



THE UNITED REPUBLIC OF TANZANIA

# KUSINI UNGUJA REGION BASIC BUILDING STATISTICS REPORT





The United Republic of Tanzania

## Kusini Unguja Region Building 2022

### Basic Statistics Report

Ministry of Land and Housing Development.

President's Offices 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

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CBO	Community Based Organisation
CRO	Certificate of Right of Occupancy
IOM	International Organisation for Migration
FCDO	Foreign, Commonwealth and Development Office
OCGS	Office of the Chief Government Statistician, Zanzibar
NGO	Non-Governmental Organisations
ZHC	Zanzibar Housing Corporation
ZSSF	Zanzibar Social Security Fund
ZBA	Zanzibar 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

# Table of Contents

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<b>Citation:</b> .....	i
<b>List of Tables</b> .....	iv
<b>List of Maps</b> .....	vi
<b>Foreword</b> .....	x
<b>Acknowledgement</b> .....	xiii
<b>Executive Summary</b> .....	xiv
<b>CHAPTER ONE</b> .....	1
BACKGROUND INFORMATION .....	1
1.0 INTRODUCTION.....	1
1.1 RATIONALE .....	2
1.2 OBJECTIVE OF BUILDING CENCUS .....	1
<b>CHAPTER TWO</b> .....	2
BUILDING STOCK .....	2
2.0 INTRODUCTION.....	2
2.1 NUMBER OF BUILDING .....	2
2.2 BUILDINGS WITH PHYSICAL ADDRESSES.....	2
2.3 TYPE OF BUILDINGS .....	4
2.3.1 NUMBER OF STOREYS IN A BUILDING .....	6
2.4 MAIN USES OF BUILDING.....	8
2.6 NUMBER OF UNITS IN BUILDING .....	12
<b>CHAPTER THREE</b> .....	15
BUILDING INFORMATION .....	15
3.0 INTRODUCTION.....	15
3.1 BUILDING CATEGORIES .....	15
3.2 BUILDING CONSTRUCTION .....	16
3.3 OCCUPANCY STATUS .....	17
3.3.1 REASONS FOR VACANT BUILDINGS .....	18
3.4 BUILDINGS CONSTRUCTION MATERIAL .....	20
3.4.1 FLOOR MATERIAL .....	20
3.4.2 WALL MATERIAL .....	21

3.4.3 ROOFING MATERIAL .....	22
3.5 NUMBER OF BEDROOMS IN BUILDING .....	22
3.6 BUILDING CONDITION .....	23
<b>CHAPTER FOUR</b> .....	25
BASIC SERVICES IN BUILDINGS .....	25
4.0 INTRODUCTION .....	25
4.1 SERVICES IN BUILDINGS .....	25
4.1.1 ELECTRICITY .....	25
4.1.1.1 ELECTRICITY FROM THE NATIONAL GRID .....	26
4.1.1.2 ALTERNATIVE SOURCES OF ELECTRICITY .....	26
4.1.2 WATER SERVICES .....	27
4.1.3 TOILET SERVICE .....	28
4.2 ACCESSIBILITY OF THE BUILDING .....	29
4.2.1 BUILDING ACCESSIBILITY BY ROAD .....	29
4.2.2 INFRASTRUCTURE FOR PERSONS WITH DISABILITIES .....	30
<b>CHAPTER FIVE</b> .....	32
OWNERSHIP AND TENURE STATUS OF BUILDINGS .....	32
5.0 INTRODUCTION .....	32
5.1 BUILDING OWNERSHIP STATUS .....	32
5.2 BUILDING OWNERSHIP BY SEX OF OWNER .....	34
5.3 OCCUPANCY TENURE STATUS .....	36
5.4 BUILDING LAND SURVEY STATUS .....	38
5.5 BUILDING LAND OWNERSHIP DOCUMENTS .....	42
<b>CHAPTER SIX</b> .....	44
KEY FINDING AND POLICY IMPLICATION .....	44
6.0 BACKGROUND INFORMATION .....	44
6.1 BUILDING STOCK .....	45
6.2 BUILDING INFORMATION .....	47
6.3 BUILDING SERVICES: .....	50
6.4 OWNERSHIP AND TENURE STATUS OF BUILDING .....	52
6.5 GENERAL POLICY IMPLICATION .....	55
<b>ANNEXES</b> .....	56
ANNEX : TABLES .....	56
ANNEX FOR CHAPTER TWO .....	56
ANNEXES FOR CHAPTER THREE .....	60

ANNEXES FOR CHAPTER FOUR.....	62
ANNEXES FOR CHAPTER FIVE .....	63
ANNEXES: BUILDING STATISTICS BY ADMINISTRATIVE UNIT/COUNCIL AND SHEHIA LEVEL .....	66
1. KUSINI UNGUJA REGION: NON RESIDENTIAL USE OF BUILDING ..	66
1.1 KATI TOWN COUNCIL: NON RESIDENTIAL BUILDING BY TYPE OF USE ..	67
1.2 KUSINI DISTRICT COUNCIL: NON RESIDENTIAL BUILDING BY TYPE OF USE .....	69
2. BUILDING OWNERSHIP STATUS KUSINI UNGUJA REGION .....	71
2.1 KATI TOWN COUNCIL: BUILDING OWNERSHIP STATUS .....	72
2.2 KUSINI DISTRICT: BUILDING OWNERSHIP STATUS .....	74
3. BUILDING CATEGORIES; KUSINI UNGUJA REGION .....	76
3.1 BUILDING CATEGORIE; KATI TOWN COUNCIL .....	77
3.2 BUILDING CATEGORIES; KUSINI DISTRICT COUNCIL .....	78
4. KUSINI UNGUJA REGION: BUILDING CONDITION .....	79
4.1 KATI TOWN COUNCIL: BUILDING CONDITION .....	79
4.2 KUSINI DISTRICT COUNCIL: BUILDING CONDITION .....	81
5. KUSINI UNGUJA REGION INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER .....	82
5.1 KATI TOWN COUNCIL INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER .....	82
5.2 KUSINI DISTRICT COUNCIL INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER .....	84
6. KUSINI UNGUJA REGION: BASIC SERVICES .....	85
6.1 KATI TOWN COUNCIL BASIC SERVICES .....	85
6.2 KUSINI DISTRICT COUNCIL BASIC SERVICES .....	87
7. KUSINI UNGUJA REGION: LAND SURVEY STATUS .....	88
7.1 KATI TOWN COUNCIL LAND SURVEY STATUS .....	89
7.2 KUSINI DISTRICT COUNCIL LAND SURVEY STATUS .....	90
8. KUSINI UNGUJA REGION: BUILDING BY MAIN USE .....	91
8.1 KATI TOWN COUNCIL BUILDING BY MAIN USE .....	92
8.2 KUSINI DISTRICT COUNCIL BUILDING BY TYPE AND MAIN USE....	93
9. KUSINI UNGUJA REGION: BUILDINGS AND NUMBER OF STOREYS 94	
9.1 KATI TOWN COUNCIL BUILDINGS AND NUMBER OF STOREYS ....	95
9.2 KUSINI DISTRICT COUNCIL BUILDINGS AND NUMBER OF STOREYS .....	97
10. KUSINI UNGUJA REGION: BUILDINGS BY NUMBER OF UNITS .....	98

