



UNIVERSITY OF NAIROBI  
HOUSING RESEARCH AND DEVELOPMENT UNIT

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HOUSING TERMINOLOGY

Working Paper - Second Edition

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With the growth of the stock of terms within the field of Housing and Planning it becomes increasingly important to define these terms as a means of precise communication.

The following glossary of some 300 terms related to Housing and Planning has been compiled over the past ten years and was first published in June 1971 in an attempt to demonstrate the need for a precise vocabulary within this field.

The definition of a vocabulary being beyond the scope and capacity of the HRDU we have done what was within our means: to compile relevant terms and definitions from Kenyan and foreign literature in the English Language as an interim glossary for temporary use in Kenya.

A selection of more comprehensive glossaries compiled by international organizations is presented in the bibliography on page iii.

The terms and definitions are presented in the order of sources as listed on page iv. The sources are numbered in the random order in which they were discovered.

An index on pages v-vii lists the terms alphabetically with references to source numbers (before the full-stop) and sub-numbers (after the full-stop).

Several terms are defined more than once. The inclusion of a term in this glossary does not specifically imply the recommendation of the HRDU.

Nairobi 3.10.1978  
Per Houlberg

- a Tentative draft for an international glossary initiated at the 1968 Moscow Conference on the Planning and Construction of New Towns and presented at the Interregional Seminar on Physical Planning for Urban Regional and National Development, Bucharest, 1969. The draft has since been referred to the United Nations.
- b South Adriatic Regional Project. INTERNATIONAL VOCABULARY OF PHYSICAL PLANNING TERMS. Yugoslavia 1967. Translations into six languages.
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- d Charles Abrams, THE LANGUAGE OF CITIES. Equinox Books, New York, 1971.
- e Horacio Caminos, Reinhard Goethert, URBANIZATION PRIMER FOR DESIGN OF SITE AND SERVICE PROJECTS. World Bank Urban Projects Departments, USA, October 1976. The glossary to this publication has two main sources; Webster's Third New International Dictionary, and definitions from the files of the Urban Settlement Design Programme (USDP).

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THE CITY COUNCIL OF NAIROBI (BUILDING) BY-LAWS, 1948,  
(PLANNING) Kenya.

- 1.01 OWNER: in the case of freehold property means the person (other than the Government) owning such property and in case of any property held under a lease for a period not less than ten years, or for the natural life of any person, or which is renewable from time to time at the will of the lessee indefinitely or for periods which together with the first period thereof amount in the aggregate to not less than ten years, means the person holding such property under such lease and includes any grant agent who receives rent or profits from any such person and also any superintendant, overseer or manager of any such lessee in respect of the holding on which he resides as such superintendant, overseer or manager.
- 1.02 OCCUPIER: means any person in actual occupation of land or premises without regard to the title under which he occupies and in case of premises subdivided and let to lodgers or various tenants the person receiving the rent payable by the lodgers or tenants whether on his own account or as an agent for any person.
- 1.03 PLOT: Any portion of land which is the subject of a separate conveyance from the Government.
- 1.04 SUBPLOT: Any portion of a plot which is the subject of a separate registered conveyance, assignment or sublease or any portion of a plot the position and boundaries of which are delineated on a plan of division or subdivision, such plan having received the approval of the council in writing under the hand of the Town Clerk, and also of the Commissioner of Lands where his approval is necessary, or has been approved by the Commissioner of Lands or other competent authority prior to the coming into operation of these by-laws.
- 1.05 BUILDING: Any structure or erection of any kind whatsoever, whether permanent, temporary or movable, and includes any boundary wall, screen wall, fence, hoarding and drainage work.
- 1.06 DOMESTIC BUILDING: A building used, constructed or adapted to be used in whole or in part for human habitation, or a shop, or an office or any combination hereof or any other building not being a public building or a building of the warehouse class.

- 1.07 DWELLING: A building or any part or any part or portion of a building used for constructed, adapted or designed to be used for human habitation as a separate tenancy or by one family only, whether detached, semi-detached, or separated by party walls or by floors from adjoining buildings, together with such outbuildings as are reasonably required to be used or enjoyed therewith; and the term "dwelling" shall include any residential flat.
- 1.08 HABITABLE ROOM: A room designed or used for human habitation and includes any living room, office, work room or any room designed or adapted or used for the purpose of sleeping, eating or the cooking of food therein, or as a place for the habitual employment of any person, but does not include a cooking place at native quarters.
- 1.09 RESIDENTIAL FLAT: A self-contained dwelling forming a part one storey in height of a building which consists of not less than two storeys and designed for the provision of not less than four such dwellings.
- 1.10 RESIDENTIAL AREA: Any area of the City which is not within the Commercial area as defined in these by-laws or as may be defined from time to time.
- 1.11 INTERNAL OPEN SPACE: A space which is surrounded or is liable to become surrounded with building or erections of any description either wholly or to such an extent that the free passage of air into and throughout such space is or may be insufficiently provided for.
- 1.12 COVERAGE: as applied to a building means the portion of the horizontal area of the site of the building permitted to be built on under the provisions of these by-laws at each floor levels.
- 1.13 LATRINE and LATRINE ACCOMMODATION: A receptacle for human excreta together with the structure containing and including such receptacle and the fittings and apparatus connected therewith, and includes a pit-closet and a water closet.
- 1.14 WATER CLOSET: Latrine accommodation adapted or designed for the reception of human excreta, of both a solid and liquid character used or adapted or intended to be used in connection with a water carriage system, and comprising provision for the flushing of the receptacle by means of a water supply.

**1.15 PARTY WALL:**

(i) a wall forming part of a building and used or constructed to be used in any part of its height or length for-

- a. the separation of adjoining buildings,
- b. the separation of semi-detached buildings.
- c. the separation of residential flats, shops and/or offices into separate occupancies or limited groups of such occupancies.

(ii) A wall forming part of a building and standing in any part of its length to a greater extent than the projection of the footings of land of different owners.

**1.16 CROSSWALL:** A wall bonded into an external wall to the full height thereof and at a horizontal angle of not less than  $60^{\circ}$  therewith.

**1.17 EXTERNAL WALL:** An outer wall or vertical enclosure of a building not being a party wall even though adjoining a wall of another building.

DENSITIES IN HOUSING AREAS,  
P.H.M. Stevens, 1960

2.01 HOUSING DENSITY:

In the United Kingdom, housing density has been defined as signifying "the degree of closeness with which dwellings, and hence the people occupying them, are arranged in the residential areas of towns and villages". It would be more apt, however, to describe it as signifying the degree of concentration rather than the degree of closeness, for the latter implies progressive overcrowding as densities increase, whereas the opposite can and does occur in actual fact. It is essential at the outset to recognize the importance of this distinction, for there is a mistaken tendency to believe that "high densities" are inherently evil and that "low densities" are inherently good. Density indices must be dissociated from any direct connection with the quality of living conditions.

- 2.02 HOUSE: A building designed or occupied as the living quarters of one or more families or households. It may not be equipped with facilities for cooking, bathing, toilet, storage, heating or cooling, or garaging motor cars. For the purposes of this definition, a house includes all ancillary buildings which provide separate facilities for its occupants.
- 2.03 HOUSE PLOT: A house, or group of houses, together with any private curtilage relating thereto.
- 2.04 HOUSING AREA: The area of land actually developed or to be developed for houses and including:
- i all house plots;
  - ii all communal open space, i.e. any small public or private open spaces included in the lay-out intended solely for the enjoyment and use of nearby households and not for the purpose of the neighbourhood as a whole;
  - iii half the width of any street on which land mentioned in i or ii abuts, except that where a curtilage abuts on a principal traffic road only 20 ft of the width that road is included.
- 2.05 HOUSING AREA DENSITY: The total number of persons to be accommodated in the housing area divided by the housing area in acres. It is expressed as persons per acre.
- 2.06 FLOOR SPACE: The total floor area of a house measured the main external and party walls, including the thickness of internal partitions. It includes all rooms, covered

balconies and verandahs, service space and circulation space. It includes all external and common stairs, lift shafts, landings, corridors, etc.

- 2.07 FLOOR SPACE RATE: The ratio of floor space to the number of inhabitants in a house or group of houses. It is expressed as square feet of floor space per person.
- 2.08 HOUSING AREA RATIO: The total floor space within the housing area divided by the housing area in square feet. It is expressed to two places of decimals.
- 2.09 PLOT COVERAGE: The proportion of the house plot covered by the total ground area of the house or houses sited hereon. For the purposes of this definition, the ground area is the total area of ground covered by a house, measured to the outside face of external walls, but not including uncovered verandahs, porches, terraces or steps.
- 2.10 TOTAL LIVING SPACE: Within a house plot or group of house plot or plots together with the total floor space and all floors contained therein.
- 2.11 TOTAL LIVING SPACE RATE: The ratio of total living space to the number of inhabitants in a house or group of houses. It is expressed as square feet of total living space per person.
- 2.12 ACCESS INDEX: The percentage of the housing area used for roads, footpaths, or other means of public access not forming part of a house plot.
- 2.13 OPEN SPACE INDEX: The percentage of the housing area used for small communal open spaces intended solely for the enjoyment and use of nearby households and not for the purposes of the community as a whole.
- 2.14 COMMUNAL SERVICES INDEX: The total percentage of the housing area used for access and open space.

