

WORKSHOP ON HOUSING FOR
LOW INCOME WORKERS
organised by
CENTRAL ORGANIZATION OF TRADE UNIONS (K)
and
THE MINISTRY OF COOPERATIVE DEVELOPMENT
KISUMU

23 - 26 November, 1977

S/C
Box 24

SOME PLANNING PERSPECTIVES ON THE
AVAILABILITY OF LAND FOR LOW COST
(LOW INCOME) HOUSING IN KENYA

R.D.U
D.C
28

A. N. Ligale Director of
Physical Planning

1. Introduction:

1.1 Low cost housing or housing for low income earners is only a part, though a large part, of the total field of both urban and rural housing. In a situation like ours where most of the population falls in the low, very low or no-income brackets the problems of low cost housing must necessarily become a matter of priority and of great concern to both the society at large and the public authorities in particular.

1.2 While both rural and urban housing call for the utmost attention from society, it must be conceded that urban housing problems especially those relating to housing for low income earners deserve the greater effort. Undeniably the standard of housing in the rural areas and the related services leaves a lot to be desired. Nevertheless, the point may be safely made that at least even the poorest of rural households is capable of building its own traditional dwelling at a price it can afford using local materials.

1.3 The situation in respect of the urban areas is much more serious. The concentration of large numbers of people in very limited areas at densities far in excess of rural densities causes severe problems reflected in overcrowding, the construction of illegal dwellings in squatter colonies and a very inadequate or complete lack of basic infrastructure such as water supply, sewerage and roads. The environmental quality in such problem areas is so low that the