10.1	KATI TOWN COUNCIL BUILDINGS BY NUMBER OF UNITS .....	98
10.2	KUSINI DISTRICT COUNCIL: BUILDINGS BY NUMBER OF UNITS 100	
11.	KUSINI UNGUJA REGION: BUILDINGS BY NUMBER OF BEDROOMS 101	
11.1	KATI TOWN COUNCIL BUILDINGS BY NUMBER OF BEDROOMS 102	
11.2	KUSINI DISTRICT COUNCIL BUILDINGS BY NUMBER OF BEDROOMS .....	103
12.	KUSINI UNGUJA REGION: BUILDINGS BY LEGAL LAND DOCUMENTS .....	104
12.1	KATI TOWN COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS 105	
12.2	KUSINI DISTRICT COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS .....	107
13.	KUSINI UNGUJA: BUILDINGS OCCUPANCY .....	108
13.1	KATI TOWN COUNCIL: BUILDING BY OCCUPANCY STATUS .....	109
13.2	KUSINI DISTRICT COUNCIL: BUILDING BY OCCUPANCY STATUS 110	
<b>ANNEXES: CONTRIBUTORS .....</b>		<b>111</b>
CONTRIBUTORS TO THE BUILDING CENSUS REPORT: .....		111
<b>Bibliography .....</b>		<b>113</b>



## List of Figures

---

Figure 2. 1: Percentage Distribution of Buildings With and Without Physical Address by Place of Residence; Kusini Unguja Region, 2022 TBC .....	2
Figure 2. 2: Percentage of Buildings with Physical Address by Place of Residence and Council: Kusini Unguja Region, 2022 TBC.....	4
Figure 2. 3: Percentage Distribution of Buildings by Type and Place of Residence; Kusini Unguja Region,2022 TBC .....	5
Figure 2. 4: Percentage Distribution of Multi - Storey Buildings by Council; Kusini Unguja Region, 2022 TBC .....	6
Figure 2. 5 : Percentage Distribution of Non – Residential Buildings by Type of Use; Kusini Unguja Region, 2022 TBC .....	11
Figure 2. 6: Percentage of Residential and Commercial-Residential Buildings with One by Unit by Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	14
Figure 3. 1: Percentage Distribution of Buildings by Construction Status and Place of Residence; Kusini Unguja Region, 2022 TBC.....	17
Figure 3. 2: Percentage Distribution of Buildings by Place of Residence and Occupancy Status; Kusini Unguja Region, 2022 TBC .....	18
Figure 3. 3: Percentage Distribution of Vacant Buildings by Reason and Place of Residence; Kusini Unguja Region, 2022 TBC .....	20
Figure 3. 4: Percentage Distribution of Residential and Commercial – Residential Buildings/ Units by Number of Bedrooms and place of Residence; Kusini Unguja Region, 2022 TBC .....	23
Figure 3. 5: Percentage Distribution of Building by Building Condition and Place of Residence; Kusini Unguja Region , 2022 TBC.....	24
Figure 4. 1: Percentage of Buildings/Units with Electricity from the National Grid (ZECO) by Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	26
Figure 4. 2: Percentage Distribution of Building with Alternative Sources of Electricity by Place of Residence and Council; Kusini Unguja Region,2022 TBC .....	27
Figure 4. 3: Percentage of Buildings with Alternative Sources of Electricity by Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	28
Figure 4. 4: Percentage of Building/Units with Toilet Facility by Place of Residence and Council; Kusini Unguja Region, 2022 TBC.....	29
Figure 4. 5: Percentage Distribution of Building with Access Road by Place of Residence; Kusini Unguja, 2022 TBC .....	30
Figure 4. 6: Percentage Distribution of Building with Infrastructure for Person with Disabilities by Place of Residence and Council; Kusini Unguja Region,2022 TBC.....	30
Figure 5. 1: Percentage Distribution of Buildings by Ownership Status and Place of Residence ,Kusini Unguja Region, 2022 TBC.....	34
Figure 5. 2: Percentage of Buildings Ownership by Place of Residence, Sex of Owner and Council;Kusini Unguja Region, 2022 TBC.....	36
Figure 5. 3: Percentage Distribution of Building by Occupancy Tenure Status, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	38

Figure 5. 4: Percentage Distribution of Building by Land Surveyed Status , Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	41
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## List of Tables

---

Table 1: Building Census Results in Brief- Kaskazini Unguja Region .....	xvi
Table 2. 1: Number of Buildings by Type, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	1
Table 2. 2: Number of Buildings by Place of Residence, Physical Address Status and Council; Kusini Unguja Region, 2022 TBC.....	3
Table 2. 3: Percentage Distribution of Buildings by Type, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	5
Table 2. 4: Percentage Distribution of Multi - Storey Building by Number of Floors, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	6
Table 2. 5: Percentage Distribution of Building by Main Use, Place of Residence and Council; Kusini Unguja, 2022 TBC.....	8
Table 2. 6: Percentage Distribution of Non-Residential Buildings by Type of Use and Council; Kaskazini Unguja Region, 2022 TBC .....	10
Table 2. 7: Percentage Distribution of Residential and Commercial – Residential Buildings by Number of Units, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	13
Table 3. 1: Number and Percentage Distribution of Buildings by Building Category, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	16
Table 3. 2: Percentage Distribution of Buildings by Construction Status, Place of Residence and Council; Kusini Unguja Region, 2022 TBC.....	16
Table 3. 3: Percentage Distribution of Buildings by Occupancy Status, Place of Residence and Council; Kusini Unguja Region, 2022 TBC.....	17
Table 3. 4: Percentage Distribution of Vacant Buildings by Reason by Place of Residence and Council; Kusini Unguja Region 2022 TBC.....	19
Table 3. 5: Percentage Distribution of Buildings by Type of Flooring Materials, Place of Residence and Council; Region, 2022 TBC .....	21
Table 3. 6: Percentage Distribution of Buildings by Type of Wall Materials, Place of Residence and Council; Region, 2022 TBC .....	21
Table 3. 7: Percentage Distribution of Buildings by Type of Roofing Materials, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	22
Table 3. 8: Percentage Distribution of Residential and Commercial – Residential Building /Units by Number of Bedrooms, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	23
Table 3. 9: Percentage Distribution of Building by Building Condition, Place of Residence and Council; Kusini Unguja Region, 2022 TBC.....	24
Table 4. 1: Percentage of Building/Units by Type of Basic Services , Place of Residence and Council ;Kusini Unguja Region, 2022 TBC.....	29

