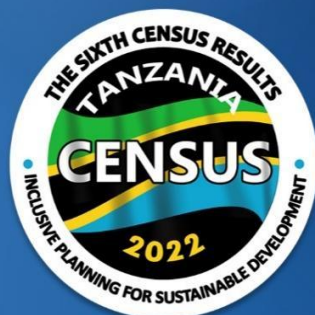




THE UNITED REPUBLIC OF TANZANIA

KASKAZINI UNGUJA REGION BASIC BUILDING STATISTICS REPORT





The United Republic of Tanzania

Kaskazini Unguja Building Census 2022
Basic Statistics Report

Ministry of Lands and Human Settlements Development

Presidents' Office

Finance and Planning

Office of the Chief Government Statistician

Zanzibar

July, 2025





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Notes:

Maps and land area used in this publication are derived from the 2022 Population and Housing Census (PHC) cartographic work; therefore, they are for statistical use only.

List of Abbreviation

CBO	Community Based Organisation
CRO	Certificate of Right of Occupancy
CCRO	Certificate of Customary Right of Occupancy
IOM	International Organisation for Migration
FCDO	Foreign, Commonwealth and Development Office
OCSGS	Office of the Chief Government Statistician, Zanzibar
NBS	National Bureau of Statistics
NGO	Non-Governmental Organisations
NHC	National Housing Corporation
NSSF	National Social Security Fund
TBA	Tanzania Building Agency
TBC	Tanzania Building Census
SDG	Sustainable Development Goals
URT	United Republic of Tanzania
UNFPA	United Nations Population Fund
UNICEF	United Nations Children's Fund
USAID	United States Agency for International Development
USCB	United States Census Bureau
WB	World Bank
WHC	Watumishi Housing Company
ZAN ID	Zanzibar Identification Card
ZBA	Zanzibar Building Agency
ZHC	Zanzibar Housing Corporation

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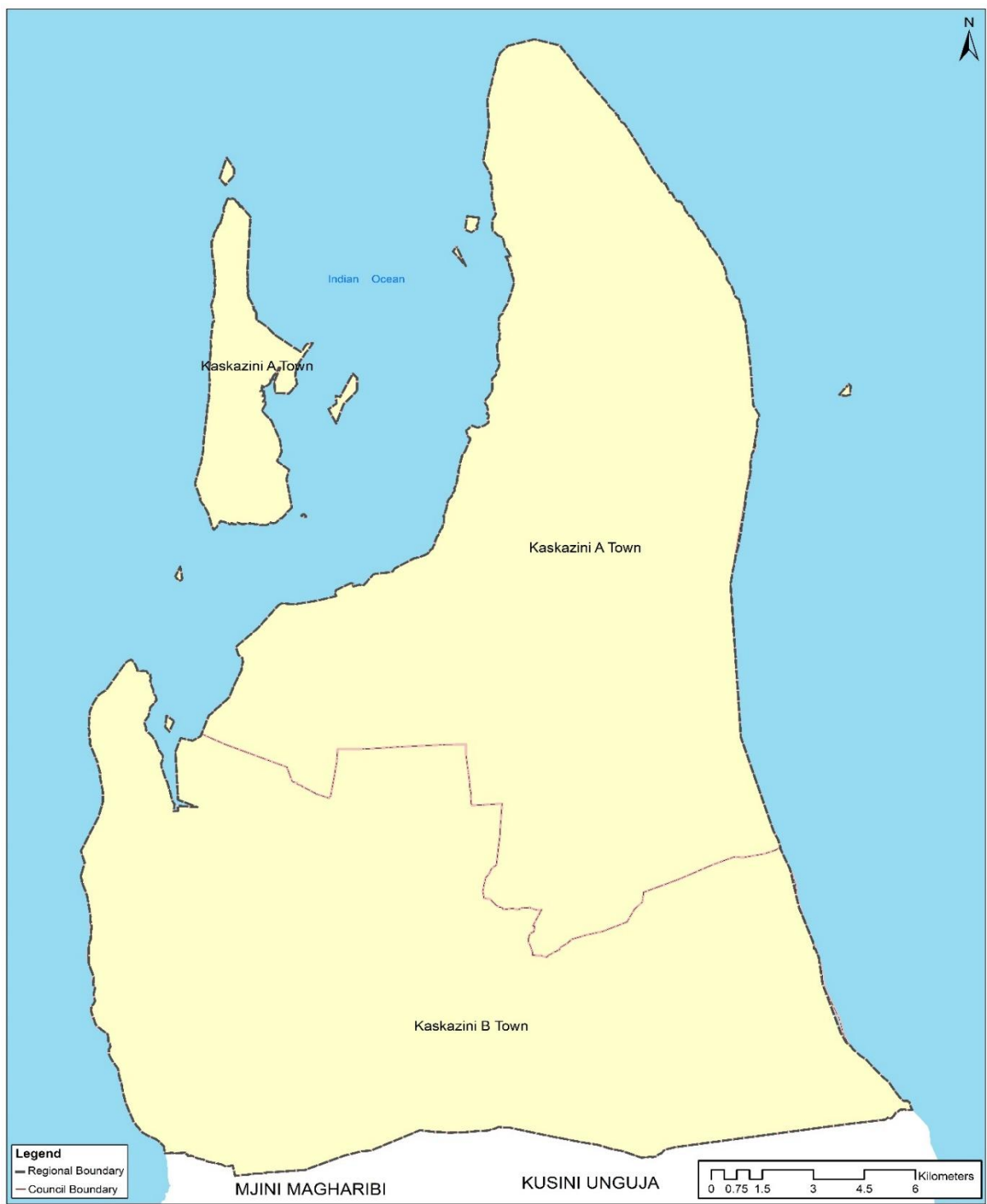
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Basic Concepts and Definitions

Access Road	Is any road whether public or private and includes any street, square, court, alley, beach, footway, path, passage or highway whether a thoroughfare or not.
Building Census	Is the act of collecting, analysing and disseminating buildings' data for specific time.
Building	Is any structure or erection and any part of any structure or erection of any kind whatsoever whether permanent, temporary or movable, and whether completed or uncompleted.
Building Parastatals	Are Government institutions whose functions are to provide and or facilitate the provision of housing and other buildings in Tanzania.
Building Stock	Refers to total number of buildings in a particular area.
Certificate of Customary Right of Occupancy	Is the certificate of right of occupancy issued to land under customary tenure as stipulated under Section 27 of the Land Act No.5 of 1999.
Certificate of Right of Occupancy	Refers to legal land certificate of occupation granted under the Tanzania Land Act No. 4 of 1999 and Land Tenure Act No. 12 of 1992 of Tanzania Zanzibar.
Detached house	A building that stands alone from the foundation to roof level. Does not share walls with other houses. The building could be single or multi-storey.
Non-residential Use	Is a building or structure of any kind for whatsoever use, designed or intended to be used for other than a residential use.
Partly Complete House	A building where one part is complete and can be occupied and other part is still under construction.
Physical Address	Is the mailing address, including a zip code which details the actual location (building number and street name) of person, business or physical property.

Regularised Settlement	Is the legalised tenure status in the informal or unplanned settlements through a deliberate process aimed at bringing the informal and un-authorized settlements within the official legal (formal) and administrative systems of land to guarantee secure tenure for the concerned population.
Residential Building	Is a structure used or constructed or adopted to be used primarily for human habitation; such buildings may be available as apartments, quarters and similar facilities or accommodation.
Residential License	Confers upon the licensee the right to occupy land in non-hazardous land, land reserved for public utilities and surveyed land, urban or peri-urban area for the period of time for which it has been granted as provided in Section 23 of the Tanzania Land Act No.4 of 1999.
Single Storey Stand Alone	A building consisting of ground floor only. A single house that is separate and detached from other buildings
Surveyed Settlement	Refers to human settlements for which cadastral surveying has been undertaken to each land parcel to determine its location, the extent of its boundaries and surface area, and to indicate its separate identity, both graphically on a map or in a record as well as physically on the ground.
Tenure	Is defined as institutions and rules which regulate property rights and resource use, and determine who can use what resource, under what conditions and for how long.
Terrace/Row of Houses	A terraced house is a row of more than two similar houses under one roof joined together by their side walls. The house could be single or multi-storey.
Unit	A unit is a house or part of the house with all necessary amenities. A building can have more than one unit.

Map 1: Kaskazini Unguja Region, Administrative Boundaries



Foreword



The Government of the United Republic of Tanzania conducted The 2022 Buildings Census (2022 TBC), being its first comprehensive building census in the country. It is also the first building census to be conducted



successfully in the East African Region. The Sixth Phase Government of the United Republic of Tanzania under the leadership of Her Excellency Dr. Samia Suluhu Hassan, and the Eighth Phase Revolutionary Government of Zanzibar under the leadership of His Excellency Dr. Hussein Ali Mwinyi have fulfilled its obligation of conducting the 2022 TBC a move that apart from addressing the long time challenges of lack of information on buildings, have met the requirements of the National Human Settlements Development Policy of 2000 as well as various national, regional and international programmes related to Human Settlements Development. We thus owe them much appreciation for their commitment and unwavering support during the process of 2022 TBC implementation.

Given the prevailing inseparable relationship between buildings and population, conducting the first 2022 Building Census conforms with the Statistics Act Cap 351, which mandates the Government of the United Republic of Tanzania to conduct Population and Housing Census after every ten years. Thus, the Building Census; and the Population and Housing Census complement each other. The Government's decision to use modern technology throughout the implementation of both censuses, made the 2022 TPHC and 2022 TBC the first ever digital censuses to be conducted in Tanzania.

Generally, the 2022 TBC results are useful for sustainable socio-economic development and therefore are expected to bring significant impacts on residential, commercial, industrial and institutional main categories of building uses. The buildings census data with its regular update will assist in increasing awareness and

transparency in allocating resources needed for buildings development at all levels of administration based on the actual requirements.

Focusing on the facet of human settlements development in rural and urban areas, the 2022 TBC results will be used by the Government and other relevant stakeholders in monitoring and evaluation of various National, Regional and International development frameworks, including the Tanzania Development Vision 2025; the Zanzibar Development Vision 2050; the Third National Five-Year Development Plan 2021/22 - 2025/26; the Zanzibar Development Plan 2021/22 - 2025/26; the East African Community Vision 2050; and, the African Development Agenda 2063. The 2022 TBC data will provide a reliable source of building data that will enable the Government to evaluate the progress of implementation of Sustainable Development Goal No. 11 of 2030 which aspires to make cities and human settlements inclusive, safe, resilient and sustainable.

The main purpose of this report is to provide detailed buildings information on buildings stock, building characteristics, availability of essential services in the building and tenure status. The information in this report is provided at regional and council administrative levels.

The successful implementation of the 2022 TBC was due to collaborative efforts and assistance from the Government through Census Committees from national to the lowest administrative levels. These include the National Central Census Committee, National Census Advisory Committee, National Census Technical Committee, Census Committees at Regional, District, Wards/Shehia, Village/Mtaa and Hamlet; and, Forums from Non-States Actors including Collaborators Forum, Private Sector, various institutions and the public at large.

Special gratitude is extended to the following Development Partners:- United Nations Population Fund (UNFPA); World Bank (WB); United Nations Children's Fund (UNICEF); UN-Women; International Organisation for Migration (IOM); United States Agency for International Development (USAID); Foreign, Commonwealth and Development Office (FCDO); United States Census Bureau (USCB), The Republic of South Korea, The People's Republic of China and other Development Partners for

providing equipment, expertise, training and financial support in making the 2022 Population and Housing Census as well as the Building Census a success. We also thank religious, traditional and political leaders, non-governmental organisation leaders, the media and all citizens and non-citizen in general for their participation and contributions in the successful implementation of the Censuses.

Special thanks should go to the Honourable Anne Semamba Makinda the Census Commissar for Tanzania Mainland and Former Speaker of the National Assembly; and Honourable Ambassador Mohamed Haji Hamza the Census Commissar for Tanzania Zanzibar, for their effective leadership and management in educating and sensitising all citizens and non-citizens to participate in these Censuses, thus resulting in enhanced quality, smoothness and timely execution of the exercise. We also thank the former Chairperson of the Governing Board of the National Bureau of Statistics (NBS), Dr. Amina Msengwa and the former Chairperson of the Statistics Board of Zanzibar, Ambassador Amina Salum Ali, for their guidance throughout the implementation of the Census exercise.

Last but not least, we would wish to acknowledge the unprecedented efforts and commitment of the management and staff of the National Bureau of Statistics under the leadership of Dr. Albina Chuwa, the former Statistician General; and staff of the Office of the Chief Government Statistician, Zanzibar under the leadership of Mr. Salum Kassim Ali; Chief Government Statistician; staff from the Ministry of Lands, Housing and Human Settlements Development; Ministry of Information, Communications and Information Technology; as well as other Government officials who worked tirelessly in ensuring that the 2022 censuses were implemented successfully.



Kassim Majaliwa Majaliwa (MP)
Prime Minister of
The United Republic of Tanzania



Hemed Suleiman Abdulla (MRC)
Second Vice President of Zanzibar

Acknowledgement

The National Bureau of Statistics and Office of the Chief Government Statistician, Zanzibar conducted the 2022 Tanzania Building Census (TBC) in order to provide necessary information for policy review and formulation, project planning, monitoring and evaluation of human settlements development process in the country. The 2022 TBC collected detailed information on buildings including buildings stock, building characteristics, availability of essential services in the building and tenure status.

With these achievements, we specifically like to extend our thanks to all staffs of the Ministry of Lands, Housing and Human Settlements Development, Ministry of Lands and Housing Development of Zanzibar, Ministry of Information, Communications and Information Technology together with experts of the National Bureau of Statistics (NBS) and the Office of the Chief Government Statistician, Zanzibar (OCGS), who worked tirelessly in ensuring that the 2022 TBC was successfully implemented.

Our appreciation is also extended to all professionals, Regional and District supervisors, enumerators and field supervisors as well as the media for their dedicated work. Certainly, without their commitment and dedication, the Census would not have been successful. We would also like to thank the public for their cooperation during the entire period of the Census.

We also appreciate the contributions made by development partners as well as public and private institutions, various groups including religious leaders, customary and traditional leaders, politicians, NGOs, Tanzania Federation Organization of Persons with Disabilities and all other influential persons who contributed to the successful implementation of the 2022 TBC. The results of this achievement have enabled the publication of the 2022 TBC Report that will provide reliable data for sustainable socio-economic human settlements development in the country.



Dr. Amina Suleiman Msengwa
Statistician General
National Bureau of Statistics



Salum Kassim Ali
Chief Government Statistician
Office of the Chief Government
Statistician, Zanzibar

Executive Summary

The 2022 Kaskazini Unguja Region Basic Building Statistics Report was undertaken to address the long-time challenges of lack of information on buildings in the region. The 2022 TBC was conducted to meet requirements of various national, regional and international policies pertaining to human settlements development. The collected information includes number, type and use of all buildings in the country, quality of buildings, ownership by sex, buildings characteristics and status of land survey where the buildings are constructed. The report provides data at regional and council levels.

Chapter one presents a brief background information, rationale and objectives for undertaking 2022 Tanzania Building Census (2022 TBC). The Government conducted for the first time the 2022 TBC, an exercise done concurrently with the 2022 Population and Housing Census. The 2022 TBC adhered to the provision of Section 5.4.11 of the National Land Policy of Zanzibar 2018 and Section 2.5 of the National Housing Policy 2008 of Zanzibar. The main objective of the 2022 TBC is to equip the nation with adequate and reliable buildings data to enhance evidence-based decision making in all administrative levels for sustainable development of human settlements.

Chapter two presents information about the number of buildings, type of buildings, main uses of buildings and the number of units in residential and commercial-residential buildings at the region. The results show that Kaskazini Unguja Region has a total of 74,764 buildings whereby 64,179 buildings are in rural and 10,585 buildings are in urban areas. In addition, most buildings (89.2 percent) in Kaskazini Unguja Region are single storey. More than ninety percent of buildings (90.9 percent) are residential and 4.0 percent are commercial-residential. On the other hand, 94.4 percent of all residential and commercial-residential buildings are single units.

Chapter three present buildings information on building categories, occupancy status, building ownership, construction status, building materials used for construction, number of bedrooms, building tenure status and buildings condition. The result shows that 97.1 percent of all building in Kaskazini Unguja Region are detached (stand -

alone), with 36.1 percent having been completed. More than six out of ten of all buildings (65.0%) have sand - cement floor while 76.3 percent are roofed with corrugated iron sheets. Further, 46.3 percent of all residential and commercial-residential buildings have one or two rooms for sleeping. In addition, 28.7 percent of all buildings in Kaskazini Unguja Region needs major repair.

Chapter four present information on basic services in buildings collected during the Tanzania Building Census of 2022. The services are categorized into two main parts: services (electricity, water, and toilets) within the building and accessibility of buildings (by roads) and infrastructure for people with disabilities. Results show that 28.7 percent of all buildings in Kaskazini Unguja Region get electricity from the national grid whereas 4.4 percent use alternative sources of electricity. Buildings with water services account for 28.1 percent whereas 67.4 percent have toilet services. On the other hand, 51.4 percent of all buildings are accessible by road while only 5.5 percent have infrastructure for Persons With Disabilities.

Chapter five present information on ownership and tenure status of, land surveying and the presence of legal documents for land ownership where the buildings are built. Results shows that 93.0 percent of all buildings in Kaskazini Unguja Region are individually owned. Of all individually owned buildings, males own almost three times (69.8%) as much as females (24.6%) while 5.5 percent are jointly owned. Almost fifty six percent (55.9%) of all buildings in Kaskazini Unguja Region are built on unsurveyed land whereas 45.9 percent do not have land ownership documents.

Chapter six presents key findings, policy implication and policy action.

Table 1.1: Building Census Results in Brief- Kaskazini Unguja Region

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Total Number of Buildings	74,764	100.0	64,179	100.0	10,585	100.0
Number of Buildings by Physical Address						
Buildings with physical address	56,943	76.2	50,170	78.2	6,773	64.0
Buildings without physical address	17,821	23.8	14,009	21.8	3,812	36.0
Number of Buildings	74,764	100.0	64,179	100.0	10,585	100.0
Number of Buildings by Type						
Multi storey	466	0.6	164	0.3	302	2.9
Single storey	66,676	89.2	57,628	89.8	9,048	85.5
Under construction	7,622	10.2	6,387	10.0	1,235	11.7
Number of Buildings	74,764	100.0	64,179	100.0	10,585	100.0
Number of Buildings by Main Use						
Residential	67,943	90.9	59,203	92.2	8,740	82.6
Residential and commercial	3,011	4.0	2,185	3.4	826	7.8
Non-residential use	3,810	5.1	2,791	4.3	1,019	9.6
Number of Buildings	74,764	100.0	64,179	100.0	10,585	100.0
Number of Buildings by Construction Status						
Completed	26,995	36.1	22,221	34.6	4,774	45.1
Partly completed	15,323	20.5	13,583	21.2	1,740	16.4
Under construction	29,141	39.0	25,408	39.6	3,733	35.3
Temporary building	3,305	4.4	2,967	4.6	338	3.2
Number of Buildings	74,764	100.0	64,179	100.0	10,585	100.0
Number of Buildings by Occupancy Status						
Occupied	57,650	77.1	49,399	77.0	8,251	77.9

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Vacant	17,114	22.9	14,780	23.0	2,334	22.1
Number of Buildings	74,764	100.0	64,179	100.0	10,585	100.0
Number of Buildings by Services						
Electricity (ZECO)	21,966	30.9	16,578	25.4	5,388	47.9
Alternative electricity sources (e.g. solar, generator)	3,351	4.7	2,781	4.3	570	5.1
Water	21,560	30.3	18,244	27.9	3,316	29.5
Toilet	51,651	72.7	43,801	67.0	7,850	69.8
Number of Buildings by Social Services						
Accessed by road	39,355	51.4	32,507	49.7	6,848	60.9
Infrastructure for people with disabilities	4,178	5.5	3,406	5.2	772	6.9
Number of Individually Owned buildings by Sex of Owners						
Male	60,956	79.6	52,497	80.3	8,459	75.2
Female	11,383	14.9	9,372	14.3	2,011	17.9
Jointly (male and female)	1,955	2.6	1,611	2.5	344	3.1
Jointly males	1,173	1.5	955	1.5	218	1.9
Jointly females	1,140	1.5	924	1.4	216	1.9
Number of Buildings by Ownership and Tenure	76,607	100.0	65,359	100.0	11,248	100.0
Owner's use	55,213	72.1	48,234	73.8	6,979	62.0
Live in without paying any rent	8,856	11.6	7,533	11.5	1,323	11.8
Both owner's use and rented	5,477	7.1	4,510	6.9	967	8.6
Rented	7,061	9.2	5,082	7.8	1,979	17.6

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Number of Residential and commercial Building	76,607	100	65,359	100	11,248	100
Number of Buildings by Land Survey Status						
Surveyed	22,237	29.7	18,443	28.7	3,794	35.8
Not surveyed	41,800	55.9	36,952	57.6	4,848	45.8
Regularized	4,369	5.8	3,865	6.0	504	4.8
Do not know	6,358	8.5	4,919	7.7	1,439	13.6
Number of Buildings	74,764	100	64,179	100.0	10,585	100.0
Number of Buildings/Units by Type of Legal Documents						
Title deed (right of occupancy)	9,066	11.8	6,600	10.1	2,466	21.9
Residential Licence	0	-	0	-	0	0.0
Letter of Offer	796	1.0	667	1.0	129	1.1
Customary Land Tenure	0	-	0	-	0	0.0
Agreement/Contract	615	0.8	490	0.7	125	1.1
Registration (Zanzibar)	261	0.3	172	0.3	89	0.8
Local Government Documents (Mtaa/Village)	5,255	6.9	4,259	6.5	996	8.9
No legal document	35,261	46.0	30,683	46.9	4,578	40.7
Do not know	25,353	33.1	22,488	34.4	2,865	25.5

CHAPTER ONE

BACKGROUND INFORMATION

1.0 INTRODUCTION

Buildings are amongst the most important infrastructure in the lives of people in Tanzania and around the world. Buildings help to preserve and promote the lives of individuals, families and society at large in the economic, social, political and cultural spheres. Moreover, buildings as part of premises are an important criterion for measuring the state of a non-income economy for an individual or community concerned. The main uses of buildings in the lives of rural and urban people include residential, commercial, commercial-residential, institutional and industrial.

Despite the immense importance of buildings in the life of the community in developing individual economy and the nation as a whole, Tanzania has never had actual census data for all buildings in the country. Statistics on buildings that have been used for planning and decision-making at various administrative levels have been available on estimated number covering few types of buildings especially residential, educational and health institutions. These shortcomings have long left Tanzania lacking a national database of buildings, a resource that would assist in developing various policies, programmes and projects for bringing about or improving socio-economic development at various administrative levels in the country.

For the purpose of overcoming lack of national building data, the Government of the United Republic of Tanzania conducted for the first time the 2022 Tanzania Buildings Census (2022 TBC), an exercise done concurrently with the 2022 Population and Housing Census. Apart from addressing long time challenges of lack of information on buildings in the country, the 2022 TBC has been conducted to meet the requirements of various national, regional and international policies pertaining to human settlements development. This huge national undertaking has been made practical due to a clear understanding that, building census is the primary means of accessing complete, accurate, adequate, timely and reliable building information.

The 2022 Kaskazini Unguja Region Basic Buildings Census Report consists of six chapters which provide answers to all key topics covered in the Buildings Census

Questionnaire conducted in August 2022. These topics include number, type and use of all buildings in the country, quality of buildings, ownership by sex, buildings characteristics and status of land survey where the buildings are constructed. The report provides data at regional and council levels.

Given the importance of the 2022 TBC results, 2022 Kaskazini Unguja Region Basic Buildings Census Report has been prepared so as to strengthen and manage the official use of census data in both public and private offices, so that the region can achieve the intended objectives of bringing about the sustainable socio-economic development of the human settlements sector.

1.1 RATIONALE

The 2022 Tanzania Building Census adhered to the provision of Section 4.1.8.2 (ii) of the National Human Settlements Development Policy 2000. The Policy guides the Government to equip itself with settlements and housing data that will assist in decision making for sectoral improvements such as fulfilling housing requirements and controlling urban growth through Ministry of Lands, Housing and Human Settlements Development.

Moreover, the 2022 TBC provides a reliable source of buildings data that enables the Government to evaluate the progress of implementation of Sustainable Development Goal (SDG) No. 11 of 2016, which aspires to make cities and human settlements inclusive, safe, resilient and sustainable. Building census data are also useful in implementing the Declaration No. 5 of the 2016 International New Urban Agenda, which emphasises on appropriation in planning, designing, financing, developing, governing and managing human settlements especially towns and large cities.

1.2 OBJECTIVES OF BUILDING CENSUS

The main objective of the 2022 TBC is to equip the nation with adequate and reliable buildings data to enhance evidence-based decision making in all administrative levels for sustainable development of human settlements.

The specific objectives are to enable the Government to:

- I. Obtain statistics that will help to establish the database of all buildings in the country;
- II. Review and improve various policies, laws, regulations, and programs that govern the housing development and settlements sector in the country;
- III. Obtain information on the use of various buildings in the country such as number of buildings that are used for housing, business, and various community services including schools, health centres, hospitals and police stations;
- IV. Assess Government contribution to the availability of housing in the country as directed by the Human Settlements Development Policy of 2000;
- V. Evaluate the ratio of houses built in planned and unplanned areas; and ratio of access to community services in those buildings; and
- VI. Identify the state of urban development in existing buildings stock such as multi storey buildings, single-storey buildings and buildings characteristics.

CHAPTER TWO

BUILDINGS STOCK

Key Points

- More than eight out of ten (89.2%) buildings in Kaskazini Unguja Region are single storey.
- More than ninety percent (90.9%) of all buildings in Kaskazini Unguja Region are used for residential purposes
- More than ninety four percent (94.4%) of all residential and commercial-residential buildings in Kaskazini Unguja are of single unit.

2.0 INTRODUCTION

This chapter presents findings of the 2022 TBC on buildings stock in Kaskazini Unguja Region which include number of buildings, types of buildings, main use of buildings and number of housing units in residential and commercial - residential buildings at regional and council levels.

2.1 NUMBER OF BUILDINGS

The results show that Kaskazini Unguja Region has a total of 74,764 buildings whereby 64,179 buildings are in rural and 10,585 buildings are in urban areas. Kaskazini A Town Council has the largest number of buildings (45,243 buildings) than Kaskazini B Town Council (29,521 buildings). Further results show that Kaskazini A Town Council has the large number (349 buildings) of multi-storey buildings compared with Kaskazini B Town Council (117 buildings) of multi-storey (Map 2.1 and Table 2.1).

Map 2. 1: Number of Buildings by Council; Kaskazini Unguja Region, 2022 TBC

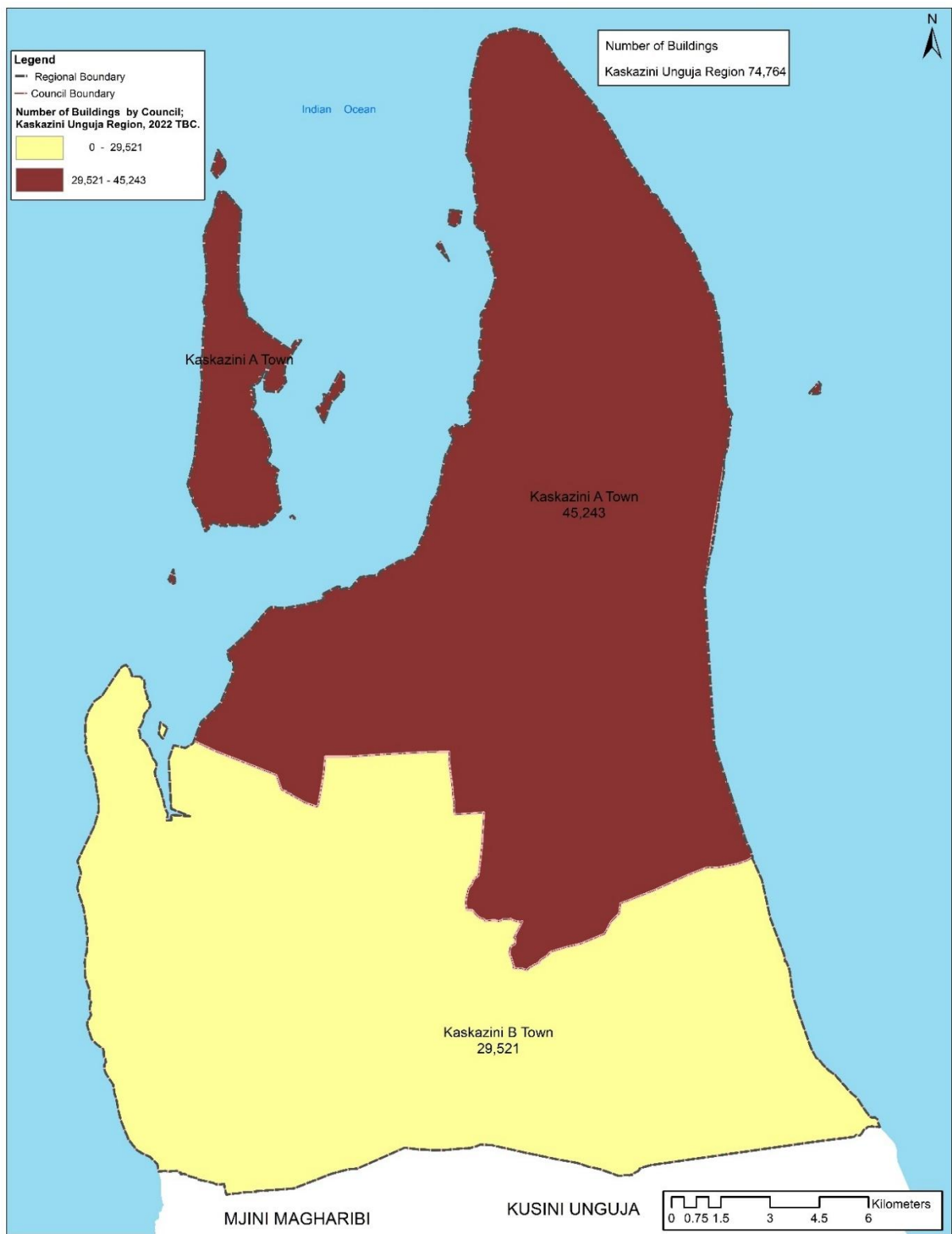


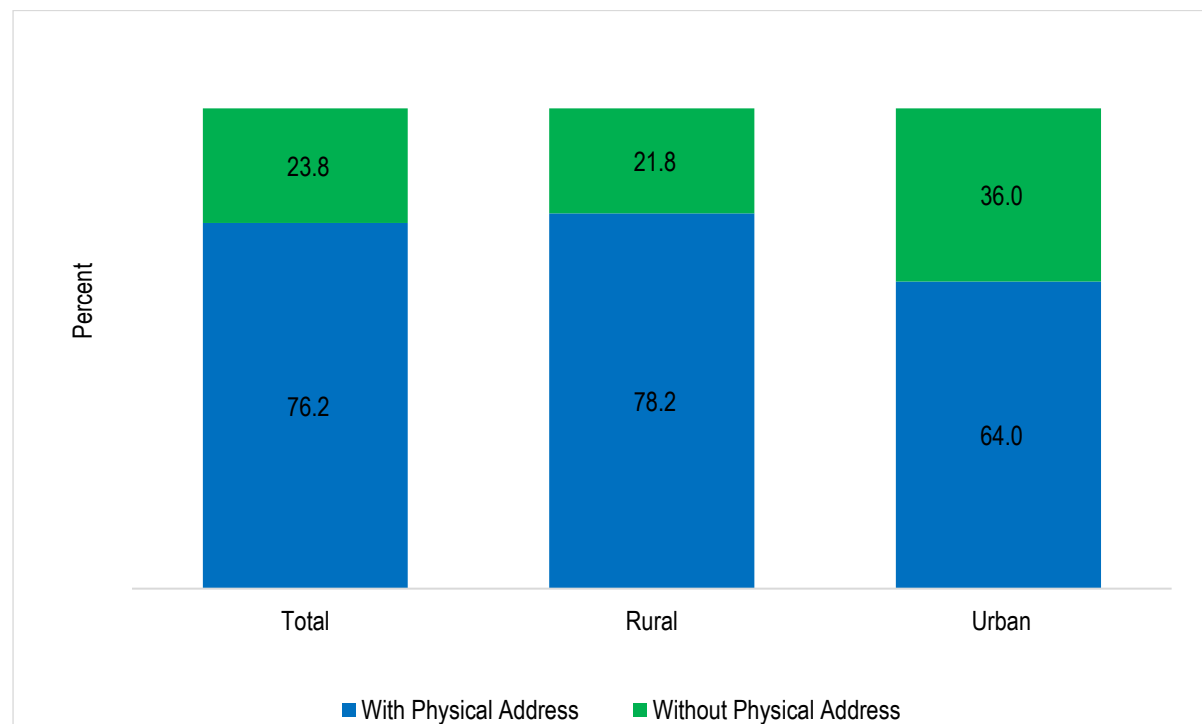
Table 2. 1: Number of Buildings by Place of Residence, Type and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total				Rural				Urban			
	Number of Buildings	Multi Storeys	Single Storeys	Under Construction	Number of Buildings	Multi Storeys	Single Storeys	Under Construction	Number of Buildings	Multi Storeys	Single Storeys	Under Construction
Total	74,764	466	66,676	7,622	64,179	164	57,628	6,387	10,585	302	9,048	1,235
Kaskazini A Town	45,243	349	40,238	4,656	38,098	134	34,064	3,900	7,145	215	6,174	756
Kaskazini B Town	29,521	117	26,438	2,966	26,081	30	23,564	2,487	3,440	87	2,874	479

2.2 BUILDINGS WITH PHYSICAL ADDRESSES

The results show that 76.2 percent of all buildings in Kaskazini Unguja Region have physical address. The percentage of buildings with physical address is relatively higher in rural (78.2%) than in urban areas (64.0%) (Figure 2.1 and Table 2.2).

