, the contractor in development and the real estate agents in pricing and the management of these houses. The research can also create awareness to the residents of Kitisuru estates by bringing light on their guiding policies.

The study can also contribute to the body of knowledge. Thus the study will bring out the differences arising from different city estates from different cities in the world.

1.7 Delimitation of the study

The research was easy to conduct because there were many ongoing development projects. Kitisuru has an organized guiding security and a cooperating management residential welfare.

1.8 Limitation of the study

The challenge faced was finding the residents in their homes and difficulty in participation from the busy residents.

1.9 Assumption of the study

The researcher assumed there was already existing residents' welfare in Kitisuru estate. The researcher also assumed that the respondents' bigger population were the owners of the houses they were living in.

1.10 Scope of the study

The aim of the study was to establish the extent to which urban policies influence the housing development in the city estates. The study looked in to information on urban policies and their influence in housing development. A case study of Kitisuru estate was used. This estate is located approximately 4.5 km west of the Nairobi City centre. The area was a forest and a coffee plantation farms. Kitisuru which is split into two, New Kitisuru and Old Kitisuru has about 8,000 inhabitants consisting of 3000 households.

1.11 Definition of the significant Terms

Housing development projects refers to the construction of new houses and also the upgrading of the already existing ones.

Physical infrastructure refers to roads, lighting, sanitation, water, sewerage system and communication lines.

Estate refers to the residential area occupied by human beings either by ownership, rental or leasing of the houses.

Real estate agents refer to the companies contracted by house owners to manage, sell or purchase.

Standard refers to the aesthetic, size, safety and quality of houses constructed at a given place.

Population refers to the total number of residents living in an area per square kilometer.

Residents refer to the target population living in the area.

Project manager this refers to the appointed leader of the housing development.

Property refers to both the land and the development in them.

Development these is the upgrading of the land and adding value to it.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

This chapter covers the literature review of urban policies and their components and it also shows how the urban policies influence the development in a city including the housing development. The chapter shows the studies carried on the types of policies that govern the city estates and the housing development, theoretical framework and the conceptual framework of the urban policies. The chapter also shows the past related studies by different scholars and it identifies the gap left which needs to be researched.

2.2 Review of Past Studies on Urban Policies

As an organized profession, urban planning has only existed for the last 60 years. However, most settlements and cities show forethought and conscious design in their layout and functioning. Agriculture and other techniques facilitated larger populations than the very small communities. This may have caused stronger, more coercive governments at the same time. The pre-Classical and Classical ages saw a number of cities laid out according to fixed plans, though many tended to develop organically. (Camillo, 1989).

Designed cities were characteristic of the totalitarian Mesopotamian, Harrapan, and Egyptian civilizations of the third millennium BCE. Distinct characteristics of urban planning from remains of the cities of Harappa, Lothal and Mohenjo-Daro in the Indus Valley Civilization (in modern-day northwestern India and Pakistan) lead archeologists to conclude that they are the earliest examples of deliberately planned and managed cities. The streets of these early cities were often paved and laid out at right angles in a grid pattern, with a hierarchy of streets from major boulevards to residential alleys. Archaeological evidence suggests that many Harrapan houses were laid out to protect from noise and enhance residential privacy; also, they often had their own water wells for probably both sanitary and ritual purposes. These ancient cities were unique in that they often had drainage systems, seemingly tied to a well-developed ideal of urban sanitation. The ancient Romans used a consolidated scheme for city planning, developed for military defense and civil convenience. (Kostof, 1999). The basic plan is a central forum with city

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services, surrounded by a compact rectilinear grid of streets and wrapped in a wall for defense. To reduce travel times, two diagonal streets cross the square grid corner-to-corner, passing through the central square. A river usually flowed through the city, to provide water, transport, and sewage disposal. Many European towns, such as Turin, still preserve the remains of these schemes which have lead to the development of their guiding policies. The Romans had a very logical way of designing their cities. They laid out the streets at right angles, in the form of a square grid. All the roads were equal in width and length, except for two. These two roads formed the center of the grid and intersected in the middle. One went East/West, the other North/South. They were slightly wider than the others. All roads were made of carefully fitted stones and smaller hard packed stones. Bridges were also constructed where needed. Each square marked by four roads was called an insula, the Roman equivalent of modern city blocks. (Mumford, 1961).

A city is a living organism with a seemingly endless number of aspects. The key question is how its liveability can be improved. Decisions taken today will determine how the city will look in twenty year's time. In order to develop this vision for a town, policies on urban development are prepared at the request of the government. Measures should be taken at various policy levels to breathe new life into urban regions. Various subjects are examined by the experts: theoretical framework and population forecasts, mobility, social cohesion, administrative policy, internal urban management, communication policy, accommodation, the relation between urbanity and criminality, the living environment and the public domain, job opportunities, education, leisure activities, economic base and development of urban management. (UNHABITAT, 2006).

The term "urban policy" is used for a wide range of different concerns and activities. The key issues relate to economic development, including local economic activity, income generation and employment policy; social development, including housing and neighborhood issues, relations within and between communities, and social inclusion; and geographical issues, concerned with spatial relationships in the city, planning, transport, the environment and the urban infrastructure. This does not define a

very distinct area of concern, and some issues, like local economic policy, are not certainly "urban" at all. (Balchin, 1996)

Urban policy has mainly been distinguished by attempts to treat economic and social issues in localized settings. The characteristic modes of work include area-based policies, often concentrated on deprived areas within cities; joint or partnership working, drawing together a range of agencies; and community work, including community education, and social development and political organization. Housing in Britain is commonly classified according to tenure. The main tenures are owner-occupation, local authority housing, registered social landlords (including housing associations and stock transfers), and private rented housing. Since the beginning of the 20th century, there has been a major change in tenure. Owner occupation has grown from 10% to 67% of the stock; private renting has declined from 90% to less than 10%; and a large social housing sector, mainly represented by council housing, grew to about a third before its reduction to less than a quarter. People on low incomes tend now to be concentrated in social rented housing; the average income of council and housing association tenants is just over a quarter of the income of people who are buying houses with a mortgage. (Furbey, 1994).

The year 2008 marked the 60th anniversary of the UN Universal Declaration of Human Rights, 1948, and the year in which for the first time more than half the world's population lived in cities. Many now argue for the elaboration of human rights in an urban context. This report by Alison Brown and Annali Kristiansen (of the Danish Institute of Human Rights), for UNESCO, draws to a conclusion the three-year UNESCO/UN-HABITAT project on Urban Policies and the Right to the City. Through a series of international debates and case studies of good practice, the project sought to forge consensus amongst key actors, in particular local authorities, on public policy and legislation that combines urban development with social equity and justice. The report explores the background to the project, concepts of rights in urban development, and examples of good practice, including city and regional charters addressing urban rights, and innovations in practice such as the Brazil City Statute, 2001, and Montréal Charter, 2002. Urban Policies and the Right to the City: Rights, responsibilities and citizenship, Paris: UNESCO, UN-Habitat, (2008).

2.3 Policy Related Problems in City Estates

Rubbish removal cost money and this is a responsibility abandoned by the required authorities because of the cost implications. Maintenance of homes and gardens costs money for equipment, which many poor people do not have. Lack of community facilities like shops and other services facilities are not economically viable. Houses that are left empty because the area is unattractive lead to bad perception of an area. Inadequate play space in or outside the home brings out limitations to children play areas due to land grabbing. There is a clear connection between bad design and problems like vandalism, rubbish and graffiti. The problems with high-rise blocks have been lack of play space, isolation, disposal of rubbish; noise insulation, reliance on lifts which are often dirty, vandalized or broken; inadequate water pressure, and insecurity because of fears of fire, building movement or crime. Changes in the use of high-rise blocks have shown a much higher level of satisfaction with them by the new tenants. (Routledge, 1996). Housing conditions in many cities are particularly unsatisfactory; the houses are old and in poor condition. A series of policies since the late 1960s have focused on the problems of deprivation in urban areas. Much of the concern with the inner cities grew from an attempt to produce an acceptable racial policy. Despite this, ethnic minorities have not even had a proportionate share of resources from policies for the inner cities. (Rex, 1992).

The basic criticisms of urban policy are the majority of poor people do not live in the inner cities, the majority of people living in the inner cities are not poor, the definition of deprived areas has been suspect that its boundaries are smaller and so richer neighboring areas are disregarded. The indicators used - like car ownership - have a bias towards urban areas even if the premises of area-based policies are accepted; there are major concentrations of deprivation on the edges of cities (Dunleavy, 1991).