MAN'S STRUGGLE FOR SHELTER IN AN URBANIZATION WORLD  
Charles Abrams, 1964.

3.01 DEFINING THE TERMS:

The new vocabulary of development planning needs to be more carefully defined than it has been in the past. The planners begin with the identification of objectives. Though some theorists have sought to break down country planning into OBJECTIVES, GOALS, and TARGETS, the categories are inadequate. Objectives should include those which must be immediately attained and those which are ultimately attainable. Flood control may be the immediate objective of a project, while the ultimate aim would be the conservation of water power, increased production, and better living standards. The term GOALS, which is used by economists as synonymus with OBJECTIVES, implies, in a strict sense, cessation of effort upon attainment. It is used also in the sense of PARAMOUNT GOALS which "bring to fruition the dreams of the men who laid the foundation of this country". Though a city may plan its goals for a maximum population and development, a nation is engaged in an unending effort to make living standards better and better. AIMS and OBJECTIVES are therefore accurate words than GOALS to describe the national ends sought.

TARGET, which has been drawn out of archery and ballistics into economic jargon, denotes something less than long-range aims or objectives. The five-year plans containing targets imply an effort to reach a specific increase in food, road mileage, construction, etc. Targets are important because they imply commitments and therefore call for firm direction of efforts and allocation of revenues. An adroit politician explain that he has met an objective, but he would have a harder time demonstrating that he has met a target.

Other terms used in planning include the means for fulfilling programs in terms of SCHEDULES, PROJECTS, or SCHEMES. The words PROGRAM and PLAN have the widest meanings, implying proposed methods of action or procedure -- the FIVE-YEAR PLAN was the name given to the industrialization program of the Soviet Union, but PROGRAM also implies a design for the orderly achievement of certain ends that may be part of a general plan. SCHEDULE emphasizes the importance of the time element and also implies a commitment. PROJECT is much like SCHEME, and the two words are often used



interchangeably. But SCHEME (suggesting more imaginative scope) implies the careful choice or ordering of details (e.g., a housing scheme in England), and PROJECT, which originally was broader than SCHEME, is now used for specific undertakings as well (e.g., an urban renewal project).

#### FORMS OF TENURE:

- 3.02 EQUITY OWNERSHIP: This is the ownership of the property subject to mortgage. While a mortgage system is essential to facilitate the purchase of land and homes at ever-rising costs, it effects a virtual division of the title between the mortgagee (representing the superior interest) and the owners claim (or equity interest). The equity continues unimpaired only as long as the owner can avoid default. When land or building costs rise, the amount of the mortgage and its proportion to value also rise. Even where the interest rates are as low as 5%, the interest and amortization payments add up to more than half of the annual carrying costs of the house. In the more developed countries, the debt may run as long as forty five years. In underdeveloped countries, where interest payments are high and the mortgage is short-term, bonus payments are exacted with each renewal. In such cases, the average family is either unable to buy or else haltered to the carrying charges of a debt that leaves little for the rest of lifes essentials.
- 3.03 CONTRACT LANDOWNERSHIP: Here the family to buy the land by installment payments, hoping ultimately to pay for it out of earnings. The rising costs of land have extended the contract payments for prolonged periods. Even where payment is completed, the owner is still faced with borrowing to build a house. Buying a tract, subdividing, and retailing the land in small plots that are paid for in installments has become a frequent practice of land operators in many underdeveloped areas. Often the purchaser lacks the funds to build, so he puts up a shack from makeshift materials. Sometimes after starting his building, he runs out of money with which to pay for the roof. Ultimately the mortgagee, the wheather, or the taxing authority succeeds to the property.
- 3.04 STATUORY OWNERSHIP OR TENANCY: In this case the government has passed laws to protect the owner against fore closure in deflationary periods, to allow a tenant to remain in

possession, to reimburse him for any improvements, or to protect him against rent increases. In these cases a statute modifies or redefines what has been a contractual relationship. Rent control is the most common example. In one form or another it exists in most underdeveloped countries. Another example is a 1958 statute in Ireland that automatically extended expiring long-term leaseholds for another ninety nine years; where the landlord and tenant failed to agree on the new terms, the rent is fixed at a sixth of the current rental value. While rent control and other statutory interference with the contract may be good for the tenant, it may discourage substantial investment by private capital, particularly where controls apply to new buildings. A country in which capital investment is subject to the threat of drastic government impositions must expect either stagnation of private investment or increased socialization to fill the investment gap.

- 3.05 **KEY MONEY TENANCY:** With the costs of land, homes, and rent rising, key money tenure has grown up in many underdeveloped countries -- South America, Israel, and Greece among others. A premium is paid for the right to acquire possession under a tenancy. It is also often paid to tenants as the consideration for selling a rent controlled apartment. Where mortgage money is scarce, key money is also paid to builders to help them finance new operations. The tenant is guaranteed possession for a limited period in return for a payment that is often a substantial portion of the building cost.
- 3.06 **BUILDING OWNERSHIP:** Because land prices have run ahead of purchasing power, a person desiring to erect a building leases the land instead of buying it. Upon expiration of the lease, the building generally reverts to the landowner unless laws or the contract provides otherwise. This arrangement has been common in England, where land until recently rested in only a few hands. Building ownership is common in the Soviet Union, since the government has confiscated all land titles. In the Philippines and in the British West Indies, poor people erect shacks on speculatively owned land rented to the occupant under a tenancy-at-will that is terminable summarily.

- 3.07 SQUATTER TENURES: the growth of squatting has produced many new and unorthodox forms of tenure. As described earlier, they include squatting in which the government or the private owner tolerates possession by the squatters. A type of squatting-at-will may arise when the squatter agrees to pay periodic stipends to the owner for the right to remain. When such land is needed for other purposes, the squatter may be speedily evicted. He may resist eviction by threats or bring pressure on the government for protection against ouster.
- 3.08 COOPERATING OR SHARING DEVICES: The inability of a single family to secure a house has given rise to mutual agreements under which several families join together to build or buy one. Cooperation for mutual aid of various kind is not new, and its features have appeared in village economy in China, India, and Russia and in primitive societies. It has incorporated some of the aspects of cooperation that had taken shape in Britain and France in the 1820's and some of the devices of the private enterprise system including stock ownership. Other forms include ownership of the individual apartment under an agreement to contribute to the upkeep of the building and cooperative ownership only of the common grounds. The "condominium" arrangement, under which each occupant actually owns his apartment individually, has been used extensively in Puerto Rico, Cuba, and elsewhere in Latin America and has been recently introduced in the United States. Other cooperative forms are common in Australia, Italy, France and West Germany. In the Netherlands, Switzerland, and the Scandinavian countries, a device is employed under which the occupant never becomes the individual owner of the dwelling but participates in the administration of the cooperative and enjoys, legally or in practice, a right of extended or permanent occupancy.
- 3.09 MOBILE OWNERSHIP: Under this form of tenure the building is not affixed to the land but remains personal property and may be moved by the building owner when the landowner demands possession or a rent that the tenant cannot afford. The number of mobile tents and houses, as well as demountable units, has increased because of migrations, hostility to minorities, landlessness, uncertainty, and social conflict. In the more developed countries, mobile living, which had its earliest roots in nomadism, is becoming a chosen way of life for many. Mobile houses may be either large self-contained unit equipped with kitchen, living room, and bath or smaller caravans attached to the car or truck.....

In underdeveloped countries, the mobile house is usually a small cabin erected by the owner or a carpenter and placed on rented land. Sugar workers in the British West Indies were allowed to put up such shacks on the plantations and remain as long as they worked there. These mobile shacks have been transposed to the urban scene. A building owner may also be a squatter. Usually any moving job speeds the dilapidation of the structure, and slums of battered demountable units have become a familiar sight in poorer countries. Occupants of mobile shacks are often shunned as semi-vagrants or intruders, particularly when they require public services or have children to be schooled.

- 3.10 HIRE PURCHASE (TENANCY WITH OPTION TO BUY): This device is employed by the government to enable poorer families to rent until they have accumulated reserves or made a specific number of payments. The system gives the tenant hope of ownership and encourage him to improve his house and make repairs.

