

Between Global and Regional Visions: *The Way Forward for Uganda's Cities*

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Abstract

Cities have a significant impact on the economy and development of any given nation. In particular, they offer a place to live. They have proved to be dense networks of interchanging investments, information, goods and people as well as centres of innovation and knowledge management. However, as the 21st century continues to unfold, it is apparent that Ugandan cities are wallowing in a divided set of visions between developmental perspectives of globalization and those of regionalism. In this dichotomy of global and regional visions, this paper provides a historical and contemporary perspective of those competing paradigms and their impacts on these cities through a case study on Kampala and Jinja. Through this study, the paper endeavours to establish the most strategic pathway for Uganda cities from the viewpoint of sustainable urban development and all-inclusive welfare. Such a pathway cannot be easily agreed upon by everybody. The philosophy behind the paper is that in the clash between global and regional visions of architectural and/or urban transformation, it is practicable to distinguish a recipe and way forward for sustainable development for the region's cities in the best interest of its people. Such a recipe would accommodate local architecture-centred socio-cultural, economic, political, environmental, and ecodevelopmental priorities of the region unlike the past in which foreign dictates were the order of the day.

Key Words: globalization, global visions, regionalism, regional visions, cities.

Development of Disgust: Effects of Delay in Re-Development of Occupied Buildings: *A Case Study of ADD Building*

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Abstract

The purpose of architecture is simply to protect the human being from the elements and to some extent, from danger of attack by animals and possibly, other human beings. Any structures failure to do that depends on several factors. Among them are poor design, delay in construction, abnormal occupation etc. Construction delay has become endemic in Kenyan institutions. It is imperative to study and create awareness of the extent to which delays can adversely affect project delivery and hence development of human disgust. This paper identifies, by questionnaire evaluates and through empirical method assesses the effects of construction delays on human temperament leading to disgust and stress. The findings showed that time overruns, noise, dust and water leakages among others were frequent effects of delay. Acceleration of site activities coupled with improved clients' updates should assuage the adverse effect of construction delays.

Key words: construction, disgust, delay, time overran

Variations in Land Delivery Costs as a Factor in Land Speculation in Metropolitan Nairobi: A case study of Eastlands, Nairobi, and the bordering areas of Machakos and Kajiado counties

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Abstract

The urban-rural duality in the land administration policy in Kenya tends to create two land use development control models and, further, such policy results in two separate land transaction costs. In a situation where land values in the two locations may not vary significantly, such a variation in land transaction costs would lead to land speculation in the less costly zone. It is postulated in this paper that there would be no significant variations in land sale value/ land purchase price in the areas of Eastlands within the city of Nairobi and areas immediately outside the city fringe. As a result, a land speculator would be indifferent between the areas within the city and areas outside the city because the two zones shall generate the same profit levels. However, the variations in land delivery costs in the two zones would impel the land speculator to opt for areas outside the city where he/she shall maximize profits. To test the postulation advanced in this paper, the average land values in some sampled areas of Eastlands and other areas sampled from the peri-urban zones were compared using the t-test static. Secondly, the average land values in the two zones were also tabulated and compared using the t-test. Thirdly, the average land transaction costs in the two areas were compared using the t-test. The inquiry establishes that the duality in land use management in Kenya, began during colonial rule and continued to post-colonial era, has resulted into a more expensive urban land registration and delivery model in Nairobi and a less expensive rural land registration and delivery model outside the city. Yet, the investigation did not establish any significant variations in land values between East Lands and the areas sampled in Machakos and Kajiado. Consequently, the hiatus in land delivery cost in the two zones has created an opportunity for land speculation in areas immediately outside the city fringe. This then was found to be the cause of accelerated urban sprawl.

Key words: variations, land delivery cost, a factor, in land speculation, metropolitan Nairobi

Participatory Development Using Devolved Funds: An Attempt to Develop Public Property via Politics in Kenya

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Abstract

The responsibility of ensuring that national development takes place has been largely left to the government through its systems, organs, policies and officials. Direct government involvement in development is usually complimented by private initiatives and/or public/private partnerships. The general understanding by governments is that they have to spur development for the benefit of their citizens. Development policy in Kenya has traditionally been initiated and eventually implemented by the Central Government. In practice, most of the development initiatives have suffered from negative characteristics that make development objectives difficult to be achieved as desired. This paper intends to explore the performance of one development initiative by Kenya, the Constituency Development Fund, to initiate and intensify general economic development in the entire country. The data used for this paper was collected

from one political constituency in the Republic of Kenya, namely Mathira Constituency in Central Province. A combination of methods was used to gather information from a variety of sources. The study found that there have been positive impacts arising out of CDF allocations. For example, land values in most rural areas have increased after water, electricity and sewerage projects were initiated. Access to and provision of services and facilities has been enhanced and some difficulties previously encountered, such as travelling long distances in search of services, have been reduced. However, almost a half of the projects are incomplete, meaning that there is poor utilization of development funds, and there is little or no community participation in almost all the phases of implementing CDF projects. The study recommends public awareness campaigns on the utilization of development funds. It also recommends amendments to the CDF Act of 2003 to ensure democratic processes in implementing and managing CDF projects.