2.4 Importance of Urban Policies

Urban settlements in developing countries are growing at five times the rate of those in developed countries. And the concentration of urban populations in "million +" cities is particularly significant in developing countries. Thirty years ago, developing and

developed countries had roughly the same number of mega-cities. Today, developing countries have twice as many mega-cities as developed countries (UNHABITAT 2006). There are competing perspectives on this rapid urbanization. On one hand, urbanization is associated with economic and social progress. Urban settlements, properly managed, are seen to hold the promise for human development and sustainable development (as urban populations are presumed to put less strain on the environment than rural populations). And mega cities now compete among themselves for global or "world class" status. On the other hand, rapid urbanization is associated with economic competition and social friction. Urban populations are often polarized into rich and poor neighborhoods giving rise to homelessness and urban crime. Many urban poor live in informal settlements that lack basic infrastructure – water, electricity, and sanitation (UNHABITAT, 2006).

There is little doubt that rapid urbanization has been accompanied by a proliferation of slums and squatter settlements, reflecting a shortage of affordable housing for the urban poor. Over three-quarters of the urban population in the least developed countries and nearly one-third of the urban population of the world is estimated to live in slums or squatter settlements (Davis 2004). Further, it is estimated that around half of urban dwellers in developing countries do not have a safe and protected supply of water; and one-third lack basic sanitation facilities (UNHABITAT, 2006). There have been other major transformations over the past thirty years. While the world's population has been urbanized and human settlements have been informalized, the world's labor force too has been urbanized and informalized. In most of the cities in the developing world the urban poor survive through work in the informal economy. At the same time, these cities attempt a 'make-over' by trying to attain the standards of global cities. These transformations invariably involve actions that are directed against the urban poor. Street vendors, garbage pickers and slum dwellers are the frequent targets of measures at "cleaning up" the city in the quest for attaining global standards. The media and the urban elites portray these groups as encroachers and free loaders whose sole objective is to create an unclean environment and usurp facilities meant for the so-called "tax paying" gentry. The following functional areas of urban policies determine who gets which of these benefits: Regulation of public space, Framework for legalizing

private property, Provision of infrastructure and services: roads, transport, and communication, marketing and export promotion, water, electricity, and sanitation, Regulation of commercial transactions, Regulations of employment relations.(Silver, 1996).

Housing policy is usually analyzed in economic terms, as a form of market. In theory, markets lead to efficient allocation through a complex process of matching supply and demand. This depends on competition (to bring prices down); good information; the existence of multiple suppliers; and the existence of multiple purchasers. In housing, this theory has limited application. (Barlow & Duncan 1998)

- *Market closure*. Housing production and finance are dominated by a few major players.
- *The impact of space*. Location is acutely important in the housing market; there cannot, because of it, be perfect information and full and free competition.
- *Externalities*. Housing both affects the environment and is affected by it.
- *Credit allocation*. The housing market is paid for mainly by borrowing, which has to be based on predictions of future value. It is very unlike the market for food.
- *Uncertainty*. Because the future is uncertain, so is the housing market. Regulation and intervention are important to reduce uncertainty.
- *Market volatility*. Prices are dominated by a limited part of the market - those who are buying and selling property at any time.
- *The problem of meeting need*. If profitability is the only consideration, people will be left with needs unmet - most obviously, through homelessness.

2.5 Influence of the policies

A property should be free of serious health and safety hazards, which mean landlords, should ensure that problems in the home are dealt with before they lead to poor health or accidents. Hazards can arise in the home because of its design, wear and tear, or a lack of maintenance. The most common hazards involve: inadequate heating, insulation and disrepair, a lack of handrails, steep stairs and pool lighting which lead to falls, damp and mould growth, problems with personal and domestic hygiene and fire. In practice, the

landlord should check to ensure that the home is a warm and safe environment for the range of people who live there. (Wheeler, 1998). Developers of houses must have different designs of construction in terms of size of the house e.g. two rooms, one bed roomed house among others. The type of the house also will depend on the materials available for use and if the developer can afford the materials. The size of the houses mostly depends with the demand and affordability of the market. The landlord also determines the type of the house they plan to build depending on their budget, preference, size of the plot, location and the availability of the building materials. (Khadduri and Martin, 1997). The housing development in Kenya involves the aspects which include; Purchasing, Construction, Reletting, Maintenance, Improvement, Community Housing, Leasing, Disposal, product Standards and Modified Housing Standards.

The housing development standards policies applicable to all properties under the care, management and funding of the Office of Housing, with the intent of providing a framework for cost effective and practical standards for all Housing properties. In cases of difference or contradiction between the Construction Standards aims to ensure cost effective common standards of amenity, accessibility and accommodation for all dwellings constructed. (Muller, 1961). The housing development involves constructions standards dwellings for a range of clients including families, single people, both young and older, and people with special needs due to a physical, sensory or intellectual disability. These standards ensure that newly constructed public housing provides quality accommodation, which is designed to meet the needs of tenants. It is the responsibility of the local government to ensure that all dwellings comply with all applicable legal (statutory, regulatory and code) and Departmental requirements which properties shall comply with site analysis requirements and all applicable practice notes and standards. Wherever practicable, all properties should have good access to public transport and community services and facilities and be well located in terms of employment Opportunities. All new dwellings should be appropriately designed for safety and ease of use by residents including those with physical disabilities, either temporary or permanent. (Smith, 1997) Features such as the width of doorways, corridors and pathways and the placement of shelving, door furniture, light switches and other fittings should consider

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the needs of both ambulant people with disabilities and people in wheelchairs to maximize the "liveability" of the dwelling. Additionally, the design of dwellings should allow for future modifications, including full wheelchair accessibility, without the need for extensive structural work except where the topography of the land or the type of housing, for example, some multi-level or medium density developments, precludes this. (Wheeler, 1998).

As per the Census 1999, 52.2% of urban households in Kenya have access to safe drinking water compared to 30.9% households in rural Kenya. However, more than 90% have access to safe drinking water. In terms of sources of drinking water in urban areas, 78.4% of urban households have access through taps, 7.5% through tube wells and the remaining through other sources such as ordinary wells. 75 towns, where water is supplied by NWSC depend on ground water as a primary source. The sustainability of ground water for continued use for drinking purposes is an issue that needs to be addressed. Nairobi's water supply comes from Ndakaini Dam in Thika, Sasumua in Kinangop, Kikuyu springs and Karen boreholes. In most city estates boreholes are being pumped dry as hundreds of homes and businesses in the area tap into the same aquifer. The Nairobi Water and Sewerage Company say that it has been forced to drill deeper into the earth's crust to strike water. As the city's water supply diminishes, demand extends far beyond Nairobi. (WHO, 2007).

Clearly, the solution lies in rehabilitating to full capacity all the sources of Nairobi's water supply. There is need to restore the forests of the Aberdares in order to attract rain and help store water through natural means. It will be necessary to disconnect fresh water supply to flower farms, whose produce anyway does not benefit the ordinary people. The Nairobi Water Company should become more efficient by stopping illegal connections that deny the city of revenues needed in maintaining the water system. More importantly, a culture of pro-active planning should be nurtured in Kenya. World Health Organization (2007). Access to bath rooms and latrines within the house and type of drainage are the two key indicators of sanitation. The proportion of urban households having bath rooms and latrines within the house in the State is 79.1% and 75.2 percent respectively.

In respect of drainage connectivity for waste water outlet in urban households, it is important to have drainage facility, either closed drainage and have open drainage. The maintenance of storm water drains leaves much to be desired. Most of the drains are open drains which join water bodies. At times, the storm water and sewerage water gets mixed and lead to water contamination. Irregular desilting results in blocking of drains. World Health Organization (2000).

Roads constitute the arteries of cities and are critical to rapid urban development. Urban estates suffers from serious deficiencies in road infrastructure- inadequate road capacity, poor quality of roads, impediments on roads such as potholes, depressions etc which hinder free movement of vehicles and cause accidents. The poor condition of roads also contributes to traffic congestion and accidents. Another serious drawback in our cities estates is the poor quality of side walks or foot paths; in most places, they are virtually absent. This indicates the lack of concern for pedestrians. The spatial and economic growth of urban estates in the last three decades has placed a heavy demand on its transport facilities. The estates have witnessed a steep increase in the number of motor vehicles in recent years. The number of vehicles have increased It must, however, be pointed out that one of the reasons for increase in number of private vehicles in the State is inadequate public transport services. Urban transport and traffic is one of the most serious challenges faced in all the major cities. (Smith, 1997).

Domestic energy includes energy for lighting, heating and cooking. Electricity is the primary source of energy for heating. They are essential not only to provide lighting at nights but also from the point of view of safety. The maintenance and performance of street lighting in most urban centers is poor. Lights either do not function or malfunction. Even in big cities, street lighting needs considerable improvement. (Smith, 1997).

The physical expansion and demographic growth of urban areas have exerted an adverse impact on the urban environment. The large scale conversion of agricultural land in the urban periphery for urban uses like industries, housing and infrastructure has resulted not only in loss of greenery but in creation of urban pollution. WHO (2000). A

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large number of trees and water bodies have given way to concrete structures. The increase in motor vehicular traffic in cities and industrialization has contributed to air pollution which in turn has an adverse effect on the health of the people. Cities are huge consumers of energy and resources generating more waste than they can absorb. The increasing consumption of water is leading to depletion of water resources, particularly underground water. The enormous quantities of waste generated in cities proliferation of slums and lack of sanitation are serious environmental hazards. While there is no precise assessment of the waste of Municipal Solid Waste (MSW) generated in most of the towns, it is estimated that about 23% of the waste generated does not get collected. The more serious problem relates to the lack of treatment and disposal facilities. The unscientific manner of disposal of solid waste, dumping in open sites and low lying areas constitutes a serious public health issue. (Wright, 2006).