Slum clearance in Britain and America:

- 3.11 SLUM: "...Although reports and investigations of slums in Victorian England had shocked the British conscience, a "slum" was not easily defined or definable. British social planners had at first applied the term of to any squalid neighbourhood inhabited by the lower and criminal classes. Later this definition was qualified to refer only to houses rather than to both houses and people.....".

## TYPES OF SQUATTERS

classification by C. Abrams in "Mans struggle for shelter....."

- 3.12 THE OWNER SQUATTER owns his shack, though not the land; he erects the shack on any vacant plot he can find. Public lands and those of absentee owners are the most prized. The owner squatter is the most common variety.
- 3.13 THE SQUATTER TENANT is in the poorest class, does not own or build shack, but pays rent to another squatter. Many new in-migrants start as squatter tenants, hoping to advance to squatter ownership.
- 3.14 THE SQUATTER HOLDOVER is a former tenant who has ceased to pay rent and who the landlord fears to evict.
- 3.15 THE SQUATTER LANDLORD is usually a squatter of long standing who has rooms or huts to rent, often at exorbitant profit.
- 3.16 THE STORE SQUATTER OR OCCUPATIONAL SQUATTER establishes his small lockup store on land he does not own, and he may do a thriving business without paying rent or taxes. Sometimes his family sleeps in the shop. A citizen of Davao, in the Philippines, can get a dental cavity filled by a squatter dentist, his appendix removed by a squatter surgeon, or his soul sent to a more enduring tenure by a squatter clergyman.
- 3.17 THE SPECULATOR SQUATTER is usually a professional to whom squatting is a sound business venture. He squats for the tribute he expects the government or the private owner to grant him sooner or later. He is often the most eloquent in his protests and the most stubborn in resisting eviction.
- 3.18 THE SEMI-SQUATTER has surreptitiously built his hut on private land and subsequently come to terms with the owner. The semi-squatter, strictly speaking, has ceased to be a squatter and has become a tenant. In constructing his house, he usually flouts the building codes.
- 3.19 THE FLOATING SQUATTER lives in an old hulk or junk which is floated or sailed into the city's harbour. It serves as the family home and often the workshop. It may be owned or rented, and the stay may be temporary or permanent. In Hong Kong, there are so many thousands of junks and sampans in one area that one is no longer aware of the water on which they rest.
- 3.20 THE SQUATTER "COOPERATOR" is part of the group that shares the common foothold and protects it against intruders, public or private. The members may be from the same village, family, or tribe or may share a common trade, as in the case of groups of weavers on evacuee land in Pakistan.

KAMPALA-MENGO REGIONAL PLANNING STUDIES  
SURVEY ON PUBLIC HOUSING DEVELOPMENT FOR LOW INCOME  
GROUPS IN THE REGION

Lars Danielsson, April 1965.

- 4.01 AIDED SELF HELP where groups of houses are built by the occupants themselves under proper supervision and administration.
- 4.02 CORE HOUSING whereby a nucleus house of 1-2 rooms, kitchen, lavatory is provided, which can readily be expanded by the occupant himself.
- 4.03 BUILDING COST means the cost of the building itself excluding the capital cost of land and services.
- 4.04 GROSS RESIDENTIAL DENSITY means the population of a residential area divided by the acreage including all land covered by dwelling and the gardens, roads, local shops, primary schools and most open spaces but excluding all other uses such as industrial land, secondary schools town parks and town centres.
- 4.05 ECONOMIC RENT means that rent which is required to meet the full cost of managing and maintaining the accommodation plus an amount equivalent to loan charges i.e principal plus interest, which would have been payable if the capital sum had been borrowed and was repayable by way of annuity.

MODULAR COORDINATION IN HOUSING,  
UN, New York, 1966.

- 5.01 MODULAR COORDINATION: The use of dimensional elements which, based on a module, can be placed on the construction site without undergoing any modification.
- 5.02 COMPONENT: A single unit, compound unit or section of a unit which forms part of a building.
- 5.03 MODULAR COMPONENT: A single or multiple unit that forms part of a building whose design is based upon the basic module.
- 5.04 BASIC MODULE: Unit of measure of fixed size to which all measurements that form part of a modular co-ordination system are referred.
- 5.05 PLANNING MODULE: Unit of measure larger than the basic module of which it is a multiple. The planning module vary in size but is always a multiple of the basic module, which is a unit of fixed sizes.
- 5.06 MODULAR GRID: Network of lines set at right angles and at a distance from one another equal to the size of the basic module.
- 5.07 MODULAR DIMENSION: Dimension obtained by employing whole multiples of the basic module.
- 5.08 NOMINAL DIMENSION: Dimension used for design purposes and as the basis for determining tolerances.
- 5.09 MAXIMUM MEASUREMENT: Maximum allowable measurement: nominal dimension plus tolerance.
- 5.10 MINIMUM MEASUREMENT: Minimum allowable measurement; nominal dimension minus tolerance.
- 5.11 ACTUAL DIMENSION: Measurement taken from the finished or installed unit or component, which includes the tolerance allowed and those of the measuring apparatus.
- 5.12 WORK MEASUREMENT: Dimension according to which a component must be manufactured. The nominal dimension, minus the space taken up by joints, plus or minus the tolerances, is equal to the work measurement.

- 5.13 PREFERRED MEASUREMENTS: Certain measurements that offer advantages for modular coordination because they permit combinations of sizes.
- 5.14 TOTAL JOINT: Space between two components after installation.
- 5.15 TOLERANCE: Maximum error allowed in measurement falling within the recommended maximum and minimum measurements.



URBANIZATION: DEVELOPMENT POLICIES AND PLANNING  
United Nations, New York, 1968. E.68.IV.1

6.01 AGGLOMERATIONS AND CONURBATIONS:

...In general throughout the world, where a fundamental change in settlement pattern related to the modern growth of commerce and industry has taken place, some towns of minor importance expanded rapidly, outgrowing original administrative boundaries. Where boundaries were inflexible, the localities were re-defined as "agglomerations". The simultaneous growth of several towns within a small radius often caused them to merge into a "conurbation".

In some case, de facto conurbations became incorporated under a single urban administration. In others, the growth of large cities or "metropolises" absorbed adjacent towns, villages, or smaller cities without affecting their political autonomy, even when services such as water and police were supplied under the administration of the agglomeration. With the increase in the number of large cities, the concept of "agglomeration" has gained more generalized use as an alternative to that of "city proper".

6.02 URBAN AND RURAL POPULATION:

... For the purpose of this study, "urban" population is defined as that of localities with 20.000 or more inhabitants, x) "rural and small town population" that of smaller localities or the open country.

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x) Censuses of most countries define localities of lesser size as urban, but a common international measure is most readily found when the relatively high limit of 20.000 inhabitants separates urban and rural classification. Also, there is more certainty that localities of a mainly agrarian character will be excluded from the urban classification ... Although this definition, which has come into wide use in international research, is available for a large number of countries, it must be used with caution since it may exclude some places that are actually urban in character, while including others that may be merely densely settled rural villages.

Localities with 20.000 - 999 inhabitants will be referred to as "towns", larger localities as "cities". The figures 20.000 and 100.000 suggested the use of a multiplier of five to arrive at a more detailed size classification, viz:

20.000 and over . . . urban population  
 100.000 and over . . . city population  
 500.000 and over . . . big-city population  
 2.500.000 and over . . . multi-million cities  
 12.500.000 and over . . . metropolitan regions

- 6.03 LEVEL OF URBANIZATION:  
 the percentage of the population living in localities of 20.000 inhabitants and over.
- 6.04 RATE OF URBANIZATION:  
 average annual amount of increase in the percentage of population in localities of 20.000 and more inhabitants.
- 6.05 HOUSING DENSITY:  
 average number of inhabitants per room.
- 6.06 PLANNING UNITS (GHANA NEW TOWNS)  
 3.000 - 5000 people . . . neighbourhood unit  
 12.000 - 15000 people . . . community
- 6.07 PUSH AND PULL FACTORS:  
 Factors influencing the scale and nature of rural-urban migration.
- 6.08 ADEQUATE HOUSING:  
 in accordance with prescribed minimum standards.
- 6.09 MIGRATION:  
 the term "migration" in the context of urbanization has not been precisely defined in the literature to indicate inclusion or exclusion of temporary migrants from rural areas in cities.
- 6.10 URBANIZATION:  
 A relatively faster rate of population growth in urban areas than for the country as a whole.
- 6.11 PLANNING UNITS (RUSSIA. NEW TOWNS)  
 8.000 - 12.000 people . . . micro-district or neighbourhood  
 25.000 - 50.000 people . . . residential district
- 6.12 UNCONTROLLED URBAN SETTLEMENT:  
 urban settlement, whatever its duration or expectations may be, that takes place independently of the authorities charged with the control of local building and planning.