Table A4.3: Number of Buildings by Type of Basic Services, Place of Residence and Council, Kaskazini Unguja Region, 2022 TBC .....	62
Table 5. 1: Percentage Distribution of Building by Ownership Status and Place of Residence: Kusini Unguja Region, 2022 TBC2.....	34
Table 5. 2: Percentage Distribution of Individually Owned Buildings /Units by Place of Residence, Sex of Owner and Council; Kusini Unguja Region, 2022 TBC.....	35
Table 5. 3: Percentage Distribution of Occupied Buildings /Units by Place of Residence, Occupancy Tenure Status and Council; Kusini Unguja Region, 2022 TBC .....	37
Table 5. 4: Percentage Distribution of Land Survey Status Place of Residence, and Council;;Kusini Unguja Region, 2022 TBC Unguja, 2022.....	39
Table 5. 5: Percentage Distribution of Building by Legal Land Ownership Documents, Place of Residence and Council; Kusini Unguja Region, 2022 TBC .....	42

## List of Maps

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Map 1: Kusini Unguja Region, Administrative Boundaries.....	ix
Map 2. 1 : Number of Buildings by Council; Kusini Unguja Region, 2022 TBC .....	3
Map 2. 2: Number of Multi - Storey Buildings by Council; Kusini Unguja Region, 2022 TBC .	7
Map 2. 3: Number of Residential Buildings by Council; Kusini Unguja Region, 2022 TBC ....	9
Map 4.1: Number of Building with Infrastructure for Persons With Disabilities by Councils, Kusini Unguja Region, 2022 TBC .....	31
Map 5. 1: Number of Individually Owned by Council ; Kusini Unguja Region, 2022 TBC...	33
Map 5. 2: Number of Building Built on Surveyed Land by Council;Kusini Unguja Region, 2022 TBC .....	40
Map 5. 3: Number of Building with No Legal Document by Council; Kusini Unguja Region; 2022 TBC .....	43

## Basic Concept and Definition

<b>Access Road</b>	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.
<b>Building Census</b>	Is the act of collecting, analysing and disseminating of buildings' data for specific time.
<b>Building</b>	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.
<b>Building Parastatals</b>	Are government institutions whose functions are to provide and or facilitate the provision of housing and other buildings in Tanzania.
<b>Building Stock</b>	Refers to total number of buildings in a particular area.
<b>Certificate of Customary Right of Occupancy</b>	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.
<b>Certificate of Right of Occupancy</b>	Refers to legal land certificate of occupation granted under the Land Act No. 4 of 1999 in Tanzania and Land Tenure Act No. 12 of 1992 of Tanzania Zanzibar
<b>Detached house</b>	A building that stand alone from the foundation to roof level. Does not share walls with other houses. The building could be single or multi-storey.
<b>Non-residential Use</b>	Is a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use.
<b>Partly Complete House</b>	A building where one part is complete and can be occupied and other part is still under construction.
<b>Physical Address</b>	Is the mailing address, including a zip code which details the actual location (building number and street name) of person, business or physical property.
<b>Regularised Settlement</b>	Is the legalised tenure status in the informal or unplanned settlements through a deliberate process aimed at bringing the informal and unauthorised settlements within the official legal (formal) and administrative systems of

	land to guarantee secure tenure for the concerned population.
<b>Residential Building</b>	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.
<b>Residential License</b>	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 Land Act No.4 of 1999.
<b>Single Storey</b>	A building consisting of ground floor only.
<b>Stand Alone</b>	A single house that is separate and detached from other buildings
<b>Surveyed Settlement</b>	This refers to human settlements that 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.
<b>Tenure</b>	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.
<b>Terrace/Row of Houses</b>	A terraced house is a row of more than two houses similar houses under one roof joined together by their side walls. The house could be single or multi-storey
<b>Unit</b>	A unit is a house or part of the house with all necessary amenities. A building can have more than one unit

Map 1: Kusini Unguja Region, Administrative Boundaries





## Foreword

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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 their 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)**  
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**Hemed Suleiman Abdulla (MRC)**  
Second Vice President of Zanzibar

## Acknowledgement

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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



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## Executive Summary

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The 2022 Kusini 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, building ownership by sex of owner, buildings characteristics and status of land survey

**Chapter one** presents a brief background information, rationale and objectives for undertaking the 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 2.5 of the National Housing Policy 2008 of Zanzibar as well as Section 5.4.11 of the National Land Policy of Zanzibar 2018. 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, type, main uses of buildings and the number of units in residential and commercial-residential buildings in Kusini Unguja Region. The results show that the total number of buildings in Kusini Unguja Region is 64,453 buildings whereby 50,449 buildings are in rural and 14,004 are in urban areas. Most buildings (84.0 percent) in Kusini Unguja Region are single storey. Results further show that, 90.1 percent of all residential and commercial-residential buildings are of single unit.

**Chapter three** presents 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 97.4 percent of all building in Kusini Unguja are detached (stand -alone), with 39.6 percent having been completed. About six out of ten (62.0%) of all buildings have sand -

cement while 71.2 % percent are roofed with corrugated iron sheets. Further, 43.6 percent of all residential and commercial-residential buildings have one or two rooms bedrooms. In addition, 26.2 percent of all buildings in Kusini Unguja needs major repair.

**Chapter four** presents information on availability of basic services in buildings during the Tanzania Building Census of 2022. The services are categorized into two main parts: services within the building (electricity, water, and toilets) and accessibility of buildings (by roads) and infrastructure for Persons With Disabilities. Results show that 36.3 percent of all buildings in Kusini Unguja are connected to the national grid whereas 7.6 percent use alternative sources of electricity. Buildings with water services account for 36.4 percent whereas 67.9 percent have toilet services. On the other hand, 27.3 percent of all buildings are accessible by road while only 3.7 percent have infrastructure for Persons with Disabilities.