2.6 Element of urban housing policies

In many cities, urban planning and town planning as also social and economic development and protection of the environment are functions to be performed by the urban local bodies. Once the scope of the municipal functions is expanded, municipal management acquires a new dimension. To the traditional municipal functions of water supply, sanitation, solid waste management and regulatory functions such as licensing, construction of buildings, regulation of food establishments etc, are added planning and development functions. (Smith, 1997).

At present, Master Plans are prepared by the Local Planning Authorities. Municipalities are expected to prepare a City Development Plan. The present practice of having a master plan, a city development plan and a comprehensive development plan should be given up. Only one plan should be prepared at the city level which includes the spatial plan, development plan and development control measures and such plan should be prepared by the Municipality. The capacity of ULBs should be enhanced to take on planning responsibilities. (Republic of Kenya, National Housing Development Programme 2003- 2007)

The time frame for different plans is as follows:

(i) A 15 – 20 year Spatial Perspective Plan for the State.

aesthetic environment. In view of the constraints of space, an urban structure must be evolved which will enable development of 'compact cities' instead of vast 'urban sprawls'. (Graham, 1998).

Between transportation and city structure is vital and the aim should be to reduce enforced movement, particularly motorized transport to the minimum. The creation of a good city must begin with the neighborhood unit which has been ignored while preparing our city plans. Planning is as much a bottom up as a top down process and must recognize the requirements of the neighborhood and gradually embrace the larger units like the ward, the zone and the city as a whole. The evolving city structure should enable the citizens to derive the benefits of the quality of life obtainable in a smaller centre as well as the economies of scale flowing from a larger entity. (Muller, 1994)

Urban land is a limited resource with competing demands. As such, Government must intervene in the urban land market through a well formulated policy. (Jacobs, 1961). The objectives of such a policy are to achieve:

i) An appropriate supply of urban land for productive as well as community purposes

ii) Greater equity including access by low income families to adequate shelter

iii) Spatial distribution of population and activities consistent with State priorities and

iv) Optimum utilization of land.

The strategies to achieve these objectives are:

i) Land Use Planning.

ii) Land acquisition for public purpose.

iii) Land Registration System that guarantees title to property.

iv) Housing policy with focus on the weaker sections and low income groups.

v) Fiscal measures.

Since independence Kenya has developed two National Housing Policies. The first comprehensive National Housing Policy was developed in 1966/67 as Sessional Paper No. 5. At that time, Kenya's population was just over 9 million people growing at a rate of 3 percent per annum for the whole country and 5 to 6 percent per annum in the urban areas. The policy directed the Government to provide the maximum number of people

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(ii) A five year development plan for the district/ metropolitan area.

(iii) A five year plan for each municipality with city / town.

(iv) Annual plan for the district and the local body with budgetary allocations.

Land Use Plan is part of the Master Plan of a city and includes zoning and subdivision regulations, and building bye laws. The policy of segregation of land uses has not succeeded and deviations from the prescribed land use pattern are common. It is therefore necessary to adopt a flexible policy of compatible uses which will establish a proper relationship between residence, work place and transportation.

City structure and influence the pattern of city development. As such, each city must carefully integrate its land use plan with its transportation and development plan. Government should undertake a comprehensive review of the existing planning standards such as densities, FAR, setbacks etc., with a view to secure optimum utilization of urban space and ensure that the built form is culturally and aesthetically adapted to the environment. Urban design and urban aesthetics should form part of the urban planning process. (Wheeler, 1998). Master Planning has failed to achieve its objective of ensuring planned and orderly development of cities. The instrument of zoning and sub-division regulations and Building Byelaws, collectively called 'Development Control' measures have promoted an attitude of 'control' rather than 'development'. Control has bred corruption resulting in rampart violation of laws. The scale of violations in cities prompted many governments to bring in a law, the city Regularization of Unauthorized Constructions Act into regularize the illegal constructions in cities. Such legislation can act as an incentive to further violations but it also points to the need for fresh thinking on the way we have been planning and managing our cities and enforcing our laws. Urban planning must shift its emphasis from land use planning to guide the complex process of socio-economic change. The term 'development control' must be replaced by 'development management' to trigger a change in the mindset of our law makers and law enforcers. The objective should be to facilitate a pattern of development that serves the needs of the people including the employment and housing needs of the poor, ensure smooth conduct of the city's activities and is conducive to the creation of a safe and

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with adequate shelter and a healthy environment at the lowest possible cost. It also advocated for slum clearance and encouraged mobilization of resources for housing development through aided self-help and cooperative efforts. Emphasis was placed on enhanced co-ordination to increase efficiency in the preparation of programmes and projects. Other areas addressed in the policy paper included increased research in locally available building materials and construction techniques, and housing for civil servants through home ownership schemes in urban areas as well as institutional and pool housing schemes in remote stations. (Sessional Paper No.3 on National Housing Policy for Kenya). The second housing policy recently released as Sessional Paper No.3 on National Housing Policy for Kenya was dated July 2004. This policy document aims to achieve six broad goals. The first is to enable the poor to access housing and basic services and infrastructure necessary for a healthy living environment. Second is to encourage integrated, participatory approaches to slum upgrading. Third is to promote and fund research on the development of low cost building materials and construction techniques. Under the latter, research institutions in tandem with the Ministry concerned with housing would be required to undertake the following:

i) Initiate, encourage, promote and conduct research related to planning, design, construction and performance of buildings;

ii) Explore social, economic and technical problems of housing and community planning and to help establish appropriate standards for both rural and urban areas.

iii) Conduct research in the use and development of indigenous and innovative building materials and construction techniques;

iv) Provide reference and documentation services to parties interested in housing and building research and development;

v) Provide research-based advisory services to the Government on research, training and innovative development work conducted by the Institute and other bodies.

The fourth goal aims to harmonize existing laws governing urban development and electric power while the fifth is to facilitate increased investment by the formal and informal private sector. The sixth is to create a Housing Development Fund to be financed through budgetary allocations. The need for advancement and adoption of

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modified building materials, production and Construction techniques are paramount in the process of developing an affordable house. (Sessional Paper No.3 on National Housing Policy for Kenya).

2.7 Housing development

Housing development is strategically an important social-economic investment to a country and its people. Furthermore comfortable housing is necessary for good living and this will generally constitute well planned/designed housing and infrastructure of acceptable standards and affordable cost which when combined with essential services affords dignity, security and privacy to the individual, family and community at large. Adequate availability of quality and affordable shelter also reduces proliferation of slums and informal settlements as well as prevent social unrest occasioned by depravity and frustrations of people living in poor housing settlements. The situation for the majority of Kenya's population as far as adequate and comfortable housing provision is concerned is still far from good. (Kenya National Housing Development Programme 2003- 2007)

The common forms of dwellings in rural Kenya are temporary houses made of mud and timber with very few concrete/brick/stone constructions. In the urban areas, the majority of the homes are made of stone/ concrete, however, there are areas commonly referred to as 'slums' whose housing structures are temporary as they are made of mud and or iron sheets. Just after Kenya's independence in the 1960s, the annual housing requirements were 7,600 and 38,000 new units in urban and rural areas respectively. By the 1974-1978-plan period, a total of 50,000 units per year were required in urban areas out of which 50% was achieved. In the 1980s, the housing shortfall was about 60,000 units per year and the net annual demand by this period was about 20%. However, in the 1997-2001 periods, the net annual demand was about 89,600 units per year representing an annual net demand of 49%. For the period between 1980 to 1997, there was a huge percentage increase in the net demand as compared to the 1974 – 1980 period. In the next decade from the year 2001, the annual demand has been estimated at 150,000 units per year . This represents an annual increase in demand for housing of about 67% for the period 2001-2010. According to the 1999 National Population and Housing Census there are about three and six million people in urban and rural areas respectively in need of proper housing. Based on the censuses of average household size of 4 persons, there are

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about 750,000 and 1,500,000 households in rural and urban areas respectively in need of housing. To satisfy its urban housing needs, the Government of Kenya plans to adopt innovative and proactive strategies to meet its pledge to build 150,000 housing units per year, which translates to an average of 410 units per day in urban areas but only 30,000 – 50000 units are expected to be constructed during the year. In addition an estimated 300,000 housing units will require to be improved annually in the rural areas. It is clear from the above figures that the problem of housing has continued to persist and it is for this reason that the Government has developed a housing policy to address the situation. (Kenya National Housing Development Programme 2003- 2007).