## 6.13 SQUATTER, SQUATTER SETTLEMENT:

... a "squatter" (except in Australia) is commonly assumed to mean: a "person who settles on new especially public land without title; a person who takes unauthorized possession of unoccupied premises". This is the definition given in The Concise Oxford Dictionary (fifth edition, 1964). So, unless or until it is generally agreed and understood that squatting can also mean in the urban sense what it means in Australia and, until recently anyway, in North America, namely, a "person who gets right of pasturage from government on easy terms", the use of the term "squatter settlement" to define our field tends to carry with it a rather legal connotation. This can obscure the issues by lumping together essentially dissimilar "provisional" and "incipient" squatter settlements and separating essentially similar "incipient squatter" and "incipient" semi-squatter" or even fully legal settlements. We have, therefore, in spite of its awkwardness, substituted the phrase "uncontrolled urban settlement" for the more attractive "squatter settlement" with all the expressive contractions into "squatment" or the variation of "squatterdom" that Charles Abrams has given it.

THE LOCAL GOVERNMENT (ADOPTIVE BY-LAWS) (BUILDING)  
ORDER 1968, Kenya

- 7.01 DOMESTIC BUILDING: Any building which is neither a public building nor a building of the warehouse class.
- 7.02 DWELLING: A part of a building lawfully used or constructed, adapted or designed to be used as a residence for one family and includes such out-buildings as are ancillary thereto.
- 7.03 DWELLING HOUSE: A building designed for use exclusively as one self-contained residence, together with such out-buildings as are an ancillary thereto.
- 7.04 HABITABLE ROOM: A room used or intended to be used for the purpose of working, living or sleeping, other than a kitchen, or laundry room for the sole use of the occupants of the dwelling to which it is attached.
- 7.05 KITCHEN: A room designed, adapted or used solely for the purpose of preparing or cooking food and washing utensils.
- 7.06 LATRINE ACCOMMODATION: A receptacle or receptacles for faecal matter, together with the structure containing such receptacle and the fittings and apparatus connected therewith.
- 7.07 OCCUPIER: Any person in actual lawful occupation of land or premises.
- 7.08 OWNER: In the case of freehold property means the person (other than the government) registered as the owner of the freehold of such property and in the case of any property held under a lease from the government for a period of not less than ten years, or for the natural life of any person, or which is renewable from time to time at the will of the lessee indefinitely or for a further period which together with the first period thereof amounts in all to not less than ten years, means the person (other than a mortgagee) registered as the lessee of such property and includes any agent who receives rents or profits on behalf of such person, and also any superintendent, overseer or manager of any such lessee in respect of the holding on which he resides as such superintendent, overseer or manager.

- 7.09 PAIL CLOSET: Latrine accommodation having a movable receptacle for faecal matter.
- 7.10 PARTY WALL: (or separating wall):
1. A wall forming part of a building and used or constructed to be used for the separation of adjoining buildings belonging to different owners or occupied, or constructed or adopted to be occupied, by, different tenants; or
  2. A wall forming part of a building and standing, to a greater extent than the projection of the footings, on lands of different owners.
- 7.11 PLINTH AREA: The sum total of the floor areas contained in all the storeys of a building the measurements for which shall be taken from the external faces of the enclosing walls or limits of such building.
- 7.12 PLOT: Any piece or parcel of land which is the subject of a registered conveyance, or lease from the Government any portion thereof the position and boundaries of which are delineated on a plan of sub-division such plan having received the approval of the council in writing and the Commissioner of Lands or been approved by the Commissioner of Lands or other competent authority.

A GUIDELINE FOR THE FORMULATION OF ALTERNATIVE HOUSING POLICIES, John F.C. Turner, July 1970

- 8.01 HOUSEHOLDS & HOUSEHOLD GROUPS: the basic human unit is assumed to be the persons occupying a finite dwelling space (but not necessarily a separate dwelling unit) who share or contribute to the cost of living in that space. A household is not synonymous with the family although most families are, of course, households. A household group are those in a given context with similar socio-economic characteristics and having, therefore, similar housing needs.
- 8.02 HOUSING NEEDS: locational, tenancy and shelter needs for particular households or household groups in a known context; "need" is assumed to mean the priority determined by the households opportunities or expectations -- that is, the geographic position in the area, the duration of residence in that location (and, therefore, the form of tenure) and the form of the dwelling and related equipment and services needed if the household is to be assisted rather than frustrated by its dwelling environment. This definition of housing needs implies that the value of the dwelling environment lies in its role in the occupants lives rather than in its material condition.
- 8.03 HOUSING RESOURCES: the human resources and material goods and services for housing possessed by the households or available to them through agents of the public and private sectors. The basic resources, without which a dwelling environment cannot be made or modified, are: land or space; labor, materials, tools and organization (or a building industry) and finance or a system of exchange for resources not possessed by the users.
- 8.04 HOUSING DEMAND: demand is assumed to mean "effective demand" unless otherwise qualified -- that is, the form in which a household's or household group's needs can be met with the resources available to them. "Potential demand" refers to that which would become effective if existing but hidden, blocked or otherwise pent-up resources were to be released -- this phrase does not refer to "potential resources" however, that is, to those which would be created but do not actually exist.
- 8.05 HOUSING: the word housing comprehends the housing process as well as the material products of that process. For its convenience and simplicity, the housing process is described in terms of the generally sequential operations of preparation (or pre-construction), construction and the post-construction uses, management and maintenance (or operation) of the buildings and their equipment.

HOUSING PROBLEMS: conventionally, housing problems are assumed to mean the existence of materially poor or 'sub-standard' dwelling units or the deficit of units to officially accepted standards in relation to the number of households. This definition is unacceptable as it confuses the symptoms with the disease. While poverty may be exacerbated by materially poor environments it is not caused by them. Despite many attempts, poverty is not eradicated by the provision of materially better houses or dwelling environments. So, while a conventionally defined housing deficit may be a useful indicator of poverty or the unequal distribution of wealth, it is useless as an indicator of failures in the housing process. -- that is, of housing problems as distinct from social, political or economic problems over which housing agencies have no direct control. To be of use to housing and urban (infrastructure) development agencies, the definition of housing problems must be made in housing terms and the corresponding indicators must be independent from the changes of material conditions that are determined by the other factors. It is suggested that the proportion of household income, property value and operating costs is an accurate and practical indicator of malfunctions in the housing process and, therefore, of housing problems as distinct from poverty problems. Apparently there are normal ratios between household incomes and property values -- where conventional commercial market conditions obtain, the value of the dwellings is rarely less than 15% or more than 20% of the household's annual income. Operating costs during the lifespan of the family (or working life of the principal earner) seem to fluctuate between 20% and 30% of the household's income (including rent or mortgage payments, taxes and insurances, utilities and maintenance). Where the ratios fall within these (hypothetical) norms, it is reasonable to assume that the (free market) system is working adequately and that there is no major housing problem. Where an exceptionally high value occurs and where this is accompanied by a concomitantly high operating cost in relation to income, overexpenditure is indicated. Where there is an exceptionally low property value in relation to the household's income, abnormal priorities or a defective market is indicated; if housing costs are disproportionately high in relation to the value of the property (as is often the case tenements) serious housing problems are indicated -- that is, a waste of resources due to exploitation or a lack of opportunity to invest available savings margins. Adjustments must be made for situations where the commercial market is modified by non-commercial participation of the users in the housing process (self help) which generally leads to higher income:

value ratios (without increasing operating costs) or by government intervention through rent controls, subsidies and special taxation.

With functional indicators of the above described kind, attention is drawn to the operation of the housing process which, as it is an integral part of the urban system, plays a significant role in the social, political and economic spheres. Changes in the organization and functioning of the housing process, unlike changes in the forms its products, can do make important contributions to social and economic as well as to physical development. The housing process is a tool for development as long as its products are concomitant with the demand.

8.07 HOUSING SERVICES: Normally, that is with the exception of most public housing, housing is built and maintained by the owners or occupants through the combination of 'housing services' in the local 'service network'. The developer or owner-builder assembles his particular 'package' from a variety of service agents: real estate agents, lending agencies or banks, lawyers, architects, building contractors (or specialists and materials suppliers in the case of owner-builders) and so on. The buyer of an existing dwelling, or the beneficiary of a public housing programme that supplies completed units does not use housing services, of course.