Key words: development, participation, constituency development fund, decentralization

Pathways in the Implementation of National Spatial Data Infrastructure in Nigeria and Kenya

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Abstract

Recommendations on the development of the National Spatial Data Infrastructure (NSDI) in Nigeria and Kenya invite public organizations to harmonize spatial data sharing policies for the spatial data plays crucial role in national development. This provides justification for governments to investment and prioritises the development of the infrastructure. However, the significance of the infrastructure can be realised through regular update of the geospatial data and availing the same to consumers through the decentralisation of the services to ensure that the technology penetrates every aspect of society. In this regard, this paper analyses the achievements made so far in the development and utility of NSDI in Nigeria and Kenya. This is based on the realisation that in most of the African nations, the NSDI has been well conceived with national and various sub-committees inaugurated with donor support yet the incorporation of the infrastructure in the national strategic development policies is minimal. This paper raises the question of what ideally should constitute NSDI as the main objective as well as finding out to what extent the components of the NSDI has been implemented in Nigeria and Kenya. The paper is based on document review on the theoretical basis of the NSDI, the implementation position of the infrastructure in Africa in general, Nigeria and Kenya in particular. To arrive at the conclusions on the implementation status of the infrastructure in Nigeria and Kenya, the performance levels of the various components of the infrastructure is analysed. Towards this end, the study found out that there is still greater need for geospatial data producers to transform themselves to suit the requirements of the industry as the practices which are currently being undertaken in the industry betrays the very foundation of data sharing which the NSDI is meant to instil. It is further revealed that there is adequate government and stakeholders' goodwill for the NSDI development in the two countries yet various components of the infrastructure are inadequately implemented. This is happening despite the opportunities which the two countries have which manifests through the availability of indigenous earth observing and communication satellites, outlay of highly trained human resource in geospatial technology and collaboration opportunities for the implementation of the NSDI. This study recommends that the two countries should harness inputs of external players by considering how the international efforts and donor funding can be used in developing the NSDI nationally and regionally. In this regard, the two countries should develop collaboration with the National Aeronautics and Space Administration (NASA) and the European Space Agency (ESA). This is because the above stated organisations have developed critical infrastructure for geospatial data collection, storage and dissemination. The national NSDI lead agency should also

urgently enforce the usage of geospatial data standards which conform to the ISO standards to assist users understand how to apply the developed standards.

Key words: sustainable development, national spatial data infrastructure, spatial data, Nigeria and Kenya

Formal City Transformation to an Informal City; A Housing Perspective: The Case of Nairobi City

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Abstract

The paper aims at explaining the decay of formal neighbourhoods into informal ones through a qualitative study done by archival survey, observation of affected housing settlements and interviews of selected key participants. The selected neighbourhoods in Nairobi are used as a case study. This phenomenon poses serious dysfunctional threats to the affected neighbourhoods some of which the Kenyan government aims at improving in Nairobi city. The findings raise understanding of the 'chemistry' of the decay, and should considerably aid policy makers, development control authorities, professional institutions and resident associations to imaginatively shape the urban cities towards Kenya Vision 2030.

Key Words: formal, informal, decay, dysfunctional, neighbourhood

Effects of The Public Procurement Oversight Authority Standard Tender Document On Procurement Of Public Building Works In Kenya: A Case Of Ministry of Public Works Managed Projects

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Abstract

Procurement of public construction projects among clients and other stakeholders continues to be a matter of concern all over the world. Over the years, the government has introduced and revised conditions of contract used in procuring projects in order to improve public projects procurement and lower building costs. The introduction of Public Procurement & Disposal (PP&D) Act, 2005 and regulations of 2006 which included the standard tender document (STD) for procurement of building and civil engineering works was one such measure. This study sought to find out the factors that impact the procurement of public projects and evaluate their relationship with conditions of tender application. The study was carried out on projects managed by the ministry of Public Works in the last five years and used content analysis which revealed nine underlying factors in the project procurement namely: delay in decision making; honoring payments; contractor performance; delays in preparation of certificates; clients' interference; design changes; post election violence; disputes and importation of materials. Delay in

decision making by those concerned and honoring of payments was ranked highest while importation of materials was of least significance. The study concluded that the identified factors arose as a result of the tender documents not adequately addressing issues affecting procurement of public projects and recommends that the standard tender document be revised to reflect the nature of the projects/works to be procured.