2.8 Cost of houses

Hedonic analysis examines prices and demand for individual sources of pleasure so that it can be used to understand the relationship between quality and price. Such analysis can be used to analyze housing markets and to understand the relationships among rental prices and the characteristics of structures, such as size, number of bedrooms, lot size, and quality of construction, in addition to the location characteristics that so influence housing values. Using hedonic analysis, trends in price over time can be estimated in a way that holds constant the other factors in the analysis. Many of the factors that affect housing markets are spatial. It is said of real estate that what matters most is location. A significant advantage of hedonic analysis is that it can readily incorporate substantial spatial detail, allowing analysis of how various location factors influence the housing market. Spatial factors include location of public housing, concentration of poverty, crime patterns, access to transportation, and amenities (e.g., parks, supermarkets, libraries) and disamenities (e.g., waste sites, heavy industry, and abandoned parcels) that vary spatially. Analyzing Housing Market Conditions and Trends Although it is clear that monitoring housing market conditions and trends is important to improving the ability to make informed and effective policy choices, there remains a significant gap between useful market information and inferences about the influence of the market on specific policy choices. Valid analytical methods are needed to make such inferences and carry out such analyses. Housing project-supported analysis agency-wide for program monitoring and oversight including self-assessment and continuous

improvement, internal quality assurance procedures, customer satisfaction, community and resident involvement, and the cost-effectiveness and affordability of programs as recommended in the public housing programs (McDowell, 2001).

2.9 Location

Real estate tracking of market conditions for the metropolitan areas and for sub-markets within the area can be defined by housing type and geographic area. These firms keep up-to-date detailed information on vacancy rates, rents, sales prices, and new construction; and issue regular reports on these conditions through local media and/or private reports available. (Orfield, 1997)

Moving to Opportunity and the Gatreaux project has been closely studied in an attempt to document the effects of moving public housing residents into suburban environments (Rubinowitz and Rosenbaum, 2000). Isolating neighborhood effects statistically from individual and broader economic and social context effects has proven difficult. Although the Panel Survey of Income Dynamics provides a valuable national source of information for longitudinal analysis of the socioeconomic conditions of persons and households, the sampling frame for the survey was not designed for the analysis of neighborhood effects, and geographic clustering within the survey is insufficient to identify neighborhood effects. There is growing scholarly and political recognition of the importance of regional analysis in dealing with the problems of low-income localities. For example, Orfield (1997) and Jargowsky (1997) identify processes that shape the conditions within which housing programs are situated. These processes operate at multiple geographic scales. In the past, poverty and segregation in urban housing markets were often explained in terms of locally specific analyses of individual behavior or neighborhood characteristics, without examining the processes operating at broader scales. Examples of broader or multi-scale processes that impact urban housing markets include middle-class flight to suburbs, patterns of service and high-tech industry siting, and the administrative structures of local, urban, and state government. Regional spatial analysis provides a more comprehensive account of the problems of poor localities. Efforts toward community empowerment should address the regional processes

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that create the problems confronting communities and localities. Khadduri and Martin (1997) suggest that data on the positive factors affecting families should be included in analysis in addition to the negative neighborhood factors such as crime and homelessness that are often the focus of analysis. Positive factors may include accessibility, services, formal and informal support networks, and income diversity. GIS can address these multi-scalar questions relevant to urban poverty in terms of these broader forces and processes that shape neighborhoods. Regional spatial analyses of this kind are not simple or user-friendly (Luc Anselin, University of Illinois, Urbana-Champaign, personal communication, 2002); rather they require a trained workforce. The committee suggests the following research questions that lend themselves to spatial analysis and may illuminate the relationships between urban and suburban processes, and housing market conditions and trends within low-income communities. Addressing these issues using spatial data requires experience and expertise in geographic analysis and research. To what extent do policies that promote or allow rapid urban decentralization contribute to decline in inner-city neighborhoods? How effective are place-based investments in inner-city neighborhoods if rapid decentralization undermines inner-city housing markets? What are the alternative policies? How effective are growth management policies such as urban growth boundaries and smart growth initiatives in curbing the rate of urban expansion?

2.10 Environmental Sustainability

Sustainable urban development is not a choice but a necessity if cities are to meet the needs of their citizens (UNEP, 2007). Some of the most critical problems facing our cities concern the health impacts of urban pollution generated by inadequate water, sanitation, drainage, poor waste management and air pollution. This set of problems known as the 'Brown Agenda' combined with what are called the 'Green Issues' such as depletion of water and forest resources, up gradation of environmentally fragile lands, occupation of areas prone to flooding, landslides etc. and the carbon emissions from energy use, heating, industry and transport now known as 'Climate Change Issues' all pose serious challenges to the health of the eco system of a city and its people. To tackle

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these issues, an Urban Environmental Management Action Plan must be formulated. (UNEP, 2007). . The major components of the action plan could be the following:

i) Conservation of water resources: The objective should be to reduce the demand for fresh water. Conservation measures such as rain water harvesting should be made mandatory.

ii) Waste Water Management: The recycling and re-use of waste water should be encouraged in cities which generate substantial quantities of sewerage and sullage. Decentralized waste water treatment plants must be set up at appropriate places.

iii) Controlling Air pollution : Air quality monitoring systems must be set up to measure various pollutants like particulates carbon dioxide, carbon monoxide etc Controlling air pollution depend upon factors such as density of vehicular traffic and emission from industries. The Prevention of Air Pollution Act will have to be enforced strictly.

iv) Energy Conservation: Cities consume enormous quantities of energy.

In view of the shortage of electrical power, it is imperative to promote the use of renewable energy such as solar and wind power and other energy efficiency measures. Urban design will have to take into account the efficient use of energy and promote green buildings.

2.10 Kitisuru Estate

A high-class residential development in the western part of Nairobi. The estate contains a development of 2300 units of executive houses/bungalows on individual apartments associated on-site infrastructure services, including roads and paving, storm water drainage, water reticulation, sewerage and river protection works. The old Kitisuru contains 700 houses. In total there are 3,000 houses.

Kitisuru Estate is located in Nairobi Kenya, (MPWH, 1995). The area accommodates one of the oldest formal settlements in the city. Private and government developers are having projects to develop houses for their high ranking workers including the Permanent

secretaries, the ambassadors and the chief executive officers of the organizations (New Kitusuru). Most ambassadors and expatriates live in this area because of the available infrastructure, environment and its proximity to the Westland's shopping centre which has the largest shopping mall in the country and high class recreation centers. Kitisuru area has the provision of basic infrastructure, socially acceptable housing and adequate access to public utilities. The estate has a welfare which manages and it constitutes the residents and the contracted service providers.

Unlike many city estates, the residents belong to the high income bracket in the city with an average family income of 300,000 shillings per month, there is adequate of basic needs and it leads to high life. Housing in this estate is stone built and they range from a bungalow to a mansionate with a total of three bedrooms to a total of ten bed roomed houses. Those who rent pay a range from 50,000 to 300,000 shillings per month. The undulating terrain of the site involved some interesting foundation and civil works design. (MPWH, 1999).

2.11 Theoretical Framework on Urban Policies

Theories of urban overdevelopment and 'urban bias' have a long, but discontinuous history, dating from the 1920s when policy-makers in the former Soviet Union considered urban-rural sectoral balance in planned economic development. The idea of urban bias has had continuing relevance in macroeconomic and trade policies (especially in many developing countries) since the 1960s. There are few systematically comparative cross-national studies of urban policy or service provision, partly because there is little in the way of empirical testable theory that might guide research and partly because the variety of institutional methods of providing and financing urban services in different nation states makes it difficult to carry out such comparisons. Urban systems theory, however, applies to all levels of urban society from local collections of towns and villages right up to the world system of cities. It also enables the development of empirically testable hypotheses linking the hierarchical system of cities with the level of expenditure on public services in metropolitan areas. (Friedland and Guido, 1987). Assertive metropolitan planning and socially balanced sub-divisions characteristic of the Toronto Fordist period of regulation gradually made way for market-driven development.

With a reduced government presence, urban development has become less co-ordinate and more socially polarized, thus reflecting at the urban level society-wide features of post-Fordism. (Filion, 2001).

States are the legacy of economic racism, decisions on industrial locations, and the suburban bias of federal highway and housing programs (Bluestone and Harrison 1982; Jackson 1985; Wilson 1987, 1996). These disparities have been exacerbated by the neighborhood life-cycle theory, an evolving real estate appraisal concept used as a basis for urban planning decisions. Planners constrained by fiscal and political conditions have used this theory to encourage the "deliberate dispersal" of the urban poor, followed by the eventual reuse of abandoned areas (Downs 1973). The life-cycle theory was challenged by community groups in the U.S. manufacturing core region (the cities of the Northeast and Midwest) that organized against mortgage redlining—the refusal of financial institutions to make loans in specific geographic areas. The urban economists Edgar M. Hoover and Raymond Vernon outlined a five-stage process of neighborhood development in a 1959 study for the Regional Plan Association of New York, a powerful corporate-sponsored planning organization. Their report concluded that the general pattern of neighborhood change was characterized by an inevitable trend toward decline, "often associated with the spread of districts occupied by more or less segregated ethnic and minority groups" (Hoover and Vernon 1959, 196). Although limited to New York, their analysis influenced urban renewal planning across the country. The Housing Act of 1959 authorized municipalities to prepare federally funded plans for a citywide community renewal program to determine the spatial allocation of resources and renewal strategies for different types of neighborhoods. The community renewal program reflected a shift in federal policy from project specific and area-specific support to ongoing citywide renewal planning (Real Estate Research Corporation [RERC] 1974b).