Figure 2.1: Percentage Distribution of Buildings With and Without Physical Address by Place of Residence; Kaskazini Unguja Region, 2022 TBC

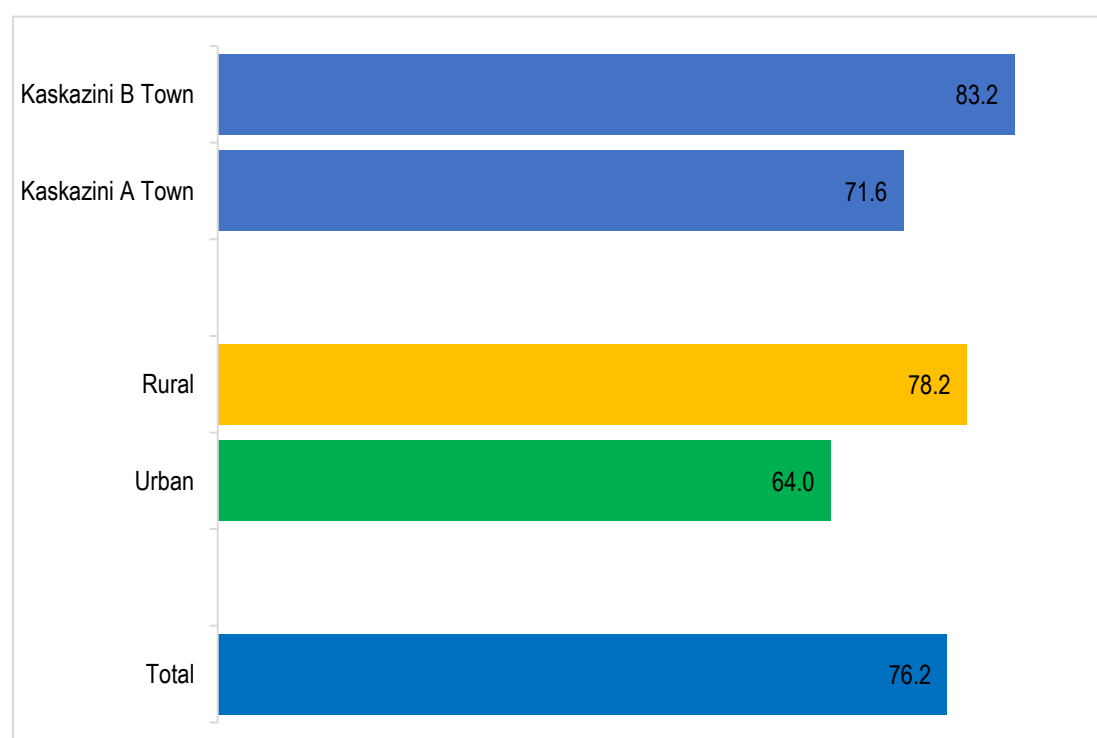


Across councils, Kaskazini B Town have highest percentage of buildings with physical addresses (83.2%) than Kaskazini A Town (71.6%) (Table 2.2 and Figure 2.2).

Table 2.2: Number of Buildings by Place of Residence, Physical Address and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total			Rural			Urban		
	Number of Buildings	With Physical Address	Without Physical Address	Number of Buildings	With Physical Address	Without Physical Address	Number of Buildings	With Physical Address	Without Physical Address
Total	74,764	56,943	17,821	64,179	50,170	14,009	10,585	6,773	3,812
Kaskazini A Town	45,243	32,389	12,854	38,098	28,077	10,021	7,145	4,312	2,833
Kaskazini B Town	29,521	24,554	4,967	26,081	22,093	3,988	3,440	2,461	979

Figure 2.2: Percentage Distribution of Buildings with Physical Address by Council: Kaskazini Unguja Region, 2022 TBC

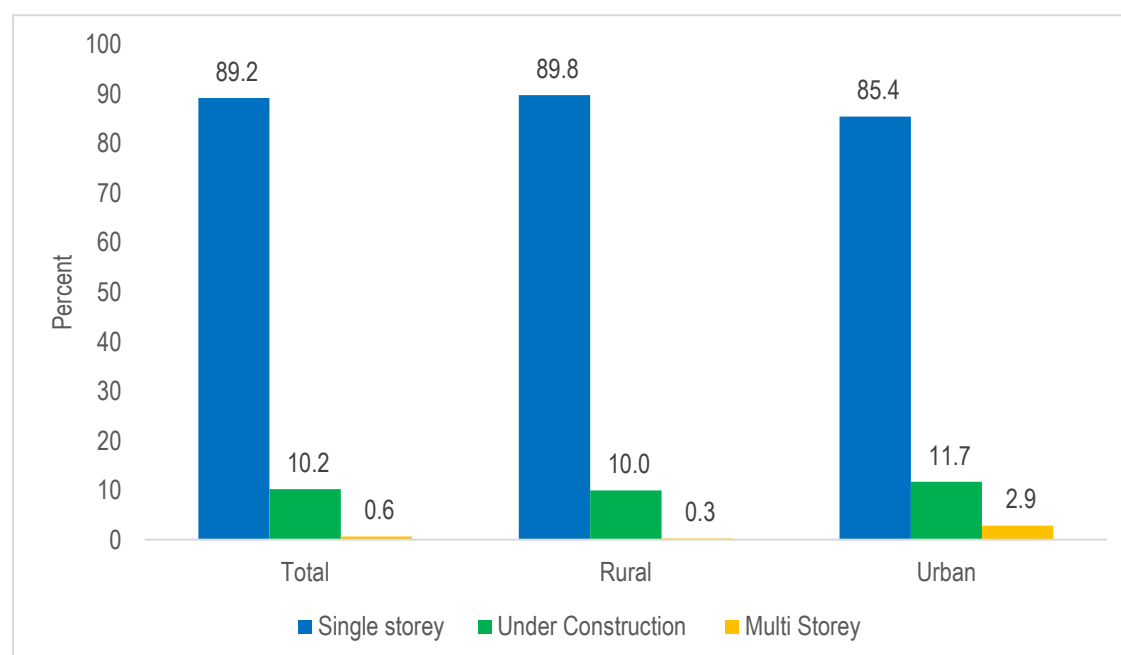


2.3 TYPE OF BUILDINGS

Building types are categorized into single storey buildings (one floor buildings) and multi-storey buildings (more than one floor buildings). Information on buildings under construction including those at foundation stage was also collected.

The results reveal that, 89.2 percent of all buildings in Kaskazini Unguja Region are single storey while less than one percent (0.6%) percent are multi-storey. The percentage of single storey buildings is higher (89.8%) in rural than in urban areas (85.4%). Results further reveal that mre than ten percent (10.2%) of all buildings in the region are under construction. Percentage of buildings under construction in urban areas (11.7%) is slightly higher than rural areas (10.0%) (Figure 2.3).

Figure 2. 3: Percentage Distribution of Buildings by Type and Place of Residence; Kaskazini Unguja Region, 2022 TBC

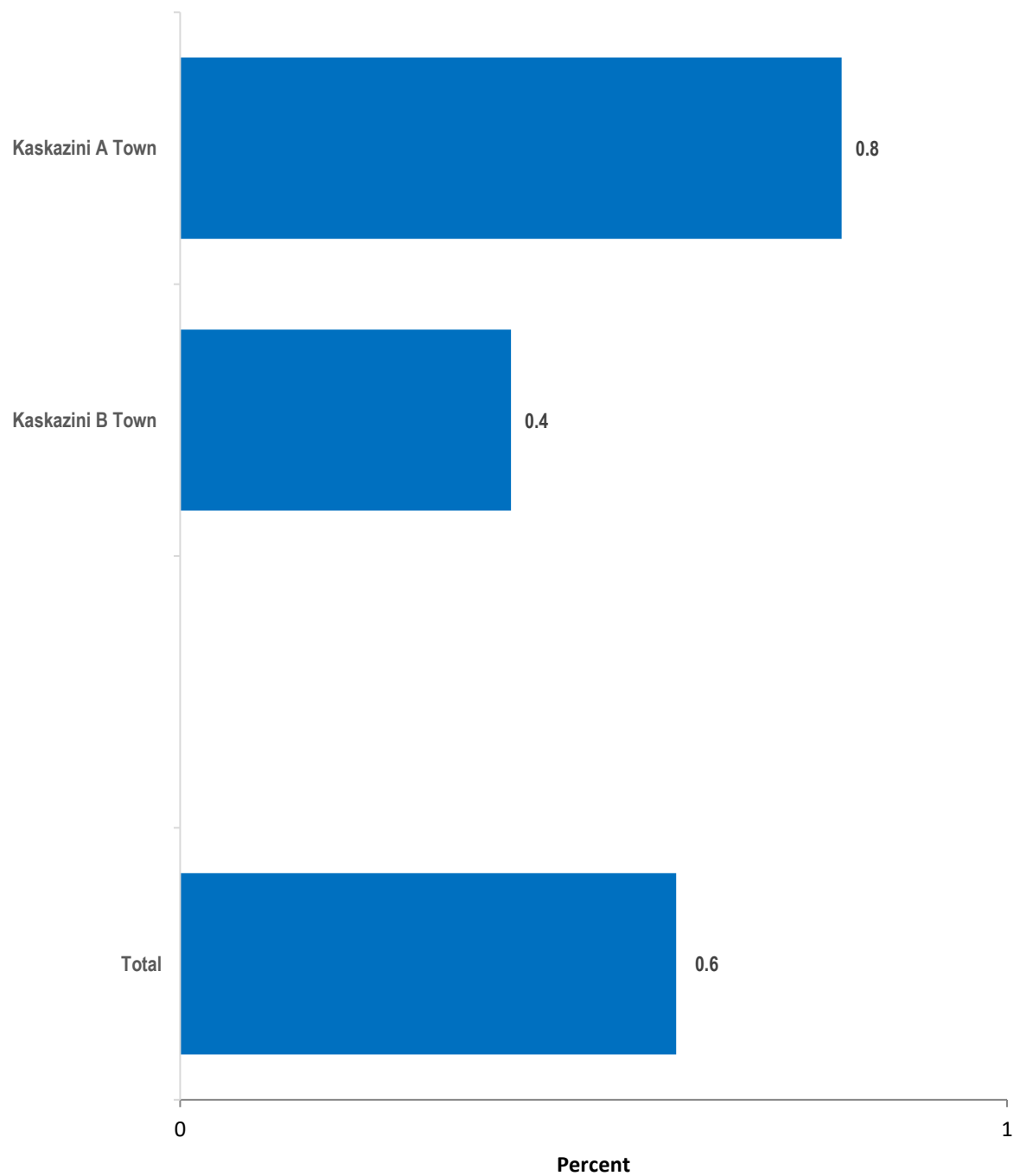


Across councils, Kaskazini A Town Council have the highest proportion of multi-storey buildings (0.8%) followed by Kaskazini B Town with 0.4 percent (Figure 2.4 and Table 2.3).

Table 2.3: Percentage Distribution of Buildings by Place of Residence, Type and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total				Rural				Urban			
	Number of Buildings	Multi Storeys	Single Storeys	Under Construction	Number of Buildings	Multi Storeys	Single Storeys	Under Construction	Number of Buildings	Multi Storeys	Single Storeys	Under Construction
Total	74,764	0.6	89.2	10.2	64,179	0.26	89.8	10.0	10,585	2.9	85.5	11.7
Kaskazini A Town	45,243	0.8	88.9	10.3	38,098	0.4	89.4	10.2	7,145	3.0	86.4	10.6
Kaskazini B Town	29,521	0.4	89.6	10.0	26,081	0.1	90.3	9.5	3,440	2.5	83.5	13.9

Figure 2.4: Percentage Distribution of Multi Storey Buildings by Council; Kaskazini Unguja Region, 2022 TBC



2.3.1 NUMBER STOREY IN A BUILDING

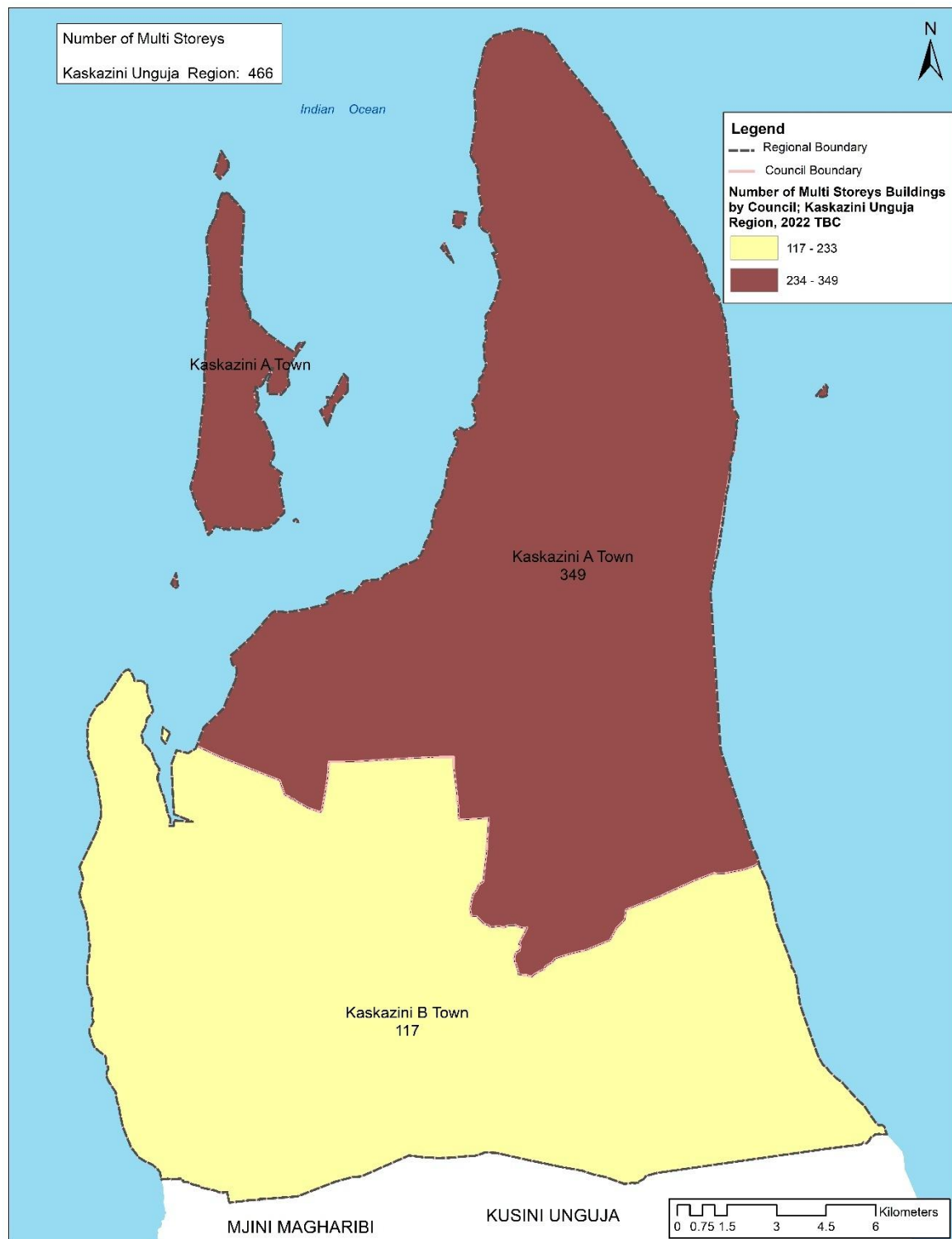
The number of storeys in a building consists of all storeys that are primarily above the ground level and in which there are habitable rooms or office space or other space conforming to the intended use of the building. This section presents an analysis of the number of floors in multi-storey buildings, encompassing both ground and additional floors. Results in Table 2.2 indicate that most of multi-storey buildings in Kaskazini Unguja Region (72.7%) comprise one storey followed by buildings with two storey (19.5%). Notably, 79.9 percent of buildings with one storey are situated in rural areas, compare with 68.9 percent are located in urban area.

Across councils, Kaskazini B has the highest proportion (76.1%) of buildings with one storey while Kaskazini A district has the lowest buildings with one storey (71.6%) (Table 2.4 and Map 2.2).

Table 2. 4: Number of Multi-Storey Buildings by Number of Storey, Kaskazini Unguja Region; Tanzania, 2022 TBC

Council	Number of Floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building			
		G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	466	72.7	19.5	6.0	1.3	0.2	0.2	-	-	-
Rural	164	79.9	14.6	3.7	1.8	-	-	-	-	-
Urban	302	68.9	22.2	7.3	1.0	0.3	0.3	-	-	-
Council										
Kaskazini A	349	71.6	19.8	6.9	1.1	0.3	0.3	-	-	-
Kaskazini B	117	76.1	18.8	3.4	1.7	-	-	-	-	-

Map 2. 2: Number of Multi - Storey Buildings by Council; Kaskazini Unguja Region, 2022 TBC



2.4 MAIN USE OF BUILDING

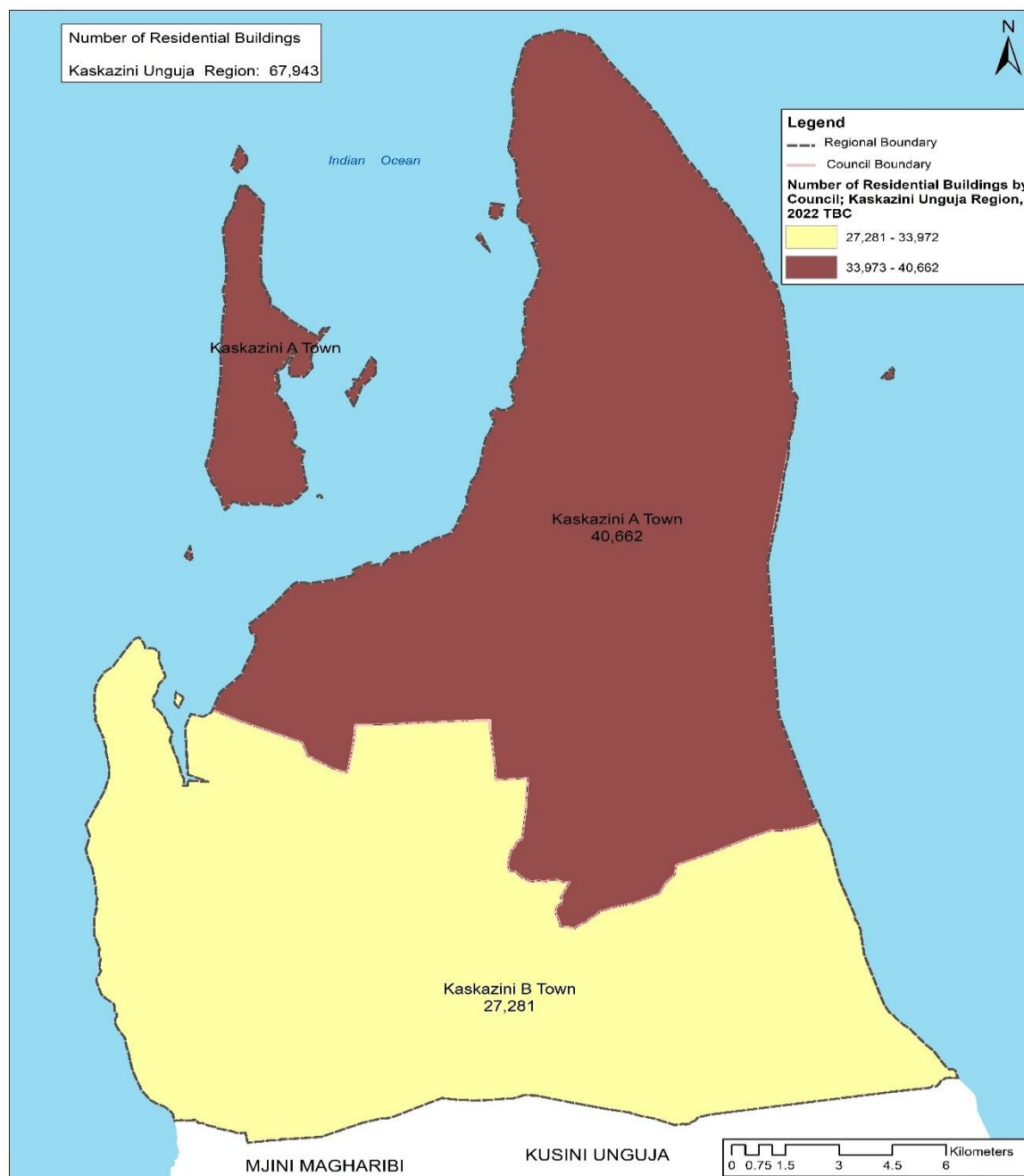
The main uses of buildings are divided into three groups, which are residential, commercial-residential and non-residential uses. The results show that buildings used for residential in Kaskazini Unguja Region are 90.9 percent, commercial-residential are 4.0 percent and non-residential use are 5.1 percent. In rural areas, most of the buildings (92.2%) are for residential use while in urban areas most of buildings are for both residential and commercial (7.8%) (Figure 14. 4).

At the Council level, Kaskazini B Town has the higher number of residential buildings (92.4%) than Kaskazini A Town (89.9%). Additionally, for non-residential use, Kaskazini A Town has the higher number of buildings (5.8%) than Kaskazini B Town (Table 2.5 and Map 2.3).

Table 2. 5: Percentage Distribution of Buildings by Main Use, Council and Place of Residence; Kaskazini Unguja Region, 2022 TBC

Council	Place of Residence	Main Use			
		Total Buildings	Residential	Residential and Commercial	Non-residential use
Total	Total	74,764	90.9	4.0	5.1
	Rural	64,179	92.2	3.4	4.3
	Urban	10,585	82.6	7.8	9.6
Kaskazini A Town	Total	45,243	89.9	4.3	5.8
	Rural	38,098	91.4	3.7	4.9
	Urban	7,145	81.6	7.8	10.6
Kaskazini B Town	Total	29,521	92.4	3.5	4.1
	Rural	26,081	93.4	3.0	3.6
	Urban	3,440	84.6	7.7	7.7

Map 2. 3: Number of Residential Buildings by Council; Kaskazini Unguja Region, 2022 TBC

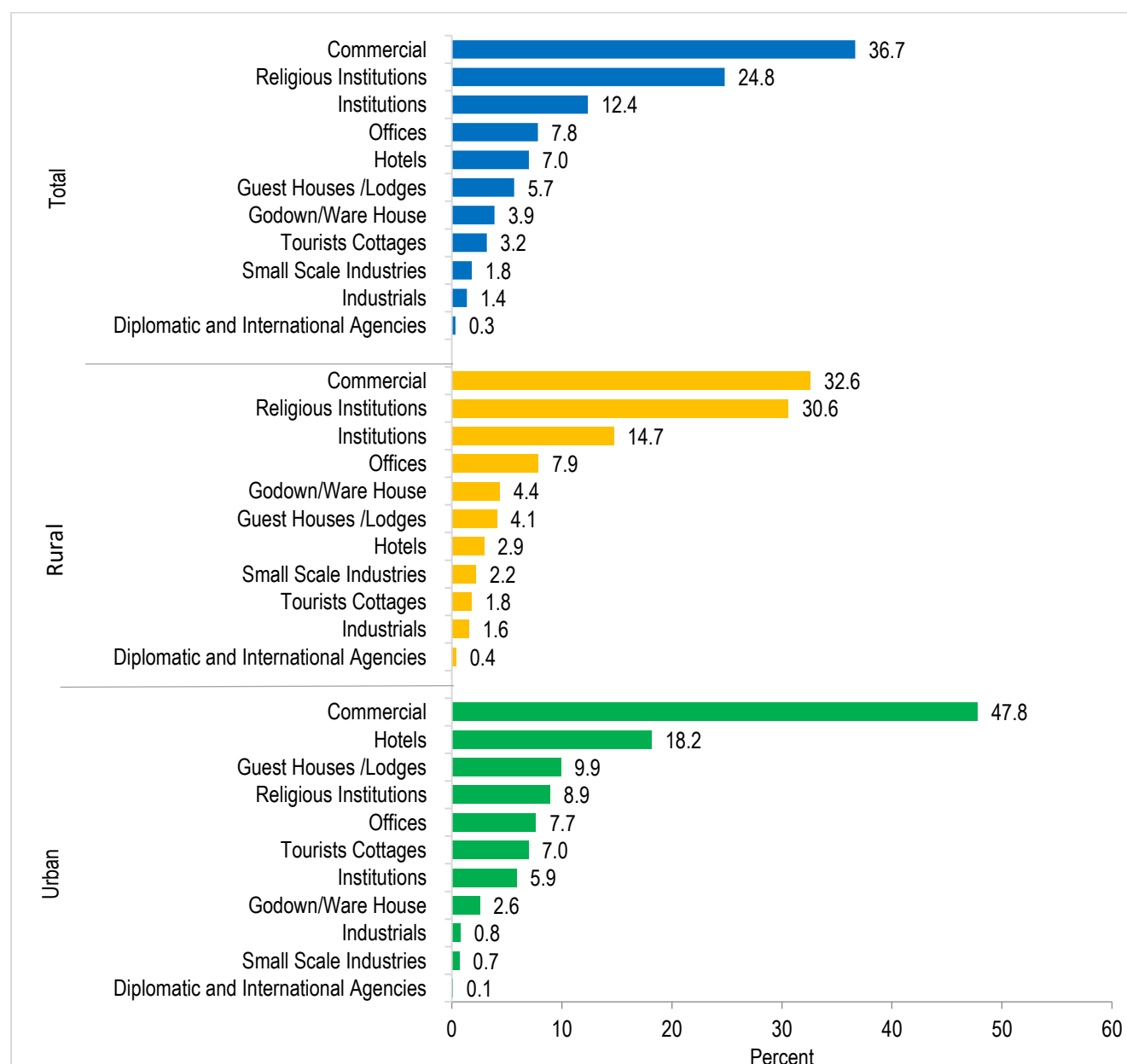


The main usage of non-residential buildings in Kaskazini Unguja Region is for commercial purposes (36.7%), followed by places of worship (24.8%) and institutional services (12.4%). Kaskazini A Town Council has the highest proportion number of buildings (37.4%) used for commercial purposes than Kaskazini B Town Council (35.0%). In addition, for industrial usage, Kaskazini B Town Council has the larger buildings proportion (1.8%) than Kaskazini A Town Council (1.2%) (Table 2.6 and Figure 2.5).

Table 2. 6: Percentage Distribution of Non-Residential Buildings by Type of Use and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total	Type of Use										
		Offices	Commercial	Industrials	Tourists Cottages	Guest Houses/Lodges	Hotels	Godown/Ware House	Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	3,810	7.8	36.7	1.4	3.2	5.7	7.0	3.9	12.4	0.3	24.8	1.8
Kaskazini A Town	2,614	7.4	37.4	1.2	4.1	6.8	9.2	4.2	11.3	0.3	22.7	1.3
Kaskazini B Town	1,196	8.8	35.0	1.8	1.1	3.1	2.3	3.2	14.6	0.3	29.3	2.8

Figure 2.5 : Percentage Distribution of Non – Residential Buildings by Type of Use; Kaskazini Unguja, 2022 TBC



2.6 NUMBER OF UNITS IN BUILDINGS

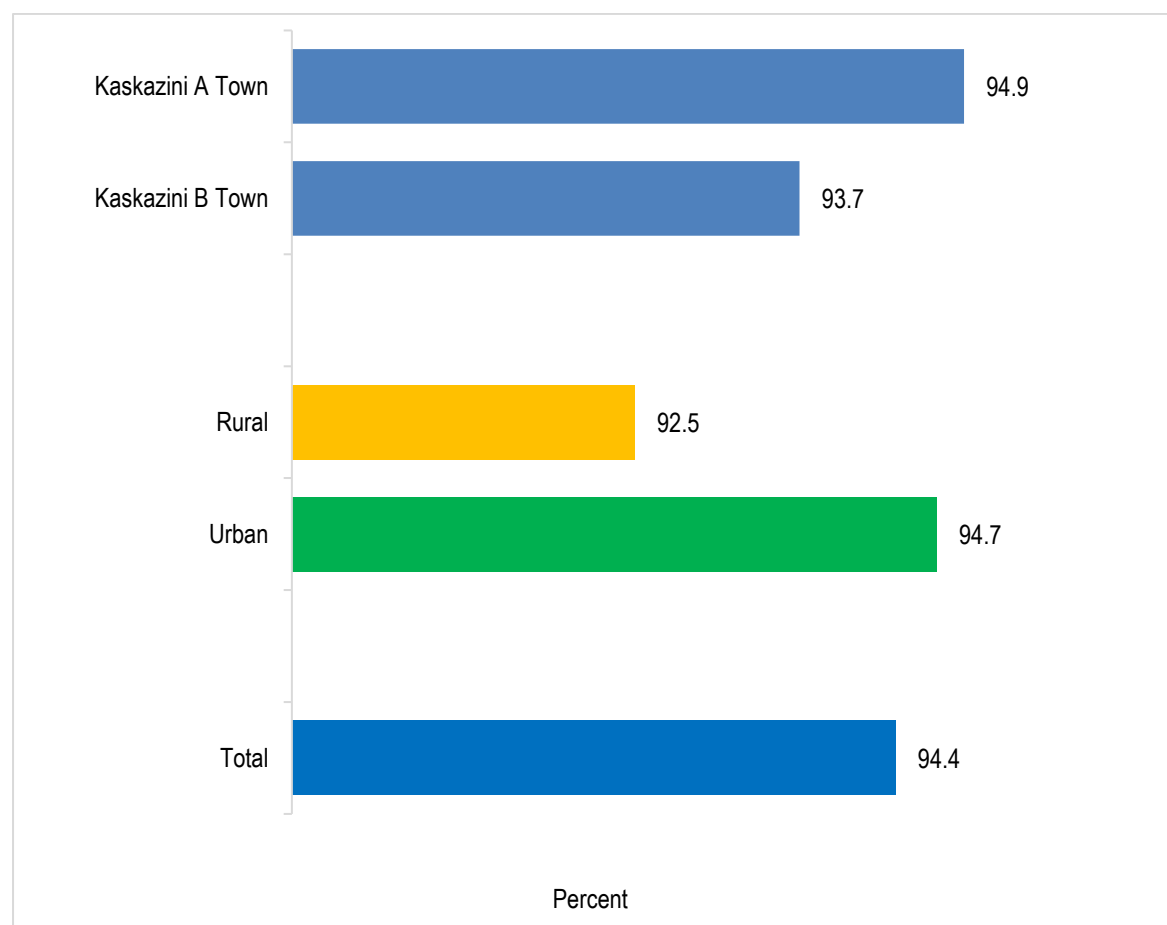
Information on the number of units in the building was collected only in residential and commercial-residential buildings. Results show that, most buildings (94.4%) has one unit followed by those with two units (2.4%). In rural areas, most of the buildings (94.7%) has one unit followed by those with two units (2.1%) compared with buildings of one unit (92.5%) and two units in urban areas (4.1%)

At the council level, Kaskazini A Town has highest (94.9%) proportion of buildings with single unit than Kaskazini B Town (93.7%). Results further show that, percentage of buildings with two units ranges from 2.1 percent in Kaskazini B Town to 2.5 percent in Kaskazini A Town (Table 2.7 and Figure 2.6).