**Chapter five** presents information on ownership and tenure status, land surveying and the presence of legal documents for land ownership where the buildings are built. Results shows that 92.1 percent of all buildings in Kusini Unguja are individually owned. Of all individually owned buildings, males own almost four times (75.6 %) as many buildings as females (17.5%) while 3.2 percent are jointly owned. About fifty three percent (53.1%) of all buildings in Kusini Unguja are built on un-surveyed land whereas 47.4 percent do not have land ownership documents

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

**Table 1: Building Census Results in Brief- Kusini Unguja Region**

Indicator	Kusini Unguja		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
<b>Total Number of Buildings</b>	<b>64,453</b>	<b>100</b>	<b>50,449</b>	<b>78.3</b>	<b>14,004</b>	<b>21.7</b>
<b>Number of Buildings by Physical address</b>						
Building with Physical Address	49,243	76.4	39,375	78.1	9,868	70.5
Building without Physical Address	15,210	23.6	11,074	22.0	4,136	29.5
<b>Number of Buildings</b>	<b>64,453</b>	<b>100.0</b>	<b>50,449</b>	<b>100.0</b>	<b>14,004</b>	<b>100.0</b>
<b>Number of Building by type</b>						
Multi - storey	850	1.3	565	1.1	285	2.0
Single storey	54,117	84.0	43,077	85.4	11,040	78.8
Under construction	9,486	14.7	6,807	13.5	2,679	19.1
<b>Number of Buildings</b>	<b>64,453</b>	<b>100</b>	<b>50,449</b>	<b>100</b>	<b>14,004</b>	<b>100.0</b>
<b>Number of Buildings by Main Use</b>						
Residential	58,097	90.1	45,513	90.2	12,584	89.9
Residential and commercial	2,618	4.1	1,941	3.8	677	4.8
Non-residential use	3,738	5.8	2,995	5.9	743	5.3
<b>Number of Buildings</b>	<b>64,453</b>	<b>100</b>	<b>530,746</b>	<b>100</b>	<b>14,004</b>	<b>100</b>
<b>Number of Buildings by Construction Status</b>						
Completed	25,496	39.6	20,247	40.1	5,249	37.5
Partly completed	11,945	18.5	9,823	19.5	2,122	15.2
Under construction	23,792	36.9	17,748	35.2	6,044	43.2
Temporary building	3,220	5.0	2,631	5.2	589	4.2
<b>Number of Buildings</b>	<b>64,453</b>	<b>100</b>	<b>50,449</b>	<b>100</b>	<b>14,004</b>	<b>100.0</b>
<b>Number of Buildings by Occupancy Tenure Status</b>						

Indicator	Kusini Unguja		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Occupied	46,118	71.6	37,338	74.0	8,780	62.7
Vacant	18,335	28.4	13,111	26.0	5,224	37.3
<b>Number of Buildings</b>	<b>64,453</b>	<b>100</b>	<b>50,449</b>	<b>100</b>	<b>14,004</b>	<b>100</b>
<b>Number of Buildings by Services</b>						
Electricity (ZECO)	23,953	36.3	17,832	34.6	6,121	42.8
Alternative electricity sources (e.g. solar, generator)	4,987	7.6	4,215	7.2	772	5.3
Water	24,062	36.4	18,457	35.8	5,605	38.7
Toilet	44,841	67.9	35,618	69.1	9,223	63.8
<b>Number of Buildings by Social Services</b>						
Accessed by road	44,946	70.4	34,798	66.7	10,148	83.7
Infrastructure for Persons With Disabilities	2,328	3.6	1,858	3.7	470	3.4
	47,274	73.3	36,656	68.9	10,618	88.7
<b>Number of Individually Owned buildings by Sex of Owner</b>						
Male	49,935	75.6	38,869	75.4	11,066	49,935
Female	11,580	17.5	9,004	17.5	2,576	11,580
Jointly (male and female)	2,138	3.2	1,697	3.3	441	2,138
Jointly males	1,233	1.9	1,041	2.0	192	1,233
Jointly females	1,144	1.7	952	1.8	192	1,144
<b>Number of buildings by Ownership and Occupancy Tenure Status</b>						
Owner's use	41,918	63.5	34,056	86.8	7,862	41,918
Live in without paying any rent	10,554	16.0	7,840	7.1	2,714	10,554



Indicator	Kusini Unguja		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Both owner's use and rented	5,904	8.9	4,258	1.2	1,646	5,904
Rented	7,654	11.6	5,409	4.9	22,45	7,654
Number of Residential and commercial Building	66,030	100	51,563	100	14,467	66,030
<b>Number of buildings by Land Survey Status</b>						
Surveyed	14,812	23.0	9,818	19.5	4,994	35.7
Not surveyed	34,254	53.1	30,108	59.7	4,146	29.6
Regularized	5,132	8.0	3,710	7.4	1,422	10.2
Do not know	10,255	15.9	6,813	13.5	3,442	24.6
<b>Number of Buildings</b>	<b>64,453</b>	<b>100.0</b>	<b>50,449</b>	<b>100.0</b>	<b>14,004</b>	<b>100.0</b>
<b>Number of Buildings/units by Type of Legal Documents</b>						
Title deed (right of occupancy)	6,977	8.5	4,101	3.9	2876	25.1
Residential License	NA	NA	NA	NA	NA	NA
Letter of Offer	1,337	2.0	646	1.3	691	4.8
Customary land tenure	NA	25.3	0	29.8	0	9.1
Agreement/Contract	1,478	2.2	934	1.8	544	3.8
Registration	427	0.6	338	0.7	89	0.6
Local Government Documents (Mtaa/Village)	3,637	5.5	2,530	4.9	1,107	7.7
No document	31,283	43.1	27,633	49.2	3,650	4.8
Do not know	20,891	31.6	15,381	29.8	5,510	38.1
<b>Number of Buildings</b>	<b>66,030</b>	<b>100.0</b>	<b>51,563</b>	<b>100.0</b>	<b>14,467</b>	<b>100.0</b>

# CHAPTER ONE

## BACKGROUND INFORMATION

### 1.0 INTRODUCTION

Buildings are among 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 the 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 the 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 as estimated numbers covering few types of buildings especially residential, educational and health institutions. These shortcomings have contributed to lack of a national database of buildings in Tanzania, a resource that would have assisted 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 buildings 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 Kusini Unguja Region Basic Buildings Census Report consists of six chapters which provide information on 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 Region, quality of buildings, ownership by sex, buildings characteristics and status of land survey where the buildings are constructed. The information is provided at regional and council levels.