The neighborhood life-cycle theory also informed urban planning studies such as the 1942 Chicago Land Use Survey, a project directed by Homer Hoyt (then research director of the Chicago Plan Commission) and advised by James Downs of RERC, who represented the Chicago Real Estate Board (Chicago Plan Commission 1942).

The Chicago Real Estate Board advised realtors to sell or rent housing to African Americans only in blocks *contiguous* to areas that were already predominantly African American (Helper 1969). After the Supreme Court ruled that municipal racial zoning ordinances and then race-restrictive land covenants were unconstitutional (in 1917 and 1948, respectively), block-level analysis was increasingly used by the real estate industry. In 1955, the Mortgage Bankers Association of America reported that the mortgage banking industry continued to treat African Americans as a group risk (McEntire 1960). Anthony Downs viewed housing abandonment as the macroeconomic outcome of new suburban housing construction that exceeded demand (new household formation) in metropolitan areas and triggered an inefficient filtering or trickle-down process whereby some households in poor urban areas moved into adjacent low- and moderate income neighborhoods, leaving behind vacant and abandoned dilapidated housing in the urban core. In particular (Stuart .W, 1996), urban planning considers how the failure and controversy stemming from the property-led regeneration experiments of the 1980s have recently led to a major re-organization of urban policy which appears to return to many of the principles embodied in the 1977 White Paper on the Inner Cities, itself a response to the failed experiments of the 1970s. This apparent circularity of policy is explained with reference to tensions which exist within and between the material, political and ideological contexts in which policy initiatives operate. As a result, urban policy is highly unstable, resulting in an alternation between periods of experimentation and periods of managerialist re-organization. (Mbiba & Huchzermeyer 2002).

Broad intellectual processes can contribute to conceptual alterations and shifts which are often the major agents of policy innovation in subsequent decades (Banting, 1979). Urban policy making therefore is the product of a continuous interaction of intellectual process and institutional response. From this it can be argued that urban policy has been driven by successive sets of powerful, and relatively consistent, value judgments which have had a profound influence on how urban problems are defined, and on the policies derived to deal with those problems. This chapter examines briefly the three recent main theories of urban or inner city decline, which have underpinned urban policy. It is important to keep in mind these various hypotheses because at one time each

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has proved influential both in terms of urban problem definition and policy response. When policies based on one perspective failed to cure urban ills, allegiance shifted to another. One reason theories go in and out of fashion is probably that there is no one right answer to the urban dilemma; we must therefore continually pick and choose among options which appear to work. For this reason, in considering the potential for area-based neighborhood renewal, it is important to understand the advantages and constraints of areal approaches as compared with other ways to tackle urban renewal. There is evidence that in the face of what seem intractable urban problems we have come through some full policy circle. For example, the Local Government and Housing Act institutionalize new 'renewal areas', thus reworking, and reaffirming, an area-based approach which was the principal theory of urban intervention. (Morphed, 1989)

2.12 Conceptual framework

The following conceptual framework shows the relationship between the dependent variable (Housing development projects) and the independent variables which are the standards of houses, available social amenities, population of the estate and social class, environment and location and the types of houses.

The elements that influence the urban policies are; the specified standard of the houses which include the type and size of the house; the available physical infrastructure which includes roads, sewerage, security ; population of the estate which limits overcrowding and destruction of nature; location of the houses i.e. proximity to shopping centers, the neighborhood and the conservation of the surrounding environment; The cost of the houses, plots and service charge also influences the urban policies in city estates. These policy elements have a great influence in the housing development projects in the estates for guidelines and control.

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Figure 1.0 Conceptual framework

Urban policies

(Independent variable)   **Dependent variable**

Urban policies (Independent variable)	Housing development projects
1. Population of the estate	
2. Environment and location	
3. Price of houses	
4. Standards of the houses	
5. Available infrastructure	
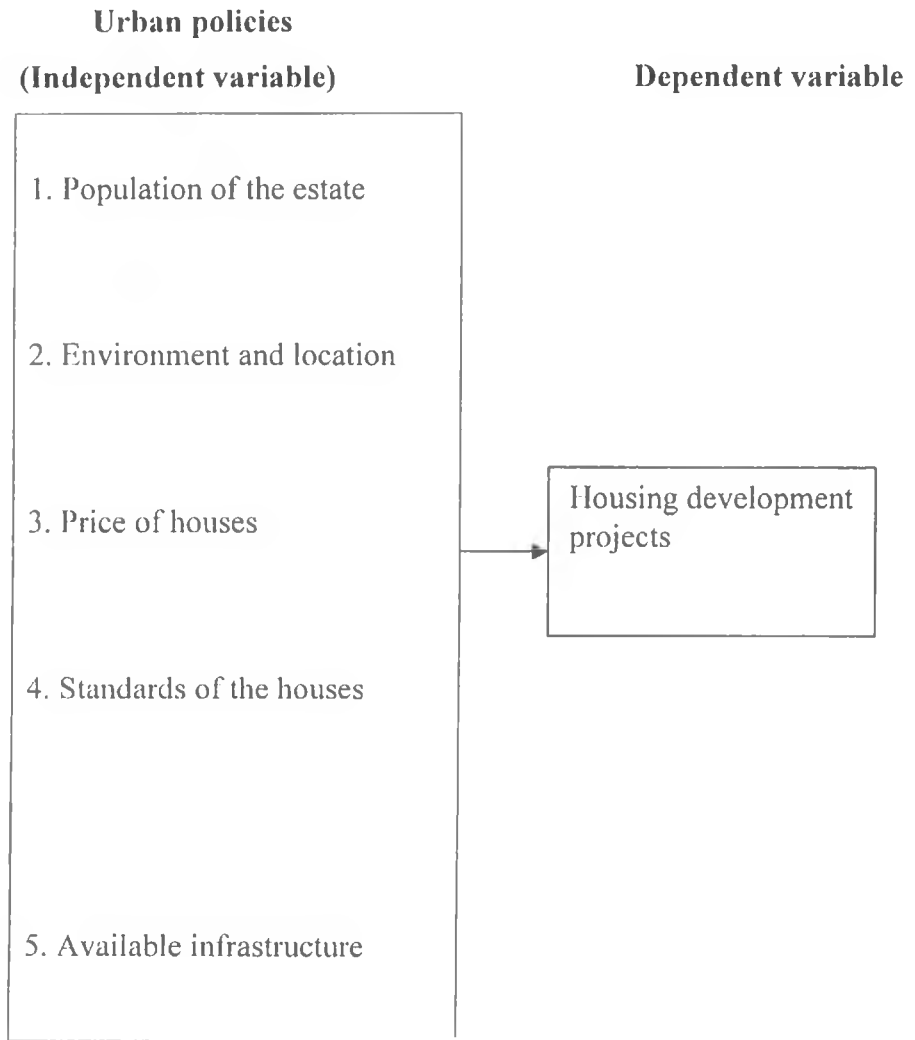
CHAPTER THREE

3.0 RESEARCH DESIGN AND METHODOLOGY

3.1 Introduction

This chapter deals with the procedures that were used in conducting the study. It comprises the area of study, research design, sampling procedures, validity and reliability, target population, data collection method, instruments and data analysis.

3.2 Research design

The study was a cross sectional study. The research obtained data to determine specific characteristics of Kitisuru estate residents. The case of Kitisuru estate was based on the fact that it's an estate which is an up class and has two sections consisting of new and old houses. There are many ongoing housing projects in this area. The case study was used to make a sample from the other up market estates in the Nairobi. The survey had a potential to provide a lot of information obtained from quite a large sample of individuals.

According to Kothari (1990), a case study involves a careful and complete examination of a social unit, institution, family, cultural group or an entire community and embraces depth rather than breadth of a study. Other studies (Kombo, 1997; Koskei, 2003; Situma, 2006) have successfully adopted a similar research design.

3.3 Target population

The Kitisuru estate is located approximately 4.5 km west of the Nairobi City centre. The area is a former coffee farm and a forest in the colonial era. It has about 8,000 inhabitants consisting of 3,000 households. The estate was chosen primarily because of its high class establishment and the cost of living in the area. This is among the well organized and densely populated area according to the real estate market. It is an area which has its own unique design for development. The population consists of all nationalities, races and influential people in the country. The respondents in the study were both the males and females who own most of the houses either by rental or self

ownership. The study also targeted the local government officials, the contractors, the architects, the quantity surveyors and the estate agents associated with the area.