Table 2. 78: Percentage Distribution of Residential and Commercial Buildings by number of Units and Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Number of Units in Building																				
	Total							Rural								Urban					
	Number of Buildings	1	2	3	4	5	6+	Number of Buildings	1	2	3	4	5	6+	Number of Buildings	1	2	3	4	5	6+
Total	70,954	94.4	2.4	1.0	0.7	0.7	0.8	61,388	94.7	2.1	1.0	0.7	0.7	0.8	9,566	92.5	4.1	1.0	0.9	0.7	0.8
Kaskazini A Town	42,629	94.9	2.5	0.8	0.6	0.5	0.6	36,239	95.1	2.3	0.8	0.6	0.6	0.6	6,390	93.5	3.9	0.8	0.7	0.5	0.6
Kaskazini B Town	28,325	93.7	2.1	1.2	0.9	1.0	1.0	25,149	94.1	1.8	1.2	0.9	1.0	1.0	3,176	90.6	4.5	1.3	1.3	1.1	1.2

Figure 2.6: Percentage Distribution of Residential and Commercial-Residential Buildings with One Unit by Council; Kaskazini Unguja Region, 2022 TBC



CHAPTER THREE

BUILDING INFORMATION

Key Points

- More than nine out of ten (97.1%) of all buildings in Kaskazini Unguja Region are detached (stand-alone).
- More than thirty six percent (36.1%) of all buildings in Kaskazini Unguja Region have been completed.
- More than six out of ten (65.0%) of the buildings in Kaskazini Unguja Region have Sand or cement as flooring materials.
- More than seventy six percent (76.3%) of buildings in Kaskazini Unguja Region are roofed with corrugated iron sheets.
- More than forty six percent (46.3%) of all residential and commercial buildings have one or two rooms for sleeping
- More than twenty eight percent (28.7%) of all buildings in Kaskazini Unguja Region needs major repair

3.0 INTRODUCTION

This chapter presents findings on buildings information which include building categories, occupancy status, building ownership, construction status, building materials used for construction, number of bedrooms, building tenure status and buildings condition.

3.1 BUILDING CATEGORIES

For the purpose of 2022 TBC, the categories of buildings are semi-detached, terrace or row of houses, and detached or stand-alone buildings. The results show that most (97.1%) of the buildings in Kaskazini Unguja Region are detached or stand-alone buildings, while about two percent (1.6%) are terrace buildings and small proportion (1.3%) are semi-detached (Table 3.1).

Table 3.1: Number and Percentage Distribution of Buildings by Building Category, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Building Category						
	Total Number of Buildings	Semidetached	Percent	Terrace/Row of Houses	Percent	Detached /Stand Alone	Percent
Total	74,764	1,001	1.3	1,172	1.6	72,591	97.1
Rural	64,179	675	1.1	877	1.4	62,627	97.6
Urban	10,585	326	3.1	295	2.8	9,964	94.1
Council							
Kaskazini A Town	45,243	598	1.3	771	1.7	43,874	97.0
Kaskazini B Town	29,521	403	1.4	401	1.4	28,717	97.3

3.2 BUILDING CONSTRUCTION STATUS

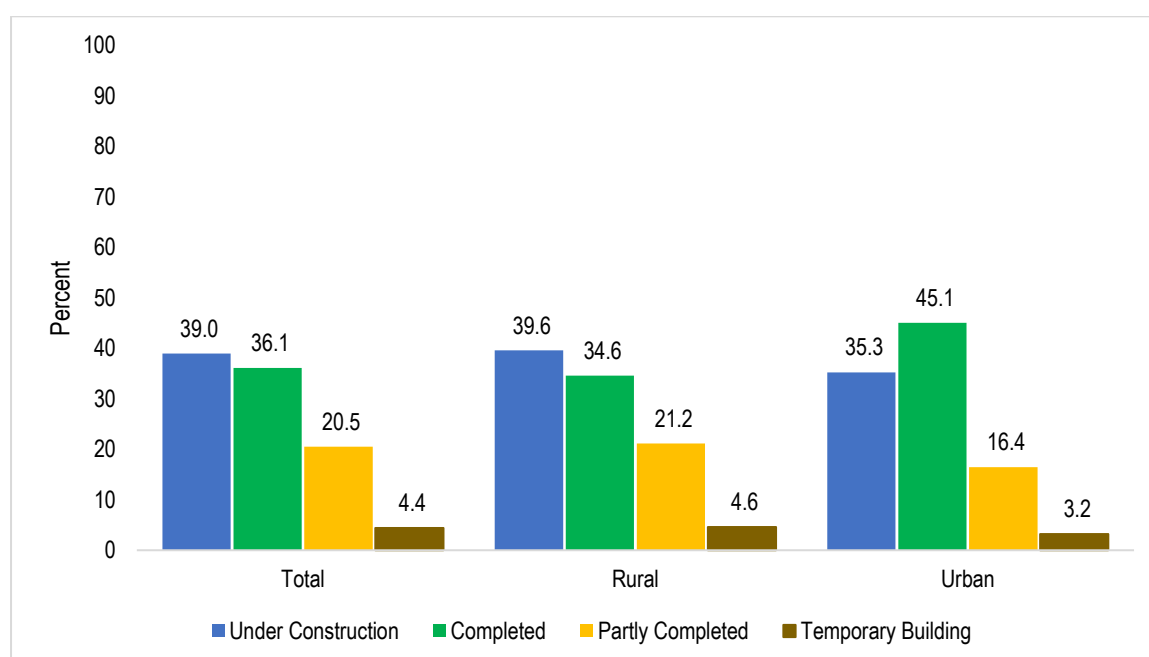
The construction status of buildings is divided into four categories, namely completed, and partly completed, under construction and temporary buildings. The 2022 TBC results show that, 36.1 percent of all buildings in Kaskazini Unguja Region have been completed and 20.5 percent are partly completed. Buildings under construction account for 39.0 percent while temporary buildings accounts for 4.4 percent. The results also indicate that, 45.1 percent of all buildings in the urban areas are completed compared with 34.6 percent in rural areas.

Percentage of completed buildings ranges from 34.6 percent in Kaskazini B Town Council to 37.1 percent while Kaskazini A Town Council Furthermore, Kaskazini B Town Council has the higher percentage (5.7 %) of temporary buildings compared with Kaskazini A Town Council (3.6%) More than four percent (4.4%) of buildings in Kaskazini Unguja Region are temporary buildings (Table 3.2).

Table 3.2: Percentage Distribution of Buildings by Construction Status, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total Number of Buildings	Completed	Partly Completed	Under Construction	Temporary Buildings
Total	74,764	36.1	20.5	39.0	4.4
Rural	64,179	34.6	21.2	39.6	4.6
Urban	10,585	45.1	16.4	35.3	3.2
Council					
Kaskazini A Town	45,243	37.1	21.1	38.3	3.6
Kaskazini B Town	29,521	34.6	19.6	40.0	5.7

Figure 3.1: Percentage Distribution of Buildings by Construction Status and Place of Residence; Kaskazini Unguja Region, 2022 TBC



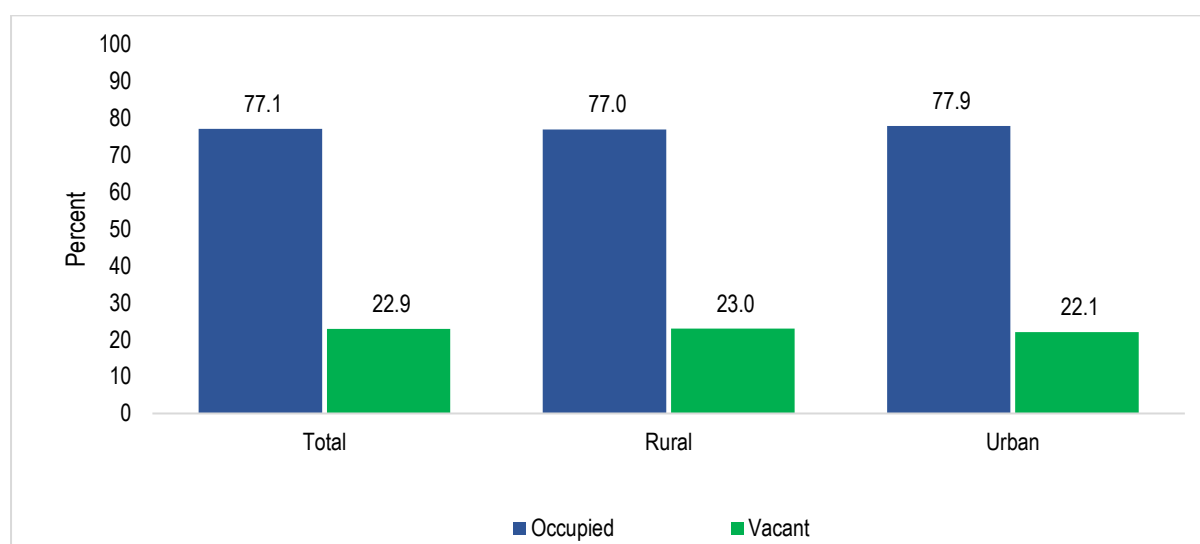
3.3 BUILDING OCCUPANCY STATUS

The occupancy status of buildings is determined by checking whether the building is in use or vacant. The results show that 77.1 percent of all buildings in Kaskazini Unguja Region are in use, while 22.9 percent are vacant. Furthermore, the results indicate that urban areas have a higher proportion of buildings in use (77.9%) than rural areas (77.0%). Kaskazini B Town Council has the slightly higher percentage (77.4%) of buildings in use than Kaskazini A Town Council (77.0%) (Table 3.3 and Figure 3.2).

Table 3.3: Percentage Distribution of Buildings by Occupancy Status, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total Number of Buildings	Percent	
		Occupied	Vacant
Total	74,764	77.1	22.9
Rural	64,179	77.0	23.0
Urban	10,585	77.9	22.1
Council			
Kaskazini A Town	45,243	77.0	23.0
Kaskazini B Town	29,521	77.4	22.6

Figure 3.2: Percentage Distribution of Buildings by Place of Residence and Occupancy Status; Kaskazini Unguja Region, 2022 TBC



3.3.1 REASONS FOR VACANT BUILDINGS

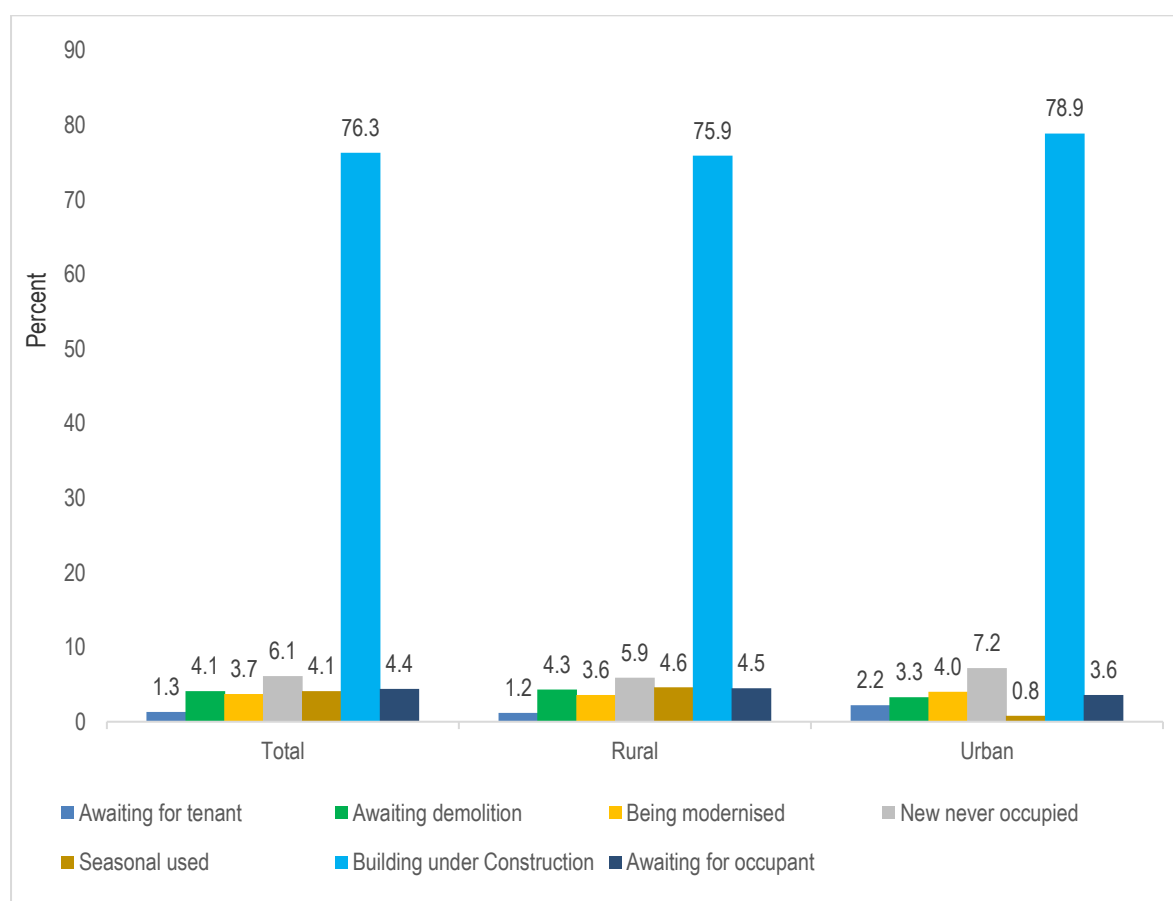
Reasons for buildings not being occupied (vacant) include waiting for a tenant or resident, undergoing modernization, being a new building (never occupied), seasonal use, construction in progress and the building awaiting demolition.

The results show that 76.3 percent of all vacant buildings in Kaskazini Unguja Region are still under construction and 4.1 percent are awaiting demolition. In urban areas, 78.9 percent of all buildings that are not in use are still under construction and 3.3 percent are awaiting demolition. In rural areas, 75.9 percent of vacant buildings are due to still being under construction, while 4.3 percent are waiting for demolition. (Table 3.3 and Figure 3.3).

**Table 3.4: Percentage Distribution of Vacant Buildings by Reasons; Kaskazini Unguja Region
2022 TBC**

Council	Total	Reasons for Vacant Building						
		Awaiting for tenant	Awaiting demolition	Being modernised	New never occupied	Seasonal used	Building under Construction	Awaiting for occupant
Total	17,115	1.3	4.1	3.7	6.1	4.1	76.3	4.4
Rural	14,780	1.2	4.3	3.6	5.9	4.6	75.9	4.5
Urban	2,335	2.2	3.3	4.0	7.2	0.8	78.9	3.6
Council								
Kaskazini A Town	10,429	1.3	5.0	3.5	6.4	4.9	74.4	4.4
Kaskazini B Town	6,686	1.3	2.8	3.9	5.5	2.9	79.3	4.3

**Figure 3.3: Percentage Distribution of Vacant Buildings by Reasons; Kaskazini Unguja Region
2022 TBC**



3.4 BUILDING CONSTRUCTION MATERIALS

This section describes the types of building materials used in flooring, walling and roofing. Analysis in this section is based on buildings and not households as presented in chapter twelve of this publication.

3.4.1 FLOOR MATERIALS

Materials used for floor include cement, PVC tiles, ceramic tiles (marble), terrazzo, clay, earth/sand, hard plastic or bitumen, polished wood, cow dung, wood planks, or bamboo or plant residues. In Kaskazini Unguja Region, 65.0 percent of all buildings have Sand-cement floors, followed by (13.1%) Earth/sand/Soil floors and tiles or marble floors (2.0%).

Furthermore, in rural areas, buildings with cement floor constitute 64.3 percent of all buildings while in urban areas it is 68.9 percent. Proportion of buildings with cement floor is higher in Kaskazini B Town Council (65.5%) than in Kaskazini A Town Council (64.7%) (Table. 3.5).

Table 3. 5: Percentage of Buildings by Type of Flooring Materials, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total	Flooring Material								No Floor
		Sand-cement	Ceramic tiles	Parquet or polished	Terrazzo	PVC tiles	Wood planks	Earth/sand/soil	Cow dung	
Total	74,764	65.0	2.0	0.0	0.2	0.0	0.1	13.1	0.1	19.5
Rural	64,179	64.3	1.1	0.0	0.1	0.0	0.1	14.0	0.1	20.1
Urban	10,585	68.9	6.9	0.1	0.7	0.0	0.1	7.6	0.1	15.6
Council										
Kaskazini A Town	45,243	64.7	1.8	0.0	0.2	0.0	0.1	12.6	0.1	20.5
Kaskazini B Town	29,521	65.5	2.2	0.0	0.3	0.0	0.2	13.9	0.0	17.9

Note: Other Flooring materials are PVC tiles, parquet or polished wood, wood planks, terrazzo or cow dung

3.4.2 WALL MATERIALS

Materials used in wall construction include stones, cement or stone blocks, sun-dried bricks, burnt bricks, glass, wood, iron sheets, bamboo/poles/mud and poles/grass or Most of the buildings in Kaskazini Unguja Region have walls built with cement blocks/tone blocks (76.9%), followed by stones (8.6%). In urban areas, 82.6 percent of all buildings have walls constructed with cement blocks or Stone blocks followed by stones (6.4%). Most of the buildings (76.0%) in rural areas are cement blocks or Stone blocks followed by stones (9.0%). Kaskazini B Town Council has the higher percentage (81.5%) of buildings with cement blocks or Stone blocks walls while Kaskazini A Town Council has the percentage of 73.9 (Table 3.6).

Table 3. 6: Percentage Distribution of Buildings by Type of Wall Materials, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total	Wall Material									No Walls
		Stones	Cement blocks/Stone blocks	Sundried bricks	Burnt bricks	Glass	Wood and Iron Sheets	Bamboo poles/wood planks	Grass	Tent/container	
Total	74,764	8.6	76.9	1.5	0.3	0.0	0.2	5.5	0.6	0.0	6.3
Rural	64,179	9.0	76.0	1.6	0.4	0.0	0.1	6.0	0.5	0.0	6.3
Urban	10,585	6.4	82.6	1.3	0.1	-	0.6	2.2	0.7	0.1	6.1
Council											
Kaskazini A Town	45,243	13.1	73.9	1.8	0.4	0.0	0.2	3.3	0.4	0.1	6.8
Kaskazini B Town	29,521	1.7	81.5	1.2	0.3	0.0	0.1	8.8	0.8	0.0	5.4

Note: “No walls” refers to buildings that were under construction (at foundation stage) during Census enumeration

3.4.3 ROOFING MATERIALS

Construction materials used for roofing can be permanent or temporary. Permanent construction materials include corrugated iron sheets, tiles, concrete and asbestos, while temporary roofing materials are grass (leaves or palm leaves), mud/grass and poles, plastics, tarpaulin and straw.

The results show that, about eight out of ten (76.3%) of all buildings in Kaskazini Unguja Region are roofed with corrugated Iron sheets, followed by grass/ leaves (5.3%). In urban areas, 76.5 percent of all buildings are roofed with Corrugated Iron sheets compared with 76.3 percent in rural areas. Kaskazini A Town Council has the higher percentage (78.4%) of buildings roofed with Corrugated Iron sheets compared with Kaskazini B Town Council (73.1%) (Table 3.7).

Table 3. 7: Percentage Distribution of Buildings by Type of Roofing Materials, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total	Roofing Material								No roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/ leaves	Mud and leaves	Plastics/ Tins	Tent/ Container	
Total	74,764	76.3	0.2	0.2	0.4	5.3	0.4	0.1	0.1	17.1
Rural	64,179	76.3	0.1	0.1	0.3	5.4	0.4	0.0	0.1	17.3
Urban	10,585	76.5	0.4	1.1	0.7	4.8	0.2	0.2	0.0	16.1
Council										
Kaskazini A Town	45,243	78.4	0.2	0.3	0.1	3.4	0.3	0.1	0.0	17.1
Kaskazini B Town	29,521	73.1	0.1	0.2	0.7	8.2	0.6	0.0	0.1	17.0

3.5 NUMBER OF BEDROOMS IN BUILDINGS

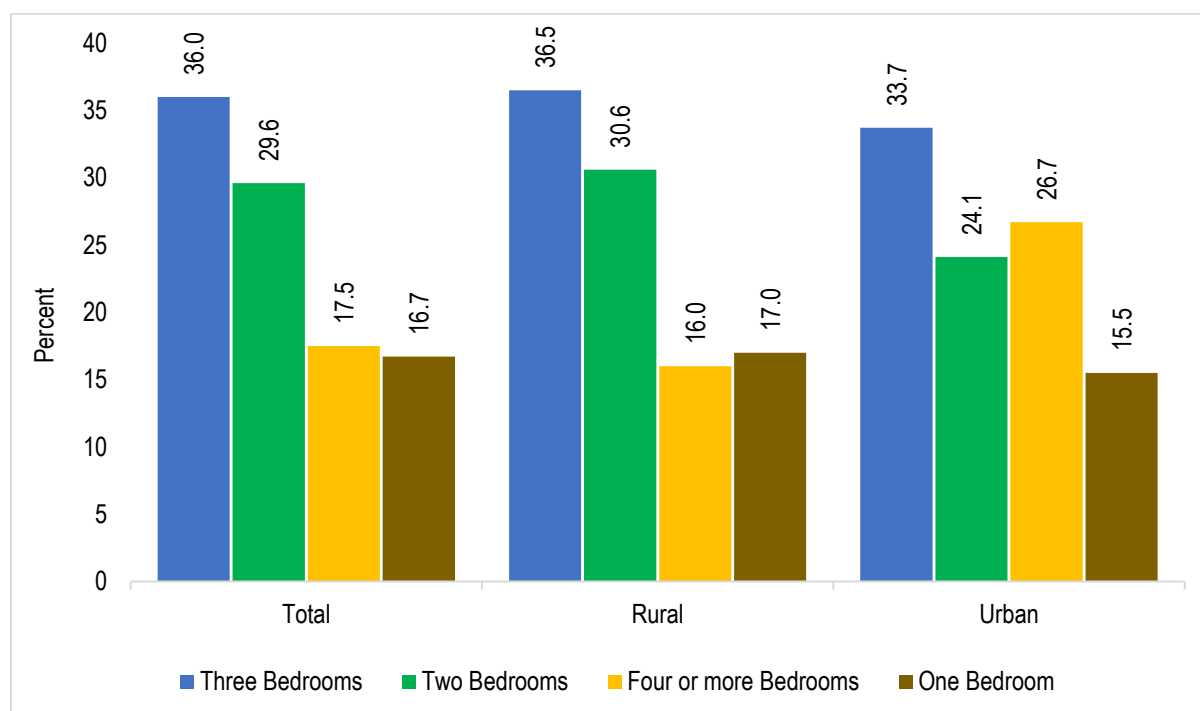
This section provides information on the number of bedrooms in residential and commercial-residential buildings only. The results show that 36.0 percent of all buildings/Units used for residential and commercial-residential purposes in Kaskazini Unguja Region have three bedrooms, 29.6 percent have two bedrooms and 17.5 percent have four or more bedrooms.

Furthermore, in rural areas, the proportion of buildings/units with three bedrooms is higher (36.5%) compared with 30.6 percent with two bedrooms. In urban areas, most of buildings/Units (33.7%) have three bedrooms compared with 24.1 percent with two bedrooms (Table 3.8 and Figure 3.4).

Table 3.8: Percentage of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Place of Residence	Number of Buildings/Units	Bedrooms						
		1	2	3	4	5	6	7+
Total	76,607	16.7	29.6	36.0	12.0	3.6	1.3	0.6
Rural	65,359	17.0	30.6	36.5	11.3	3.2	1.1	0.4
Urban	11,248	15.5	24.1	33.7	16.2	5.8	2.8	1.9
Council								
Kaskazini A Town	46,490	15.4	29.3	36.7	12.7	3.8	1.4	0.7
Kaskazini B Town	30,117	18.8	30.1	35.0	11.0	3.4	1.3	0.6

Figure 3.4: Percentage Distribution of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms and Place of Residence; Kaskazini Unguja Region, 2022 TBC



3.6 BUILDING CONDITION

This section provides information on the condition of residential and commercial – residential buildings to determine whether they are suitable and appropriate for their intended functions. Condition of buildings include the following; the building needs no repair, needs minor repair, needs major repair, renovation or repair is in progress, construction is in progress, construction has stopped for a long time (dormant construction) and not fit for human habitation (dilapidated).

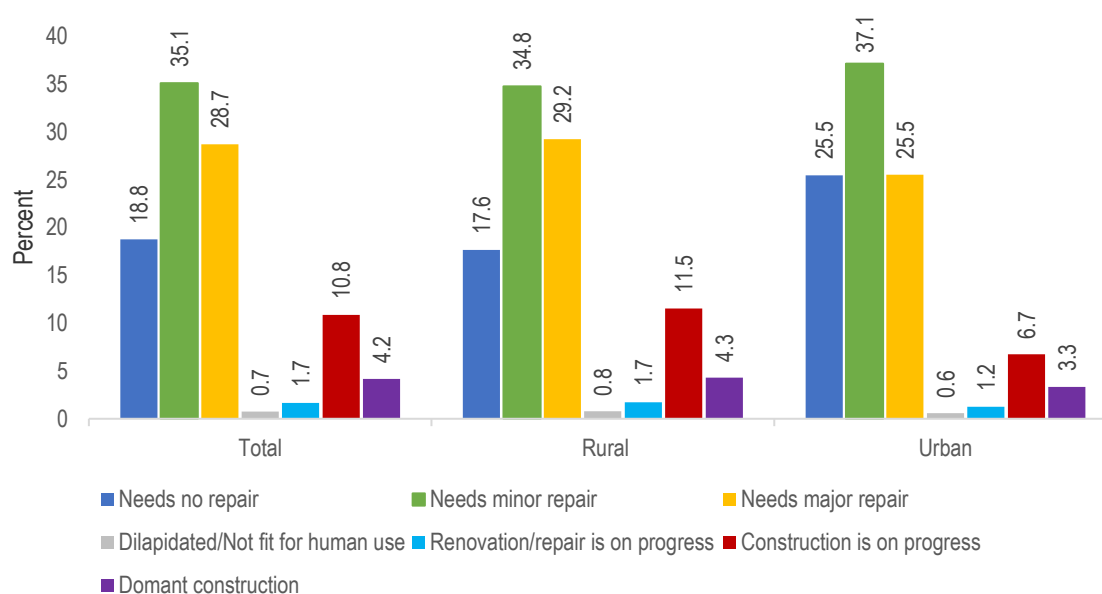
The 2022 TBC results in show that 18.8 percent of buildings in Kaskazini Unguja do not need repair, 35.1 percent need minor repair, 28.7 percent needs major repair and 0.7 percent are not fit for human use (dilapidated). Results also reveal that, 17.6 percent of all buildings in rural areas do not require repair while 34.8 percent needs minor repair, 29.2 percent needs major repair and 0.8 percent are deemed unsuitable for human use. Additionally, in urban areas, 25.5 percent of all buildings do not need repair, 37.1 percent requires minor repair, 25.5 percent needs major repair and 0.6 percent are not suitable for human use (Figure 3.5 and Table 3.9).

Across council results show that Kaskazini A Town Council have large number of buildings (37.0 percent) that do not need repair while Kaskazini B Town Council has large number of buildings (30.1 percent) that needs minor repair.

Table 3. 9: Percentage Distribution of Buildings by Building Condition and Place of Residence; Kaskazini Unguja Region, 2022 TBC

Region/Council	Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated /Not fit for human use	Renovation /repair is on progress	Construction is on progress	Domant construction
Total	61,711	18.8	35.1	28.7	0.7	1.7	10.8	4.2
Rural	52,967	17.6	34.8	29.2	0.8	1.7	11.5	4.3
Urban	8,744	25.5	37.1	25.5	0.6	1.2	6.7	3.3
Council								
Kaskazini A Town	37,490	17.7	37.0	27.8	0.9	1.5	10.7	4.5
Kaskazini B Town	24,221	20.4	32.2	30.1	0.6	2.0	11.1	3.6

Figure 3.5: Percentage Distribution of Buildings by Building Condition and Place of Residence; Kaskazini Unguja Region, 2022 TBC



CHAPTER FOUR

BASIC SERVICES IN BUILDINGS

Key Points

- More than twenty eight- precent (28.7%) of all buildings in Kaskazini Unguja Region get electricity from the national grid whereas 4.4% use alternative sources of electricity.
- More than twenty eight percent (28.1%) of all buildings in Kaskazini Unguja Region have water services.
- More than sixty-seven percent (67.4%) of all buildings in Kaskazini Unguja Region have toilet services.
- More than fifty one percent (51.4%) of all buildings in Kaskazini Unguja Region are accessible by road.
- More than five percent (5.5%) of all buildings in Kaskazini Unguja Region have infrastructure for Persons With Disabilities.

4.0 INTRODUCTION

This chapter provides information on basic services available in buildings collected during the 2022 TBC. Services are grouped into two major categories namely, services in buildings (electricity, water, toilet); and accessibility into building (roads and infrastructure for persons with disabilities).

4.1 SERVICES IN BUILDINGS

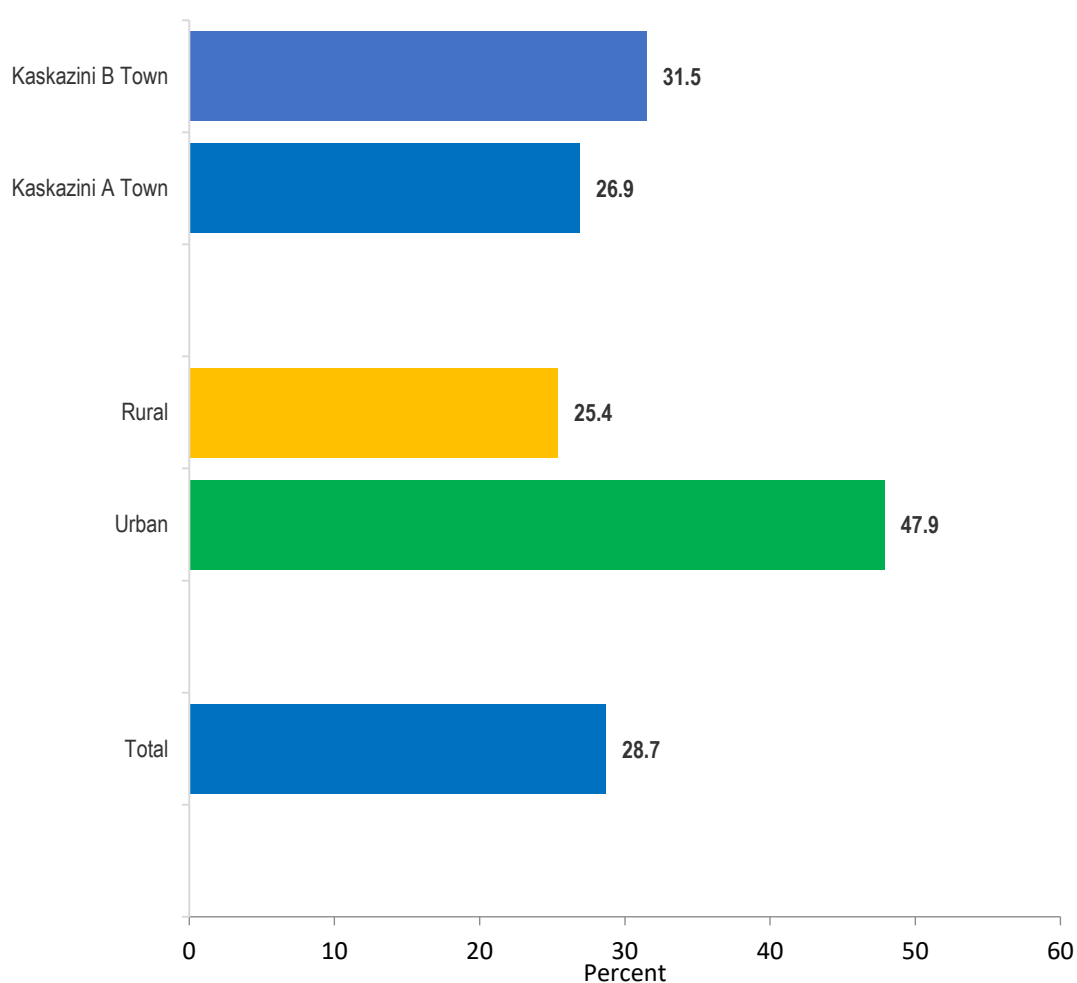
4.1.1 ELECTRICITY

Electricity service in buildings/units is divided into two main groups: - electricity from the national grid (ZECO) and electricity from alternative sources such as solar energy and generators.