8.08 HOUSING PROJECTS: specific sets of dwellings and related services and utilities built under one management.



- 8.09 HOUSING PROGRAMS: unless otherwise stated, it can be assumed that housing programs are publicly sponsored and administered. These are specific sets of services used in specific ways to produce a range of products for a range of households. Housing programs are of two importantly different kinds: service programs and project programs. As the above definitions imply, a service program is relatively open to use by a wide range of households for the production of a wide range of housing types; a project program, on the other hand, is bound to be more or less closed as it can only serve a narrow range of households and produce a relatively narrow range of housing types. As explained above, housing designed by agencies over whom the clients have no control can only approximately adjust the supply to the demand. Service programs are appropriate wherever the households can take (personal or collective) responsibility for the housing process; project programs are appropriate where households are unwilling or unable to take the initiative.
- 8.10 HOUSING PROCESS: the housing process is defined as the interaction between those directly involved in the procedures -- i.e. in the preparation or organization of housing production, in the production and construction and in its operation and management, maintenance and use.
- 8.11 HOUSING SYSTEM: the housing system is the housing process in its context. Without reference to context it is impossible to interpret demands or to evaluate the supply.
- 8.12 SELF HELP: the non-commercial participation in the housing process by the users.
- 8.13 BASIC HOUSING NEEDS:
- i material and social security.
  - ii opportunity to realize expectations.
  - iii identity or status
- security of acquired status gets higher priority when expectations are realized.

DWELLING UNITS IN PUBLIC LOW-COST HOUSING,  
Per Houlberg, 1970.

9.01 CIRCULATION/ACCESS TYPES, DWELLINGS:

1. EXTERNAL CIRCULATION; unprotected open or under cover.
2. COURTYARD CIRCULATION; protected, open or under cover.
3. CORRIDOR CIRCULATION; corridor with external access.
4. CENTRAL CORRIDOR CIRCULATION; corridor without external access; external access through livingroom.
5. ROOM CIRCULATION; room with external access (livingroom).

9.02 LODGING TYPE: dwelling with corridor or/and courtyard circulation.

9.03 FAMILY TYPE: dwelling with central corridor or/and room circulation.

9.04 BEDSPACE RATE: Habitable area (m<sup>2</sup>) per bedspace, with sufficient access and circulation area.

9.05 IMPROVABILITY: The dwelling's ability, by future additions, to increase the services to the occupants. Categories:

1. addition of area by extension or by combination of units,
2. addition of facilities to existing area.

9.06 IMPROVABILITY, TYPES OF IMPLEMENTATION:

1. building in stages (incomplete housing),
2. occupancy in stages (lodging type).

9.07 HABITABLE ROOMS, ARRANGEMENT TYPES:

1. LIVING ROOM: directly accessible room with access to other living units.
2. BED ROOM: room accessible through other living units only.
3. SEPARATE ROOM: directly accessible room, not giving only access to other living units.

By directly accessible is understood: accessible from outside, or courtyard, without crossing other living units.

9.08 BY-LAW ROOM: Room designed to by-law minimum standards.

9.09 FLEXIBILITY: The dwelling's or habitable room's, ability to perform under different conditions of occupancy ranging from extreme overcrowding to normal use.

9.10 BEDSPACE MODULE: Planning module for dwellings, based on the length of one bed plus sufficient space for operation.

(the text has been concentrated whenever appropriate).

SITE AND SERVICE SCHEMES, ANALYSIS AND REPORT,  
P. Houlberg, N.O. Jorgensen, R. Steele, 1971.

- 10.01 SELF-HELP: The occupier's participation in the erection process.
- 10.02 SITE AND SERVICE SCHEME: Scheme providing plots and services for low-cost houses financed from private resources (tentative definition). Types:
1. Cooperative schemes,
  2. Owner-occupier schemes.
- 10.03 DENSITY CLASSIFICATION:
1. LOW DENSITY -100 habitable rooms per net-ha
  2. MEDIUM DENSITY 100-150 habitable rooms per net-ha
  3. HIGH DENSITY 150- habitable rooms per net-ha
- 10.04 SERVICING, CLASSIFICATION:
1. SERVICE-TO-PLOT; watersupply and sewer laid in access roads; the plotholder arranging, and paying, for installations and their accommodation plus the necessary connections.
  2. SERVICE-ON-PLOT; watersupply and sewer, connected with their installations and accommodated in sanitation blocks on the plots, constructed and financed by the public.
- 10.05 ALLOCATION, CLASSIFICATION:
1. Part-allocation (cooperatives)
  2. Plot-allocation
- 10.06 TYPE-DWELLING, CLASSIFICATION:
1. lodging type
  2. owner/lodger type
- 10.07 CONSTRUCTION METHODS, CLASSIFICATION
1. AIDED SELF-HELP: The plotholder's participation in the construction of the dwellings with their own labour, on a communal basis and under supervision, the allocation taking place on the completion of the dwellings by the draw of lot.
  2. OWNER-BUILDER: The individual plotholder having the responsibility for the erection of the house on the plot allocated to him, whether he builds himself or hire somebody to build for him.

3. COOPERATIVE-BUILDER: The case where part of a scheme is allocated to a cooperative, representing the future tenants, which for its own funds arrange for the erection of the dwellings, whether by contractor, hired fundis or self-help.
4. CONTRACTOR-BUILDER: The case where a private firm or company, not representing the future tenants, enter an agreement with a local authority about the erection of a number of dwellings, to the local authority's specifications and on publicly owned land. The dwellings will be financed by the contractor and he will during the repayment period have the right to rent the dwellings which afterwards be transferred to a public-rental or tenant purchase system.

10.08 INCOMPLETE HOUSING, CLASSIFICATION:

1. Site scheme,
2. site and service scheme,
3. roof-scheme,
4. core housing.

OXFORD ENGLISH DICTIONARY (a)

CONCISE OXFORD DICTIONARY (b)

11.01 SLUM:

(a): A street, alley, court etc. situated in a crowded district of a town or city and inhabited by people of a low class or by the very poor; a number of these streets or courts forming a thickly populated neighbourhood or district where the houses and the conditions of life are of a squalid and wretched character.

(b): Dirty back street or court or alley in city.

11.02 DWELLING: Place of residence, house. (b)

11.03 DEMAND: Call of would-be purchasers for commodity (b)

11.04 TENEMENT: Dwelling house; set of appartments used by one family. (b)

11.05 SQUATTER: Person who settles on new especially public land without title. (b)

11.06 HOUSEHOLD: Inmates of house; domestic establishment. (b)

11.07 INFRASTRUCTURE: (infra: below, lower down) (b)

URBANIZATION PRIMER, H. Caminos, R. Goethert, World Bank Urban Projects Department, 1976. Quotations from the files of the Urban Settlements Design Program (U.S.D.P.)

- 12.01 ACCESS: The pedestrian/vehicular linkages from/to the site to/from existing or planned approaches.
- 12.02 AD VALOREM TAX: A tax based on a property's value; the value taxed by local governments is not always or even usually the market value, but only a valuation for tax purposes.
- 12.03 APPROACHES: The main routes external to the site (pedestrian/vehicular) by which the site can be reached from other parts of the urban context.
- 12.04 AQUA PRIVY: An excreta disposal system that consists of a watertight tank with a constant waterlevel. Excrement and urine undergo anaerobic decomposition and the liquids in the tank overflow into soakage or leaching pits to be absorbed by the soil. Initial costs are high but operating costs are low; however, the tank has to be emptied of the digested sludge at infrequent intervals and the liquids pollute the soil. This kind of system requires high soil absorption capacity, and large lots for adequate distance between adjacent systems.
- 12.05 BETTERMENT TAX: A tax on the increment in value accruing to an owner because of development and improvement work carried out by local authorities.
- 12.06 BLOCK: A portion of land bounded and served by lines of public streets.
- 12.07 CIRCULATION: System(s) of movement/passage of people and goods from place to place; streets, walkways, parking areas.
- 12.08 COLLECTION SYSTEM: The system of pipes in sewage network, comprised of house service, collection lines, manholes, laterals, mains.
- 12.09 COMMUNITY: The people living in a particular place or region and usually linked by common interests; the region itself; any population cluster.
- 12.10 COMMUNITY FACILITIES/SERVICES: Facilities/services used in common by a number of people, including schools, health, recreation, police, fire, public transportation, community center, etc.

- 12.11 COMPONENT: A constituent part of the utility network.
- 12.12 CONDOMINIUM: A system of direct ownership of a single unit in a multi-unit whole. The individual owns the unit in much the same manner as if it were a single family dwelling: he holds direct legal title to the unit and a proportionate interest in the common land and areas. Two types of condominiums are recognized: HORIZONTAL: detached, semi-detached, row/grouped dwelling types; VERTICAL: walk-up, high-rise dwelling types.
- 12.13 CONSERVATION EASEMENT: An easement acquired by the public and to open privately owned lands for recreational purposes or to restrict the use of private land in order to preserve open space and protect certain natural resources.
- 12.14 COST OF URBANIZATION: Include the following: CAPITAL: cost of land and infrastructure; OPERATING: cost of administration maintenance, etc.; DIRECT: include capital and operating costs INDIRECT: include environmental and personal effects.
- 12.15 DEPRECIATION ACCELERATION TAX: A tax incentive designed to encourage new construction by allowing a faster write-off during the early life of a building.
- 12.16 DETACHED DWELLING: An individual unit, separated from others.
- 12.17 DEVELOPMENT: Gradual advance or growth through progressive changes. A developed tract of land.
- 12.18 DEVELOPMENT SIZE: There are two general ranges of size: LARGE: may be independent communities requiring their own utilities, services, and community facilities; SMALL: generally part of an adjacent urbanization and can use its supporting utilities, services and community facilities.
- 12.19 DWELLING: The general global designation of a building/shelter in which people live. A dwelling contains one or more "dwelling units".