3.4 Sample size and design

Kitisuru estate population is scattered, Systematic sampling was used to get the sample size of 100 respondents from the total population of 3000 households. The researcher selected a respondent from every 30th household. This will be 1/30 of the total households.

3.5 Sample Size formula

Equation 3: $n = \dfrac{N}{1 + N(e)^2}$

N= population of 300

e= margin of error 0.0932

(Jamine, 1967)

$$n = \frac{3000}{1+3000 \, (0.09832)^{2}}$$

n=sample size of 100

In addition, the researcher interviewed 5 architects, 5 contractors, 5 quantity surveyors, 5 local government officials and 5 estate agents. There are 20 housing projects undergoing in Kitusuru estate according to the residence welfare. A number of 5 have been chosen from each professional to represent 25% of the housing development projects. This increased the chances for the researcher to get the professionals on site in each project. The above professionals were interviewed from their offices and on site where the constructions were underway. In total the target sample size will be 125 respondents.

3.6 Data collection methods

For purposes of this study the researcher required both primary and secondary data. Primary data was collected by way of personal interview guided with a pre-prepared interview guide consisting of open ended questions. Secondary data was sourced from the estate magazines and local government policies to supplement the primary data.

3.6.1 Questionnaires

The main research instruments for the study were questionnaires, which have both open and closed ended questions. Most of the questions were close ended thus ensuring conformity and precision, minimization of respondent bias and they form safe basis of generalization. The open-ended questions enabled the researcher to capture the respondent's personal view that would be hard to capture while using closed ended questions.

3.6.2 Interview

The researcher interviewed respondents who were drawn from 25 professionals; five architects, five local government officials, five quantity surveyors, five contractors and five housing management agents who are more involved during the housing development and are better placed to respond to the issues required for the purpose of this research. To aid in data collection the researcher used an interview guide with pre-pared open ended questions.

3.7 Validity and Reliability

Test-retest method was used to check the validity and reliability of the questionnaire. The validity was tested by pre-administering the questioners to 15 Lavington residents who filled them and made comments on their understanding of the questions and its relevance in the project. The reliability of the instrument was tested by gauging the understanding the same question by the 15 Lavington residents.

3.8 Data Analysis

The study used both quantitative and qualitative data analysis methods. The data was presented in graphs, tables, charts while the qualitative data was analyzed using narration.

Qualitative data was also analyzed using content analysis based on analysis of meaning and implications emanating from respondents information and documented data on urban policies. Analysis of the data collected was done by comparing it with the theoretical approaches and documentations cited in the literature review. Conclusions were drawn from the analysis and documented in line with the research objective.

Being a case study this approach was helpful in getting areas of consensus and disagreement from various interviews done and with the already documented data. Other studies (Kombo, 1997; Kandie, 2001 and Situma, 2006) successfully employed this technique.

CHAPTER FOUR

DATA ANALYSIS, PRESENTATION INTERPRETATION AND DISCUSSIONS

4.1 Introduction

This chapter discusses the analysis of the tabulated raw data obtained from the field through questionnaires. The data was presented using descriptive statistical tools such as frequency tables. Interpretation of the analysis was then done to obtain the answers to research questions.

4.2 Return rate

The data being analyzed was obtained from the sample population that consisted of the landlords and the tenants, with all gender in considerations of different age categories. The rate of response was at 90% from the 100 questionnaires issued. Data was also collected by interviewing the 5 housing agents, 3 architects, 5 city council officers, 3 contractors and 4 quantity surveyors.

4.3 Analysis of Demographic Data

4.3.1 Gender Respondents

On the respondents 49% of residents were male and 51% female, this is summarized in table 4.1. The research was carried during daytime and it was reported that most men were in their work stations away from home, others were reported to be outside the country for job assignment or business tours.

Table 4.1: Gender respondents

Gender of Residents	Frequency	Percent of sample Total
Female	46	51%
Male	44	49%
Total	90	100%

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4.3.2 Age category

From the findings majority age bracket is above 30 years at 41% followed by age 31to 40 at 39% and the minority is below 30 years at 20% as shown in table 4.2. Majority of the residents are above 30 years and are financially stable, they have a good job and others have inherited the land from their parents. Residents below 30 years are mostly expatriates or landlords' children.

Table 4.2: Age of residents

Age of Residents	Frequency	Percent of sample Total
Above 40 years	37	41%
31- 40 years	35	39%
Below 30 years	18	20%
Total	90	100%

4.3.3 Level of Education

In revealing the value of education in relation to the living standards, 42% of the respondents have university degrees while 29% are post graduates and college graduates respectively . This is shown in table 4.3.

Table 4.3 Level of Education

Level of Education	Frequency	Percent of sample Total
College	31	29%
University	38	42%
Post Graduate	31	29%
Totals	90	100%

4.3.4 Years of residence in Kitisuru

The study showed that 38% have lived in Kitisuru for more than 10 years , 31% have lived between 5 -10 years and 31% have lived for less than five years whose majority are tenants or residents of New Kitisuru. This is indicated by table 4.4.

Table 4.4: Residents years lived in Kitisuru

Years lived in Kitisuru	Frequency	Percent of sample Total
Less than 5 years	28	31%
5 to 10 years	28	31%
Above 10 years	34	38%
Total	90	100%

4.3.5 State of residents occupancy

As indicated in table 4.5, the percentage of landlords/landladies is at 40% who are mostly located in old Kitisuru , Tenants 33% whose majority are in new Kitusuru, either live for longterm rent or short let with an agreement from the landlord or their agents. Residents who have leased their houses are 27% and they cannot develop the land without the consent of the land owners, the leases duration depends totally on the agreement between the landlord and the tenants.

Table 4.5: Occupancy of the House

State of Occupancy	Frequency	Percent of sample Total
Tenants	30	33%
Landlords/ landladies	36	40%
Leasers	24	27%
Total	90	100%

4.4 Population

In a household, the research showed that 42% lived less than five people because the children are either in boarding schools or they have matured and have their own homes. Those who live between 5 and 10 per household are at 38% and are mostly the young families who live with other relatives or their parents while 20% are above 10 in a household, these were mainly found among the Asians who live with their extended family. This is indicated in table 4.6.

Table 4.6: Number of people who live in a household

No of people	Frequency	Percent of sample Total
Less than 5	38	42%
5 to 10	34	38%
Above 10	18	20%
Total	90	100%

From the findings as indicated in table 4.7, 29% of the residents have less than 3 bed roomed house and is dominated by young families who are tenants, the residents with larger families are at 34% and they live in 3 to 6 bed roomed house and 37% live in more than 6 bed roomed house, these are mostly very senior personnel in their organization and very successful business persons. This is an indication of the high standards of living and majority of these houses are luxurious with a play area, parking, swimming pool and a gym.

Table 4.7: Size of the House

No of rooms	Frequency	Percent of sample Total
Less than 3 bedrooms	26	29%
3 to 6 bedrooms	31	34%
Above 6 bedrooms	33	37%
Total	90	100%

The findings showed that 27% lived in less than ½ an acre plot which is mostly located in new Kitisuru and almost all houses in these plots are mansionate with a small garden and parking area, 34% lived in ½ to 5 acres plot and is characterized by bungalows, mansionates and several other structures including servants quotas, play area and a garden. Those with bigger land are 37% and all are located in old Kitisuru, majorities are retired and they rarely utilize a bigger portion of their land. This is shown by the table 4.6 shown.

Table 4.6: Size of the Land

No of acres	Frequency	Percent of sample Total
Less than ½ acres	24	27%
1/2 to 5 acres	31	34%
Above 5 acres	35	37%
Total	90	100%

From table 4.7, majority of the residents at 62% live in a mansionate, this is because it saves land and gives more room for play areas and future developments. Those with bungalows are 38% and a big number of this are old houses and they sit on more than five acres.

Table 4.7: Design of the House

House Design	Frequency	Percent of sample Total
Mansionate	56	62%
Bungalow	34	38%
Others	0	0%
Total	90	100%

4.5 Environment and location

It was noted that 64% of the residents said urban policies in housing management is very important which agrees with a report by (UNHABITAT,2006) who stated that in developing a vision for a town,policies on urban development and management have to be prepared while 36% said the policies were important and should be implimented. With regards to housing development, 34% of the residents said urban policies are very important during all housing development stages, 32% also indicated the policy importance in hand while the remaining 34% said its neither imporatant nor unimportant. In the environmental conservation 60% of the respondents felt urban policy is very important, 34% felt it was important while 6% felt that its neither important nor unimportant. In population control, 21% of the population said urban policy is very important, 22% said it was important because there is adequate resource for the population, 31% said it was neither important nor unimportant and 26% said it was unimportant. In housing price control, 32% felt urban policy is very important in giving the standard price for the land and housing in the estate, 17% felt urban policy is important in giving a guideline to property performance in the estate and 26% felt its neither important nor unimportant because property owners determine their own price for their properties especially in rent and another 26% felt its unimportant. This is demonstrated by the table 4.8 shown below.