4.1.1.1 ELECTRICITY FROM THE NATIONAL GRID

The 2022 TBC results indicate that 28.7 percent of all buildings/units in Kaskazini Unguja Region are connected to the national grid. Almost half (47.9%) of all buildings in urban areas are connected to the national grid compared with 25.4 percent in rural areas. Across the councils, Kaskazini B Town has the higher proportion (31.5%) of buildings connected to the national grid than Kaskazini A town (26.97.7%) (Figure 4.1).

Figure 4.1: Percentage Distribution of Buildings/Units with Electricity from the National Grid (ZESCO) by Council; Kaskazini Unguja Region, 2022 TBC

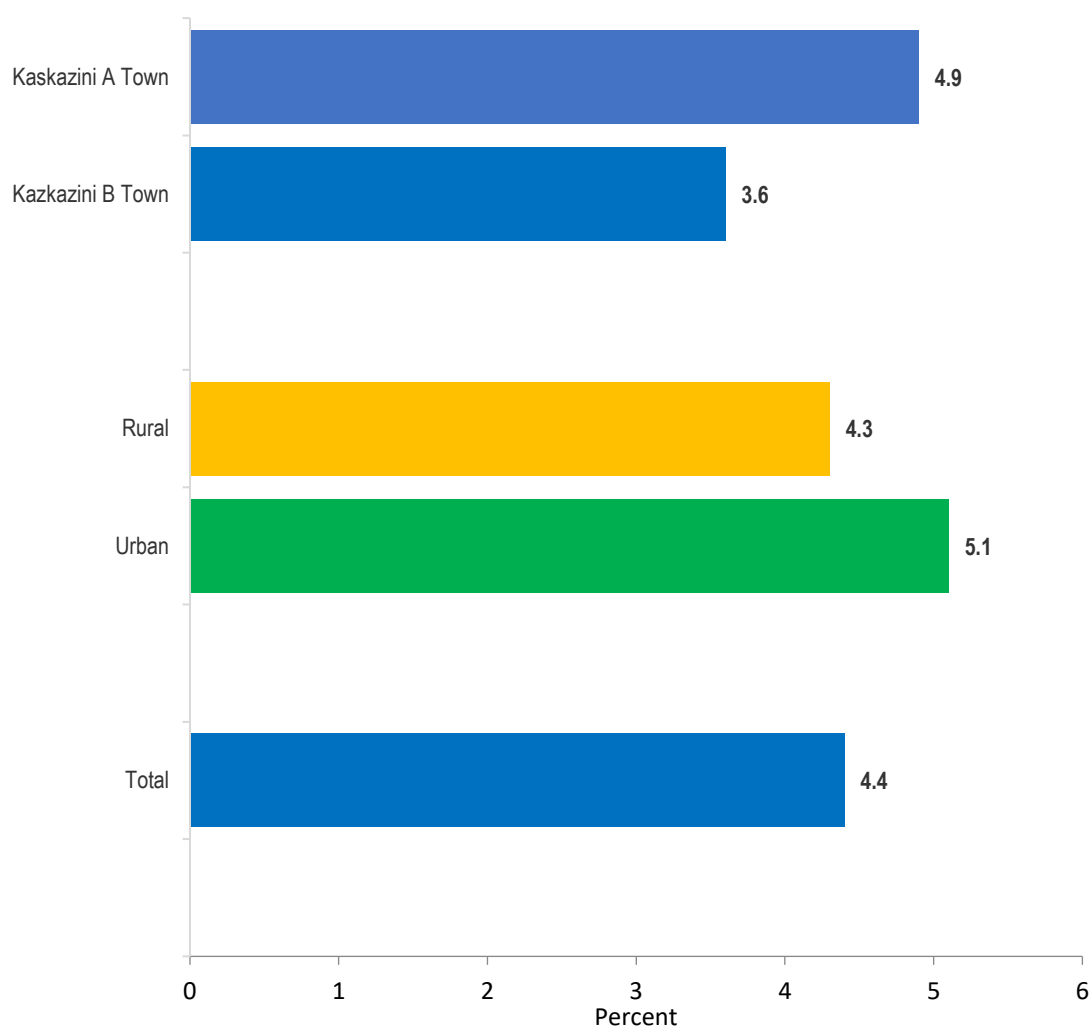


4.1.1.2 ALTERNATIVE SOURCES OF ELECTRICITY

Alternative sources of electricity include all other sources such as solar electricity and generators. The results reveal that 4.4 percent of all buildings/units in Kaskazini Unguja Region have alternative sources of electricity. The percentage of buildings with alternative source of electricity is high in urban areas (5.1 %) than in rural area (4.3 %).

Percentage of buildings with alternative source of energy is relatively higher (5.0%) in Kaskazini A Town than in Kaskazini B Town (3.8%) (Figure 4.2).

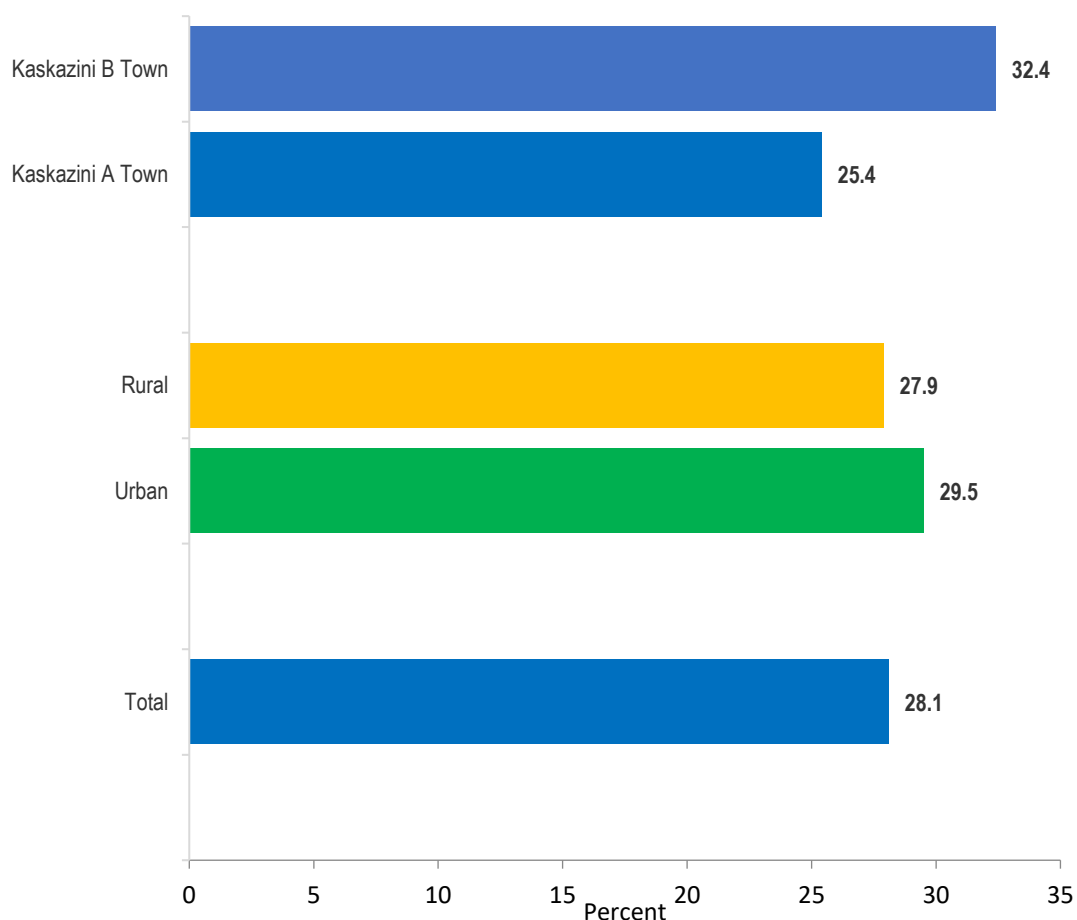
Figure 4.2: Percentage Distribution of Buildings with Alternative Sources of Electricity by Place of Residence, Kaskazini Unguja Region; 2022 TBC



4.1.2 WATER SERVICE

According to the 2022 TBC, water service in a building means the presence of water inside the building and/or on the premises of the relevant building. The results reveal that 28.1 percent of all buildings/units in Kaskazini Unguja Region have water service. Proportion of buildings with water services is higher in urban (29.5 %) than in rural areas (27.9 %). Across councils, Kaskazini B Town has the higher percentage (32.4%) of buildings with water service than Kaskazini A Town 25.4%) (Figure 4.3 and Table 4.1).

Figure 4.3: Percentage Distribution of Buildings/Units with Water Services by Council; Kaskazini Unguja Region, 2022 TBC



4.1.3 TOILET SERVICE

Toilet service in a building/unit includes the presence of a toilet inside the building and/or on the premises of the concerned building. The results reveal that 67.4 percent of all buildings/units in Kaskazini Unguja Region have toilet facility. The percentage of buildings with toilet facilities in urban areas is higher (69.8%) than in rural areas (67.0%). There are marked disparities in percentage of buildings/units with toilet facilities across councils, ranging from 67.2 percent in Kaskazini B Town to 67.6 percent in Kaskazini A Town (Figure 4.4 and Table 4.1).

Figure 4.4: Percentage Distribution of Buildings/Units with Toilet Facility by Council; Kaskazini Unguja Region, 2022 TBC

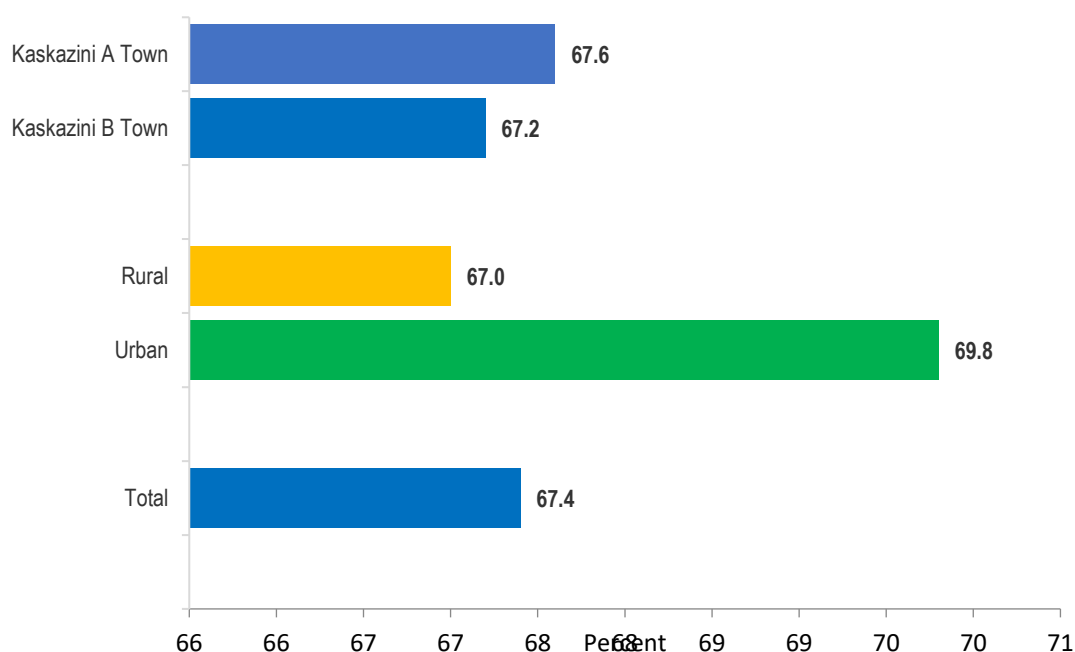


Table 4. 1: Percentage Distribution of Buildings/Units by Type of Basic Services, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Place of Residence	Number of Buildings/Units	Electricity		Water	Toilet
		National Grid	Alternative source		
Total	76,607	28.7	4.4	28.1	67.4
Rural	65,359	25.4	4.3	27.9	67.0
Urban	11,248	47.9	5.1	29.5	69.8
Council					
Kaskazini A Town	46,490	26.9	4.9	25.4	67.6
Kaskazini B Town	30,117	31.5	3.6	32.4	67.2

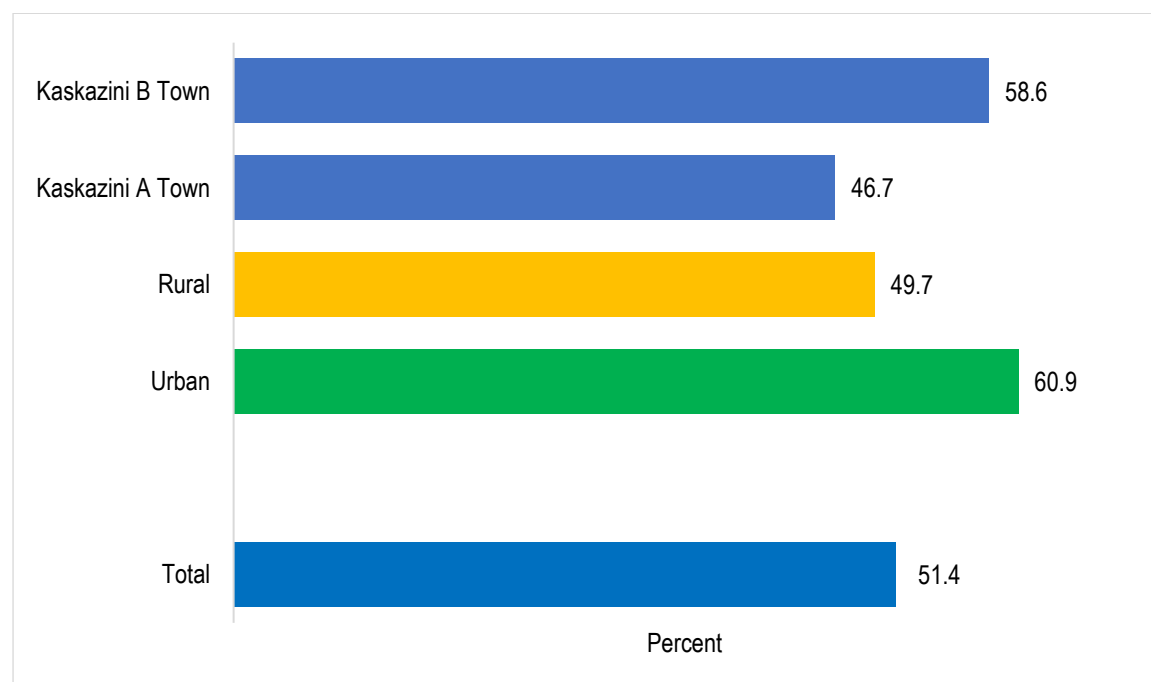
4.2 ACCESSIBILITY OF THE BUILDING

This section provides information on the accessibility of buildings by road and the presence of infrastructure for Person with Disabilities.

4.2.1 BUILDING ACCESSIBILITY BY ROAD

The results indicate that 51.4 percent of all buildings in Kaskazini Unguja Region are accessible by road. Notably, most of the buildings (60.9%) in urban areas are accessible by road, while it is 49.7 percent in rural areas. Kaskazini B Town Council has the higher percentage (58.6%) of buildings accessible by road than Kaskazini A Town Council (46.7%) (Figure 4.5).

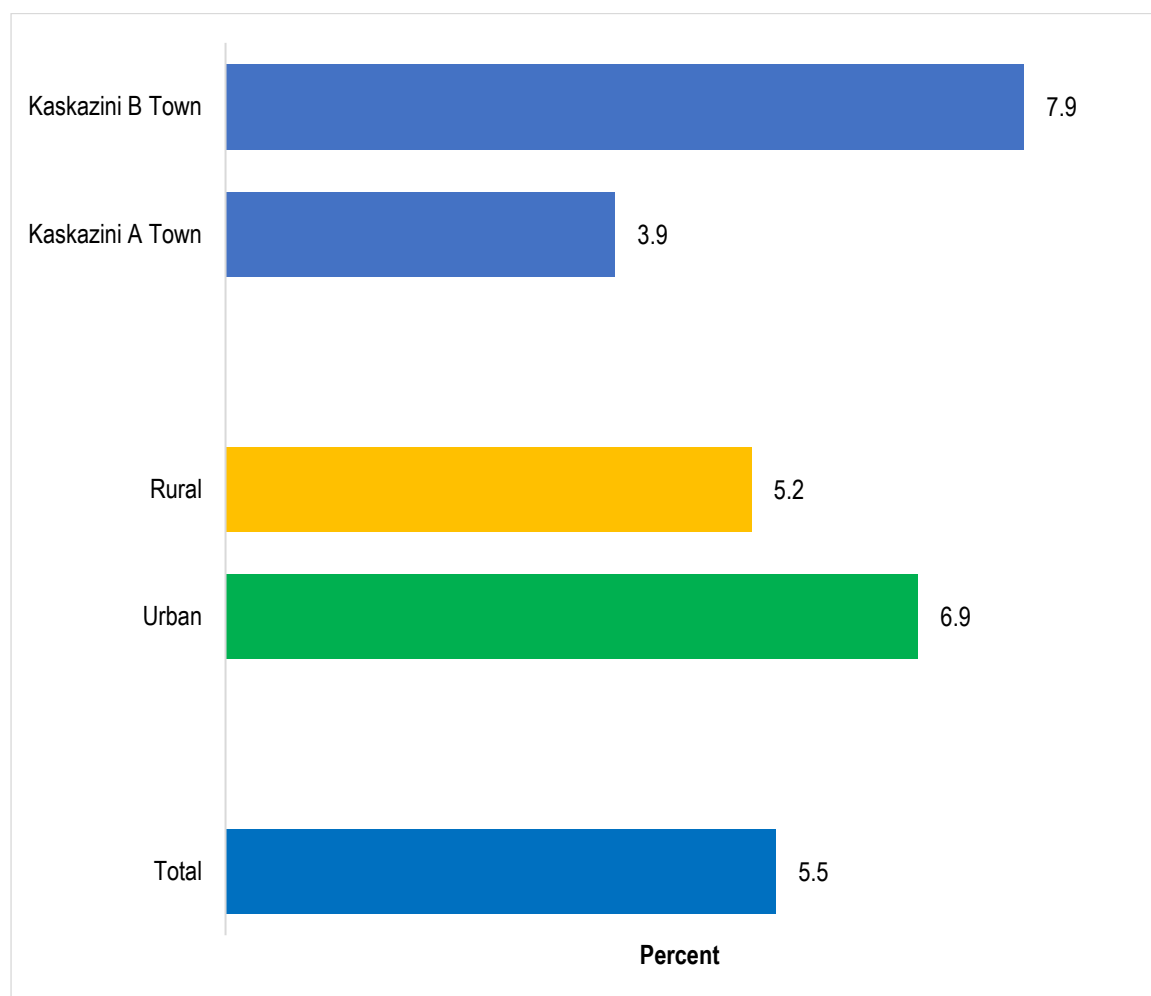
Figure 4.5: Percentage Distribution of Buildings with Access Road by Place of Residence; Kaskazini Unguja Region, 2022 TBC



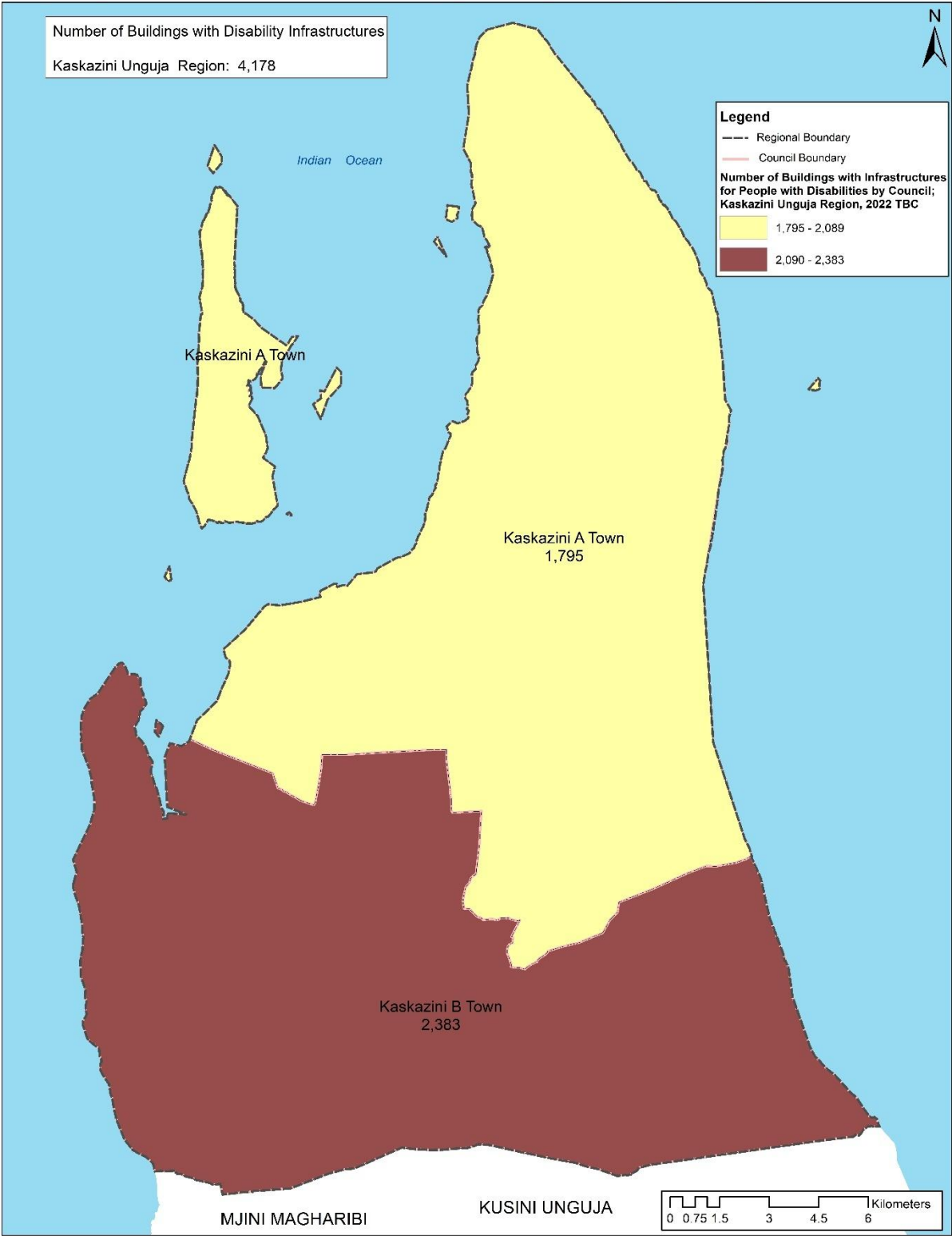
4.2.2 INFRASTRUCTURE FOR PERSONS WITH DISABILITIES

Results reveal that 5.5 percent of all buildings in Kaskazini Unguja Region have infrastructure for Persons with Disabilities (PWDs). Buildings with infrastructure for PWDs account for 6.9 percent and 5.2 percent of buildings in urban and rural areas respectively. Kaskazini B Town Council has the higher percentage (7.9%) of buildings with infrastructure for PWDs than Kaskazin A Town Council (3.9 %) (Figure 4.6).

Figure 4.6: Percentage Distribution of Buildings with Infrastructure for Persons With Disabilities by Place of Residence; Kaskazini Unguja Region, 2022 TBC



Map 4. 1: Number of Buildings with Infrastructures for Persons With Disabilities by Councils; Kaskazini Unguja Region, 2022 TBC



CHAPTER FIVE

OWNERSHIP AND TENURE STATUS OF BUILDINGS

Key Points

- Almost nine out of ten (93.0 %) buildings in Kaskazini Unguja Region are individually owned.
- Of all individually owned buildings in Kaskazini Unguja Region, males own Three times (79.6%) much as females (14.9%) while 2.6 percent are jointly owned.
- About seventy two percent (72.0%) buildings in Kaskazini Unguja Region are occupied by owners while more than six percent (6.6%) are occupied by tenants.
- About forty six percent (45.9%) of all buildings in Kaskazini Unguja Region do not have legal land ownership documents
- About fifty six percent (55.9%) of buildings in Kaskazini Unguja Region are built on un-surveyed land.

5.0 INTRODUCTION

This chapter provides information on the status of ownership of the building, land surveying and the status of ownership of the land where the building is located.

5.1 BUILDING OWNERSHIP STATUS

The 2022 TBC results reveal that the majority (93.0 %) of buildings in Kaskazini Unguja Region are individually owned, followed by 4.5 percent of co-owned buildings. The same pattern is observed in rural and urban areas and across all councils in the Region (Figure 5.1 and Table 5.1).

Map 5. 1: Number of Individually Owned Buildings with by Council; Kaskazini Unguja Region, 2022 TBC

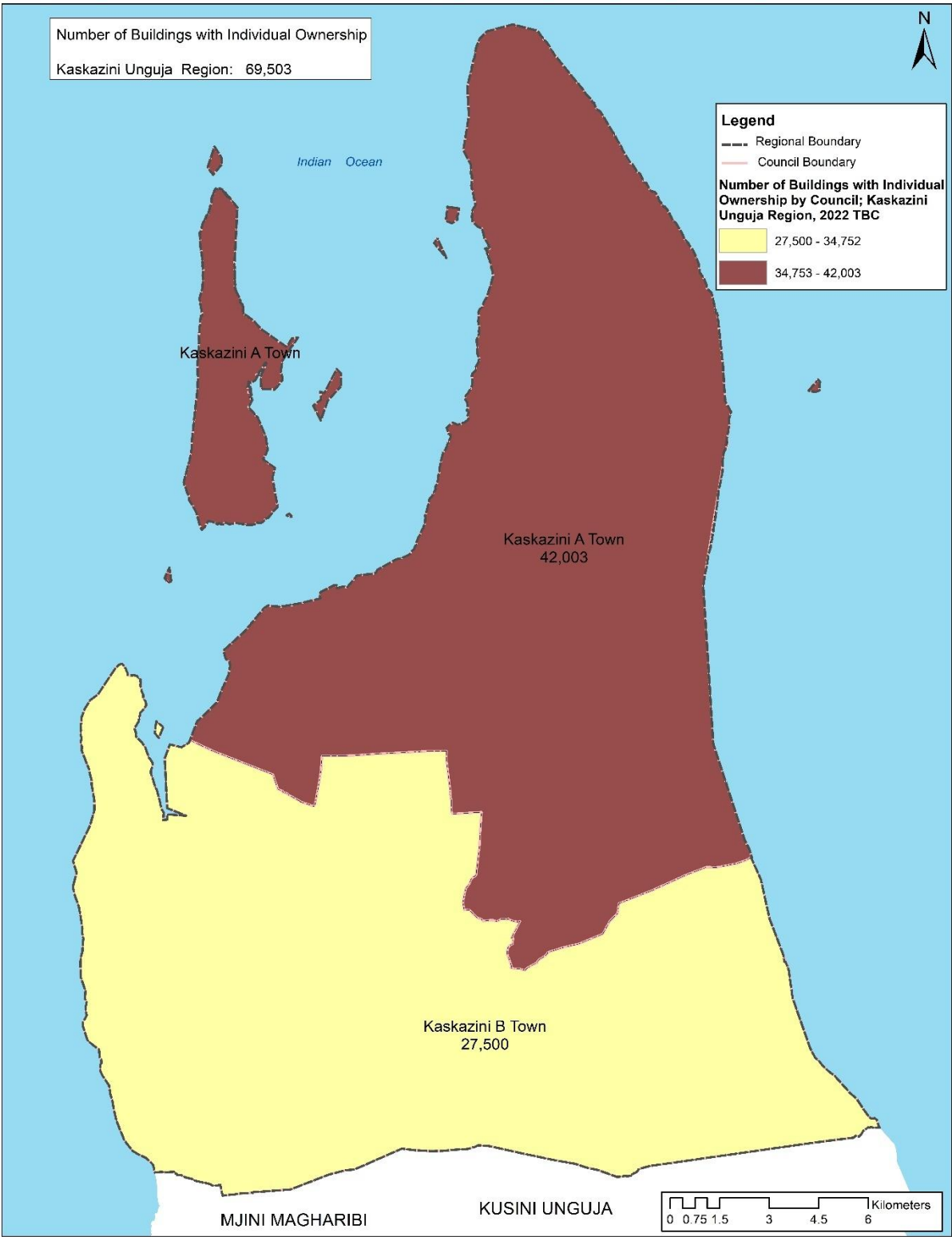


Figure 5. 1: Percentage Distribution of Buildings by Ownership Status and Place of Residence; Kaskazini Unguja Region, 2022 TBC

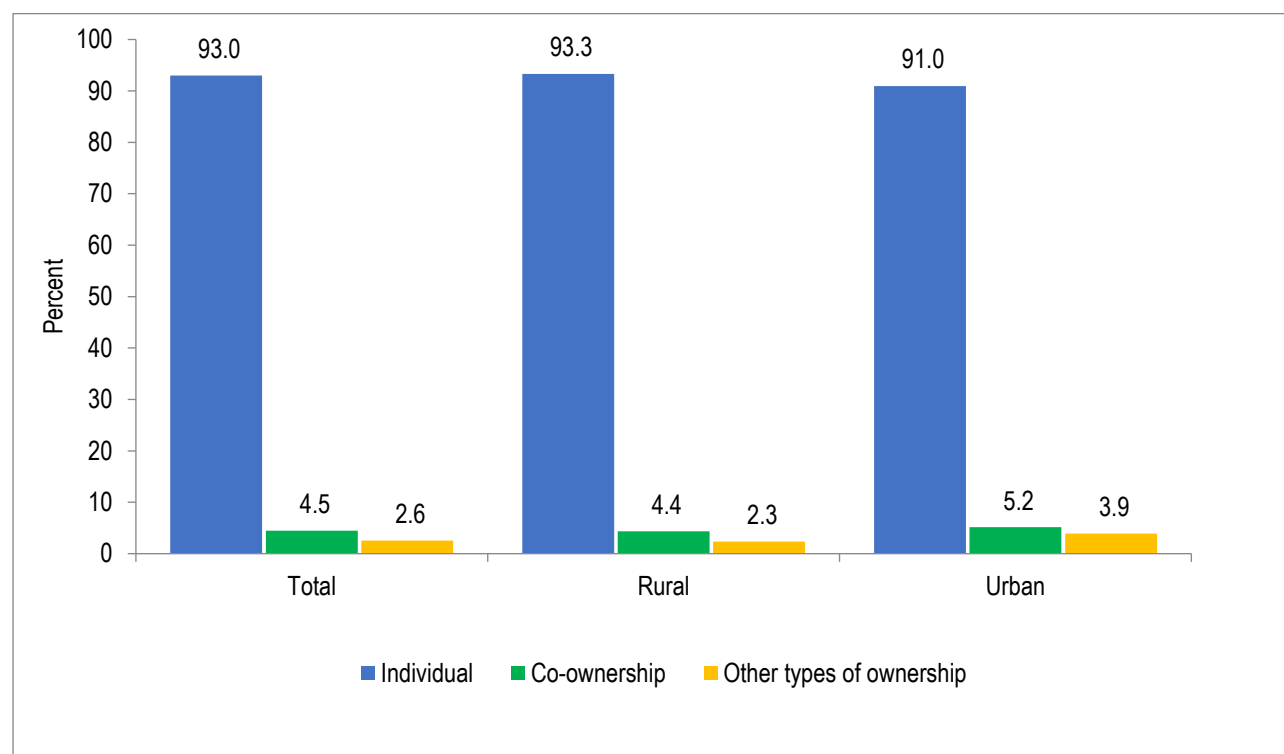


Table 5.1: Percentage Distributions of Buildings/Units by Place of Residence and Type of Ownership; Kaskazini Unguja Region, 2022 TBC