- 12.20 DWELLING DENSITY: The number of dwellings, dwelling units, people or families per area unit. GROSS DENSITY is the density of an overall area (e.g. including lots and streets). NET DENSITY is the density of selected, discrete portions of an area (e.g. including only lots).
- 12.21 POPULAR SECTOR: The marginal sector with limited or no access to the formal financial, administrative, legal, technical institutions involved in the provision of dwellings. The housing process (promotion, financing, construction, operation) is carried out by the popular sector generally for self use and sometimes for profit.
- 12.22 PUBLIC SECTOR: The government or non-profit organizations involved in the provision of dwellings. The housing process is carried out by the public sector for service (non-profit or subsidized housing).
- 12.23 PRIVATE SECTOR: The individuals, groups, or societies who have access to the formal financial, administrative, legal, technical institutions in the provision of dwellings. The housing process is carried out by the private sector for profit.
- 12.24 PROGRESSIVE DEVELOPMENT MODE: The construction of the dwelling and the development of the local infrastructure to modern standards by stages, often starting with provisional structures and under developed land. This essential traditional procedure is generally practised by squatters with de facto security of tenure and an adequate building site.
- 12.25 INSTANT DEVELOPMENT MODE: The formal development procedure in which all structures and services are completed before occupation.
- 12.26 DWELLING GROUP: The context of the dwelling in its immediate surroundings.
- 12.27 DWELLING SYSTEM: A distinct dwelling environment/housing situation characterized by its users as well as by its physical environment.
- 12.28 DWELLING UNIT: A self-contained unit in a dwelling for an individual, a family, or a group.
- 12.29 DWELLING UNIT AREA: The built-up, covered area of a dwelling unit.
- 12.30 CENTER LOCATION: The area recognized as the business center of the city, generally the most densely built-up sector.



- 12.31 INNER RING LOCATION: The area located between the city center and the urban periphery, generally a densely built-up sector.
- 12.32 PERIPHERY LOCATION: The area located between the inner ring and the rural areas, generally a scatteredly built-up sector.
- 12.33 DETACHED DWELLING TYPE: Individual dwelling unit, separated from others.
- 12.34 SEMIDETACHED DWELLING TYPE: Two dwellings sharing a common wall.
- 12.35 ROW/GROUPED DWELLING TYPE: Dwelling units grouped together linearly or in clusters.
- 12.36 DWELLING UNIT COST: The initial amount of money paid for the dwelling unit or the present monetary equivalent for replacing the dwelling unit.
- 12.37 ROOM: A single space usually bounded by partitions and specifically used for living; for example, a living room, a dining room, a bedroom, but not a bath/toilet, kitchen, laundry, or a store.
- 12.38 APARTMENT: A multiple space. Set of rooms with bath, kitchen etc. Several apartment units are contained in a building and share the use of the parcel of land on which they are built as well as the facilities available.
- 12.39 HOUSE: A multiple space. Set of rooms with or without bath kitchen etc. One house unit is contained in a building/shelter and has the private use of the parcel of land on which it is built as well as the facilities available.
- 12.40 SHANTY: A single or multiple space, small and crudely built. One shanty unit is contained in a shelter and share with other shanties the use of the parcel of land on which they are built.
- 12.41 DWELLING UTILIZATION: The utilization indicates the use with respect to the number of inhabitants/families.  
SINGLE: an individual or family inhabiting a dwelling.  
MULTIPLE: a group of individuals or families inhabiting a dwelling.

- 12.42 EXTERIOR CIRCULATION/ACCESSES: The existing and proposed circulation system/accesses outside but affecting the site these include limited access highways as well as meshing access to the surrounding area. Exterior circulation/accesses are generally given conditions.
- 12.43 FINANCING: The process of raising or providing funds.
- 12.44 FLUSH TANK TOILET: Toilet with storage tank of water used for flushing bowl.
- 12.45 FLUSH VALVE TOILET; Toilet with self closing valve which supplies water directly from pipe. It requires adequate pressure for proper functioning.
- 12.46 GRID BLOCKS: The blocks determined by a convenient public circulation and not by dimensions of lots. In grid blocks some lots have indirect access to public streets.
- 12.47 GRIDIRON BLOCKS: The blocks determined by the dimensions of the lots. In gridiron blocks all the lots have direct access to public streets.
- 12.48 GRID LAYOUTS: The urban layouts with grid blocks.
- 12.49 GRIDIRON LAYOUTS: The urban layouts with gridiron blocks.
- 12.50 INCREMENT TAX: A special tax on the increased value of land, which is due to no labour/expenditure by the owner, but rather to natural causes such as the increase of population, general progress of society etc.
- 12.51 INFRASTRUCTURE: The underlying foundation or basic framework for utilities and services; streets, water network, storm drainage, electrical network, public transportation, police and fire protection, refuse collection, health schools, playgrounds, parks, open spaces.
- 12.52 INTERIOR CIRCULATION NETWORK: The pedestrian/vehicular circulation system inside the site.
- 12.53 LAND DEVELOPMENT COSTS: The costs of making raw land ready for development through the provision of utilities, services, accesses, etc.

- 12.54 LAND LEASE: The renting of land for a term of years and for an agreed sum; leases of land may run as long as 99 years.
- 12.56 LAND SUBDIVISION: The division of land in blocks, lots and laying out streets.
- 12.57 LAND TENANCY: The temporary holding or mode of holding a parcel of land of another.
- 12.58 LAND UTILIZATION: A qualification of the land around a dwelling in relation to user, physical controls and responsibility. Classification: public, semipublic, private.
- 12.59 LEVELS OF SERVICES: Two levels are considered: MINIMUM, acceptable or possible levels below standard; STANDARD, levels set up and established by authority, custom or general consent...
- 12.60 LOCALITY: A relatively self-contained residential area/community/neighbourhood/settlement within an urban area may contain one or more dwelling/land systems.
- 12.61 LOCALITY SEGMENT: A 400m x 400m area taken from and representing the residential character and layout of a locality.
- 12.62 LOT: A measured parcel of land having fixed boundaries and access to public circulation.
- 12.63 LOT CLUSTER: A group of lots (owned individually) around a semi-public common court (owned in condominium).
- 12.64 LOT COVERAGE: The ratio of building area to the total lot area.
- 12.65 LOT PROPORTION: The ratio of lot width to lot depth.
- 12.66 MANHOLE: AN Access hole sized for a man to enter, particularly in sewer and storm drainage pipe systems for cleaning, maintenance and inspection.
- 12.67 MESHING BOUNDARIES: Characterized by continuing, homegenous land uses or topography, expressed as lines: property lines, political or municipal divisions, main streets etc.; areas: similar residential used, compatible uses (as parks with residential).

- 12.68 MUTUAL OWNERSHIP: Private land ownership shared by two or more persons and their heir under mutual agreement.
- 12.69 NEIGHBOURHOOD: A section lived in by neighbours and having distinguishing characteristics.
- 12.70 NETWORK EFFICIENCY/LAYOUT EFFICIENCY: The ratio of the length of the network to the area(s) contained within; or tangent to it.
- 12.71 OXIDATION POND: A method of sewage treatment using action of bacterias and algae to digest/decompose wastes.
- 12.72 PER CENT RENT/MORTGAGE: The fraction of income allocated for dwelling rental or dwelling mortgage payments; expressed as a percentage of total family income.
- 12.73 PIT PRIVY/PIT LATRINE: A simple hole in the ground, usually hand-dug, covered with slab and protective superstructure; for disposal of human excreta.
- 12.74 PLANNING: The establishment of goals, policies and procedures for a social or economic unit.
- 12.75 PLOT: A measured parcel of land having fixed boundaries and access to public circulation.
- 12.76 POPULATION DENSITY: The ratio between the population of a given area and the area. It is expressed in people per hectare....:
- 12.77 GROSS DENSITY: Includes any kind of land utilization, residential, circulation, public facilities etc. (re; 12.76).
- 12.78 NET DENSITY: Includes only the residential land and does not include land for other uses. (re: 12.76).
- 12.79 PROJECT: A plan undertaken; a specific plan or design.
- 12.80 PUBLIC CIRCULATION: The circulation network which is owned, controlled and maintained by public agencies and is accessible to all members of a community.
- 12.81 PUBLIC FACILITIES: Facilities accessible to all members of a community which are owned, controlled and maintained by public agencies.
- 12.82 PUBLIC SERVICES AND COMMUNITY FACILITIES: Includes public transportation, police protection, fire protection, refuse collection, health facilites, schools and playgrounds,

recreation and open spaces, other community facilities: business, commercial, small industries, markets.