Table 4.8 Importance of Urban policies

Importance of Urban policies in;	Very important		important		Neither important nor unimportant		Un-important		very un-important	
	F	%	f	%	f	%	f	%	f	%
Housing management	58	64%	32	36%	0	0%	0	0%	0	0%
Housing development	31	34%	29	32%	31	34%	0	0%	0	0%
Environment conservation	54	60%	31	34%	5	6%	0	0%	0	0%
Population control	19	21%	20	22%	28	31%	23	26%	0	0%
Housing Price control	29	32%	15	17%	23	26%	23	26%	0	0%

As also illustrated in the table below, 44% of the residents value to a very great extent the residential approval of a project during construction and 22% to a great extent of importance, these enhances the protection of the environment and other residents with any illegal development by the developer, 31% have a less extent of importance of residential approval in housing project and 2% do not find any importance at all. The 51% of the residents have a very great extent of consideration in environmental conservation during housing development projects, 40% have a great extent of consideration because of the wetlands, waste management and energy conservation, while 7% has a less extent of importance and 2% do not see any importance at all because these policies exist but they are not used properly or corruption has overcome them . The 34% of the population have a very great extent of consideration to NEMA approval during housing development projects and they value their certification during development, 36% have a great extent of consideration while 28% has a less extent of importance and 2% do not see any importance at all. It was found out that 26% have a very great extent of consideration in City council approval during housing development projects, 39% have a great extent of consideration while 21% has a less extent of importance and 14% do not see any importance at all. The 29% of residents value to a very great extent the population control policy and 25% also see it to a great extent of importance, 16% have a less extent of importance of residential approval in housing project and 30% do not find any importance at all.

The architects who were still the project managers of the housing projects have to ensure all the certification from the government and residential authorities are in place. The certification defines the availability and maintenance of the available infrastructure, residential approval, environmental certification, city council approval and the ministry of land. They indicated the population control has no major effects in the housing projects in this area.

Table 4.9 Importance of Urban policies in different factors

Importance of Urban policies Factors of in the housing development project;	Not at all		To a less extent		To a Great extent		To a very great extend	
	F	%	F	%	F	%	F	%
Residents approval of a Project	2	2%	28	31%	20	22%	40	44%
Environment conservation	2	2%	6	7%	36	40%	46	51%
NEMA approval	2	2%	25	28%	32	36%	31	34%
City Council approval	13	14%	19	21%	35	39%	23	26%
Population control	27	30%	16	16%	23	25%	26	29%

4.5 Role of Local Government in Promoting Urban Policies for Housing Development Projects

As illustrated in the table 4.10 , 36% of the residents say the local government formulates the urban policies, 26% believe it is the estate agents, 21% believe it is the architects, 18% believe it is the contractors. The 5 estate agents who were found in their offices had different responses, 60% indicated the policies are formulated and implemented by the city council and the remaining 40% were not sure who implements or formulates them. From the 5 local government officers in the housing division interviewed, 100% said it's the coordination of different government departments who formulate the urban policies.

Table 4.10: Formulators of the urban policies

Formulators of urban policies	Frequency	Percent of sample Total
Local government	32	36%
Architects	19	21%
Contractors	16	18%
Estate agents	23	26%
Total	90	100%

With the findings, 28% of the residents say the local government impliments the urban policies especially during construction, 48% believe it is the estate agents because they are mostly in contact with the residents, 14% believe it is the architects, 10% believe it is the contractors. This is demonstrated by the table 4.11 shown below. The report from the local government officers indicated that ministries of housing, metropolitan, environment and planning, local government are involved and the documentation is done by the government publishers. All these departments' helps in the implementation of the urban policies with the support from residents, associations, non governmental organizations and all the stakeholders involved. 60% of the 5 local government officers are familiar with Kitisuru estate and have observed the housing development projects in this area. They acknowledge Kitisuru as an upper class estate and there is an urban policy awareness, management and implementation programme which governs the physical infrastructure in this area. They are not directly involved in the management of the infrastructure but they support the residential association of Kitisuru estate. With the 3 contractors found on site in Kitisuru estate, 80% believe it is the city council who implements the urban policies and the ministry of planning and development. The 100% said they assist the city council and the ministry of planning to implement. From the target of 5 architects, 60% responded. They all indicated that the urban policy is formulated by different stake holders but published by the government. They were specific that the implementation is mainly contributed by the city council and NEMA during construction. They are partly involved though the follow the published policies. 2 quantity surveyors were found on site and 2 from their offices. The 100% indicated

they assist the government in urban policy formulation and implementation and they have to work closely with the city council. They can only work in a project if there is full certification from the authorities which the project managers have to issue copies to them.

Table 4.11: Implementers of the urban policies

Implementers of urban policies	Frequency	Percent of sample Total
Local government	25	28%
Architects	13	14%
Contractors	9	10%
Estate agents	43	48%
Total	90	100%

4.4.3 Availability of Urban Policies Programmes in Kitisuru

As illustrated in the figure 4.12 , 43% of the respondents know the existence of the policy awareness programmes while 57% do not know about this programme; 47% of the respondents know the policy management progammes while 53% do not know of this programme. 51% have the knowledge of the implementation programme while 49% do not know the implimentation programme.

Figure 4.12 Availability of Urban Policies programmes in Kitisuru

Policy programmes	Frequency			Percent of sample Total		
	Yes	No	Total	Yes	No	Total
Awareness Programmes	39	51	90	43%	57%	100%
Management Programmes	42	48	90	47%	53%	100%
Implementation Programmes	46	44	90	51%	49%	100%

4.4.4 Awareness level of the urban policies governing Kitisuru estate

From the analysis the number of respondents who were aware of the urban policies is 68% and those not sure are 32%. This is demonstrated by table 4.13. The contactors are aware of the urban policies which assist them in enforcing housing development and environmental conservation with NEMA regulations. They must get the certification from the NEMA, City council and Residents. They have to issue a notification before they start housing project and display the project details on a visible board next to a project.

Table 4.13: Awareness level of the urban policies governing Kitisuru estate

Awareness level of urban policies	Frequency	Percent of sample Total
Yes	29	32%
Not sure	61	68%
Total	90	100%

4.5 How Urban Policies Affect Housing Development Projects in Kitisuru Estate

The 18% of residents believe the government should implement the urban policies by intervening on the houses developed in wrong places i.e. near Gitathuru River, on the bypass, way leaves and other wetlands, they believe they should be fully involved in the approval of any housing projects in the estate while 30% say there should be a policy awareness programmes where NEMA and City Council should be fully involved in the decision making process. The response of 33% believe all housing stakeholders should ensure the housing projects follow the right policies and the land should not be subdivided to less than quarter an acre which is within the residents' agreement and 19% believe the ministry of housing and the City council should allocate officers to supervise all projects before they start.

4.6 How Urban Policies Influence Standards of Housing in Kitisuru Estate

It was indicated that 16% of the residents have installed a building management system which indicates any electrical defaults and water leakages. The 31% of residents

have manpower for regular house maintenance; regular electricity repair, regular mowing and clearing of bushes, a well maintained sewerage system with proper waste disposal which is done by a private company. They also have lightning arrestors and fire extinguishers, 24% said it was a matter of putting things in order and proper management of their houses and the 29% said they ensure their houses are clean, proper landscaping to avoid rodents and snakes. With the estate agents interviewed 40% said the urban policies influence the standard and price of houses because of the physical infrastructure. The 100% of the estate agents feel the residents should be involved to approve a housing project and also the population should be controlled to avoid congestion to uplift the standards while 60% of the estate agents indicated that the urban policies do not control the house pricing but they only give a general guideline on the standard of living.

4.7 How Physical Infrastructure has influenced the housing Development in Kitisuru Estate

The infrastructure in Kitusuru area is well structured and planned as indicated by 64% of the residents. The road, sewerage, water, electricity and security are viewed to be very important by 57% of the residents, these residents agree with Muller,1961 who said construction standards aims to ensure cost effective common standards of ammenities and all properties should have good access to public transport, safety and ease of use. Internet and street lightings are not viewed to be of great importance by 60% of the residents but 40% still value their importance. This is indicated by table 4.14. In the infrastructure management, 22% of the residents are happy with how it is maintained, though they say there should be a sewer recycle and a proper waste disposal method. They also say the road is well maintained and carpeted regularly but the street lighting should be regularly repaired. They acknowledge the internet but they maintain on their own. The 31% of the residents believe the street lightings should be added, water should be provided throughout, security cost should be brought down to a manageable level and the roads needs to be expanded and marked. The 32% of residents felt that it's an obligation of every resident to contribute to the management of the physical infrastructure near and within their homes. The remaining 15% said the local government and the house

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owners should maintain and subsidies the cost of the physical infrastructure and it is their responsibility.