Council	Type of Ownership													
	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	74,764	93.0	4.5	0.2	0.2	0.0	0.2	0.7	0.2	0.5	0.0	0.0	0.2	0.3
Rural	64,179	93.3	4.4	0.2	0.2	0.0	0.2	0.6	0.1	0.5	0.0	0.0	0.2	0.4
Urban	10,585	91.0	5.2	0.3	0.1	0.0	0.2	1.7	0.6	0.5	0.1	0.0	0.2	0.2
Council														
Kaskazini A Town	45,243	92.8	4.8	0.2	0.1	0.0	0.2	0.5	0.3	0.5	0.0	0.0	0.2	0.3

Kaskazini B Town	29,521	93.2	4.0	0.2	0.2	0.0	0.2	1.0	0.1	0.5	0.0	0.0	0.1	0.4
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5.2 BUILDING OWNERSHIP BY SEX

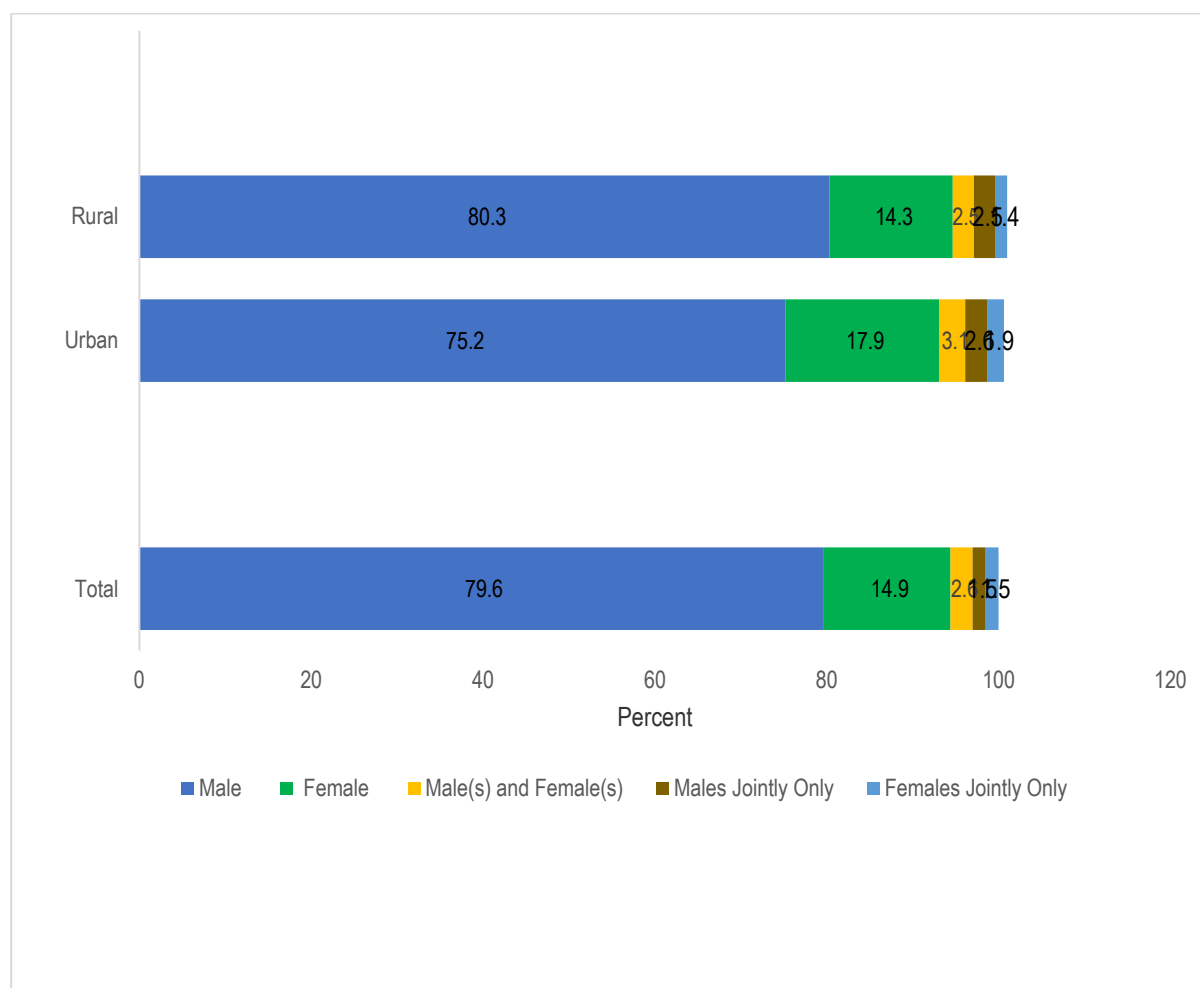
Ownership by sex considers only individually owned buildings. This kind of ownership may belong to male only, female only or jointly. The results show that most of the buildings in Kaskazini Unguja Region are owned by male only (79.6%), followed by female only (14.9%) and 2.6 percent by male(s) and female(s) jointly. The same pattern is observed in rural and urban areas (Table 5.2).

Kaskazini A Town Council has the highest proportion (17.8%) of buildings owned by females alone while Kaskazini A Town District Council has the lowest proportion (13.0%) (Table 5.2).

Table 5.2: Percentage Distribution of Individually Owned Buildings/Units by Place of Residence, Sex of Owner and Council; Kaskazini Unguja Region, 2022 TBC

Mkoa	Total						Rural						Urban					
	Total	Male	Female	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only	Total	Male	Female	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only	Total	Male	Female	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only
Total	76,607	79.6	14.9	2.6	1.5	1.5	65,359	80.3	14.3	2.5	1.5	1.4	11,248	75.2	17.9	3.1	1.9	1.9
Kaskazini A Town	46,490	82.3	13.0	2.2	1.3	1.3	47,089	83.3	12.2	2.0	1.3	1.2	18,136	76.7	16.9	3.1	1.6	1.7
Kaskazini B Town	30,117	75.4	17.8	3.2	1.9	1.8	97,245	75.9	17.5	3.2	1.8	1.7	12,088	72.2	19.9	3.0	2.6	2.4

Figure 5.2: Percentage of Buildings Ownership by Place of Residence and Sex, Kaskazini Unguja Region; 2022 TBC



5.3 TENURE STATUS

Occupancy tenure status considers only occupied buildings. The 2022 TBC results indicate that 72.1 percent of all buildings in Kaskazini Unguja Region are occupied by the owners themselves, followed by those living in without paying rent (11.6%).

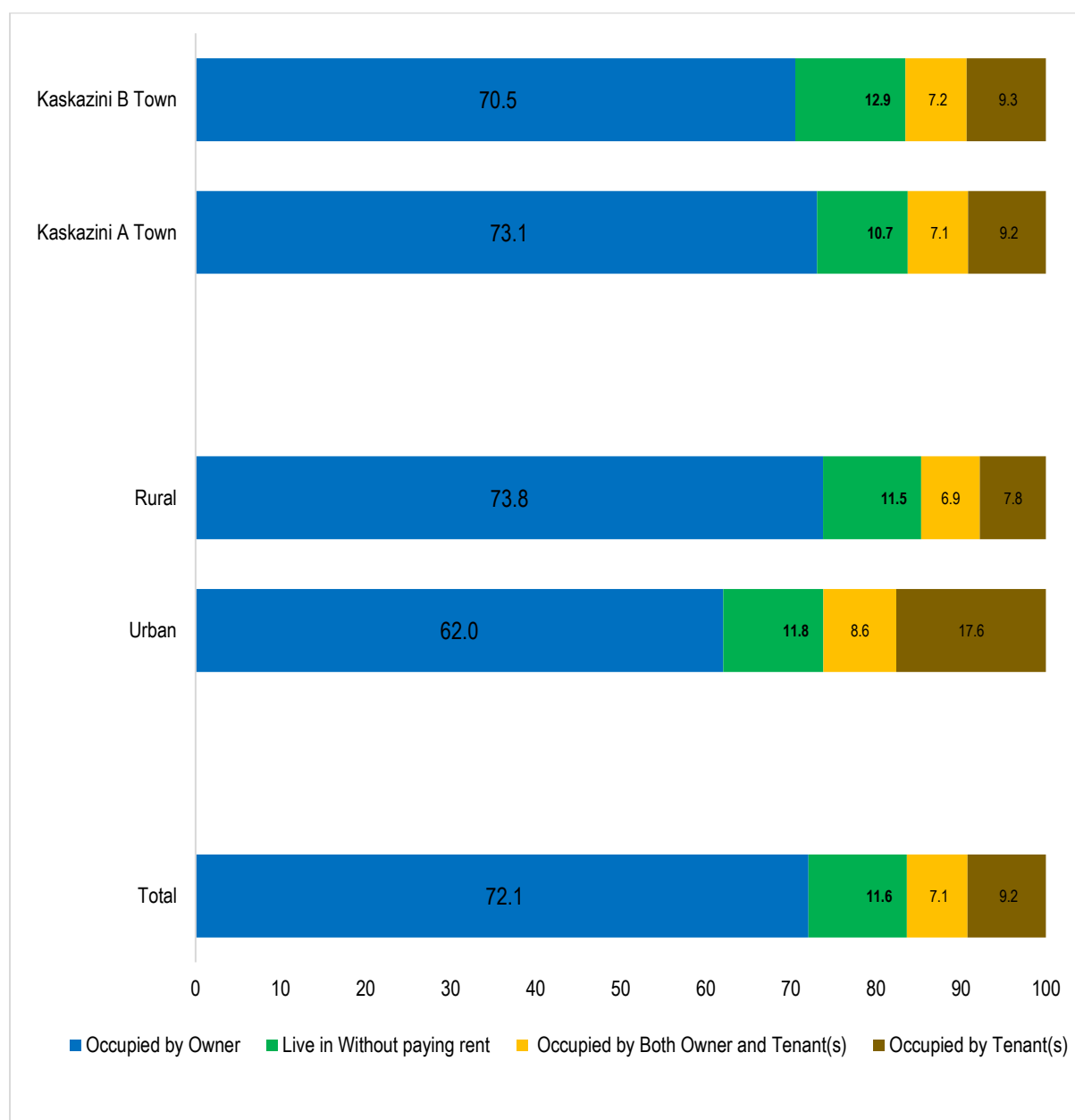
In rural areas, the results reveal that 73.8 percent of all buildings are occupied by owners themselves followed by those living in without paying rent (11.5%). A similar pattern is observed in urban areas, however the proportion of buildings occupied by tenants (17.6%) is substantially higher in urban area than that in rural areas (7.8%).

Across councils, the percentage of buildings occupied by owners alone ranges from 87.4 percent in Kaskazini B Town Council to 89.4 percent in Results further show that, Kaskazini A Town Council has the highest percentage (3.9%) of tenant-occupied buildings, while the Kaskazini B Town has the lowest (3.7%) (Figure 5.3).

Table 5.3: Percentage Distribution of Occupied Buildings/Units by Place of Residence, Occupancy Tenure Status and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total					Rural					Urban				
	Total	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Total	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Total	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	76,607	72.1	11.6	7.1	9.2	65,359	73.8	11.5	6.9	7.8	11,248	62.0	11.8	8.6	17.6
Kaskazini A Town	46,490	73.1	10.7	7.1	9.2	38,963	74.8	10.7	6.9	7.6	7,527	64.0	10.5	8.3	17.2
Kaskazini B Town	30,117	70.5	12.9	7.2	9.3	26,396	72.3	12.8	6.9	8.0	3,721	58.0	14.3	9.3	18.4

Figure 5. 3: Percentage Distribution of Buildings by Place of Residence and Tenure Status; Kaskazini Unguja Region, 2022 TBC



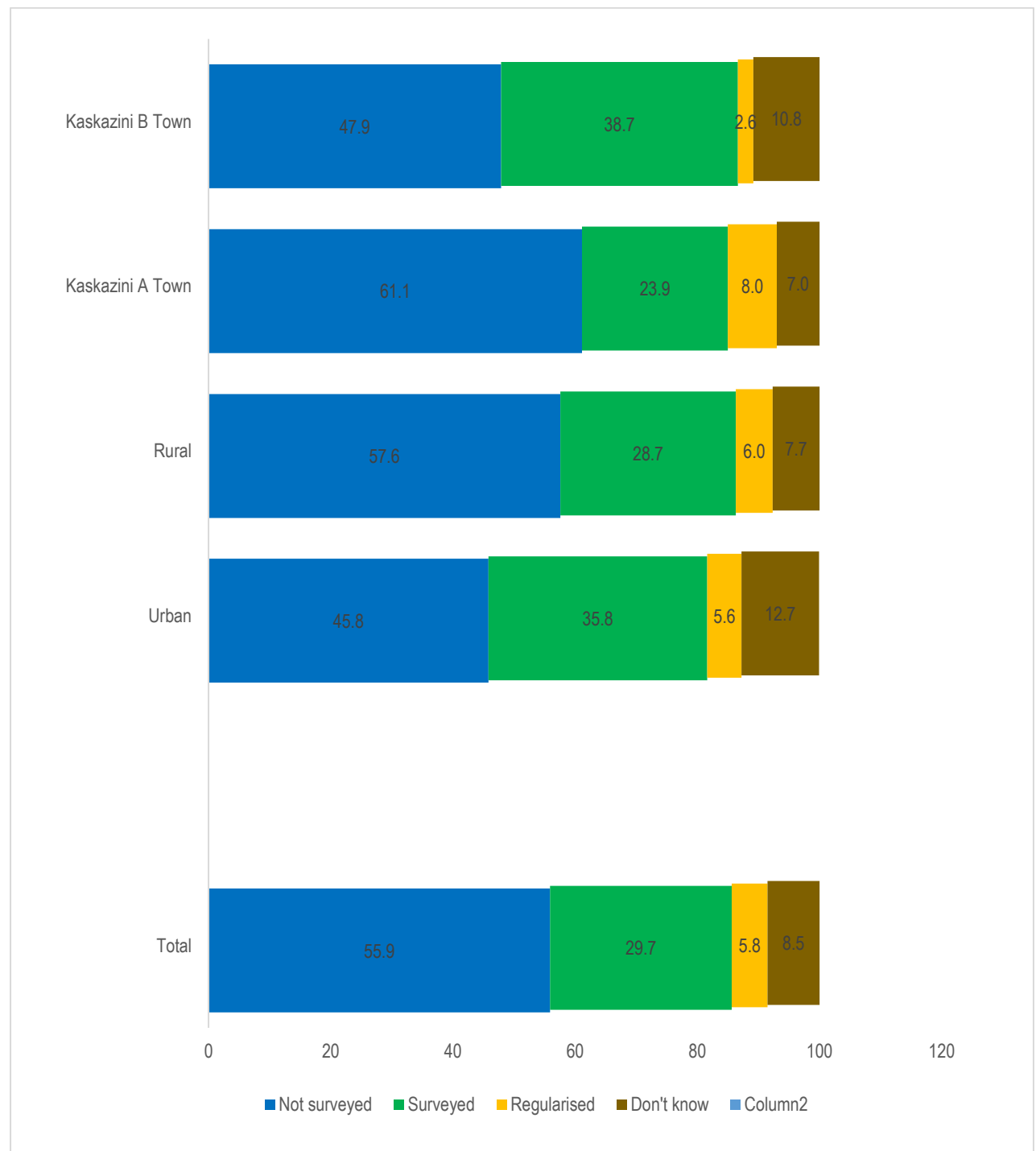
5.4 BUILDING LAND SURVEY STATUS

Results reveal that the majority of buildings in Kaskazini Unguja Region (55.9%) are built on un-surveyed land, while 29.7 percent are built on surveyed land and 5.8 percent are built on regularized land. Moreover, 35.8 percent of urban buildings are built on surveyed land compared with 28.7 percent of rural buildings. Kaskazini A Town Council has the highest percentage (61.1%) of buildings built on un-surveyed land while the Kaskazini B Town Council has the lowest (47.9%) (Table 5.4 and Figure 5.4).

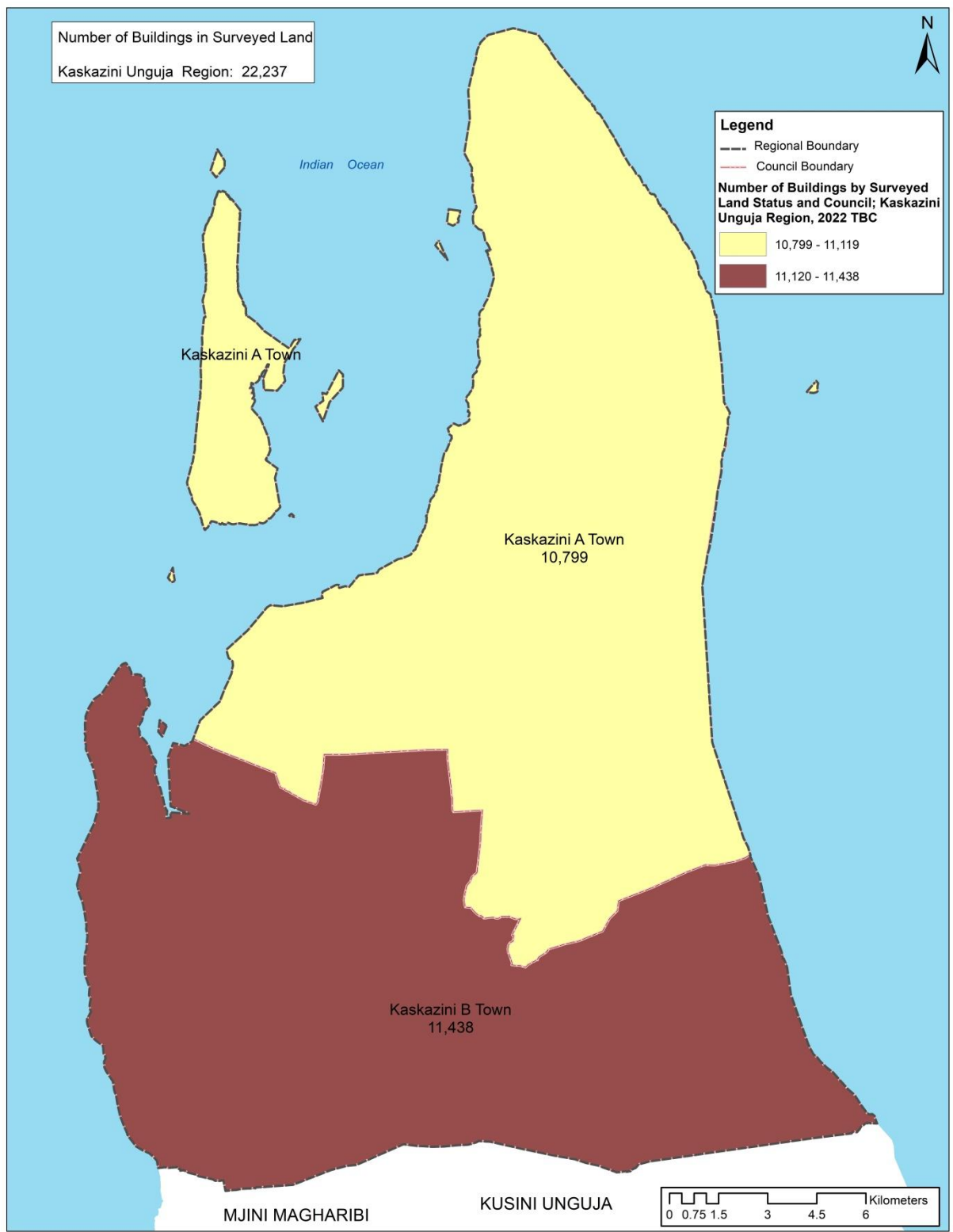
Table 5.4: Percentage Distribution of Building Plots by Place of Residence, Land Survey Status and Council; Kaskazini Unguja Region, 2022 TBC

Region/Council	Total					Rural					Urban				
	Total Buildings	Surveyed	Not Surveyed	Regularized	Don't Know	Total Buildings	Surveyed	Not Surveyed	Regularized	Don't Know	Total Buildings	Surveyed	Not Surveyed	Regularized	Don't Know
Total	74,764	29.7	55.9	5.8	8.5	50,567	28.7	57.6	6.0	7.7	12,919	35.8	45.8	4.8	13.6
Council															
Kaskazini A Town	45,243	23.9	61.1	8.0	7.0	26,213	23.0	62.6	8.4	5.9	7,599	28.4	53.4	5.6	12.7
Kaskazini B Town	29,521	38.7	47.9	2.6	10.8	24,354	37.1	50.2	2.5	10.2	5,320	51.3	30.1	3.0	15.5

Figure 5. 4: Percentage Distribution of Buildings by Land Survey Status, Place of Residence, Kaskazini Unguja Region; 2022 TBC



Map 5. 2: Number of Buildings by Surveyed Land Status and Council; Kaskazini Unguja Region 2022 TBC



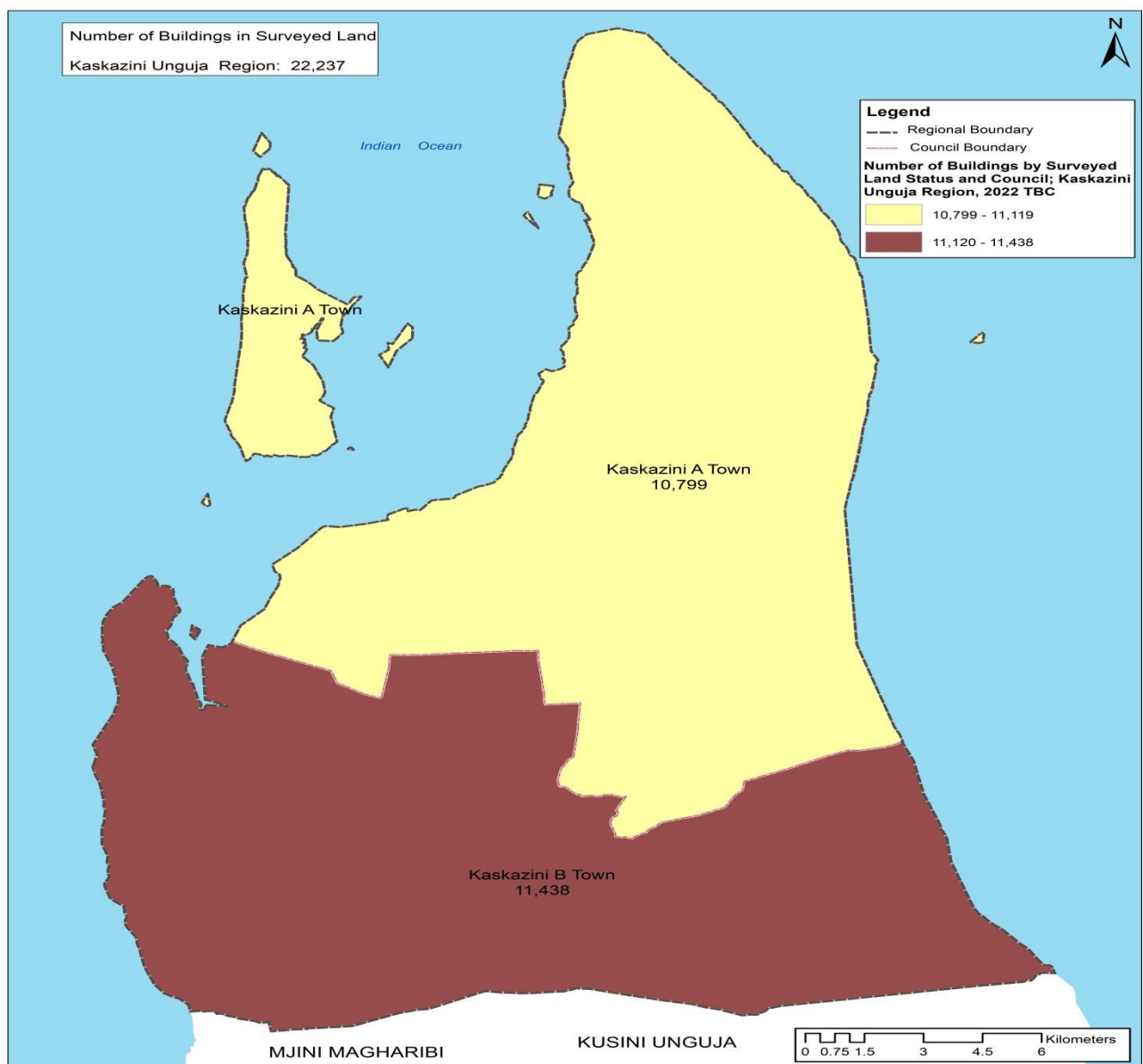
5.5 BUILDING LAND OWNERSHIP DOCUMENTS

Information on land ownership status includes title deeds, residential licenses, letters of offer or acknowledgments of payment, certificates of customary right of occupancy (CCRO in Mainland), agreements or contracts, registration card (Zanzibar), and local Government documents. Results show that 45.9 percent of all buildings are built on land without legal documents, 24.9 percent are built on land with certificate of customary right of occupancy land ownership documents and 12.3 percent have title deeds (Table 5.5).

Table 5.5: Percentage Distribution of Buildings by Legal Land Ownership Documents, Place of Residence, Kaskazini Unguja Region; 2022 TBC

Council	Total Buildings	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total	73,584	12.3	0.0	1.1	24.9	0.8	0.4	7.1	45.9	7.6
Rural	62,647	10.5	0.0	1.1	27.3	0.8	0.3	6.8	46.8	6.4
Urban	10,937	22.5	0.0	1.2	10.9	1.1	0.8	9.1	40.3	14.0
Council										
Kaskazini A Town	45,139	7.9	0.0	0.9	28.4	0.5	0.3	5.1	50.3	6.4
Kaskazini B Town	28,445	19.3	0.0	1.3	19.2	1.3	0.4	10.4	38.7	9.4

Map 5. 3: Number of Buildings by Surveyed Land Status and Council; Kaskazini Unguja Region 2022 TBC



CHAPTER SIX

KEY FINDINGS AND POLICY IMPLICATIONS

Key Points:

- Most of buildings (89.2%) in Kaskazini Unguja Region are single storey.
- The majority (90.9%) of buildings in Kaskazini Unguja Region are for residential use, 4.0 percent commercial-residential and 5.1 percent non-residential.
- More than fifty one percent (51.4%) of all buildings are accessible by road.
- About six percent (5.5%) of all buildings have infrastructure for Persons with Disabilities.
- More than six out of ten (69.8 %) of all buildings are owned by men alone and about twenty five percent (24.6%) of buildings are owned by women alone.
- More than forty six percent (45.9%) of all buildings are built on land with no illegal ownership documents.
- About sixty six percent (55.9%) of all buildings are built on unplanned and un-surveyed land.

6.0 BACKGROUND INFORMATION

The 2022 Tanzania Building Census (TBC) is the only trusted and reliable source of building statistics at all administrative levels. It provides baseline for residential and non-residential building data, which are crucial for policy formulation and review, monitoring and evaluation of policies and development frameworks at national, regional and international levels. It is rational to explicitly indicate key findings, policy implication and policy action for planners, business communities, researchers and the public to ensure that the Building Census results are used for evidence-based decision making in development processes.

This policy brief seeks to highlight the importance of utilising data from the Basic Statistics report of 2022 TBC to inform policies, programmes and investments that will drive sustainable development and improve the quality of life for all Tanzanians.

6.1 BUILDING STOCK

Building stock is the collection of buildings in a particular area. It provides total number of buildings by type and use.

Key Findings

- a) Most (89.2%) of all buildings in Kaskazini Unguja Region are single storey

Policy Implication

The presence of a large percentage of single-storey buildings indicates urban sprawl and housing in general, which can have a negative impact on the provision of basic social services such as roads, water, electricity and open spaces. In addition, this urban growth interferes with and reduces natural areas such as forest reserves, grazing land and land suitable for agriculture.

Policy Action

- i. The Government need to enforce the existing land use planning policies and laws, which provide for vertical development for realisation of compact cities.
 - ii. The central Government and Local Government Authorities (urban planning authorities) need to manage and implement the existing land use and urban planning policies, laws and regulations that direct vertical development of buildings especially in urban areas in order to achieve the concept of compact cities.
- b) The majority (90.9%) of buildings in Kaskazini Unguja Region are for residential use, 4.0 percent commercial-residential and 5.1 percent non-residential.

Policy Implication

Non-residential buildings include commercial, institutional and industrial buildings. However, the flourishing of many residential buildings in the country shows a great shortage of non-residential buildings that involve various economic activities which provide employment to citizens and increase the income of families and the country as a whole.

Policy Action

The Government needs to manage and implement policies and laws of land and urban planning that direct the presence of balanced land use zoning between residences, businesses, industries, institutions and social services. These would open up the scope of employment and economy in non-residential use sectors.

- c) The results show that majority (94.4%) of all buildings in Kaskazini Unguja Region have one unit, 2.4 percent two units and 3.2 percent three units and more.

Policy Implication

Construction of single unit residential buildings, apart from causing a shortage of residential houses, leads to cities with large areas and scattered buildings, encroaching on areas reserved for agriculture, forest reserves, animal pastures and wetlands. To a large extent, this overlap of land, leads to the absence of a better ratio of land use and thus causes land use conflicts due to encroachment and non-productive competition for land use.

Policy Action

- i. The Government needs to manage development control and implementation of master plans in order to ensure that towns, municipalities and cities adapt construction of buildings with more than one unit.
- ii. The Government needs to promote construction of buildings with more than one unit in a single plot. This will enable a large number of urban residents to be served in few buildings within a small area so as to ensure efficient use of resources and infrastructure.

6.2 BUILDINGS INFORMATION

The provided information on buildings includes construction materials and number of bedrooms

Key Findings

- a) More than half (76.9%) of all buildings in Kaskazini Unguja Region have walls with cement/burnt bricks.
- b) About sixty-five (65.0%) of all buildings in Kaskazini Unguja Region have Sand /cement, and cement/sand 13.1%, tiles 2.0% and terrazzo 0.2%).
- c) About seven out of ten (76.3%) of all buildings in Kaskazini Unguja Region are roofed with iron sheets, 0.2% tiles, 0.2% and 0.4% asbestos).

Policy Implication

The extent of use of permanent construction materials indicates the implementation of Section 4.2. of the National Housing Development Policy of 2000 which emphasizes the use of permanent construction materials for all public and private buildings.

Use of permanent building construction materials is the basis for having strong and safe buildings. In addition, buildings built with temporary construction materials indicate a deficiency or lack of quality and safety for users of the respective buildings.

Policy Action

The Government and other partners need to facilitate;

- i. Research on building materials used in the relevant areas with the aim of making them durable and available at low cost.
- ii. The informal private sector to focus on production of various buildings construction materials to be used principally for residential houses.
- iii. Community development colleges to impart knowledge on production and use of building materials derived from raw materials found in respective local areas, and

- iv. Establishment of small-scale building material industries at the lower levels of the society
- d) More than forty six percent (46.3%) of all residential and commercial-residential buildings in Kaskazini Unguja Region consist of one or two bedrooms.

Policy Implication

- i. A shortage of bedrooms indicates overcrowding in residential buildings. Overcrowding in buildings causes discomfort and unhealthy living condition and this calls for a need to have good housing with adequate space.