Keywords: public building projects, public procurement and disposal Act, standard tender document, Kenya

Financial Implications For Stalled Public Building Projects

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Abstract

The government of Kenya initiated a number of building construction projects so as to provide building facilities required for provision of basic services. However, most of these building projects were stalled at different stages of implementation hence made the government not achieve the intended objectives. Earlier studies have been carried out mostly on stalled building projects both in Kenya and in other countries but not particularly on the financial implications of stalled public building projects. This study therefore undertook a detailed financial analysis of stalled public building projects to determine their financial implications. A documentary analysis of 12 sampled stalled public building projects was used to accomplish the study objectives. The analysis was on secondary data of the projects, specifically regarding the amount of money spent on the projects before stalling and during the completion phase after the works resumed. The results of the study indicate that stalled public building projects result into wastage of public funds initially invested in the projects, increased public expenditure on completion and loss of public funds. It is therefore essential to put in place financial planning, cost management and control measures in the early stages of the project implementation in order to avert stalling.

Keywords: stalling, public buildings, public funds, financial planning

Perceptions of Land Conflicts with Special Reference to Nairobi

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Abstract

Land conflicts are increasingly becoming common in Kenya's major urban areas and are blamed by scholars and politicians alike on colonial planning and rule, which ended more than 40 years ago. The regulations on land use planning and public land allocation processes are also seen to have exacerbated the problems with the prevailing institutional arrangements further providing the impetus for unequal access to the land resource. Corruption and patronage coupled with the increasing population has ensured that the poor have limited access to land for housing. This paper traces the relationship between

land conflicts and the existing perceptions of land from colonial period to date. It also explains how the changing perceptions have contributed to sustained land conflicts in Nairobi.

Keywords: perception, conflicts, land, Nairobi

Urban Street Design and Standards in Architecture; A Case of Mamlaka, Nyerere and State House Roads in the City of Nairobi

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Abstract

The purpose of this study was to evaluate the extent to which the streets in the city of Nairobi were guided by the street standards enacted by different statutes. The streets studied were Mamlaka, Statehouse and Nyerere. Mainly, the standard reviewed related to the functionality, safety and convenience, visual integrity and continuity and proper response to topography of the street. In addition, integration of service utility including advertisements located along the streets was reviewed. It was these specific reviewed standards that were evaluated their conformity in each street. Qualitative analysis was done on the observational and interview collected data from the three studied streets. The main findings were that the street standards were not complied with adequately and the street users such as pedestrians, street vendors, cyclists and motorists perceived the street as unsafe, inconvenient, lack visual integrity and continuity of their constituting streetscape elements. The study found that there were many agencies who were involved in implementing street standards originating from different statutes. The study recommends that there should be full compliance of street standards as laid down by different statutes, since the standards influence the spatial dimensions of the public domain. Finally, the study proposes a need for an overall agency that would coordinate the design of the street to ensure standards from different statutes were harmoniously implemented and overall street design objectives of safety, convenience, functional, visual integration and continuity and response to topography and natural environment were met.

Key words: street, street design, street standard

Post-Occupancy Defects in Public Office Buildings In Nairobi City: The Causes and Ratings

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Abstract

An insight into the budgets for maintenance programmes for Public Office Buildings in Kenya and many other developing countries reveals budgetary deficits leading to ever increasing defects backlog. The major consequence of this sad situation is the unchecked deteriorated state of the public office buildings stock resulting to disruption of delivery of public services through equipment breakdowns and/or building element or component failures. The aim of this study is therefore to determine and rate causes of common buildings defects with a view of formulating appropriate strategies for managing them. The common buildings defects were established through inspections

of sampled public office buildings located in the Nairobi City. A qualitative research strategy was crafted to obtain perceptions of sampled maintenance experts in the public sector on eight possible causes of buildings defects. The ranking of the eight possible causes was analysed in a Likert Scale of 1 in 8 through computation of the mean item scores. The findings established that poor supervision, negligence, vandalism and design deficiency are major contributors to common defects. The findings are expected to aid policy makers put in place preventive strategies to address the root causes of common defects with the purpose of drastically minimizing scope of defects and maintenance budgets.

Key Words: public office buildings, building maintenance, defects causes, defects ratings