Given the importance of the 2022 TBC results, the 2022 Kusini 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.

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## **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.

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## 1.2 OBJECTIVE OF BUILDING CENCUS

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's contribution to the availability of housing in the country as directed by the Section 2.5 of the National Housing Policy 2008 of Zanzibar;
- v. Identify the state of urban development in existing buildings stock such as multi storey buildings, single-storey buildings and buildings characteristics;
- vi. Evaluate the ratio of houses built in planned and unplanned areas; and ratio of access to community services in those buildings; and
- vii. Identify the state of urban development in existing buildings stock such as multi storey buildings, single-storey buildings and buildings characteristics.

## CHAPTER TWO

### BUILDING STOCK

#### Key Results

- Kusini Unguja Region has a total of 64,453 buildings; 50,449 buildings are in rural and 14,004 buildings are in urban areas.
- Eighty four percent (84.0%) of buildings in Kusini Unguja Region are single storey.
- About ninety percent (90.1%) of all buildings in Kusini Unguja Region are used for residential purposes.
- More than ninety two percent (92.2%) of all residential and commercial-residential buildings in Kusini Unguja Region are of single unit.

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## 2.0 INTRODUCTION

This chapter presents findings of the 2022 TBC on buildings stock in Kusini 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.

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## 2.1 NUMBER OF BUILDING

The results show that Kusini Unguja Region has a total of 64,453 buildings whereby 50,449 buildings are in rural and 14,004 buildings are in urban areas. Kati Town Council has the largest number of buildings (43,856 buildings) when compared with Kusini District Council (20,597 buildings). However, Kusini District Council has more multi-storey buildings (471 buildings) than Kati Town Council (379 buildings). (Map 2.1 and Table 2.1).

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



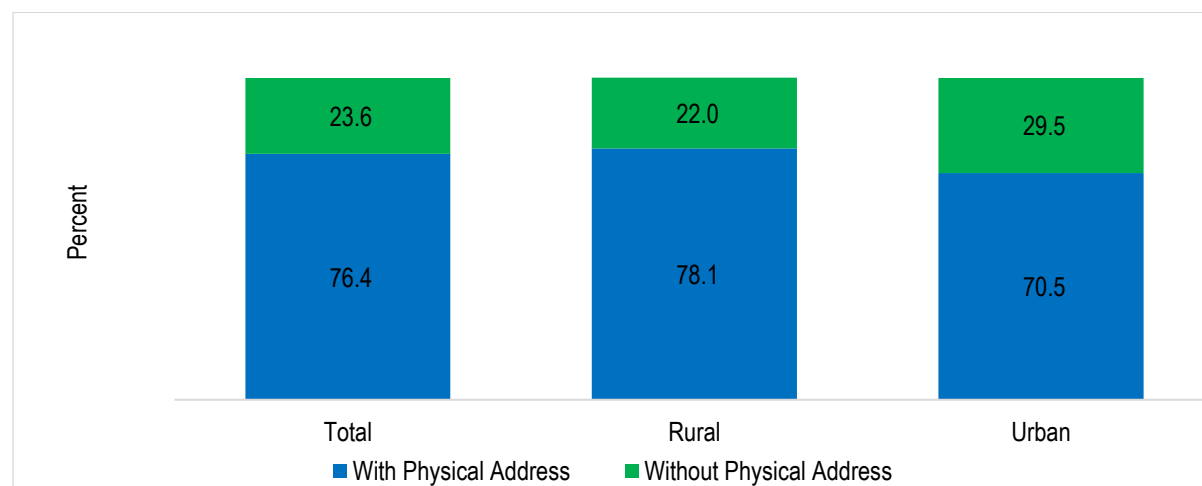
**Table 2. 1: Number of Buildings by Type, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Total	Total				Rural				Urban			
	Number of Buildings	Multi - Storeys	Single Storey	Under Construction	Number of Building	Multi - Storey	Single Storey	Under Construction	Number of Building	Multi - Storey	Single Storey	Under Construction
<b>Total</b>	<b>64,453</b>	<b>850</b>	<b>54,117</b>	<b>9,486</b>	<b>50,449</b>	<b>565</b>	<b>43,077</b>	<b>6,807</b>	<b>14,004</b>	<b>285</b>	<b>11,040</b>	<b>2,679</b>
Kati Town	43,856	379	37,133	6,344	32,868	202	28,682	3,984	10,988	177	8,451	2,360
Kusini District	20,597	471	16,984	3,142	17,581	363	14,395	2,823	3,016	108	2,589	319

## 2.2 BUILDINGS WITH PHYSICAL ADDRESSES

The results show that 76.4 percent of all buildings in Kusini Unguja Region have physical addresses. The percentage of buildings with physical address is higher in rural (78.1%) than in urban areas (70.5%) (Figure 2.1 and Table 2.2).

**Figure 2. 1: Percentage Distribution of Buildings With and Without Physical Address by Place of Residence; Kusini Unguja Region, 2022 TBC**