Policy Action

The Government is advised to continue to create an enabling environment in order to: -

- i. Control increase in the price of construction materials;
 - ii. Improve affordable housing programme;
 - iii. Facilitate availability of cheap loans for houses and building materials; and
 - iv. Enable the private investors to invest in low-cost housing projects, especially in large cities that have a large number of people.
-
- e) More than sixty-four percent (63.8%) of all buildings in Kaskazini Unguja Region need repair where as 28.9 percent need major repair and 35.1 percent need minor repair. In addition, 0.7 percent of all buildings are not suitable for human use.

Policy Implication

Buildings in need of repair show less safety for residents and other users as they are dangerous to lives. Buildings built according to the rules and the correct use of durable construction materials last for a long time without needing regular repairs.

Policy Action

The Government is advised to do the following: -

- i. Establish legal guidelines that will govern the maintenance and repair of buildings,
- ii. Conduct campaigns to educate and motivate building owners, tenants and the general public on the importance of regular repair and maintenance of buildings for the health and safety of users as well as the safety of the buildings;
- iii. Continue to oversee implementation of laws and guidelines that require owners to demolish and rebuild damaged and dangerous buildings to ensure the safety of relevant users

6.3 BUILDING SERVICES:

Building services include provision for water, electricity and toilet services as well as infrastructure for Persons With Disabilities. Availability of these statistics will enable the Government to evaluate and determine the level reached according to national and international goals and standards.

Key Findings

- a) About twenty-nine (28.7%) of all buildings in Kaskazini Unguja Region are supplied with electricity from national grid and 4.4 percent are connected from alternative electricity sources.
- b) More than twenty-eight percent (28.1%) of all buildings in Kaskazini Unguja Region have water services,
- c) More than sixty-seven percent (67.4%) of all buildings in Kaskazini Unguja Region have toilet facilities.
- d) About six percent (5.5%) of all buildings in Kaskazini Unguja Region have infrastructure for Person With Disabilities.

Policy Implication

The Government intends to improve lives of citizens, facilitate wealth production activities including business, industry and agriculture. This includes improving social services such as health, education and water by ensuring that every area of Kaskazini Unguja Region is accessible to all basic services. The presence of a small percentage of buildings with electricity and water services, affects the implementation of economic activities for individual citizens in accessing opportunity to increase income and enhancing their development.

Large percentage of buildings that do not have friendly infrastructure for Persons With Disabilities causes difficulty for this group to reach and use the buildings, thus depriving them the basic rights to access services provided in those buildings.

Policy Action

The Central Government and Local Government Authorities should continue to do the following: -

- i. To facilitate participation of private sector in electricity distribution,
- ii. To create an enabling environment for authorities to provide electricity and water supply services in developing friendly methods to enable low-income citizens to be connected to these services,
- iii. Local Government Authorities should continue promoting good hygiene habits through awareness campaigns and programmes on importance of having and using toilets,
- iv. Utility companies should assist private households in wiring/plumbing, including connection by setting a mechanism to recover costs subsequently (microcredit schemes),
- v. The Government should reinforce laws regarding disability infrastructure facilities and raise awareness on the same,
- vi. Stakeholders to continue to implement the Government directives on the installation of friendly infrastructure for Persons With Disabilities in all public and private buildings,
- vii. Local Government Authorities and stakeholders to continue providing education and mobilize the community on the importance of setting up friendly infrastructure for Persons With Disabilities in all buildings, and
- viii. Encourage the installation of friendly infrastructure For People With Disabilities in all existing buildings that do not have such infrastructure.

6.4 OWNERSHIP AND TENURE STATUS OF BUILDINGS

Ownership and tenure status of buildings is a state of legal possession and control of buildings. The land tenure system in Tanzania is lease hold which is referred to as Granted the Right of Occupancy (GRO) and Customary Right of Occupancy (CRO), or terms of holding/owning a property/building.

Key Findings

- a) Almost nine out of ten (93.0%) of all buildings in Kaskazini Unguja Region are owned by individual persons followed by joint ownership (4.5%), while 2.6 percent of buildings are owned by government and non-government organisations.
- b) About seventy percent (69.8%) of all buildings in Kaskazini Unguja Region are owned by men alone, while 24.6 percent are owned by women alone and 5.5 percent are jointly owned.

Policy Implication

The prevailing system of buildings ownership by individuals or families is a source of horizontal extension of rural and urban settlements. There is a need to minimise mushrooming of small residential buildings most of which are below standard.

The presence of a small percentage of women who own buildings indicates unequal opportunity to this group, thus creating an obstacle in their economic empowerment. The participation of women in various economic and social fields is important in bringing sustainable development that enables achieving equality and eradicating gender violence.

Policy Action

The Government to facilitate and ensure that;

- i. The existing land and urban planning policies/laws and regulations should be reviewed to ensure that, proportionally large part of urban residential areas is owned and developed by government and/or none-governmental organisations/institution. In order to minimise mushrooming of small residential buildings most of which are below standards,
 - ii. More measures and strategies are put in place in order to increase women's buildings ownership, particularly through land ownership in rural areas and in urban areas to encourage joint ownership.
- c) About forty six 45.9 percent of all building in Kaskazini Unguja Region are constructed on lands which do not have legal land ownership documents.

Policy Implication

The buildings without legal ownership documents indicate that: -

- i. The national programme of land planning, surveying and titling have not yet been able to reach many beneficiaries.
- ii. There is a loss of Government revenue,
- iii. There is tenure insecurity among land holders and increase in land related conflicts,
- iv. There is inability of land owners to use their land as a mortgage for obtaining loans
- v. There are many buildings in unplanned and un-surveyed areas signifying escalation of informal settlements, lack of social services and infrastructure.

Policy Action

- i. The Government need to put more efforts on implementation of National Programme of Land Use Planning, Surveying and Titling together with Land Tenure Improvement Programme (LTIP). However, priority should be given to urban residents where land is rather scarce compared to rural residents,
 - ii. The Central Government through Local Government Authorities should strategically enhance and supervise land use planning and surveying projects to move in a similar pace with the prevailing rapid urbanisation.
- d) About six out of ten (55.9%) of all buildings in Kaskazini Unguja Region are built on unplanned and un-surveyed land.

Policy Implication

The presence of a large percentage of buildings built on unplanned and un-surveyed land indicates: -

- i. The increase in disorganised housing that lacks services and important infrastructure;
- ii. Insecurity of tenure;
- iii. Loss of Government revenue from property taxes;
- iv. Haphazard development of land;
- v. Land use conflicts; and
- vi. Social crime and unhealthy environment for people's lives.

Policy Action

Central Government through Local Government Authorities is advised to:-

- i. Strengthen and strategically manage land use plans and surveying projects to match the pace of urban growth, and
- ii. Continue to encourage land owners to plan and survey land to make it legally owned.

6.5 GENERAL POLICY IMPLICATIONS

This section highlights general implications considered as merits obtained from 2022 Building Census results with respect to policy issues. The benefits on policy issues can be summarised as follows; -

- i. The results enable Government and other relevant institutions to assess and evaluate level of implementation of the internal existing policies, laws and regulations and see whether there is a need for further policy enforcement, policy review or formulation of new ones.
- ii. To provide planning authorities with a rational and reliable benchmark for developing the National program for planning, surveying and owning land considering the existing deficiency of surveyed land as compared with un-surveyed land and low proportion of buildings with legal ownership documents;
- iii. The results enable the Government and all Real Estate Stakeholders to realise the progress made towards implementation of the Sustainable Development Goals (SDGs) No. 11 of 2030, which aspires to have towns and cities which are inclusive, safe, resilient and sustainable for the betterments of current and future generations.
- iv. The results enable the Government and other relevant institutions to assess and evaluate the level of implementation of Resolution No. 5 of the New International Urban Agenda of 2016 (NUA 2016). The agenda calls for attention in planning, designing, financing, developing and managing human settlements, especially towns and cities to ensure that they are inclusive, safe, resilient and sustainable with an aspiration of 'leave no one behind'.
- v. Taking into consideration the importance of land and buildings as factors that influence socio-economic development of individual person and the society; the 2022 TBC results will assist the Government and other relevant stakeholders in improving land use planning and surveying, building quantity, building quality, building types and gender balance in land and building ownership.

ANNEXES

ANNEX: TABLES

ANNEXES FOR CHAPTER TWO

Table A2.1: Number of Multi-Storey Buildings by Number of Storey, Place of Residence and Council; Kaskazini Unguja Region 2022 TBC

Council	Number of Floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building			
		G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	466	339	91	28	6	1	1	0	-	0
Rural	164	131	24	6	3	0	0	0	0	0
Urban	302	208	67	22	3	1	1	0	0	0
Council										
Kaskazini A Town	349	250	69	24	4	1	1	0	0	0
Kaskazini B Town	117	89	22	4	2	0	0	0	0	0

Table A2.2: Number of Buildings by Main Use, Place of Residence; Kaskazini Unguja Region, 2022 TBC

Council	Total Buildings	Main Use		
		Residential	Residential and Commercial	Non-residential use
Total	74,764	67,943	3,011	3,810
Rural	64,179	59,203	2,185	2,791
Urban	10,585	8,740	826	1,019
Council				
Kaskazini A Town	45,243	40,662	1,967	2,614
Kaskazini B Town	29,521	27,281	1,044	1,196

Table A2.3: Number of Non – Residential Buildings for Non – Residential Uses by Type of Use, Place of Residence; Kaskazini Unguja Region, 2022
TBC

Council	Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/ Warehouse	Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	3,810	298	1,397	52	121	216	267	148	471	12	945	69
Rural	2,791	220	910	44	50	115	82	122	411	11	854	62
Urban	1019	78	487	8	71	101	185	26	60	1	91	7
Council												
Kaskazini A Town	2,614	193	978	31	108	179	240	110	296	9	594	35
Kaskazini B Town	1,196	105	419	21	13	37	27	38	175	3	351	34

Table A2.4: Number of Residential and Commercial- Residential Buildings by Number of Units, Place of Residence Kaskazini Unguja Region; 2022
TBC

Council	Total Buildings	Number of Units					
		1	2	3	4	5	6+
Total	70,954	66,991	1,685	681	529	517	551
Rural	61,388	58,138	1,289	590	446	452	473
Urban	9,566	8,853	396	91	83	65	78
Council							
Kaskazini A Town	42,629	40,437	1,085	348	273	230	256
Kaskazini B Town	28,325	26,554	600	333	256	287	295

ANNEXES FOR CHAPTER THREE

Table A3.1: Number of Vacant Buildings by Reasons, Place Residence and Council; Kaskazini Unguja, 2022 TBC

Council	Total Buildings	Waiting for Tenant	Awaiting Demolition	Being Modernised	Never Occupied	Seasonally Used	Building under Construction	Awaiting for Occupant
Total	17,115	229	707	628	1,039	705	13,055	752
Rural	14,780	177	630	534	872	686	11,213	668
Urban	2,335	52	77	94	167	19	1,842	84
Council								
Kaskazini A Town	10,429	140	521	370	669	513	7,754	462
Kaskazini B Town	6,686	89	186	258	370	192	5,301	290

Table A3.2: Distribution of Buildings by Type of Flooring Materials, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total Buildings	Flooring Materials								
		Sand-cement	Ceramic Tiles	Parquet or Polished Wood	Terrazo	PVC Tiles	Wood Planks	Earth/s and/dung	Cow Dung	No Floor
Total	74,764	48,589	1,461	25	172	6	88	9,804	41	14,578
Rural	64,179	41,296	735	12	93	5	80	8,999	35	12,924
Urban	10,585	7,293	726	13	79	1	8	805	6	1,654
Council										
Kaskazini A Town	45,243	29,264	802	19	95	3	31	5,714	34	9,281
Kaskazini B Town	29,521	19,325	659	6	77	3	57	4,090	7	5,297

Table A3.3: Distribution of Buildings by Type of Wall Materials, Place of Residence, Kaskazini Unguja Region; Tanzania, 2022 TBC

Council	Total Buildings	Type of Wall Material									
		Stones	Cement Blocks/ Stone Blocks	Sundried Bricks	Burnt Bricks	Glass	Wood and Iron Sheets	Bamboo Poles/ Wood Planks/Mud	Grass	Tent/ Container	No Walls
Total	74,764	6,457	57,513	1,143	255	3	134	4,109	420	36	4,694
Rural	64,179	5,782	48,772	1,003	242	3	70	3,881	351	27	4,048
Urban	10,585	675	8,741	140	13	-	64	228	69	9	646
Council											
Kaskazini A Town	45,243	5,941	33,447	793	171	1	95	1,497	185	24	3,089
Kaskazini B Town	29,521	516	24,066	350	84	2	39	2,612	235	12	1,605

Note: “No walls” refers to buildings that were under construction (at foundation stage) during Census enumeration

Table A3.4: Distribution of Buildings by Type of Roofing Materials, Place of Residence and Council, Kaskazini Unguja Region; 2022 TBC

Council	Total Buildings	Type of Roofing Materials							Tent/ Container	No Roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/leaves	Mud and Leaves	Plastics/Tins		
Total	74,764	57,049	126	173	272	3,979	289	50	39	74,764
Rural	64,179	48,949	83	57	202	3,467	270	31	34	64,179
Urban	10,585	8,100	43	116	70	512	19	19	5	10,585
Council										
Kaskazini A Town	45,243	35,467	99	120	61	1,560	117	39	22	45,243
Kaskazini B Town	29,521	21,582	27	53	211	2,419	172	11	17	29,521

ANNEXES FOR CHAPTER FOUR

Table A4.2: Distribution of Buildings by Type of Basic Services, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Unit Number	Electricity (ZECO)	Other forms of Electricity (Solar Generator)	Water	Toilet	Access road	Infrastructure for Person with Disabilities
Total	76,607	21,966	3,351	21,560	51,651	39,355	4,178
Rural	65,359	16,578	2,781	18,244	43,801	32,507	3,406
Urban	11,248	5,388	570	3,316	7,850	6,848	772
Council							
Kaskazini A Town	46,490	12,494	2,258	11,811	31,414	21,705	1,795
Kaskazini B Town	30,117	9,472	1,093	9,749	20,237	17,650	2,383

ANNEXES FOR CHAPTER FIVE

Table A5.1: Distribution of Buildings by Ownership Status and Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Type of Ownership													
	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	74,764	69,503	33,43	134	121	9	152	553	161	392	25	12	113	246
Rural	64,179	59,875	2,797	104	108	7	126	373	96	342	18	11	97	225
Urban	10,585	9,628	546	30	13	2	26	180	65	50	7	1	16	21
Council														
Kaskazini A Town	45,243	42,003	2,161	80	54	7	99	248	124	234	15	10	75	133
Kaskazini B Town	29,521	27,500	1,182	54	67	2	53	305	37	158	10	2	38	113

Table A5.2: Number of Individually Owned Buildings by Ownership Status, Sex, Place of Residence and Council; Kaskazini Unguja Region, 2022
TBC

Council	Total	Male individually	Female individually	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only
Total	60,722	48,859	10,443	1,095	211	114
Rural	47,115	37,990	8,039	827	173	86
Urban	13,607	10,869	2,404	268	38	28
Council						
Kaskazini A Town	41,910	33,953	7,133	617	135	72
Kaskazini B Town	18,812	14,906	3,310	478	76	42

Table A5.3: Number of Building by Tenure Status, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

Council	Total					Rural					Urban				
	Number of Building/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	66,030	41,918	10,554	5,904	7,654	51,563	34,056	7,840	4,258	5,409	14,467	7,862	2,714	1,646	2,245
Council															
Kaskazini A Town	44,785	28,871	7,301	3,805	4,808	33,560	22,835	5,111	2,507	3,107	11,225	6,036	2,190	1,298	1,701
Kaskazini B Town	21,245	13,047	3,253	2,099	2,846	18,003	11,221	2,729	1,751	2,302	3,242	1,826	524	348	544

Table A5.4: Number of Buildings by Land Survey Status, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

zCouncil	Total					Rural					Urban				
	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't Know	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't Know	Number of Buildings	Surveyed	Not Surveyed	Regularized	Don't Know
Total	64,433	14,812	34,254	5,132	10,235	50,440	9,818	30,108	3,710	6,804	13,993	4,994	4,146	1,422	3,431
Council															
Kaskazini A Town	43,846	9,742	22,533	4,029	7,542	32,859	5,824	19,497	2,871	4,667	10,987	3,918	3,036	1,158	2,875
Kaskazini B Town	20,587	5,070	11,721	1,103	2,693	17,581	3,994	10,611	839	2,137	3,006	1,076	1,110	264	556

Table A5.5: Percentage Distribution of Buildings by Ownership of Legal Land Documents, Place of Residence and Council; Kaskazini Unguja Region, 2022 TBC

COUNCIL	Total	Title deed (right of occupancy)	Residential Licence	Letter of Offer	Customary Land Tenure	Agreement/ Contract	Registration (Zanzibar)r	Local Government Documents (Mtaa/Village	No legal documenta	unknown
Total	76,607	9,066	-	796	-	615	261	5,255	35,261	25,353
Rural	65,359	6,600	-	667	-	490	172	4,259	30,683	22,488
Urban	11,248	2,466	-	129	-	125	89	996	4,578	2,865
Council										
Kaskazini A Town	46,490	3,584	-	425	-	245	136	2,305	23,409	16,386
Kaskazini B Town	30,117	5,482	-	371	-	370	125	2,950	11,852	8,967

ANNEXES: BUILDING STATISTICS BY ADMINISTRATIVE UNITS/COUNCILS AND SHEHIA LEVEL

1. KASKAZINI UNGUJA REGION: NON-RESIDENTIAL USE OF BUILDINGS

Table B.0: Total Number of Non-Residential Buildings by Type of Use and Council; Kaskazini Unguja Region, 2022 TBC

Council		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Education and Health Institutions Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		3,810	298	1,397	52	121	216	267	148	471	12	945	69
1	Kaskazini A Town	2,614	193	978	31	108	179	240	110	296	9	594	35
2	Kaskazini B Town	29,521	27,500	1,182	54	67	2	53	305	37	158	10	2

1.1 KASKAZINI A TOWN COUNCIL: NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.1: Number of Non-Residential Buildings by Type of Use and Shehia; Kaskazini A Town Council 2022 TBC

Shehia		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/ Warehouse	Education and Health Institutions (Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		2,614	193	978	31	108	179	240	110	296	9	594	35
1	Kigunda	43	5	7	0	0	0	0	6	8	0	17	0
2	Kilindi	135	4	31	1	40	50	13	5	13	0	19	0
3	Banda Kuu	247	15	95	2	21	52	107	8	10	0	11	0
4	Kiungani	161	11	62	1	10	26	40	3	5	0	14	0
5	Fukuchani	40	1	7	1	1	1	5	0	10	0	14	0
6	Kidoti	90	6	45	4	1	1	1	10	9	0	16	3
7	Tazari	33	3	5	0	0	0	2	1	10	0	12	2
8	Kilimani Tazari	45	5	6	2	0	0	3	10	8	0	10	1
9	Bwereu	35	3	11	0	1	0	1	0	5	0	15	0
10	Kivunge	125	5	79	2	0	2	0	1	15	1	20	1
11	Muwange	39	1	16	0	0	1	0	0	7	0	13	1
12	Pitanazako	31	3	9	1	0	2	0	0	1	0	15	0
13	Potoa	36	4	7	0	0	0	0	1	9	2	14	0
14	Kijini Matemwe	44	3	10	0	0	0	0	2	10	0	18	1
15	Kigomani	78	2	31	0	0	4	15	11	4	0	11	0
16	Kigongoni	37	2	12	0	0	3	2	0	2	0	16	3
17	Juga Kuu	62	1	52	0	0	2	0	0	0	0	6	1
18	Mbuyutende	57	1	29	0	0	1	3	2	2	0	19	0
19	Mkwajuni Mkwajuni	99	2	66	1	0	0	0	1	11	0	16	2
20	Kibeni	25	5	7	0	0	2	0	1	5	0	4	1
21	Moga	30	2	0	0	0	0	0	4	4	3	16	1
22	Chutama	21	2	5	0	0	0	0	3	2	0	7	2
23	Kidombo	46	1	6	0	0	9	0	5	8	1	14	3
24	Matemwe Kaskazini	30	2	7	2	1	3	6	1	8	0	3	0
25	Gamba	47	18	13	1	0	2	0	1	4	0	7	1
26	Matemwe Kusini	107	2	41	0	3	3	24	4	5	0	27	2
27	Pwani Mchangani	105	2	42	1	29	2	17	2	5	0	7	1

Shehia		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/ Warehouse	Education and Health Institutions (Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
28	Kikobweni	12	1	5	1	0	0	0	0	1	0	4	0
29	Bandamaji	41	3	11	0	0	0	0	0	10	0	17	0
30	Kinyasini	101	5	70	1	0	0	0	0	8	0	16	1
31	Kandwi	65	4	24	1	0	1	0	3	6	0	26	1
32	Chaani Masingini	85	6	20	2	0	2	0	2	22	0	30	1
33	Mchenza Shauri	14	2	7	0	0	0	0	1	1	0	3	0
34	Chaani Kubwa	50	3	9	0	0	1	0	6	9	0	22	1
35	Mkokotoni	101	11	57	1	0	2	0	2	8	0	20	1
36	Mto wa Pwani	18	1	0	0	0	0	0	0	6	0	11	0
37	Pale	28	4	3	0	0	2	0	1	8	0	10	0
38	Mchangani	18	2	3	2	0	0	0	2	2	0	9	0
39	Kipange	22	0	4	2	0	1	0	2	1	1	10	1
40	Muwanda	23	5	6	0	0	0	1	0	3	0	8	1
41	Gomani	32	5	16	0	0	2	0	3	1	0	5	0
42	Uvivini	70	14	22	1	0	0	0	4	7	0	22	1
43	Mtakuja	20	3	4	1	0	0	0	0	6	0	6	1
44	Jongowe	66	13	16	0	1	2	0	2	17	1	14	0

1.2 KASKAZINI A TOWN COUNCIL: NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.2: Number of Non-Residential Buildings by Type of Use and Shehia; Kaskazini B District Council 2022 TBC

	Shehia	Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/Warehouse	Education and Health Institutions (Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		1,196	105	419	21	13	37	27	38	175	3	351	34
1	Mnyimbi	28	4	11	3	0	0	0	0	2	0	6	5
2	Donge Mbiji	26	2	6	0	0	0	0	2	5	0	9	2
3	Donge Pwani	37	10	7	1	1	3	0	0	7	0	13	0
4	Mkataleni	58	10	14	2	0	0	1	5	11	0	16	2
5	Donge Mtambile	33	2	16	0	0	1	0	0	3	0	10	1
6	Donge Karange	21	1	1	0	0	0	0	0	7	0	13	0
7	Donge Vijibweni	11	1	4	0	0	0	0	0	3	0	3	0
8	Njia ya Mtoni	6	2	2	0	0	0	0	0	0	0	2	0
9	Majenzi	14	0	2	0	0	0	0	0	4	0	8	0
10	Kitope	46	2	23	0	0	1	0	4	4	0	13	0
11	Kilombero	19	2	9	0	0	0	0	1	5	0	2	0
12	Mbaleni	44	4	17	3	0	0	0	3	5	0	12	0
13	Kwagube	34	2	17	0	0	0	0	0	7	0	8	0
14	Mahonda	73	8	24	1	0	0	0	9	18	0	11	3
15	Kinduni	44	8	9	0	0	0	0	2	2	1	22	4
16	Matetema	25	0	11	2	0	0	0	3	7	0	2	0
17	Upinja	28	2	14	0	0	0	1	0	3	0	8	0
18	Kiwengwa	185	9	92	0	11	20	22	2	8	1	22	2
19	Pangeni	21	1	9	0	0	0	0	0	4	0	7	0
20	Mgambo	19	1	6	1	0	0	0	0	3	0	8	0
21	Kisongoni	9	1	0	0	0	0	0	0	2	1	4	1
22	Misufini	70	7	12	0	0	3	0	2	14	0	28	4
23	Makoba	23	3	5	0	0	2	2	1	1	0	5	4
24	Kiongwe Kidogo	19	2	6	0	0	0	0	0	2	0	9	0
25	Kidanzini	46	4	11	4	0	0	0	2	7	0	17	1
26	Mafufuni	61	2	17	0	0	1	1	1	17	0	23	1
27	Mangapwani	56	7	29	3	0	0	0	0	1	0	15	1
28	Fujoni	49	2	6	0	1	6	0	1	10	0	23	1
29	Kiombamvua	32	3	17	1	0	0	0	0	5	0	6	2
30	Mkadini	41	1	20	0	0	0	0	0	3	0	17	0
31	Zingwezingwe	18	2	2	0	0	0	0	0	5	0	9	0

2. KASKAZINI UNGUJA REGION: BUILDING OWNERSHIP STATUS

Table C.0: Number of Buildings by Ownership Status and Council, Kaskazini Unguja A Region; 2022 TBC

Council		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total		74,764	69,503	3,343	134	121	9	152	553	161	392	25	12	113	246
1	Kaskazini A Town	45,243	42,003	2,161	80	54	7	99	248	124	234	15	10	75	133
2	Kaskazini B Town	29,521	27,500	1,182	54	67	2	53	305	37	158	10	2	38	113

2.1 KASKAZINI A UNGUJA DISTRICT COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.1: Number of Buildings by Ownership Status and Shehia, Kaskazini A Town Council; 2022 TBC

Shehia	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	45,243	42,003	2,161	80	54	7	99	248	124	234	15	10	75	133
1 Kigunda	805	745	31	3	-	-	2	2	3	9	1	2	5	2
2 Kilindi	1,644	1,531	67	2	3	1	1	2	14	15	3	-	-	5
3 Banda Kuu	1,376	1,124	197	8	3	-	2	7	23	9	-	1	-	2
4 Kiungani	2,527	2,297	146	1	1	-	10	37	15	14	-	-	3	3
5 Fukuchani	759	715	23	1	1	-	-	7	4	3	-	-	1	4
6 Kidoti	1,147	1,059	62	2	1	1	2	1	1	4	2	-	1	11
7 Tazari	1,234	1,167	52	1	3	-	-	-	4	4	-	-	-	3
8 Kilimani Tazari	828	779	38	-	1	-	1	1	2	5	-	-	1	-
9 Bwereu	636	607	18	-	-	-	3	3	-	2	-	-	1	2
10 Kivunge	1,221	1,148	43	1	-	-	-	23	1	1	-	-	3	1
11 Muwange	1,281	1,207	53	4	1	-	3	4	3	4	-	-	1	1
12 Pitanazako	1,394	1,351	30	1	-	-	-	-	3	6	-	-	2	1
13 Potoa	887	813	58	2	1	1	1	1	-	2	1	-	3	4
14 Kijini Matemwe	849	806	22	-	1	-	1	4	1	8	-	-	2	4
15 Kigomani	1,007	945	47	-	3	-	1	4	-	6	-	-	-	1
16 Kigongoni	527	507	7	-	-	-	-	2	3	6	-	-	-	2
17 Juga Kuu	747	738	6	1	-	-	1	-	-	-	-	-	-	1
18 Mbuyutende	815	773	19	2	-	-	8	3	-	8	-	-	-	2
19 Mkwajuni	1,768	1,675	69	-	-	-	4	6	7	3	-	-	1	3
20 Kibeni	1,068	1,010	46	2	-	-	-	-	-	3	-	-	3	4
21 Moga	675	622	38	-	-	-	1	4	-	6	-	-	3	1
22 Chutama	718	668	21	-	-	-	-	1	-	4	-	-	2	22
23 Kidombo	1,364	1,285	51	4	4	-	3	3	-	3	-	-	-	11
24 Matemwe Kaskazini	542	517	12	4	-	-	1	3	2	2	-	-	-	1
25 Gamba	951	866	45	11	3	1	1	18	1	2	-	-	2	1

Shehia		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
26	Matemwe Kusini	1,883	1,822	38	-	1	-	3	3	3	9	-	4	-	-
27	Pwani Mchangani	1,345	1,248	72	2	3	-	1	5	4	5	1	-	3	1
28	Kikobweni	800	785	9	1	1	1	2	-	-	-	-	-	1	-
29	Bandamaji	489	451	14	1	3	-	9	-	2	8	-	-	1	-
30	Kinyasini	1,854	1,767	50	2	3	-	2	9	-	8	1	3	5	4
31	Kandwi	907	816	46	2	-	-	1	16	-	15	6	-	1	4
32	Chaani Masingini	1,532	1,402	102	-	1	-	3	9	-	6	-	-	3	6
33	Mchenza Shauri	323	305	12	1	-	-	1	-	1	-	-	-	2	1
34	Chaani Kubwa	1,128	1,028	79	4	-	-	-	2	3	5	-	-	2	5
35	Mkokotoni	1,628	1,517	58	-	-	1	4	23	10	8	-	-	6	1
36	Mto wa Pwani	591	565	11	1	-	-	4	5	-	4	-	-	-	1
37	Pale	471	416	38	3	1	-	4	3	1	3	-	-	1	1
38	Mchangani	332	297	19	2	3	-	1	2	1	-	-	-	1	6
39	Kipange	345	318	17	-	1	1	-	-	-	8	-	-	-	-
40	Muwanda	287	244	8	-	4	-	14	13	-	2	-	-	2	-
41	Gomani	613	439	158	-	-	-	-	-	1	5	-	-	5	5
42	Uvivini	1,804	1,660	102	5	5	-	-	10	4	14	-	-	3	1
43	Mtakuja	950	915	26	2	1	-	1	-	-	2	-	-	2	1
44	Jongowe	1,191	1,053	101	4	1	-	3	12	7	3	-	-	3	4

2.2 KASKAZINI B UNGUJA COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.2: Number of Buildings by Ownership Status and Shehia, Kaskazini District Council; 2022 TBC

Shehia	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental Institutions/ TBA, MUHO	International Organizations/ Multinationals	Local Government Authorities (LGAs)	Central Government	Non-Government Organizations (NGOs)	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports Clubs	Mixed Owners
Total	29,521	27,500	1,182	54	67	2	53	305	37	158	10	2	38	113
1 Mnyimbi	624	570	34	8	2	-	-	5	-	2	-	-	-	3
2 Donge Mbiji	588	521	55	-	-	-	5	3	-	1	-	-	1	2
3 Donge Pwani	567	466	79	-	12	-	2	1	-	4	-	-	2	1
4 Mkataleni	1,497	1,207	23	2	29	1	4	205	5	8	-	-	1	12
5 Donge Mtambile	649	564	68	6	-	-	4	-	-	2	-	-	-	5
6 Donge Karange	431	376	42	-	1	-	1	-	-	7	-	-	1	3
7 Donge Vijibweni	261	238	19	-	-	-	-	1	-	3	-	-	-	-
8 Njia ya Mtoni	242	235	2	-	-	-	-	-	-	2	-	-	3	-
9 Majenzi	293	242	44	-	-	-	1	-	1	3	-	-	1	1
10 Kitope	1,158	1,117	27	1	-	-	-	3	-	9	-	-	-	1
11 Kilombero	658	641	9	-	-	1	1	2	-	2	-	-	-	2
12 Mbaleni	793	734	22	-	4	-	2	16	-	5	3	1	2	4
13 Kwagube	1,597	1,549	32	2	1	-	1	1	-	4	-	-	1	6
14 Mahonda	1,484	1,352	80	5	6	-	1	22	1	7	-	-	7	3
15 Kinduni	1,111	1,037	52	-	1	-	4	2	1	8	-	-	3	3
16 Matetema	1,341	1,309	22	-	-	-	-	-	2	5	-	-	-	3
17 Upenja	873	845	14	-	1	-	3	2	2	5	-	-	1	-
18 Kiwengwa	1,433	1,334	33	5	-	-	3	12	12	18	6	-	-	10
19 Pangenji	523	468	38	1	1	-	1	1	-	8	1	-	2	2
20 Mgambo	790	768	18	-	-	-	-	2	1	1	-	-	-	-
21 Kisongoni	509	482	14	1	-	-	1	-	-	1	-	-	1	9
22 Misufini	2,379	2,226	125	9	-	-	3	4	-	1	-	-	-	11
23 Makoba	1,206	1,119	70	5	1	-	2	1	-	6	-	-	1	1
24 Kiongwe Kidogo	408	379	7	1	-	-	-	3	-	1	-	-	-	17
25 Kidanzini	1,062	1,022	22	1	1	-	2	4	3	-	-	-	1	6
26 Mafufuni	1,880	1,766	86	4	3	-	3	-	-	11	-	1	3	3
27 Mangapwani	1,070	1,018	35	1	-	-	3	2	4	4	-	-	3	-
28 Fujoni	1,046	978	43	1	3	-	6	3	2	10	-	-	-	-
29 Kiombamvua	1,378	1,356	10	-	1	-	-	3	2	2	-	-	2	2
30 Mkadini	1,390	1,323	46	1	-	-	-	2	-	15	-	-	-	3
31 Zingwezingwe	280	258	11	-	-	-	-	5	1	3	-	-	2	-