Table 4.14: Physical Infrastructure

Importance of the following Physical Infrastructure	Very Important		Important		Less Important		Least Important		Not at all Important	
	F	%	F	%	F	%	F	%	F	%
Roads	56	62%	34	38%	0	0%	0	0%	0	0%
Sewerage	58	54%	32	36%	0	0%	0	0%	0	0%
Water	63	70%	27	30%	0	0%	0	0%	0	0%
Electricity	44	49%	46	51%	0	0%	0	0%	0	0%
Security	45	50%	42	47%	2	3%	0	0%	0	0%
Internet	19	11%	21	23%	28	33%	28	33%	0	0%
Street Lighting	14	16%	12	31%	24	27%	23	26%	0	0%

CHAPTER FIVE

5.0 SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

This chapter provides the summary of the research findings, conclusions and recommendations of the study. The summary of the findings gives a detailed picture on how the respondents' views relate to the variables that were considered to be the influence of urban in the housing development projects in Kitisuru Estate.

The chapter also includes the conclusions that were drawn from the findings of the research study in relation to the variables. It also contains the recommendations made in view of trying to improve urban policies in Kitisuru. Given the scope of the study the chapter also recommends areas of further studies in order to create more awareness and better understanding in the field urban policies in Kitisuru estate.

5.2 Summary of Findings

From the specific objectives of the study it is established through the research findings how the independent variables influence the dependent variable. This came out clearly in the analysis of data which put into consideration the objective of the study.
Urban policies give a guideline to all stakeholders involved in housing development projects on how to protect the environment, housing management and safety issues.
The local government coordinates with different parties including the government ministries, the residents, non governmental organizations and all housing stake holders to formulate and implement the urban policies.

Kitisuru estate has been able to maintain its class and the environment has been conserved. Many houses are built in the right place, in the right parcel of land in regard to size, physical infrastructure are availed and well maintained.

There are tarmac roads in Kitisuru which are maintained by the residents association though they are narrow. Street lighting along major and minor roads are available, they are regularly maintained by the residents association and paid for by residents in the service charge. Tapped water from the city council and also borehole water from

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individual residents is available though most residents buy packed mineral water for drinking which is regularly supplied by different private companies. Electricity and back up generators are found in almost all homes, the residents pay for their own electricity and they maintain their own generators. Security offered by different private security firms, alarm systems and electric fences with security dogs and patrols from the security firms along the roads and by the Gitathuru River. Every house has its own sewerage system, maintained by individual residents. Waste is collected by different private waste disposal companies, paid and contracted by individual residents.

5.3 Conclusion

The research study revealed how the urban policies that were taken into consideration influence the housing development projects in the slums. The research showed how urban policies affect the development of housing projects and factors associated with them. Even with proper financing and availability of developers, without guiding urban policies housing development becomes difficult to run smoothly or even to take place.

Urban policies influence the housing development projects in city estates. This is outlaid by the fact that no housing development project can commence without the government approval. Various certificates are needed to protect the environment, to protect the residents and to maintain the infrastructure available.

Residents' involvement in the projects plans implementation play a key role in the achievement of the project deliverables by using the urban policies as a guideline. How the developers use the urban policies and how they involve them in terms of labor in the housing development project is vital for housing project success. The public, private partnership also improves when the residents trust their government and have faith with it and the urban policies.

5.4 Recommendation

From the research findings the following recommendations were made so as to assist the developers in understanding how the urban policies influence housing projects in Kitisuru estate.

The government should enforce these urban policies in all city estates and every resident should be given a copy of the published policies. The architects should guide the developers on the urban policies and strictly enforce them during the housing projects implementation. The government should allow smaller subdivision of the land to enable more residents to build in Kitisuru at a cheaper rate. Flats should also be built in Kitisuru.

Urban policies should be published in different Medias to sensitize and disseminate residents. The local government should spread wide and deploy more officers to enforce these policies. Universities department of housing should emphasize these policies to their students in the curriculum. Residence associations in other estates should be active to enforce these policies.

5.5 Suggestions for further study

Project management is a wide area of study and what the researcher did is to try and ascertain how the urban policies influence housing projects in Kitisuru estate. However besides the urban policies adopted by this study project management is a diverse management discipline that involves a number of critical success factors which can research on other form of policies found in city estates.

This provides areas for further studies that would lead to better understanding the factors influencing project performance in the housing sector. One of the areas includes a study on how urban policies lead to housing project failures. Other areas for further studies include how the urban policies facilitate housing projects in planning and implementation.

The researcher would also recommend further studies touching on the risks involved with omission of policies in housing projects and the emphasis on how to manage them without affecting the project implementation.

The factors taken into consideration by this study can also be put into further studies by considering how urban policies impact on project challenges in other industries

within the construction sector other than the housing industry. This would give a broader understanding on how they influence project performance in different management settings and environment.

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1. QUESTIONNAIRE FOR KITISURU RESIDENTS

This questionnaire is meant for data collection on the influence of urban policies on the housing development projects in Kitisuru estate. Any information provided will be treated with strict confidence and will be used solely for the purpose of this research topic.

Kindly tick and fill in the required information where appropriate.

1. (a) Please indicate your gender?

   Male [ ]   Female [ ]

   (b) Please tick the age bracket that you fall?

   <   30 years   [ ]

   31- 40 years   [ ]

   >   40 years   [ ]

   (c) What is your highest level of education?

   Secondary   [ ]

   College   [ ]

   University   [ ]

   Post Graduate   [ ]

   Others ....

   (d) For how many years have you lived in Kitisuru?

   Below 5 years   [ ]

   5-10 years   [ ]

   > 10 Years   [ ]

   (e) What is the occupancy of your house?

   Tenant   [ ]

   Landlord/ landlady   [ ]

   Leaser   [ ]

   Others (please specify) ....

(f) How many people live in your household? (Kindly tick)

      Less than 5   [ ]

      5-10   [ ]

      Above 10   [ ]

2 (a) How big is your house?

      Less than 3 bed rooms [ ]

      3-6 bed rooms   [ ]

      Above 6 bedrooms   [ ]

(b) How big is your compound?

      Less than ½ acres [ ]

      ½ - 5 acres   [ ]

      Above 5 acres   [ ]

(c)   What is the design of your house?

      Mansionate   [ ]

      Bungalow   [ ]

      Others (specify) ....

(d)   Please explain how health and safety measures are observed in the house you live?

....

....

....

....

....

3. (a) Please indicate the extent to which to which the following physical infrastructure influence the choice of the estate you live.

Physical Infrastructure	Very important 5	Important 4	Less important 3	Least important 2	Not at all important 1
roads					
sewerage					
Water					
Electricity					
security					
Internet					
Street lighting					

(b) Please give your views towards the management of the available physical infrastructure...
....
....
....
....
....

4. (a) Are you aware of any urban policies governing your estate?

        1. Yes   [ ]

        2. Not sure [ ]

(b) Who do you think formulates the urban policies (please tick)?

Local government   [ ]

Architects   [ ]

Contractors   [ ]

Estate agents   [ ]

Quantity surveyor   [ ]

Others...

(c) Who implements the urban policies? (please tick)

Local government   [ ]
Architects   [ ]
Contractors   [ ]
Estate agents   [ ]
Quantity surveyor   [ ]

Others..

(c)   Does Kitisuru estate have any kind of the following urban policy programmes?

1. Awareness programmes   Yes [ ]   No [ ]

2. Management programmes   Yes [ ]   No [ ]

3. Implementation programmes   Yes [ ]   No [ ]

(b) To what level do you consider the urban policy important in the following factors?

	Very important	Important	Neither important nor unimportant	unimportant	Not important at all
Housing management	1	2	3	4	5
Housing development	1	2	3	4	5
Environmental conservation	1	2	3	4	5
Population control	1	2	3	4	5
Price control	1	2	3	4	5

5.(a) Rate the extent to which the following aspects have been put in place to ensure policies implementation during housing development projects. Please tick the most appropriate option using the appropriate scale.

1. Not at all
2. To a less extent
3. To a great extent
4. To a very great extent

Housing development factors	1	2	3	4
Residents approval of a project				
Environmental conservation				
NEMA approval				
City Council approval				
Population control				

(b)   Please   give   general   comments   to   the   answers   above.

....

....

....

....

Thank you for your co-operation in enabling us realizes this project.

INTERVIEW GUIDELINE FOR PROFESSIONALS INVOLVED IN KITISURU HOUSING PROJECTS

This interview is meant for data collection on the influence of urban policies on the housing development projects in Kitisuru estate. Any information provided will be treated with strict confidence and will be used solely for the purpose of this research topic.

Kindly fill in the required information where appropriate.

1. Please indicate your professional?

----

2. Are you aware of any urban policies in Kitisuru estate?

----

3. Who are involved in the formulation of the urban policies?

----

4. Who are involved in implementation of the urban policies?

----

5. What is the situation of the available physical infrastructure in Kitisuru Estate?

----

6. What certificates are required in the housing development projects?

----

7. What are your general comments on urban policies in housing development projects?