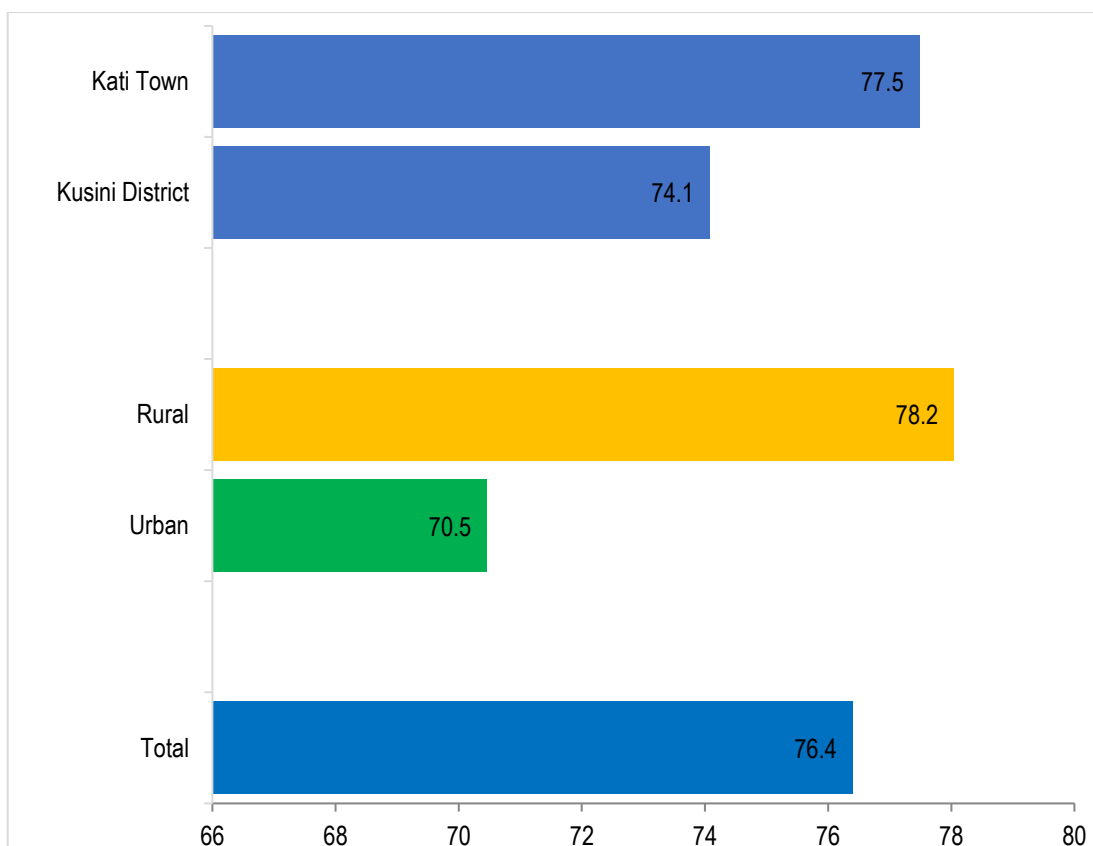
Proportion of buildings with physical addresses is higher in Kati Town Council (77.5%) than in Kusini District Council (74.1%) Council (Table 2.2 and Figure 2.2).



**Table 2. 2: Number of Buildings by Place of Residence, Physical Address Status and Council; Kusini Unguja Region, 2022 TBC**

Total	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
<b>Total</b>	<b>64,453</b>	<b>49,243</b>	<b>15,210</b>	<b>50,449</b>	<b>39,375</b>	<b>11,074</b>	<b>14,004</b>	<b>9,868</b>	<b>4,136</b>
Kati Town	43,856	33,984	9,872	32,868	26,683	6,185	10,988	7,301	3,687
Kusini district	20,597	15,259	5,338	17,581	12,692	4,889	3,016	2,567	449

**Figure 2. 2: Percentage of Buildings with Physical Address by Place of Residence and Council: Kusini Unguja Region, 2022 TBC**

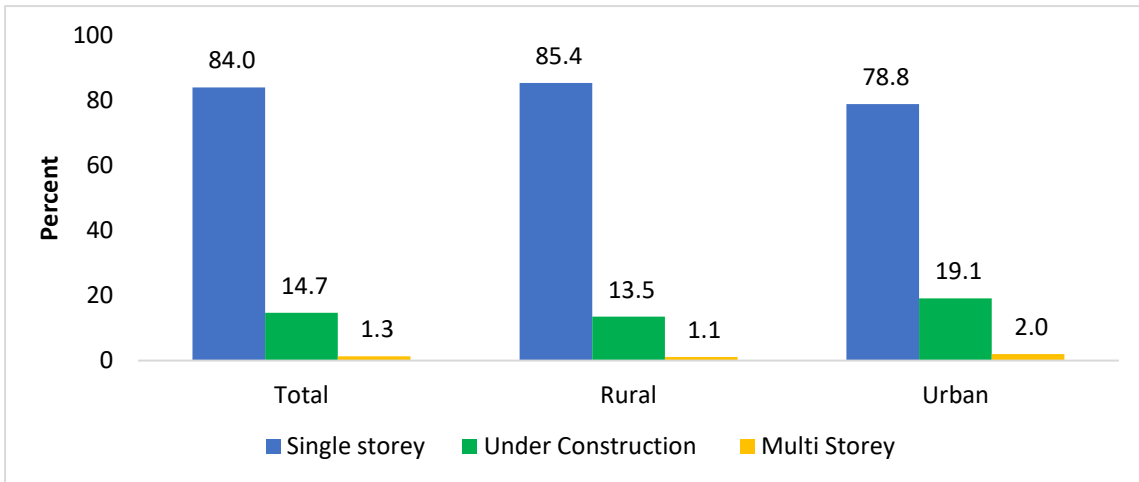


## 2.3 TYPE OF BUILDINGS

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 is also presented.

The 2022 TBC results reveal that, 84.0 percent of all buildings in Kusini Unguja Region are single storey and about one percent (1.3%) percent are multi-storey. The percentage of single storey buildings is higher in rural (85.4%) than in urban areas (78.8%). Results further reveal that, about fifteen percent (14.7%) of all buildings in the Region are under construction. The percentage of buildings undergoing construction in urban areas (19.1%) is higher than in rural areas (6.7%). (Figure 2.3).

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

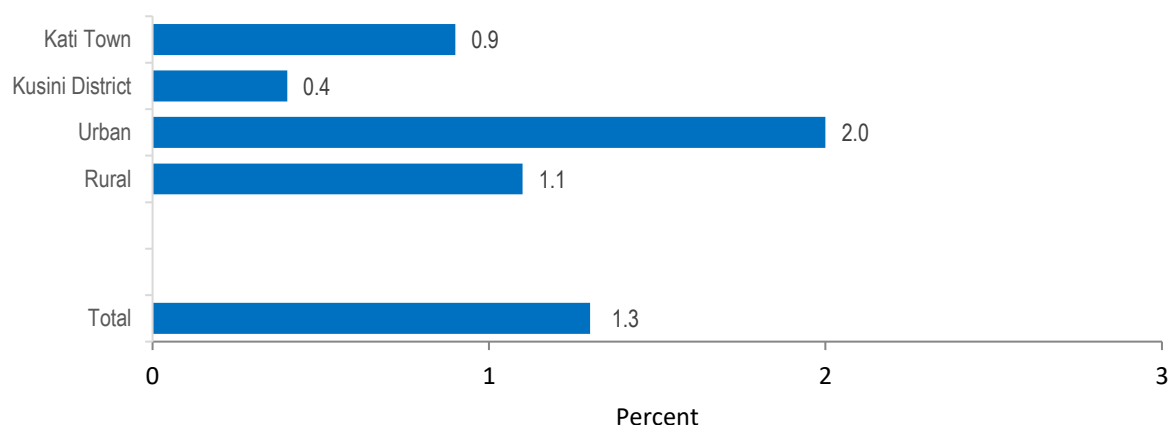


In Kusini Unguja Region, Kusini District Council has the highest proportion of multi-storey buildings (2.3%) while Kati Town Council has less than one percent (0.9) of multi-storey buildings (Figure 2.4 and Table 2.3).