- 12.83 PUBLIC UTILITIES: Includes: water supply, sanitary sewerage, storm drainage, electricity, street lighting, telephone, circulation networks.
- 12.84 RESIDENTIAL AREA: An area containing the basic needs/ requirements for daily life activities: housing, education, recreation, shopping, work.
- 12.85 SANITARY SEWERAGE: The system of artificial, usually subterranean, conduits to carry off sewage composed of excreta, domestic wastes and some industrial wastes, but not water from ground surface or storm.
- 12.86 SERVICE CONNECTION: The pipes and fittings that connects the individual lots, clusters of lots, or communal sewage systems with the basic network. (Similar for water supply).
- 12.87 SERVICE DROP: The electrical connection between the secondary low-tension network and the individual lots or cluster of lots electric system.
- 12.88 SETTLEMENT: Occupation by settlers to establish a residence or colony.
- 12.89 SEWAGE: The effluent in a sewer network.
- 12.90 SEWER: The conduit in a subterranean network used to carry off water and waste matter.
- 12.91 SITE AREAS: Two types are considered: GROSS AREA: include the whole site or the bounded piece of ground. USABLE AREA: includes only the portion of the site and that can be fully utilized for buildings, streets, playgrounds etc.
- 12.92 SITE AND SERVICES: The subdivision of urban land and the provision of services for residential use and complementary commercial use. Site and services projects are aimed to improve the housing conditions for the low income groups of the population by providing: SITE: the access to a piece of land where people can build their own dwellings; SERVICES: the opportunity of access to employment, utilities, services, and community facilities, financing and communications.

- 12.93 SOIL PIPE: The pipe in a dwelling which carries the pipe discharge from water closets.
- 12.94 SUBMAIN or BRANCH SEWER: A collector pipe receiving the sewage from lateral sewer only.
- 12.95 TENURE: The act, right, manner or term of holding land property. Two situations of tenure of dwelling units and land are considered: LEGAL and EXTRA-LEGAL. Four types of tenure is considered: RENTAL: where the users pay a fee for the use of the dwelling unit and/or the land; LEASE: where the users pay a fee for long term use; OWNERSHIP: where the users are provided a dwelling unit by an employer in exchange for services.
- 12.96 URBANIZATION: The quality or state of being or becoming urbanized; to cause to take on urban characteristics.
- 12.97 USE TAX: The tax on land aimed primarily at enforcing its use or improvement.
- 12.98 USUFRUCT: The right to profit from a parcel of land or control a parcel of land without becoming the owner or formal lessee; legal possession by decree without charge.
- 12.99 WALK-UP: Dwelling units grouped in two to five stories with stairs for vertical circulation.
- 12.100 ZONING ORDINANCE: The demarcation of a city by ordinance into zones (areas/districts) and the establishment of regulations to govern the use of land and the location, bulk, height, shape, use, population density and coverage of structures within each zone.

THIRD WORLD URBAN HOUSING, Building Research Station, Watford, 1977.

- 13.01 HOUSING MODE: The manner in which any sector of the housing programme is promoted and administered. A typical range of modes is as follows: 1) Upgrading of existing settlement; 2) Site and Service housing; 3) New-built, government sponsored housing; 4) New-built private housing.
- 13.02 UPGRADING: The improvement of social and physical infrastructure within an existing settlement and the 'self-build' improvement of the homes by the occupants.
- 13.03 SITE AND SERVICE: All grades of provision from a pegged-out site to a fully serviced extendible house.
- 13.04 CORE UNIT: The sanitary core provided on a serviced lot which usually includes toilet and sink and may also include a shower unit and kitchenette as well.
- 13.05 SHELL DWELLING: A serviced lot and core incorporated in a small roofed and walled dwelling which is large enough to subdivide and is designed for this as well as for extension.
- 13.06 EXPANDABLE DWELLING: A fully finished and serviced small dwelling designed for extension.
- 13.07 SELF-BUILD: The activity of home-building or improvement where it is instigated by the occupant whether he actually does the work or not.
- 13.08 PERI-URBAN SETTLEMENT: A community of relatively small size (primary school catchment) in open country outside an existing town but within weekly commuting distance, designed to be economically self-supporting.
- 13.09 INFORMAL SECTOR: Economic activity outside the sphere of formal licenced or registered employment. Characterised by small, family or one-man business depending on little or no capital and carried out by him in the open or on the street.

## THE PUBLIC HEALTH ACT, Government of Kenya, 1972.

- 14.01 BUILDING: Any structure whatsoever for whatever purpose used.
- 14.02 DWELLING: Any house, room, shed, hut, cave, tent, vehicle, vessel or boat or any other structure or place whatsoever, any portion whereof is used by any human being for sleeping or in which any human being dwells.
- 14.03 LAND: Includes any right over or in respect of immovable property.
- 14.04 LODGING HOUSE: A building or part of a house including the verandah if any, which is let or sublet in lodgings or otherwise, either by storeys, by flats, by rooms or by portions of rooms.
- 14.05 OCCUPIER: Includes any person in actual occupation of land or premises without regard to that title under which he occupies and in case of premises subdivided and let to lodgers or various tenants the person receiving the rent payable by the lodgers or tenants whether on his own account or as an agent for any person entitled thereto or interested therein.
- 14.06 OWNER: As regards immovable property, includes any person, other than the government, receiving the rent or profits of any lands or premises from any tenant or occupier thereof or who would receive such rent or profits if such land or premises were let whether on his own account or as agent for any person, other than the government, entitled thereto or interested therein; the term includes any lessee or licensee from the government and any superintendent, overseer or manager of such lessee or licensee residing on the holding.
- 14.07 PREMISES: Includes any building or tent with the land on which the same is situated and the adjoining land used in connection herewith and includes any vehicle, conveyance or vessel.
- 14.08 PUBLIC LATRINE: Any latrine to which the public are admitted on payment or otherwise.



- 14.09 STREET: Any highway, road or sanitary lane, or strip of land reserved for a highway, road or sanitary lane, and includes any bridge, footway, square, court, alley or passage whether a thoroughfare or not, or a part of one.
- 14.10 VERANDA: includes any stage, platform or portico projecting from the main wall of any building.
- 14.11 CLOSED DRAIN: Any drain constructed of pipes or in the form of an enclosed conduit.
- 14.12 DOMESTIC BUILDING: Includes any building in human use, or intended for human use, whether for purposes of business or residence or amusement.
- 14.13 DWELLING HOUSE: A building or any part or portion of a building used, for human habitation as a separate tenancy, or by one family only, whether detached, semi-detached or separated by party walls or by floors from adjoining buildings together with such outbuildings as are reasonably required to be used or enjoyed therewith.
- 14.14 EARTH-CLOSET: A pail-closet furnished with means for sprinkling earth, ashes, or any other material for the purpose of absorbing or covering the excremental matter.
- 14.14 EARTH-CLOSET: A pail-closet furnished with means for sprinkling earth, ashes, or any other material for the purpose of absorbing or covering the excremental matter.
- 14.15 HOUSEMAID'S SINK: Any fitting used or intended to be used in connection with the cleansing of toilet ware but neither used nor intended to be used for the reception of any excremental liquid or substance.
- 14.16 LATRINE: Includes privy, urinal, pail-closet, earth-closet, chemical closet and water-closet.
- 14.17 LATRINE ACCOMMODATION: Includes a receptacle for human excreta, together with the structure containing and including such receptacle and the fittings and apparatus connected therewith.
- 14.18 PAIL-CLOSET: Latrine accommodation including a movable receptacle for human excreta.
- 14.19 PIT-CLOSET: Latrine accommodation situated over any hole or excavation in the ground.

- 14.20 SEWAGE: Soil-water, waste waters and manufacturing or trade effluent.
- 14.21 SEWER: Any duct belonging to the local authority and constructed, acquired or maintained for the purpose of conveying sewage.
- 14.22 SEWER CONNECTION: Any pipe junction, saddle or other contrivance constructed in any sewer belonging to the local authority for the purpose of receiving the discharge from any drain, or the drainage from one or more buildings into such sewer.
- 14.23 SLOP-HOPPER: Any fitting intended for the reception of slop water from bedrooms or other waste waters containing excremental liquid or substance.
- 14.24 SOIL-PIPE: Any pipe fixed on or in any building for the purpose of conveying the discharges from any water closet, slop-hopper, urinal, or unilette, or any wastewaters containing excremental liquid or substance.
- 14.25 WATER-CLOSET: Latrine accommodation adapted or designed for the reception of human excreta, of both a solid and liquid character, used or adapted or intended to be used in connection with a water carriage system, and comprising provision for the flushing of the receptacle by means of an approved water supply.
- 14.26 WASTE WATER: Discharge of a non-excremental character from baths, lavatory basins, sinks, housemaid's sinks.
- 14.27 WASTE WATER FITTINGS: Baths, lavatory basins, sinks, and butler's sinks.
- 14.28 WASTE-PIPE: Any pipe for conveying waste water of a non-excremental character from (waste-water fittings).