3. KASKAZINI UNGUJA REGION: BUILDING CATEGORIES

Table D.0: Number Distribution of Buildings by Building Category and Council, Kaskazini Town Council; 2022 TBC

Council		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
Total		74,764	1,001	1,172	72,591
1	Kaskazini A Town	45,243	598	771	43,874
2	Kaskazini B Town	29,521	403	401	28,717

3.1 KASKAZINI A TOWN COUNCIL: BUILDINGS CATEGORIES

Table D.1: Number Distribution of Buildings by Building Category and Shehia, Kaskazini A Town Council; 2022 TBC

Shehia		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Standalone house
Total		45,243	598	771	43,874
1	Kigunda	805	3	15	787
2	Kilindi	1,644	14	21	1,609
3	Banda Kuu	1,376	82	64	1,230
4	Kiungani	2,527	73	56	2,398
5	Fukuchani	759	4	9	746
6	Kidoti	1,147	7	23	1,117
7	Tazari	1,234	15	20	1,199
8	Kilimani Tazari	828	7	8	813
9	Bwereu	636	1	9	626
10	Kivunge	1,221	17	19	1,185
11	Muwange	1,281	39	13	1,229
12	Pitanazako	1,394	5	16	1,373
13	Potoa	887	5	20	862
14	Kijini Matemwe	849	10	1	838
15	Kigomani	1,007	7	3	997
16	Kigongoni	527	2	2	523
17	Juga Kuu	747	3	3	741
18	Mbuyutende	815	7	16	792
19	Mkwajuni	1,768	26	52	1,690
20	Kibeni	1,068	5	19	1,044
21	Moga	675	5	11	659
22	Chutama	718	1	2	715
23	Kidombo	1,364	4	22	1,338
24	Matemwe Kaskazini	542	4	4	534
25	Gamba	951	24	35	892
26	Matemwe Kusini	1,883	14	25	1,844
27	Pwani Mchangani	1,345	15	23	1,307
28	Kikobweni	800	7	16	777
29	Bandamaji	489	2	6	481
30	Kinyasini	1,854	18	32	1,804
31	Kandwi	907	8	5	894
32	Chaani Masingini	1,532	20	18	1,494
33	Mchenza Shauri	323	9	11	303
34	Chaani Kubwa	1,128	19	18	1,091
35	Mkokotoni	1,628	18	25	1,585
36	Mto wa Pwani	591	2	8	581

Shehia		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Standalone house
37	Pale	471	2	9	460
38	Mchangani	332	12	5	315
39	Kipange	345	1	3	341
40	Muwanda	287	8	16	263
41	Gomani	613	8	6	599
42	Uvivini	1,804	49	60	1,695
43	Mtakuja	950	15	16	919
44	Jongowe	1,191	1	6	1,184

3.2 KASKAZINI B TOWN COUNCIL: BUILDINGS CATEGORIES

Table D.2: Total Number Distribution of Buildings by Building Category and Shehia, Kaskazini B Town Council; 2022 TBC

Shehia		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Standalone house
Total		29,521	403	401	28,717
1	Mnyimbi	624	1	4	619
2	Donge Mbiji	588	7	5	576
3	Donge Pwani	567	4	4	559
4	Mkataleni	1,497	177	67	1,253
5	Donge Mtambile	649	4	14	631
6	Donge Karange	431	1	2	428
7	Donge Vijibweni	261	1	-	260
8	Njia ya Mtoni	242	-	1	241
9	Majenzi	293	-	6	287
10	Kitope	1,158	6	22	1,130
11	Kilombero	658	1	6	651
12	Mbaleni	793	2	4	787
13	Kwagube	1,597	5	16	1,576
14	Mahonda	1,484	31	9	1,444
15	Kinduni	1,111	14	5	1,092
16	Matetema	1,341	3	6	1,332
17	Upenja	873	4	6	863
18	Kiwengwa	1,433	60	69	1,304
19	Pangeni	523	10	5	508
20	Mgambo	790	9	-	781
21	Kisongoni	509	-	2	507
22	Misufini	2,379	16	18	2,345
23	Makoba	1,206	-	11	1,195
24	Kiongwe Kidogo	408	1	4	403
25	Kidanzini	1,062	5	7	1,050
26	Mafufuni	1,880	11	17	1,852
27	Mangapwani	1,070	9	19	1,042
28	Fujoni	1,046	3	11	1,032
29	Kiombamvua	1,378	11	22	1,345
30	Mkadini	1,390	6	36	1,348
31	Zingwezingwe	280	1	3	276

4. KASKAZINI UNGUJA REGION: BUILDINGS CONDITIONS

Table E.0: Number of Buildings by Building Conditions and Council; Kaskazini Unguja Region, 2022 TBC

Council		Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is on progress	Construction is on progress	Dormant construction
Total		61,711	11,572	21,662	17,713	462	1,031	6,693	2,578
1	Kaskazini A Town	37,490	6,633	13,873	10,416	325	545	4,002	1,696
2	Kaskazini B Town	24,221	4,939	7,789	7,297	137	486	2,691	882

4.1 KASKAZINI A TOWN COUNCIL: BUILDINGS CONDITIONS

Table E:1: Distribution of Buildings by Building Conditions and Shehia; Kaskazini A Town Council, 2022 TBC

Shehia		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/ Not fit for human use	Renovation/repair is on progress	Construction is on progress	Dormant construction
Total		37,490	6,633	13,873	10,416	325	545	4,002	1,696
1	Kigunda	705	75	305	206	9	5	49	56
2	Kilindi	1,190	216	348	256	6	16	147	201
3	Banda Kuu	1,293	347	503	303	9	13	48	70
4	Kiungani	2,026	393	792	637	11	29	133	31
5	Fukuchani	606	23	262	158	3	11	126	23
6	Kidoti	885	51	449	216	6	14	122	27
7	Tazari	981	132	381	275	6	22	120	45
8	Kilimani Tazari	693	77	381	196	1	2	26	10
9	Bwereu	531	117	109	120	-	6	89	90
10	Kivunge	1,048	217	417	330	2	9	67	6
11	Muwange	1,063	375	274	241	4	16	122	31
12	Pitanazako	1,236	320	327	413	12	18	125	21
13	Potoa	734	163	294	224	5	7	17	24
14	Kijini Matemwe	765	68	294	249	6	5	105	38
15	Kigomani	820	45	418	198	31	16	46	66
16	Kigongoni	461	37	69	103	9	5	198	40
17	Juga Kuu	596	106	183	215	6	12	56	18
18	Mbuyutende	671	124	238	207	5	1	68	28
19	Mkwajuni	1,503	279	663	445	3	29	74	10
20	Kibeni	934	116	276	412	13	19	58	40
21	Moga	549	93	161	118	3	7	157	10
22	Chutama	590	156	186	106	6	9	106	21
23	Kidombo	1,168	248	386	287	9	103	126	9
24	Matemwe Kaskazini	453	117	145	110	6	8	44	23
25	Gamba	793	157	297	261	3	7	50	18
26	Matemwe Kusini	1,528	336	663	332	11	13	95	78
27	Pwani Mchangani	1,051	186	421	265	25	17	90	47
28	Kikobweni	715	59	266	349	2	8	27	4
29	Bandamaji	408	78	209	103	3	5	7	3
30	Kinyasini	1,531	279	588	342	2	10	179	131
31	Kandwi	778	104	329	149	3	2	84	107
32	Chaani Masingini	1,313	241	363	434	13	17	187	58
33	Mchenza Shauri	274	95	110	47	5	1	11	5
34	Chaani Kubwa	979	132	356	334	5	9	110	33

Shehia		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/ Not fit for human use	Renovation/repair is on progress	Construction is on progress	Dormant construction
35	Mkokotoni	1,337	247	474	456	11	27	96	26
36	Mto wa Pwani	459	101	144	76	9	5	70	54
37	Pale	397	75	106	136	2	3	51	24
38	Mchangani	303	56	119	93	2	1	19	13
39	Kipange	307	44	97	53	-	2	78	33
40	Muwanda	242	63	71	57	1	-	38	12
41	Gomani	575	121	224	152	32	4	31	11
42	Uvivini	1,362	234	507	357	11	16	195	42
43	Mtakuja	731	69	190	155	-	11	265	41
44	Jongowe	906	61	478	240	14	5	90	18

4.2 KASKAZINI B TOWN COUNCIL: BUILDINGS CONDITIONS

Table E:2: Distribution of Buildings by Building Conditions and Shehia, Kaskazini B Town Shehia; 2022 TBC

Shehia		Total Buildings	Needs no repair	Need s minor repair	Needs major repair	Dilapidated /Not fit for human use	Renovation/repair is on progress	Construction is on progress	Dormant construction
Total		24,221	4,939	7,789	7297	137	486	2691	882
1	Mnyimbi	503	56	147	206	6	1	34	53
2	Donge Mbiji	524	56	133	308	3	3	14	7
3	Donge Pwani	501	43	258	133	1	9	32	25
4	Mkataleni	1264	332	436	347	5	17	109	18
5	Donge Mtambile	584	79	211	208	5	5	54	22
6	Donge Karange	383	67	135	151	2	0	23	5
7	Donge Vijibweni	236	89	67	68	1	1	7	3
8	Njia ya Mtoni	225	107	43	54	2	0	10	9
9	Majenzi	255	46	120	67	13	3	3	3
10	Kitope	949	164	355	324	3	6	86	11
11	Kilombero	568	74	179	186	2	14	105	8
12	Mbaleni	695	115	367	146	3	18	38	8
13	Kwagube	1122	236	239	334	4	24	163	122
14	Mahonda	1249	154	410	386	5	17	205	72
15	Kinduni	880	149	272	313	5	7	77	57
16	Matetema	1099	135	403	350	4	39	136	32
17	Upinja	760	246	116	261	2	12	86	37
18	Kiwengwa	1180	435	416	191	7	13	85	33
19	Pangeni	473	53	170	130	3	10	97	10
20	Mgambo	644	64	199	237	8	24	96	16
21	Kisongoni	428	129	93	136	8	4	32	26
22	Misufini	2093	632	700	498	11	49	144	59
23	Makoba	1022	126	410	346	2	19	112	7
24	Kiongwe Kidogo	357	74	95	104	1	7	38	38
25	Kidanzini	877	186	198	145	9	65	202	72
26	Maufuni	1546	182	518	638	7	14	173	14
27	Mangapwani	798	152	229	188	5	36	157	31
28	Fujoni	828	223	262	272	0	10	56	5
29	Kiombamvua	906	267	239	206	5	23	140	26
30	Mkadini	1041	230	329	355	5	35	68	19
31	Zingwezingwe	231	38	40	9	0	1	109	34

5. KASKAZINI UNGUJA REGION: INDIVIDUALLY OWNED BUILDINGS/ UNITS BY SEX OF OWNER

Table F.0: Number of Individually Owned Buildings/Units by Sex of Owner and Council, Kaskazini Unguja; 2022 TBC

Council		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		76,607	60,956	11,383	1,955	1,173	1,140
1	Kaskazini A Town	46,490	38,240	6,023	1,006	613	608
2	Kaskazini B Town	30,117	22,716	5,360	949	560	532

5.1 KASKAZINI A TOWN COUNCIL: INDIVIDUALLY OWNED BUILDINGS/ UNITS BY SEX OF OWNER

Table F.1: Number of Individually Owned Buildings/Units by Sex of Owner and Shehia, Kaskazini A Town Council; 2022 TBC

Shehia		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		46,490	38,240	6,023	1,006	613	608
1	Kigunda	817	680	86	20	14	17
2	Kilindi	1,680	1,307	188	64	64	57
3	Banda Kuu	1,459	1,090	211	111	21	26
4	Kiungani	2,656	2,073	478	49	29	27
5	Fukuchani	762	609	80	27	24	22
6	Kidoti	1,190	1,015	122	27	15	11
7	Tazari	1,258	1,111	122	13	7	5
8	Kilimani Tazari	845	738	84	10	7	6
9	Bwereu	646	559	64	6	11	6
10	Kivunge	1,238	995	206	9	15	13
11	Muwange	1,311	1,114	133	36	13	15
12	Pitanazako	1,406	1,217	171	12	4	2
13	Potoa	908	762	113	13	12	8
14	Kijini Matemwe	910	814	80	4	5	7
15	Kigomani	1,026	883	122	11	4	6
16	Kigongoni	528	470	42	11	4	1
17	Juga Kuu	851	808	40	1	1	1
18	Mbuyutende	830	741	50	19	10	10
19	Mkwajuni	1,797	1,483	233	36	21	24
20	Kibeni	1,091	930	143	9	5	4
21	Moga	688	578	89	7	6	8
22	Chutama	731	602	83	22	12	12
23	Kidombo	1,371	1,172	149	22	15	13
24	Matemwe Kaskazini	579	426	71	22	26	34
25	Gamba	1,069	794	143	54	41	37
26	Matemwe Kusini	1,962	1,672	201	26	32	31
27	Pwani Mchangani	1,369	1,093	209	31	17	19
28	Kikobweni	811	680	119	5	2	5
29	Bandamaji	492	353	83	23	16	17
30	Kinyasini	1,882	1,570	260	26	10	16
31	Kandwi	917	787	77	22	17	14
32	Chaani Masingini	1,574	1,303	187	48	24	12
33	Mchenza Shauri	329	283	38	4	1	3
34	Chaani Kubwa	1,156	964	155	20	10	7
35	Mkokotoni	1,669	1,266	317	40	21	25
36	Mto wa Pwani	593	460	126	3	1	3
37	Pale	476	370	77	10	7	12

Shehia		Total	Male	Female	Both Male and Female	Both Males	Both Females
38	Mchangani	344	285	49	5	2	3
39	Kipange	347	285	56	4	-	2
40	Muwanda	298	210	58	14	5	11
41	Gomani	617	404	201	1	8	3
42	Uvivini	1,830	1,520	244	45	10	11
43	Mtakuja	985	812	97	21	27	28
44	Jongowe	1,192	952	166	43	17	14

5.2 KASKAZINI B TOWN COUNCIL: INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

Table F.2: Number of Individually Owned Buildings/Units by Sex of Owner and Shehia; Kaskazini B Town Council, 2022 TBC

Shehia		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		30,117	22,716	5,360	949	560	532
1	Mnyimbi	626	511	90	12	5	8
2	Donge Mbiji	595	447	119	15	6	8
3	Donge Pwani	570	414	77	60	11	8
4	Mkataleni	1553	1013	340	64	76	60
5	Donge Mtambile	659	523	86	36	11	3
6	Donge Karange	432	356	60	3	5	8
7	Donge Vijibweni	262	202	37	18	3	2
8	Njia ya Mtoni	246	175	51	8	7	5
9	Majenzi	293	210	35	30	10	8
10	Kitope	1182	860	242	36	22	22
11	Kilombero	659	477	159	13	6	4
12	Mbaleni	796	562	202	18	7	7
13	Kwagube	1619	1273	277	23	22	24
14	Mahonda	1521	1032	391	48	28	22
15	Kinduni	1135	803	242	38	23	29
16	Matetema	1355	1104	242	5	1	3
17	Upinja	878	711	118	17	18	14
18	Kiwengwa	1657	1171	323	66	49	48
19	Pangeni	524	327	108	50	18	21
20	Mgambo	800	543	159	40	30	28
21	Kisongoni	516	413	91	5	4	3
22	Misufini	2401	1997	312	41	25	26
23	Makoba	1214	1997	167	18	24	21
24	Kiongwe Kidogo	410	1997	47	14	10	13
25	Kidanzini	1077	1997	139	55	41	26
26	Mafufuni	1895	1997	182	39	10	9
27	Mangapwani	1099	1997	236	10	13	14
28	Fujoni	1055	1997	186	34	24	36
29	Kiombamvua	1399	1997	274	75	20	20
30	Mkadini	1409	1997	335	41	27	26
31	Zingwezingwe	280	1997	33	17	4	6

6. KASKAZINI UNGUJA REGION: BASIC SERVICES

Table G.0: Number of Buildings by Type of Basic Services and Council; Kaskazini Unguja Region, 2022 TBC

Council		Total	Electricity (ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		76,607	21,966	3,351	21,560	51,651	39,355	4,178
1	Kaskazini A Town	46,490	12,494	2,258	11,811	31,414	21,705	1,795
2	Kaskazini B Town	30,117	9,472	1,093	9,749	20,237	17,650	2,383

6.1 KASKAZINI A TOWN COUNCIL: BASIC SERVICES

Table G.1: Distribution of Buildings by Type of Basic Services and Shehia; Kaskazini A Town Council, 2022 TBC

Shehia		Total	Electricity (ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		46,490	12,494	2,258	11,811	31,414	21,705	1,795
1	Kigunda	817	184	58	185	562	198	6
2	Kilindi	1,680	470	93	196	909	884	21
3	Banda Kuu	1,459	984	128	312	1,208	805	157
4	Kiungani	2,656	1,254	152	321	1,910	1,668	180
5	Fukuchani	762	164	56	208	452	476	6
6	Kidoti	1,190	330	71	390	821	449	7
7	Tazari	1,258	411	26	128	862	635	209
8	Kilimani Tazari	845	200	15	110	629	305	61
9	Bwereu	646	116	40	187	473	330	4
10	Kivunge	1,238	399	29	361	911	536	26
11	Muwange	1,311	267	17	327	877	435	31
12	Pitanazako	1,406	430	26	624	1,118	872	127
13	Potoa	908	230	19	332	697	333	165
14	Kijini Matemwe	910	28	45	233	304	328	26
15	Kigomani	1,026	186	91	66	485	471	33
16	Kigongoni	528	34	13	106	217	228	-
17	Juga Kuu	851	132	26	387	535	357	1
18	Mbuyutende	830	143	136	69	395	141	7
19	Mkwajuni	1,797	492	89	756	1,295	1,181	51
20	Kibeni	1,091	214	34	82	829	556	1
21	Moga	688	190	12	233	452	135	2
22	Chutama	731	137	33	136	501	269	4
23	Kidombo	1,371	257	61	444	1,084	778	7

Shehia		Total	Electricity (ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
24	Matemwe Kaskazini	579	107	73	42	260	405	5
25	Gamba	1,069	362	30	515	827	518	162
26	Matemwe Kusini	1,962	391	155	379	1,213	1,244	87
27	Pwani Mchangani	1,369	579	76	458	944	824	19
28	Kikobweni	811	199	12	330	682	416	1
29	Bandamaji	492	54	34	89	340	102	5
30	Kinyasini	1,882	589	107	913	1,362	1,244	6
31	Kandwi	917	84	221	70	604	639	3
32	Chaani Masingini	1,574	428	27	580	1,093	1,054	267
33	Mchenza Shauri	329	45	11	89	236	246	-
34	Chaani Kubwa	1,156	296	32	359	920	445	6
35	Mkokotoni	1,669	587	53	283	873	1,043	45
36	Mto wa Pwani	593	100	31	155	279	115	2
37	Pale	476	137	13	191	314	362	9
38	Mchangani	344	100	21	79	232	198	-
39	Kipange	347	100	12	122	227	94	3
40	Muwanda	298	62	22	92	155	211	1
41	Gomani	617	67	7	25	515	-	4
42	Uvivini	1,830	332	31	291	1,304	16	7
43	Mtakuja	985	309	8	186	741	106	2
44	Jongowe	1,192	314	12	370	767	53	29

6.2 KASKAZINI B TOWN COUNCIL: BASIC SERVICES

Table G.2: Distribution of Buildings by Type of Basic Services and Shehia; Kaskazini B Town Council, 2022 TBC

Shehia		Total	Electricity (ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		30,117	9,472	1,093	9,749	20,237	17,650	2,383
1	Mnyimbi	626	200	17	292	403	396	2
2	Donge Mbiji	595	207	7	294	425	431	22
3	Donge Pwani	570	218	3	246	430	271	2
4	Mkataleni	1,553	718	66	820	1,220	863	179
5	Donge Mtambile	659	259	5	238	559	373	7
6	Donge Karange	432	110	7	320	346	176	5
7	Donge Vijibweni	262	93	1	143	215	83	-
8	Njia ya Mtoni	246	69	3	171	205	113	44
9	Majenzi	293	72	7	105	212	131	22
10	Kitope	1,182	356	55	441	860	767	4
11	Kilombero	659	84	62	217	398	370	126
12	Mbaleni	796	167	48	108	521	556	39
13	Kwagube	1,619	538	39	191	1,021	941	156
14	Mahonda	1,521	792	49	722	1,107	1,062	159
15	Kinduni	1,135	386	48	435	768	703	116
16	Matetema	1,355	500	20	261	949	587	128
17	Upinja	878	201	29	232	593	441	169
18	Kiwengwa	1,657	886	102	544	1,092	1,279	146
19	Pangeni	524	78	43	77	335	280	1
20	Mgambo	800	165	61	264	542	136	3
21	Kisongoni	516	112	36	134	400	193	-
22	Misufini	2,401	484	33	533	1,704	1,646	212
23	Makoba	1,214	153	28	374	733	957	36
24	Kiongwe Kidogo	410	53	49	94	230	281	1
25	Kidanzini	1,077	285	54	274	612	490	107
26	Mafufuni	1,895	201	91	339	989	1,074	504
27	Mangapwani	1,099	403	44	405	733	918	34
28	Fujoni	1,055	470	24	547	724	424	87
29	Kiombamvua	1,399	508	16	578	832	636	8
30	Mkadini	1,409	631	41	277	892	992	62
31	Zingwezingwe	280	73	5	73	187	80	2

7. KASKAZINI UNGUJA REGION: LAND SURVEY STATUS

Table H.0: Number of Building Plots by Land Survey Status and Council;, Kaskazini UngujaRegion, 2022 TBC

Council		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		74,764	22,237	41,800	4,369	6,358
1	Kaskazini A Town	45,243	10,799	27,664	3,615	3,165
2	Kaskazini B Town	29,521	11,438	14,136	754	3,193

7.1 KASKAZINI A TOWN OUNCIL: LAND SURVEY STATUS

Table H.1: Number of Building Plots by Land Survey Status and Shehia, Kaskazini A Town Council, 2022 TBC

Shehia		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		45,243	10,799	27,664	3,615	3,165
1	Kigunda	805	174	608	16	7
2	Kilindi	1,644	270	1,069	5	300
3	Banda Kuu	1,376	500	679	18	179
4	Kiungani	2,527	739	1,240	143	405
5	Fukuchani	759	204	345	71	139
6	Kidoti	1,147	133	912	77	25
7	Tazari	1,234	399	675	83	77
8	Kilimani Tazari	828	102	716	8	2
9	Bwereu	636	98	538	-	-
10	Kivunge	1,221	450	634	98	39
11	Muwange	1,281	358	780	97	46
12	Pitanazako	1,394	560	759	1	74
13	Potoa	887	7	852	1	27
14	Kijini Matemwe	849	96	717	21	15
15	Kigomani	1,007	223	758	12	14
16	Kigongoni	527	56	466	-	5
17	Juga Kuu	747	2	430	315	-
18	Mbuyutende	815	123	476	168	48
19	Mkwajuni	1,768	205	973	427	163
20	Kibeni	1,068	461	513	22	72
21	Moga	675	381	288	3	3
22	Chutama	718	158	468	1	91
23	Kidombo	1,364	468	858	11	27
24	Matemwe Kaskazini	542	337	182	4	19
25	Gamba	951	203	392	83	273
26	Matemwe Kusini	1,883	410	1,268	17	188
27	Pwani Mchangani	1,345	370	829	14	132
28	Kikobweni	800	181	615	-	4
29	Bandamaji	489	138	331	-	20
30	Kinyasini	1,854	338	1,317	59	140
31	Kandwi	907	75	805	15	12
32	Chaani Masingini	1,532	280	772	458	22
33	Mchenza Shauri	323	14	305	-	4
34	Chaani Kubwa	1,128	363	678	3	84
35	Mkokotoni	1,628	543	868	27	190
36	Mto wa Pwani	591	7	480	56	48
37	Pale	471	216	177	43	35
38	Mchangani	332	33	229	33	37

Shehia		Total	Surveyed	Not surveyed	Regularised	Don't know
39	Kipange	345	247	20	78	-
40	Muwanda	287	34	247	4	2
41	Gomani	613	67	488	50	8
42	Uvivini	1,804	387	859	417	141
43	Mtakuja	950	123	778	6	43
44	Jongowe	1,191	266	270	650	4

7.2 KASKAZINI B TOWN COUNCIL: LAND SURVEY STATUS

Table H.2: Number of Building Plots by Land Survey Status and Shehia; Kaskazini B Town Council, 2022 TBC

Shehia		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		29,521	11,438	14,136	754	3,193
1	Mnyimbi	624	37	492	3	92
2	Donge Mbiji	588	204	367	3	14
3	Donge Pwani	567	76	449	1	41
4	Mkataleni	1,497	680	449	101	267
5	Donge Mtambile	649	100	549	-	-
6	Donge Karange	431	104	266	1	60
7	Donge Vijibweni	261	160	101	-	-
8	Njia ya Mtoni	242	47	148	-	47
9	Majenzi	293	-	292	-	1
10	Kitope	1,158	680	284	40	154
11	Kilombero	658	195	451	1	11
12	Mbaleni	793	255	323	67	148
13	Kwagube	1,597	750	476	19	352
14	Mahonda	1,484	739	586	14	145
15	Kinduni	1,111	448	503	43	117
16	Matetema	1,341	1,015	219	1	106
17	Upinja	873	363	487	3	20
18	Kiwengwa	1,433	475	787	23	148
19	Pangeni	523	15	504	-	4
20	Mgambo	790	386	326	17	61
21	Kisongoni	509	178	276	2	53
22	Misufini	2,379	737	1,255	155	232
23	Makoba	1,206	356	817	-	33
24	Kiongwe Kidogo	408	15	361	4	28
25	Kidanzini	1,062	370	309	119	264

Shehia		Total	Surveyed	Not surveyed	Regularised	Don't know
26	Mafufuni	1,880	312	1,514	20	34
27	Mangapwani	1,070	563	438	11	58
28	Fujoni	1,046	534	387	40	85
29	Kiombamvua	1,378	899	126	50	303
30	Mkadini	1,390	527	545	11	307
31	Zingwezingwe	280	218	49	5	8

8. KASKAZINI UNGUJA REGION: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.0: Number of Buildings by Type, Main Use and Council; Kaskazini Unguja Region, 2022
TBC

Council		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential Use
Total		74,764	466	66,676	7,622	67,943	3,011	3,810
1	Kaskazini A Town	45,243	349	40,238	4,656	40,662	1,967	2,614
2	Kaskazini B Town	29,521	117	26,438	2,966	27,281	1,044	1,196

8.1 KASKAZINI A TOWN COUNCIL: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.1: Number of Buildings by Type, Main Use and Shehia; Kaskazini A Town Council, 2022
TBC

Shehia		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		45,243	349	40,238	4,656	40,662	1,967	2,614
1.	Kigunda	805	1	740	64	751	11	43
2.	Kilindi	1,644	36	1,230	378	1,404	105	135
3.	Banda Kuu	1,376	96	1,167	113	955	174	247
4.	Kiungani	2,527	70	2,143	314	2,171	195	161
5.	Fukuchani	759	4	670	85	680	39	40
6.	Kidoti	1,147	12	991	144	977	80	90
7.	Tazari	1,234	1	1,084	149	1,162	39	33
8.	Kilimani Tazari	828	5	734	89	742	41	45
9.	Bwereu	636	1	575	60	573	28	35
10.	Kivunge	1,221	3	1,137	81	1,060	36	125
11.	Muwange	1,281	-	1,133	148	1,194	48	39
12.	Pitanazako	1,394	2	1,302	90	1,323	40	31
13.	Potoa	887	-	804	83	834	17	36
14.	Kijini Matemwe	849	-	803	46	755	50	44
15.	Kigomani	1,007	14	900	93	876	53	78
16.	Kigongoni	527	-	506	21	479	11	37
17.	Juga Kuu	747	2	680	65	627	58	62
18.	Mbuyutende	815	8	708	99	690	68	57
19.	Mkwajuni	1,768	-	1,586	182	1,547	122	99
20.	Kibeni	1,068	-	985	83	1,030	13	25
21.	Moga	675	-	640	35	642	3	30
22.	Chutama	718	-	673	45	688	9	21
23.	Kidombo	1,364	-	1,283	81	1,284	34	46

Shehia		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
24.	Matemwe Kaskazini	542	6	505	31	502	10	30
25.	Gamba	951	15	856	80	866	38	47
26.	Matemwe Kusini	1,883	31	1,740	112	1,703	73	107
27.	Pwani Mchangani	1,345	21	1,153	171	1,164	76	105
28.	Kikobweni	800	-	628	172	758	30	12
29.	Bandamaji	489	-	430	59	437	11	41
30.	Kinyasini	1,854	9	1,663	182	1,685	68	101
31.	Kandwi	907	-	835	72	803	39	65
32.	Chaani Masingini	1,532	2	1,446	84	1,416	31	85
33.	Mchenza Shauri	323	-	301	22	299	10	14
34.	Chaani Kubwa	1,128	-	1,059	69	1,044	34	50
35.	Mkokotoni	1,628	6	1,419	203	1,444	83	101
36.	Mto wa Pwani	591	-	489	102	553	20	18
37.	Pale	471	-	438	33	430	13	28
38.	Mchangani	332	-	332	-	304	10	18
39.	Kipange	345	-	309	36	316	7	22
40.	Muwanda	287	-	273	14	255	9	23
41.	Gomani	613	3	502	108	565	16	32
42.	Uvivini	1,804	1	1,629	174	1,654	80	70
43.	Mtakuja	950	-	776	174	918	12	20
44.	Jongowe	1,191	-	981	210	1,102	23	66

8.2 KASKAZINI B TOWN COUNCIL: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.2: Number of Buildings by Type, Main Use and Shehia; Kaskazini B Town Council, 2022
TBC

Shehia		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential Use
Total		29,521	117	26,438	2,966	27,281	1,044	1,196
1.	Mnyimbi	624	-	532	92	583	13	28
2.	Donge Mbiji	588	-	552	36	549	13	26
3.	Donge Pwani	567	1	539	27	497	33	37
4.	Mkataleni	1,497	2	1,380	115	1,360	79	58
5.	Donge Mtambile	649	2	612	35	589	27	33
6.	Donge Karange	431	1	412	18	398	12	21
7.	Donge Vijibweni	261	-	253	8	244	6	11
8.	Njia ya Mtoni	242	-	226	16	226	10	6
9.	Majenzi	293	-	274	19	270	9	14
10.	Kitope	1,158	1	1,050	107	1,056	56	46
11.	Kilombero	658	-	593	65	625	14	19
12.	Mbaleni	793	-	752	41	734	15	44
13.	Kwagube	1,597	1	1,280	316	1,500	63	34
14.	Mahonda	1,484	1	1,349	134	1,318	93	73
15.	Kinduni	1,111	2	956	153	1,036	31	44
16.	Matetema	1,341	1	1,252	88	1,271	45	25
17.	Upenja	873	2	795	76	823	22	28
18.	Kiwengwa	1,433	83	1,150	200	1,096	152	185
19.	Pangeni	523	1	499	23	494	8	21
20.	Mgambo	790	-	744	46	747	24	19
21.	Kisongoni	509	-	464	45	481	19	9
22.	Misufini	2,379	-	2,154	225	2,264	45	70
23.	Makoba	1,206	-	1,127	79	1,156	27	23
24.	Kiongwe Kidogo	408	-	388	20	381	8	19
25.	Kidanzini	1,062	4	928	130	994	22	46