**Table 2. 3: Percentage Distribution of Buildings by Type, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Total				Rural				Urban			
	Number of Buildings	Multi - Storey	Single -Storey	Under Construction	Number of Buildings	Multi - Storey	Single Storey	Under Construction	Number of Buildings	Multi - Storey	Single - Storey	Under Construction
<b>Total</b>	<b>64,453</b>	<b>1.3</b>	<b>84.0</b>	<b>14.7</b>	<b>50,449</b>	<b>1.1</b>	<b>85.4</b>	<b>13.5</b>	<b>14,004</b>	<b>2.0</b>	<b>78.8</b>	<b>19.1</b>
Kati Town	43,856	0.9	84.7	14.5	32,868	0.6	87.3	12.1	10,988	1.6	76.9	21.5
Kusini District	20,597	2.3	82.5	15.3	17,581	2.1	81.9	16.1	3016	3.6	85.8	10.6

**Figure 2. 4: Percentage Distribution of Multi - Storey Buildings by Council; Kusini Unguja Region, 2022 TBC**



### 2.3.1 NUMBER OF STOREYS IN A BUILDING

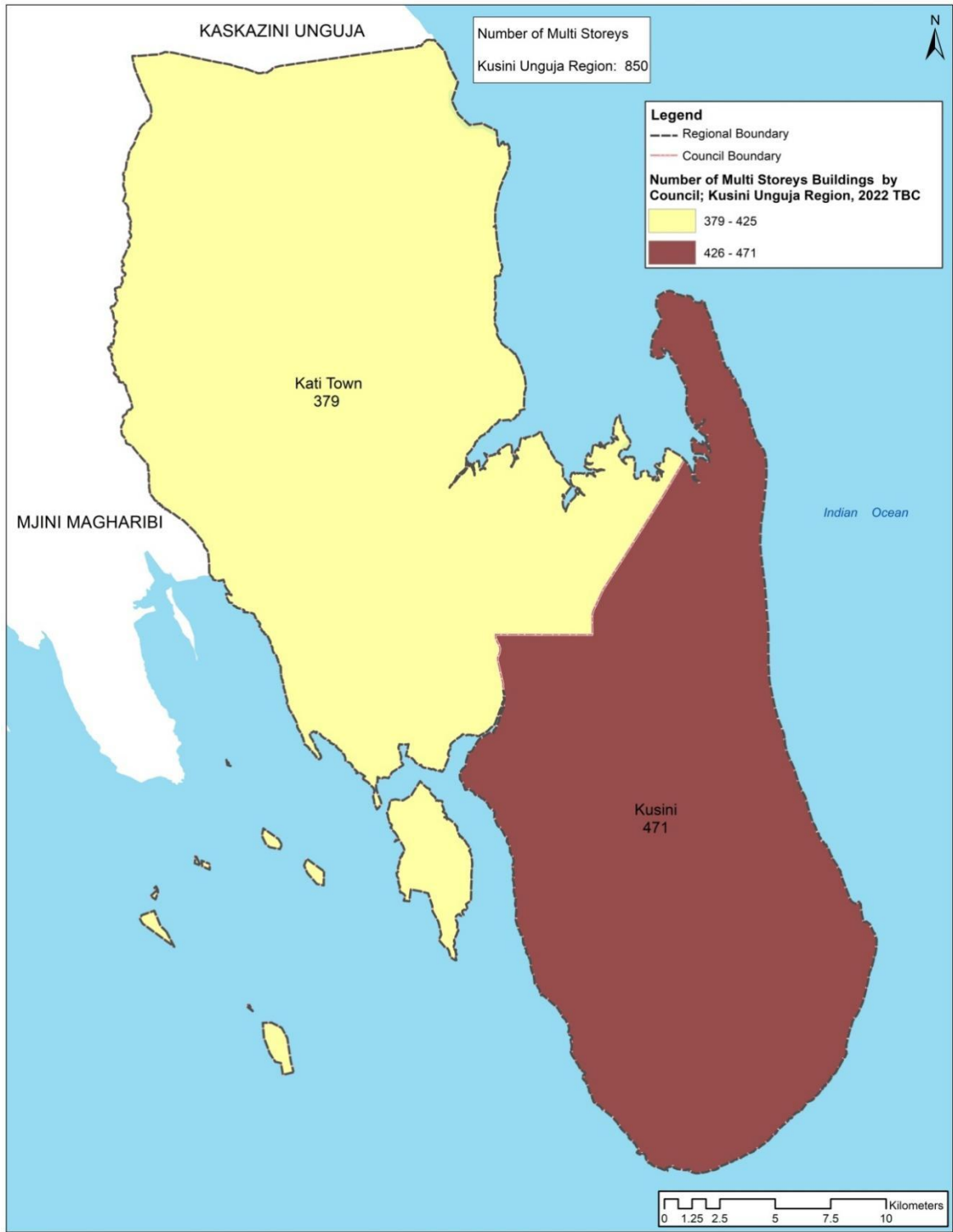
The number of storeys in a building consists of all storeys that are primarily above the ground level and in which there are habitable rooms or office space or other space conforming to the intended use of the building. This section presents an analysis of the number of floors in multi-storey buildings, encompassing both ground and additional floors. Results indicate that most of multi-storey buildings in Kusini Unguja Region (88.0%) comprise have storey followed by buildings with two storeys (9.5%). Notably, 89.4 percent of rural multi – storey buildings with have one storey compared with 85.3 percent in urban areas.

Over 95 percent of multi – storey buildings have one storey in both Kusini District Council (96.2%) and Kati Town Council (96.0%) (Table 2.4).

