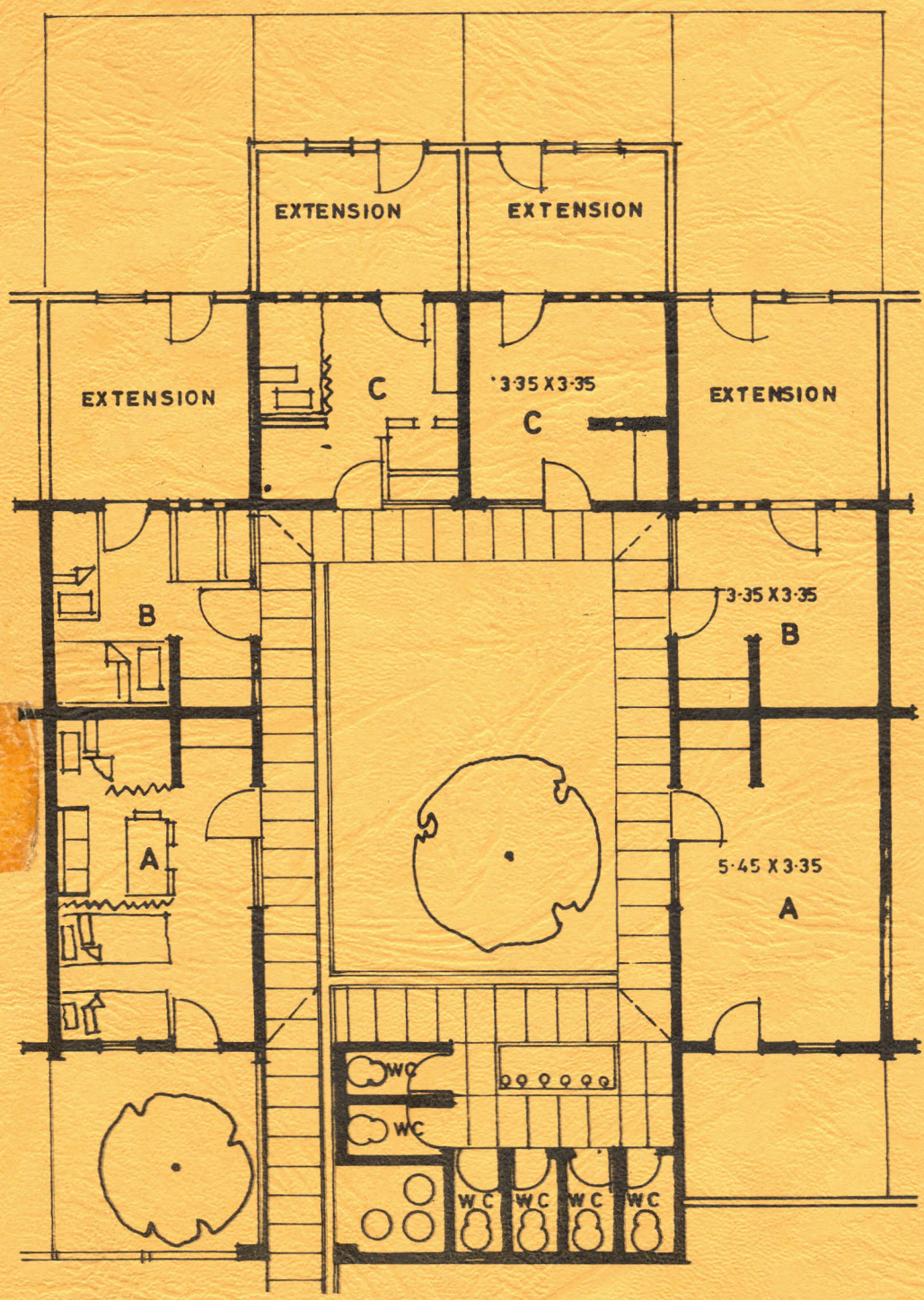


# A SURVEY OF IMPORT CONTENT ON CONSTRUCTION WORKS IN UMOJA II HOUSING PROJECT NAIROBI



FLOOR PLAN FOR A CONDOMINIUM UNIT

MPH HRDU 951

A SURVEY OF IMPORT CONTENT ON CONSTRUCTION WORKS  
IN UMOJA II LOW COST HOUSING PROJECT  
NAIROBI

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FOR  
U.S.A.I.D  
REGIONAL OFFICE OF HOUSING AND URBAN DEVELOPMENT  
NAIROBI

HOUSING RESEARCH & DEVELOPMENT UNIT  
UNIVERSITY OF NAIROBI

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## 1.0 INTRODUCTION

### 1.1 Background

In Kenya, housing is considered a major basic need which the Government endeavours to fulfil in its development efforts. The overall goal is to improve shelter for all by the year 2000. In the recent past, major policy objectives being pursued have been:-

- (i) Increasing stock of housing in the urban areas so as to keep pace with demand caused by urban population growth.
- (ii) Meeting the housing shortfall that already exists in major urban areas.
- (iii) Ensuring that the houses produced benefit in particular those families in the lowest income groups whose need for shelter is greatest.
- (iv) Giving more emphasis to the improvement of rural housing conditions.
- (v) Encouraging the use of materials that can be supplied locally by small firms and to expand the activities of informal sector builders, especially builders of low-cost housing.

In order to meet some of the above objectives, the Government has responded through the development of low-cost housing solutions such as site and service programmes, as well as settlement upgrading, most of which rely upon significant self-help efforts.

It is recognised that in the provision of low cost housing lies an opportunity for substantial employment generation in the construction trades. This secondary benefit of housing construction as a reservoir of employment for low-skilled workers heightens the interest of the Government in large-scale shelter schemes. However, it is also the intention of the Government that, to the extent possible, the low-cost housing programmes should utilise local resources. Since the developing countries are short of foreign exchange, we must therefore be careful to minimize expenditure of hard currency on housing which, in traditional economic theory, is not a permanent source of job generation nor itself a foreign exchange earner. This report therefore hopes to illustrate quantitatively the varying proportions of local/import content of building materials and the relevant equipment used in one low-cost housing project in Nairobi. The results of this exercise if well understood should enable the Government to develop appropriate national programmes and policies in the housing sector.

### 1.2 Umoja II Housing Schemes

The Umoja II project is a large housing estate for low-income families on the edge of Nairobi. It consists of 4,406 housing units and adjoining facilities financed by USAID through a \$17 million Housing Guaranty Loan. The project is being implemented through the Nairobi City Commission, and was designed and is being constructed through private contracts by the City commission.