THE FUTURE PLANNING OF A MAJENGO, SWAHILI-VILLAGE MASAKU.  
M.C. Hoek-Smit, Housing Research and Development Unit, 1976.

- 15.01 MAJENGO: .. derived from the Kiswahili word for "buildings". Although essentially a neutral word, it has acquired, in the context of urban housing, a somewhat negative connotation associated with low physical standards of the area and sometimes even low moral standards of the inhabitants. In this study, it should be stressed, no such prejudices are connected with the word "majengo", it is used solely to describe the typical neighbourhoods in East African towns, of which Swahili Village, Masaku is an example.
- 15.02 EXTENDED FAMILY: Household consisting of nuclear family with relatives of either marital partner.
- 15.03 HEAD OF HOUSEHOLD: The most senior male or female member of the household.
- 15.04 HOUSEHOLD: A group of people with common living quarters sharing the principle meals of the day.
- 15.05 NUCLEAR FAMILY: Family consisting of husband, wife and their children.
- 15.06 PLOT: Smallest unit of land sale.
- 15.07 SITE AND SERVICE PROJECT: A housing scheme characterized by the provision of urbanized land upon which the dweller can construct his own shelter through self-help methods, often with technical assistance. Services provided range from roads and water, to ready made sanitary blocks.

SITE AND GROWTH OF URBAN POPULATION IN AFRICA  
UN Economic and Social Council, E/CN.14/Cas.6/3 Annex I,  
July 1968.

16.01 URBAN: (National definitions)

Angola:	Agglomerate of min. persons	2 000
Congo:		2 000
Gabon:		1 000
Ghana:		5 000
Kenya:		2 000
Liberia:		2 000
Nigeria:		20 000
Swaziland:		2 000
Tunisia:		1 000

## TOWNS IN AFRICA

Nigel Oram, Oxford University Press, 1965.

- 17.01 ANNUAL RENTAL VALUE: Amount which the owner of a building would receive if he let it to someone else.
- 17.02 CAPITAL EXPENDITURE: Money used for services in towns, such as sewerage, water, etc., and also for the provision industrial and office equipment.
- 17.03 CAPITAL VALUE: Total value of land and building if the land is sold.
- 17.04 COMMERCIAL ZONE: Part of town devoted to shops and offices.
- 17.05 DETACHED HOUSE: House standing alone.
- 17.06 EQUALIZATION GRANTS: Grants given by the Government to poorer areas in excess of those given to rich areas.
- 17.07 FEE SIMPLE: Inherited estate, absolute right to property. See also freehold.
- 17.08 INITIAL SERVICES: (In town planning): Roads, drains, and street lighting which have to be put in before the land is built on.
- 17.09 LEASE, LEASEHOLD: Contract by which an owner (or lessor) conveys land or property to a lessee for a specified time.
- 17.10 PREMIUM: Sum charged by landowner to lessee to pay for initial services.
- 17.11 RATES: Assessment levied by local authorities for local purposes.
- 17.12 RECURRENT PAYMENTS: Payments made every year on a house.
- 17.13 REGIONS: Tracts of country, space, or place, of more or less definitely marked boundaries or characteristics.
- 17.14 REGISTRATION: (of land): To record in writing everything about the title to the land.
- 17.15 RENEWALS FUND: A fund kept for a new building when the old one is worn out.
- 17.16 SEMI-DETACHED HOUSE: House which shares a centre wall (sic) and which is covered by one roof.

- 17.17 SERVICES: Ameinities such as roads, drainage, etc., provided by local councils.
- 17.18 TIER SYSTEM: Councils at different levels and providing different services.
- 17.19 TITLE: Right to ownership of property.
- 17.20 UNDEVELOPED SITE VALUE: Value of land alone, without any buildings on it.

## KENYA STATISTICAL DIGEST 1976 VOL. XIV NO.4

Article: The Household and the Holding in Kenya.

- 18.01 HOUSEHOLD: A group of people living together, whether or not they (occupy) the whole of the house, and sharing the principle meals. Members of the same family sleeping in separate quarters within a compound but sharing the same meals (are) regarded as constituting one household; servants sleeping on the same premises as their employers or in a separate building in the same compound (are) included with their employer's household. (Kenya Population Census, Vol. III 1962).
- 18.02 HOUSEHOLD:...one or more persons, generally of the same family who eat together and have a common cash account.  
... Second wives who did not share in making meals with the first wives and ate separately were...excluded.  
Comment: ... the extra requirement of having a common cash account appears to have been difficult to either determine or apply. (Report of Household Income and Expenditure Survey; Nyanza Province 1970/71).
- 18.03 HOUSEHOLD: A person or group of persons, generally relatives, who normally reside together, though not necessarily under the same roof. (Integrated Rural Survey 1974/75: Basic Report).
- 18.04 HOUSEHOLD: The aggregate of persons generally bound by ties of kinship who normally reside together, not necessarily under the same roof. (Programme for 1970 World census of Agriculture, F.A.O., 1967).
- 18.05 HOUSEHOLD: Comprises a person, a group of persons, generally bound by ties of kinship, who normally reside together under a single roof or several roofs within a single compound and who share the community life in that they are answerable to the same head and share a common source of food. (Kenya Statistical Digest; definition adapted for further use in all surveys involving households.)

THE HOUSING STOCK IN MAJOR TOWNS OF KENYA,  
Ministry of Housing and Social Services, April 1977.

- 19.01 DWELLING UNIT: (Units) Where a dwelling was originally designed as one housing unit for sale or letting to one person, whether there are sub-letting facilities for other families or not, if it is still used in the manner intended it is regarded as one unit. Whether a house is let to more than one family, or there is more than one house to one family, or whether a house is standing empty, is immaterial.

## WEBSTER'S NEW COLLEGIATE DICTIONARY 1973

- 20.01 AMENITY: The attractiveness and value of real estate or of a residential structure, or something conducive to such attractiveness and value. Something that conduces to material comfort or convenience.
- 20.02 ASSESS: To make an official valuation of property for the purpose of taxation.
- 20.03 ASSESSMENT: The amount assessed.
- 20.04 BOUNDARY: Something that indicates or fixes a limit or extent. A bounding or separating line.
- 20.05 CESSPOOL: An underground catch basin for liquid waste (as household sewage).
- 20.06 CLIMATE: The average cause or condition of the weather at a place over a period of years as exhibited by temperature, wind velocity, and precipitation.
- 20.07 CONVEYANCE: An instrument by which title to property is conveyed.
- 20.08 DESIGN: A mental project or scheme in which means to an end are laid down. An underlying scheme that governs functioning, developing or unfolding. The arrangement of elements that go into human productions (as of art or machinery).
- 20.09 DRAINAGE: The act, process or mode of draining. A device for draining. A system of drains. An area or district drained.
- 20.10 EASEMENT: An interest in land owned by another that entitles its holder to a specific limited use or enjoyment.
- 20.11 EFFICIENCY: Effective operation as measured by a comparison of production with cost.
- 20.12 EMBANKMENT: A raised structure to hold water or carry a roadway.
- 20.13 LANDLORD: The owner of property (as land, houses or apartments) which is leased or rented to another.
- 20.14 LATRINE: A receptacle for use as a toilet.



- 20.29 TOILET: A fixture for defecation and urination.
- 20.30 UNIT: A determinate quantity (as of length, time, heat, value or housing) adopted as a standard of measurement.
- 20.31 URBAN: Of, relating to, characteristic of, or constituting a city.
- 20.32 URBANISM: The characteristic way of life of city dwellers. The study of the physical needs of urban societies.
- 20.33 URBANIST: A specialist in city planning.
- 20.34 URBANITE: One living in a city.
- 20.35 URBANIZATION: The quality or state of being or becoming urbanized.
- 20.36 URBANOLOGY: A study dealing with specialized problems of cities (as planning, education, sociology and politics).
- 20.37 URBAN RENEWAL: A construction program to replace or restore substandard buildings in an urban area.
- 20.38 URBAN SPRAWL: The spreading of urban developments (as houses and shopping centres on undeveloped land near a city).
- 20.39 URBICULTURE: practices and problems peculiar to cities or to urban life.