Shehia		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential Use
26.	Mafufuni	1,880	-	1,579	301	1,783	36	61
27.	Mangapwani	1,070	4	922	144	983	31	56
28.	Fujoni	1,046	1	990	55	975	22	49
29.	Kiombamvua	1,378	6	1,124	248	1,291	55	32
30.	Mkadini	1,390	4	1,295	91	1,306	43	41
31.	Zingwezingwe	280	-	267	13	251	11	18

9. KASKAZINI UNGUJA REGION: BUILDINGS AND NUMBER OF STOREYS

Table J.0 Number of Buildings and Number of Storey by Council; Kaskazini Unguja Region, 2022 TBC

Region/Council		Number of Floors								
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building		
			G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)
Total		466	339	91	28	6	1	1	-	-
1	Kaskazini A Town	349	250	69	24	4	1	1	-	-
2	Kaskazini B Town	117	89	22	4	2	-	-	-	-

9.1 KASKAZINI A TOWN COUNCIL: BUILDINGS BY NUMBER OF STOREYS

Table J.1 Number of Buildings and Number of Storey by Shehia; Kaskazini A Town Council; 2022 TBC

Shehia		Total	Number of Floors									
			Total Multi-Storey Buildings	Low Rise Building					High Rise Building			
				G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		349	250	69	24	4	1	1	0	0	0	0
1	Kigunda	1	1	-	-	-	-	-	-	-	-	-
2	Kilindi	36	25	10	1	-	-	-	-	-	-	-
3	Banda Kuu	96	68	19	6	1	1	1	-	-	-	-
4	Kiungani	70	47	18	4	1	-	-	-	-	-	-
5	Fukuchani	4	3	1	-	-	-	-	-	-	-	-
6	Kidoti	12	12	-	-	-	-	-	-	-	-	-
7	Tazari	1	1	-	-	-	-	-	-	-	-	-
8	Kilimani Tazari	5	5	-	-	-	-	-	-	-	-	-
9	Bwereu	1	1	-	-	-	-	-	-	-	-	-
10	Kivunge	3	1	2	-	-	-	-	-	-	-	-
11	Muwange	-	-	-	-	-	-	-	-	-	-	-
12	Pitanazako	2	2	-	-	-	-	-	-	-	-	-
13	Potoa	-	-	-	-	-	-	-	-	-	-	-
14	Kijini Matemwe	-	-	-	-	-	-	-	-	-	-	-
15	Kigomani	14	10	1	1	2	-	-	-	-	-	-
16	Kigongoni	-	-	-	-	-	-	-	-	-	-	-
17	Juga Kuu	2	1	1	-	-	-	-	-	-	-	-
18	Mbuyutende	8	7	1	-	-	-	-	-	-	-	-
19	Mkwajuni	-	-	-	-	-	-	-	-	-	-	-
20	Kibeni	-	-	-	-	-	-	-	-	-	-	-
21	Moga	-	-	-	-	-	-	-	-	-	-	-
22	Chutama	-	-	-	-	-	-	-	-	-	-	-
23	Kidombo	-	-	-	-	-	-	-	-	-	-	-
24	Matemwe Kaskazini	6	4	1	1	-	-	-	-	-	-	-
25	Gamba	15	1	5	9	-	-	-	-	-	-	-
26	Matemwe Kusini	31	27	2	2	-	-	-	-	-	-	-
27	Pwani Mchangani	21	16	5	-	-	-	-	-	-	-	-
28	Kikobweni	-	-	-	-	-	-	-	-	-	-	-
29	Bandamaji	-	-	-	-	-	-	-	-	-	-	-
30	Kinyasini	9	8	1	-	-	-	-	-	-	-	-

Shehia		Total	Number of Floors									
			Total Multi-Storey Buildings	Low Rise Building					High Rise Building			
				G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
31	Kandwi	-	-	-	-	-	-	-	-	-	-	-
32	Chaani Masingini	2	2	-	-	-	-	-	-	-	-	-
33	Mchenza Shauri	-	-	-	-	-	-	-	-	-	-	-
34	Chaani Kubwa	-	-	-	-	-	-	-	-	-	-	-
35	Mkokotoni	6	5	1	-	-	-	-	-	-	-	-
36	Mto wa Pwani	-	-	-	-	-	-	-	-	-	-	-
37	Pale	-	-	-	-	-	-	-	-	-	-	-
38	Mchangani	-	-	-	-	-	-	-	-	-	-	-
39	Kipange	-	-	-	-	-	-	-	-	-	-	-
40	Muwanda	-	-	-	-	-	-	-	-	-	-	-
41	Gomani	3	2	1	-	-	-	-	-	-	-	-
42	Uvivini	1	1	-	-	-	-	-	-	-	-	-
43	Mtakuja	-	-	-	-	-	-	-	-	-	-	-
44	Jongowe	-	-	-	-	-	-	-	-	-	-	-

9.2 KASKAZINI B TOWN COUNCIL: BUILDINGS BY NUMBER OF STOREYS

Table J.2 Number of Buildings and Number of Storey by Shehia; Kaskazini B Town Council, 2022 TBC

Shehia		Total	Multi storey Buildings by Number of floors									
			Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
				G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		117	89	22	4	2	-	-	-	-	-	-
1.	Mnyimbi	-	-	-	-	-	-	-	-	-	-	-
2.	Donge Mbiji	-	-	-	-	-	-	-	-	-	-	-
3.	Donge Pwani	1	-	1	-	-	-	-	-	-	-	-
4.	Mkataleni	2	1	1	-	-	-	-	-	-	-	-
5.	Donge Mtambile	2	2	-	-	-	-	-	-	-	-	-
6.	Donge Karange	1	1	-	-	-	-	-	-	-	-	-
7.	Donge Vijibweni	-	-	-	-	-	-	-	-	-	-	-
8.	Njia ya Mtoni	-	-	-	-	-	-	-	-	-	-	-
9.	Majenzi	-	-	-	-	-	-	-	-	-	-	-
10.	Kitope	1	-	-	-	1	-	-	-	-	-	-
11.	Kilombero	-	-	-	-	-	-	-	-	-	-	-
12.	Mbaleni	-	-	-	-	-	-	-	-	-	-	-
13.	Kwagube	1	1	-	-	-	-	-	-	-	-	-
14.	Mahonda	1	-	1	-	-	-	-	-	-	-	-
15.	Kinduni	2	2	-	-	-	-	-	-	-	-	-
16.	Matetema	1	1	-	-	-	-	-	-	-	-	-
17.	Upenja	2	2	-	-	-	-	-	-	-	-	-
18.	Kiwengwa	83	63	16	3	1	-	-	-	-	-	-
19.	Pangeni	1	1	-	-	-	-	-	-	-	-	-
20.	Mgambo	-	-	-	-	-	-	-	-	-	-	-
21.	Kisongoni	-	-	-	-	-	-	-	-	-	-	-
22.	Misufini	-	-	-	-	-	-	-	-	-	-	-
23.	Makoba	-	-	-	-	-	-	-	-	-	-	-
24.	Kiongwe Kidogo	-	-	-	-	-	-	-	-	-	-	-
25.	Kidanzini	4	4	-	-	-	-	-	-	-	-	-
26.	Mafufuni	-	-	-	-	-	-	-	-	-	-	-
27.	Mangapwani	4	2	1	1	-	-	-	-	-	-	-
28.	Fujoni	1	1	-	-	-	-	-	-	-	-	-
29.	Kiombamvua	6	6	-	-	-	-	-	-	-	-	-
30.	Mkadini	4	2	2	-	-	-	-	-	-	-	-
31.	Zingwezingwe	-	-	-	-	-	-	-	-	-	-	-

10. KASKAZINI UNGUJA REGION: BUILDINGS BY NUMBER OF UNITS

Table K.0: Number of Buildings by Number of Units and Council; Kaskazini Unguja Region, 2022 TBC

Council		Number of Units in Building						
		Total	1	2	3	4	5	6+
Total		70,954	66,991	1,685	681	529	517	551
1	Kaskazini A Town	42,629	40,437	1,085	348	273	230	256
2	Kaskazini B Town	28,325	26,554	600	333	256	287	295

10.1 KASKAZINI A TOWN COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.1: Number of Buildings by Number of Units and Shehia, Kaskazini A Town Council; 2022 TBC

Council		Number of Units in Building						
		Total	1	2	3	4	5	6+
Total		42,629	40,437	1,085	348	273	230	256
1.	Kigunda	762	701	26	9	11	5	10
2.	Kilindi	1,509	1,275	54	47	43	44	46
3.	Banda Kuu	1,129	995	74	17	17	12	14
4.	Kiungani	2,366	2,222	98	14	12	9	11
5.	Fukuchani	719	653	19	9	9	8	21
6.	Kidoti	1,057	1,028	21	4	1	1	2
7.	Tazari	1,201	1,166	26	2	1	3	3
8.	Kilimani Tazari	783	764	15	-	2	1	1
9.	Bwereu	601	584	9	4	1	1	2
10.	Kivunge	1,096	1,080	15	1	-	-	-
11.	Muwange	1,242	1,177	32	11	6	6	10
12.	Pitanazako	1,363	1,351	6	4	-	2	-
13.	Potoa	851	822	13	7	4	4	1
14.	Kijini Matemwe	805	765	25	10	5	-	-
15.	Kigomani	929	913	13	3	-	-	-
16.	Kigongoni	490	489	1	-	-	-	-
17.	Juga Kuu	685	608	53	21	3	-	-
18.	Mbuyutende	758	714	25	5	8	5	1
19.	Mkwajuni	1,669	1,559	42	18	17	11	22
20.	Kibeni	1,043	1,007	26	3	2	2	3
21.	Moga	645	623	12	7	1	1	1
22.	Chutama	697	668	14	5	4	5	1
23.	Kidombo	1,318	1,284	11	8	3	6	6
24.	Matemwe Kaskazini	512	395	30	25	30	19	13
25.	Gamba	904	840	25	6	11	10	12
26.	Matemwe Kusini	1,776	1,631	84	18	15	14	14
27.	Pwani Mchangani	1,240	1,160	32	11	10	16	11

Council		Number of Units in Building						
		Total	1	2	3	4	5	6+
28.	Kikobweni	788	770	12	2	1	-	3
29.	Bandamaji	448	393	10	10	17	9	9
30.	Kinyasini	1,753	1,709	31	7	3	1	2
31.	Kandwi	842	808	16	5	5	4	4
32.	Chaani Masingini	1,447	1,386	36	13	5	7	-
33.	Mchenza Shauri	309	302	6	-	-	-	1
34.	Chaani Kubwa	1,078	1,050	27	1	-	-	-
35.	Mkokotoni	1,527	1,461	41	10	5	4	6
36.	Mto wa Pwani	573	571	2	-	-	-	-
37.	Pale	443	423	5	3	5	2	5
38.	Mchangani	314	302	12	-	-	-	-
39.	Kipange	323	321	2	-	-	-	-
40.	Muwanda	264	251	12	1	-	-	-
41.	Gomani	581	572	6	-	1	-	2
42.	Uvivini	1,734	1,709	24	1	-	-	-
43.	Mtakuja	930	816	40	24	15	18	17
44.	Jongowe	1,125	1,119	2	2	-	-	2

10.2 KASKAZINI B TOWN COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.2: Number of Buildings by Number of Units and Shehia; Kaskazini B Town Council, 2022 TBC

Shehia		Number of Units in Building						
		Total	1	2	3	4	5	6+
Total		28,325	26,554	600	333	256	287	295
1	Mnyimbi	596	594	2	-	-	-	-
2	Donge Mbiji	562	520	11	11	5	6	9
3	Donge Pwani	530	519	4	2	-	3	2
4	Mkataleni	1,439	1,361	57	9	4	2	6
5	Donge Mtambile	616	604	8	2	2	-	-
6	Donge Karange	410	402	1	2	1	1	3
7	Donge Vijibweni	250	246	1	1	-	2	-
8	Njia ya Mtoni	236	210	10	5	3	3	5
9	Majenzi	279	262	3	4	3	5	2
10	Kitope	1,112	1,000	43	17	20	15	17
11	Kilombero	639	623	2	2	3	4	5
12	Mbaleni	749	741	5	1	-	1	1
13	Kwagube	1,563	1,469	32	17	14	18	13
14	Mahonda	1,411	1,343	30	9	8	6	15
15	Kinduni	1,067	971	36	13	19	23	5
16	Matetema	1,316	1,305	8	3	-	-	-
17	Upenja	845	785	22	12	8	10	8
18	Kiwengwa	1,248	1,074	71	32	25	26	20
19	Pangeni	502	435	17	9	14	13	14
20	Mgambo	771	646	20	34	20	24	27
21	Kisongoni	500	493	7	-	-	-	-
22	Misufini	2,309	2,230	31	9	7	13	19
23	Makoba	1,183	1,120	13	16	15	7	12
24	Kiongwe Kidogo	389	346	10	10	10	5	8
25	Kidanzini	1,016	886	23	33	15	28	31
26	Mafufuni	1,819	1,800	15	1	2	-	1
27	Mangapwani	1,014	962	21	14	5	4	8
28	Fujoni	997	891	23	19	16	25	23
29	Kiombamvua	1,346	1,237	33	24	17	17	18
30	Mkadini	1,349	1,245	33	21	18	14	18
31	Zingwezingwe	262	234	8	1	2	12	5

11. KASKAZINI UNGUJA REGION: BUILDINGS BY NUMBER OF BEDROOMS

Table L.0: Buildings by Number of Bedrooms by Council; Kaskazini Unguja Region, 2022 TBC

Shehia		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		76,607	12,831	22,687	27,614	9,216	2,769	1,016	474
1	Kaskazini A Town	46,490	7,177	13,630	17,074	5,916	1,756	631	306
2	Kaskazini B Town	30,117	5,654	9,057	10,540	3,300	1,013	385	168

11.1 KASKAZINI A TOWN COUNCIL: BUILDINGS BY NUMBER OF BEDROOMS

Table L.1: Buildings by Number of Bedrooms by Shehia; Kaskazini A Town Council, 2022 TBC

Shehia		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		46,490	7,177	13,630	17,074	5,916	1,756	631	306
1	Kigunda	817	155	240	265	126	23	6	2
2	Kilindi	1,680	454	488	451	183	61	25	18
3	Banda Kuu	1,459	143	262	438	313	153	77	73
4	Kiungani	2,656	250	578	877	547	229	112	63
5	Fukuchani	762	182	254	244	63	13	4	2
6	Kidoti	1,190	98	179	587	250	62	10	4
7	Tazari	1,258	117	326	489	268	48	9	1
8	Kilimani Tazari	845	68	191	368	180	25	6	7
9	Bwereu	646	96	238	258	40	9	-	5
10	Kivunge	1,238	203	387	474	114	38	16	6
11	Muwange	1,311	262	381	516	102	31	16	3
12	Pitanazako	1,406	164	365	571	211	68	19	8
13	Potoa	908	72	185	427	157	34	29	4
14	Kijini Matemwe	910	164	411	251	72	10	2	-
15	Kigomani	1,026	196	335	350	96	24	8	17
16	Kigongoni	528	158	227	116	26	-	1	-
17	Juga Kuu	851	152	348	292	49	5	4	1
18	Mbuyutende	830	151	266	326	58	19	7	3
19	Mkwajuni	1,797	294	558	689	151	74	29	2
20	Kibeni	1,091	130	352	462	101	32	11	3
21	Moga	688	79	184	293	95	28	9	-
22	Chutama	731	125	213	310	62	15	2	4
23	Kidombo	1,371	152	468	559	141	38	11	2
24	Matemwe Kaskazini	579	95	180	201	77	15	3	8
25	Gamba	1,069	100	359	413	110	62	22	3
26	Matemwe Kusini	1,962	266	542	820	246	59	25	4
27	Pwani Mchangani	1,369	151	237	529	341	72	26	13
28	Kikobweni	811	129	224	323	101	26	6	2
29	Bandamaji	492	125	140	187	30	5	5	-
30	Kinyasini	1,882	274	516	744	240	81	20	7
31	Kandwi	917	137	281	371	104	19	4	1
32	Chaani Masingini	1,574	256	373	608	236	67	24	10
33	Mchenza Shauri	329	38	89	159	28	9	3	3
34	Chaani Kubwa	1,156	169	358	484	88	47	7	3
35	Mkokotoni	1,669	288	457	601	215	72	24	12
36	Mto wa Pwani	593	150	192	165	65	16	3	2
37	Pale	476	85	140	171	58	14	7	1

Shehia		Total	Bedrooms						
			1	2	3	4	5	6	7+
38	Mchangani	344	61	112	124	31	12	4	-
39	Kipange	347	75	96	117	39	14	5	1
40	Muwanda	298	64	96	87	33	13	3	2
41	Gomani	617	130	355	113	18	1	-	-
42	Uvivini	1,830	287	707	582	182	53	14	5
43	Mtakuja	985	172	320	341	126	20	6	-
44	Jongowe	1,192	260	420	321	143	40	7	1

11.2 KASKAZINI TOWN COUNCIL: BUILDINGS BY NUMBER OF BEDROOMS

Table L.2: Buildings by Number of Bedrooms by Shehia; Kaskazini B Town Council, 2022 TBC

Shehia		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		30,117	5,654	9,057	10,540	3,300	1,013	385	168
1.	Mnyimbi	626	142	173	225	51	13	7	15
2.	Donge Mbiji	595	124	174	216	45	24	11	1
3.	Donge Pwani	570	73	155	247	56	27	10	2
4.	Mkataleni	1,553	156	547	509	192	103	36	10
5.	Donge Mtambile	659	72	179	287	58	42	18	3
6.	Donge Karange	432	131	116	142	30	10	1	2
7.	Donge Vijibweni	262	45	76	110	27	2	2	-
8.	Njia ya Mtoni	246	53	67	93	18	10	4	1
9.	Majenzi	293	43	104	109	19	16	2	-
10.	Kitope	1,182	235	347	438	101	48	9	4
11.	Kilombero	659	193	318	120	20	6	1	1
12.	Mbaleni	796	209	279	202	72	21	11	2
13.	Kwagube	1,619	314	476	558	209	37	16	9
14.	Mahonda	1,521	209	401	558	237	75	28	13
15.	Kinduni	1,135	285	304	354	136	40	12	4
16.	Matetema	1,355	168	355	576	199	34	15	8
17.	Upenja	878	190	322	273	78	11	4	-
18.	Kiwengwa	1,657	493	382	442	175	60	55	50
19.	Pangeni	524	194	214	92	19	4	1	-
20.	Mgambo	800	149	309	246	61	21	12	2
21.	Kisongoni	516	95	195	175	36	7	6	2
22.	Misufini	2,401	395	706	982	208	84	19	7
23.	Makoba	1,214	140	363	547	112	38	9	5
24.	Kiongwe Kidogo	410	112	96	149	32	14	6	1
25.	Kidanzini	1,077	217	324	361	98	63	12	2
26.	Mafufuni	1,895	373	710	645	135	26	5	1

Shehia		Total	Bedrooms						
			1	2	3	4	5	6	7+
27.	Mangapwani	1,099	162	268	370	220	40	28	11
28.	Fujoni	1,055	195	274	399	140	37	8	2
29.	Kiombamvua	1,399	205	356	518	258	43	14	5
30.	Mkadini	1,409	202	384	513	230	54	22	4
31.	Zingwezingwe	280	80	83	84	28	3	1	1

12. KASKAZINI: UNGUJA REGION: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M0: Number of Buildings and Land Ownership Status by Council; Kaskazini Region, 2022 TBC

Council		Total	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total		76,607	9,066	-	796	-	615	261	5,255	35,261	25,353
1	Kaskazini A Town	46,490	3,584	-	425	-	245	136	2,305	23,409	16,386
2	Kaskazini B Town	30,117	5,482	-	371	-	370	125	2,950	11,852	8,967

12.1 KASKAZINI A TOWN COUNCIL: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M1: Number of Buildings and Land Ownership Status by Shehia, Kaskazini A Town Council, 2022 TBC

Shehia		Total	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total		46,490	3,584	-	425	-	245	136	2,305	23,409	16,386
1.	Kigunda	817	9	-	1	-	3	-	4	456	344
2.	Kilindi	1,680	97	-	4	-	7	-	20	954	598
3.	Banda Kuu	1,459	233	-	2	-	22	36	114	573	479
4.	Kiungani	2,656	361	-	84	-	39	31	245	1,050	846
5.	Fukuchani	762	34	-	-	-	-	3	4	480	241
6.	Kidoti	1,190	90	-	1	-	9	-	76	623	391
7.	Tazari	1,258	33	-	-	-	-	1	75	579	570
8.	Kilimani Tazari	845	7	-	-	-	-	10	16	630	182
9.	Bwereu	646	6	-	-	-	-	-	2	391	247
10.	Kivunge	1,238	163	-	2	-	2	6	9	655	401
11.	Muwange	1,311	256	-	1	-	1	-	61	334	658
12.	Pitanazako	1,406	46	-	1	-	8	1	12	597	741
13.	Potoa	908	9	-	2	-	-	3	3	507	384
14.	Kijini Matemwe	910	3	-	-	-	-	1	8	351	547
15.	Kigomani	1,026	43	-	84	-	1	5	10	585	298
16.	Kigongoni	528	3	-	2	-	-	-	-	348	175
17.	Juga Kuu	851	265	-	1	-	19	-	-	537	29
18.	Mbuyutende	830	43	-	-	-	-	-	2	495	290
19.	Mkwajuni	1,797	107	-	2	-	13	-	40	973	662
20.	Kibeni	1,091	18	-	-	-	-	-	19	460	594
21.	Moga	688	154	-	4	-	-	1	5	328	196

Shehia		Total	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
22.	Chutama	731	33	-	38	-	-	-	3	366	291
23.	Kidombo	1,371	13	-	2	-	3	4	1	442	906
24.	Matemwe Kaskazini	579	31	-	-	-	-	-	2	394	152
25.	Gamba	1,069	150	-	4	-	2	2	34	563	314
26.	Matemwe Kusini	1,962	64	-	1	-	1	8	7	1,356	525
27.	Pwani Mchangani	1,369	125	-	1	-	1	4	22	991	225
28.	Kikobweni	811	23	-	8	-	1	-	2	457	320
29.	Bandamaji	492	28	-	-	-	-	-	47	225	192
30.	Kinyasini	1,882	212	-	-	-	2	3	129	1,064	472
31.	Kandwi	917	29	-	-	-	3	-	4	851	30
32.	Chaani Masingini	1,574	154	-	2	-	21	8	59	423	907
33.	Mchenza Shauri	329	6	-	3	-	-	-	59	170	91
34.	Chaani Kubwa	1,156	37	-	-	-	-	3	49	460	607
35.	Mkokotoni	1,669	256	-	2	-	11	2	215	637	546
36.	Mto wa Pwani	593	98	-	1	-	1	-	75	165	253
37.	Pale	476	8	-	3	-	2	-	64	112	287
38.	Mchangani	344	7	-	6	-	-	-	5	229	97
39.	Kipange	347	49	-	1	-	-	-	-	91	206
40.	Muwanda	298	11	-	-	-	-	-	-	211	76
41.	Gomani	617	7	-	1	-	1	1	58	479	70
42.	Uvivini	1,830	249	-	106	-	4	1	130	650	690
43.	Mtakuja	985	7	-	55	-	68	-	196	418	241
44.	Jongowe	1,192	7	-	-	-	-	2	419	749	15

12.2 KASKAZINI B TOWN COUNCIL: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M2: Number of Buildings and Land Ownership Status by Shehia; Kaskazini B Town Council, 2022 TBC

Shehia		Total	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total		30,117	5,482	-	371	-	370	125	2,950	11,852	8,967
1.	Mnyimbi	626	47	-	22	-	-	4	24	401	128
2.	Donge Mbiji	595	79	-	13	-	-	1	11	117	374
3.	Donge Pwani	570	34	-	2	-	1	1	9	279	244
4.	Mkataleni	1,553	390	-	5	-	28	7	187	576	360
5.	Donge Mtambile	659	35	-	3	-	-	-	4	346	271
6.	Donge Karange	432	10	-	-	-	-	-	23	201	198
7.	Donge Vijibweni	262	13	-	-	-	-	-	27	126	96
8.	Njia ya Mtoni	246	86	-	-	-	-	-	41	38	81
9.	Majenzi	293	4	-	-	-	-	-	-	219	70
10.	Kitope	1,182	442	-	-	-	47	50	144	256	243
11.	Kilombero	659	26	-	3	-	-	1	205	395	29
12.	Mbaleni	796	246	-	20	-	-	-	59	390	81
13.	Kwagube	1,619	380	-	52	-	194	4	263	320	406
14.	Mahonda	1,521	565	-	123	-	25	17	271	250	270
15.	Kinduni	1,135	319	-	13	-	5	-	171	268	359
16.	Matetema	1,355	630	-	3	-	4	2	456	96	164
17.	Upinja	878	94	-	28	-	1	1	96	512	146
18.	Kiwengwa	1,657	626	-	10	-	29	8	31	715	238
19.	Pangeni	524	8	-	13	-	3	1	34	318	147

Shehia		Total	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
20.	Mgambo	800	207	-	1	-	4	-	34	225	329
21.	Kisongoni	516	15	-	1	-	-	2	9	458	31
22.	Misufini	2,401	29	-	-	-	1	-	39	1,472	860
23.	Makoba	1,214	15	-	-	-	-	-	3	756	440
24.	Kiongwe Kidogo	410	18	-	5	-	1	-	7	196	183
25.	Kidanzini	1,077	28	-	1	-	3	-	39	743	263
26.	Mafufuni	1,895	11	-	1	-	7	1	13	475	1,387
27.	Mangapwani	1,099	112	-	4	-	-	1	78	456	448
28.	Fujoni	1,055	220	-	-	-	3	4	131	441	256
29.	Kiombamvua	1,399	333	-	28	-	5	4	366	226	437
30.	Mkadini	1,409	459	-	4	-	9	16	171	349	401
31.	Zingwezingwe	280	1	-	16	-	-	-	4	232	27

13. KASKAZINI UNGUJA REGION: BUILDINGS BY OCCUPANCY

Table N.0: Number of Buildings by Occupancy Status and Council; Kaskazini Unguja Region, 2022 TBC

Council		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		74,764	57,650	17,114
1	Kaskazini A Town	45,243	34,815	10,428
2	Kaskazini B Town	29,521	22,835	6,686

13.1 KASKAZINI A TOWN COUNCIL: BUILDINGS BY OCCUPANCY

Table N.1: Number of Buildings by Occupancy Status and Shehia; Kaskazini A Town Council, 2022 TBC

Shehia		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		45,243	34,815	10,428
1	Kigunda	805	641	164
2	Kilindi	1,644	1,025	619
3	Banda Kuu	1,376	1,237	139
4	Kiungani	2,527	1,880	647
5	Fukuchani	759	576	183
6	Kidoti	1,147	821	326
7	Tazari	1,234	926	308
8	Kilimani Tazari	828	648	180
9	Bwereu	636	499	137
10	Kivunge	1,221	999	222
11	Muwange	1,281	1,015	266
12	Pitanazako	1,394	1,161	233
13	Potoa	887	665	222
14	Kijini Matemwe	849	707	142
15	Kigomani	1,007	719	288
16	Kigongoni	527	429	98
17	Juga Kuu	747	565	182
18	Mbuyutende	815	617	198
19	Mkwajuni	1,768	1,397	371
20	Kibeni	1,068	876	192
21	Moga	675	518	157
22	Chutama	718	534	184
23	Kidombo	1,364	1,076	288
24	Matemwe Kaskazini	542	418	124
25	Gamba	951	721	230
26	Matemwe Kusini	1,883	1,408	475
27	Pwani Mchangani	1,345	951	394
28	Kikobweni	800	690	110
29	Bandamaji	489	385	104
30	Kinyasini	1,854	1,455	399
31	Kandwi	907	723	184
32	Chaani Masingini	1,532	1,223	309
33	Mchenza Shauri	323	253	70
34	Chaani Kubwa	1,128	915	213
35	Mkokotoni	1,628	1,294	334

Shehia		Total Number of Buildings	Percent	
			Occupied	Vacant
36	Mto wa Pwani	591	442	149
37	Pale	471	356	115
38	Mchangani	332	293	39
39	Kipange	345	287	58
40	Muwanda	287	233	54
41	Gomani	613	456	157
42	Uvivini	1,804	1,227	577
43	Mtakuja	950	706	244
44	Jongowe	1,191	848	343

13.2 KASKAZINI B TOWN COUNCIL: BUILDINGS BY OCCUPANCY

Table N.2: Number of Buildings by Occupancy Status and Shehia; Kaskazini B Town Council, 2022 TBC

Shehia		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		29,521	22,835	6,686
1	Mnyimbi	624	487	137
2	Donge Mbiji	588	501	87
3	Donge Pwani	567	451	116
4	Mkataleni	1,497	1,222	275
5	Donge Mtambile	649	548	101
6	Donge Karange	431	364	67
7	Donge Vijibweni	261	224	37
8	Njia ya Mtoni	242	211	31
9	Majenzi	293	231	62
10	Kitope	1,158	907	251
11	Kilombero	658	552	106
12	Mbaleni	793	651	142
13	Kwagube	1,597	1,025	572
14	Mahonda	1,484	1,186	298
15	Kinduni	1,111	826	285
16	Matetema	1,341	999	342
17	Upinja	873	694	179
18	Kiwengwa	1,433	1,107	326
19	Pangeni	523	456	67
20	Mgambo	790	616	174
21	Kisongoni	509	409	100
22	Misufini	2,379	1,975	404
23	Makoba	1,206	979	227
24	Kiongwe Kidogo	408	332	76
25	Kidanzini	1,062	832	230
26	Mafufuni	1,880	1,465	415
27	Mangapwani	1,070	764	306
28	Fujoni	1,046	764	282
29	Kiombamvua	1,378	863	515
30	Mkadini	1,390	970	420
31	Zingwezingwe	280	224	56

ANNEX: LIST OF CONTRIBUTORS

CONTRIBUTORS TO THE BUILDING CENSUS REPORT:

Census Commissars

Hon. Anne Semamba Makinda
(Tanzania Mainland)

Amb. Mohamed Haji Hamza
(Tanzania Zanzibar)

NBS/OCGS Board Chairpersons

N/A (NBS)

Mr. Mwitwa Mgeni Mwitwa (OCGS)

NBS/OCGS Chief Government Statistician

Dr. Amina Msengwa (NBS)

Salum Kassim Ali (OCGS)

NBS/OCGS and MLHHSD/MLHD Directors

Dr. Ruth Minja (NBS)

Fahima Mohamed Issa (OCGS)

Emilian Karugendo (NBS)

Bakari Kitwana Makame (OCGS)

Daniel Masolwa (NBS)

Haroub Ali Masoud (OCGS)

Daniel Ulindula Andrew (NBS)

Abdalla Khamis Abdalla (OCGS)

Deogratius Kalimenze (DHS) - MLHHSD

Ilyasa P. Haji (DPPR) - MLHD

Census Coordinators

Seif Kuchengo (NBS)

Abdul-Majid Ramadhan Jecha (OCGS)

Authors/Reviewers

Doreen I. Makundi (MLHHSD)

Malimi S. Masala (MLHHSD)

Stephen S. Jutta (NBS)

Tumaini Setumbi (MLHHSD)

Phausta Ntigiti (NBS)

Godfrey Kagoro (MLHHSD)

Mdoka Omar (NBS)

Mtaki Fabian Erambika (MLHHSD)

Philbert Mrema (NBS)

Cecilia B. Kimario (BAKITA)

Henrick Mwellu (NBS)

Aldegunda Komba (NBS)

David Mwaipopo (NBS)

Ismail S. Ismail (MLHD)

Edward J. Mpanda (MLHHSD)

Irenius Ryoba (NBS)

Paulo S. Kitosi (MLHHSD)

Said S. Makenzi (MLHD)

Bariki Ileta (MLHHSD)

Abdallah R. Ali (MLHD)

Fidelis W. Kabuje (MLHHSD)

Dr. Nelly Babere (ARU)

Amina C. Ramadhan (MLHHSD)

Abdallah A. Magombana (NLUPC)

Spatial Data Analysts

Khalid Lewanga (NBS)

Sarah Mohamed (NBS)

Data Processing

Bakar K. Omar (OCGS)

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