**Table 2. 4: Percentage Distribution of Multi - Storey Building by Number of Floors, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Number of Floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
		1	2	3	4	5	High Rise Type 1. (6-10 Storeys)	High Rise Type 2. (11-20 Storeys)	High Rise Type 3. (21-35 Storeys)	Type (36-50 Storeys).
<b>Total</b>	<b>850</b>	<b>88.0</b>	<b>9.5</b>	<b>1.6</b>	<b>0.6</b>	<b>0.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Rural	565	89.4	9.7	0.7	-	0.2	0.0	0.0	0.0	0.0
Urban	285	85.3	9.1	3.5	1.8	0.4	0.0	0.0	0.0	0.0
<b>Council</b>										
Kati Town	379	96.0	3.0	0.5	0.3	0.1	0.0	0.0	0.0	0.0
Kusini District	471	96.2	3.5	-	-	0.3	0.0	0.0	0.0	0.0

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



## 2.4 MAIN USES OF BUILDING

The main uses of buildings are divided into three groups; residential, commercial-residential and non-residential uses. The 2022 TBC results show that nine out of ten (90.1%) buildings in Kusini Unguja Region are residential, 4.1 percent are commercial-residential and 5.8 percent are non-residential (5.8%). The same pattern is observed in both rural and urban areas and across two councils in the Region (Table 2.5 and Map 2.3)

**Table 2. 5: Percentage Distribution of Building by Main Use, Place of Residence and Council; Kusini Unguja, 2022 TBC**

Council	Place of Residence	Main Use			
		Total Buildings	Residential	Residential and Commercial	Non-Residential
Total	Total	64,453	90.1	4.1	5.8
	Rural	50,449	90.2	3.8	5.9
	Urban	14,004	89.9	4.8	5.3
Kati Town	Total	43,856	90.7	4.8	6.0
	Rural	32,868	90.7	3.7	5.3
	Urban	10,988	90.6	3.7	12.4
Kusini District	Total	20,597	89.0	4.8	6.1
	Rural	17,581	89.4	4.6	6.0
	Urban	3,016	87.0	6.2	6.8

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



The main usage of non-residential buildings in Kusini Unguja Region is commercial purposes (33.1%) followed by religious activities (24.7%) and institutional services (13.9%).

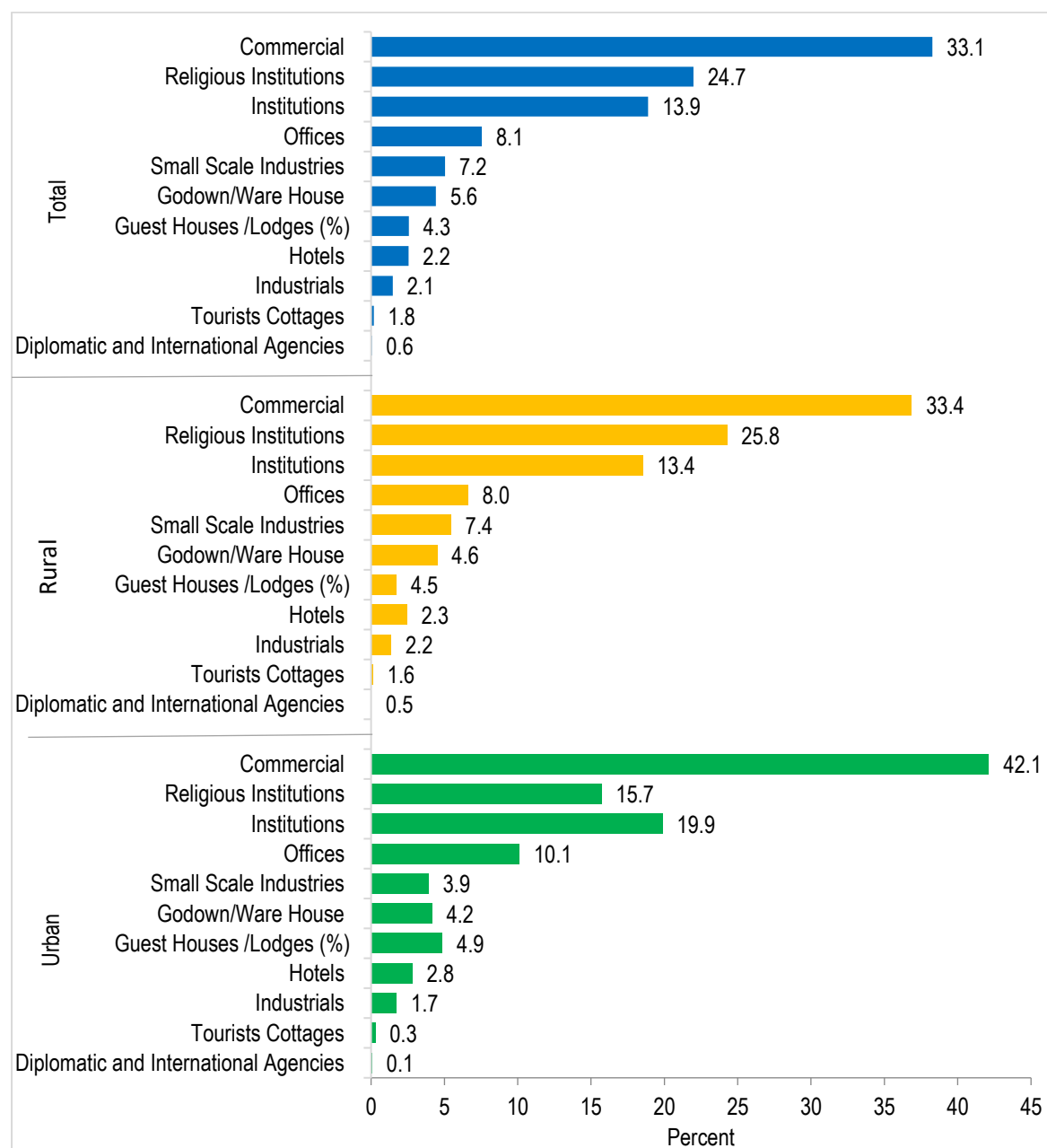
Across the councils, Kati town District Council has the higher percentage (34.2%) of buildings used for commercial purposes than Kusini District Council (30.9%). Likewise, proportion of buildings used for industrial purposes is relatively higher in Kati Town Council (2.2%) than in Kusini District Council (0.9%) (Table 2.6 and Figure 2.5).

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

Council	Total	Type of Use										
		Offices	Commercial	Industrials	Tourists Cottages	Guest Houses/Lodges (%)	Hotels	Godown/Warehouse	Institutions	Diplomatic and International	Religious Institutions	Small Scale Industries
<b>Total</b>	3,738	8.1	33.1	1.8	2.1	5.6	7.2	4.3	13.9	0.6	24.7	2.2
Kati Town	2,472	7.7	34.2	2.2	0.4	2.8	2.9	4.3	15.4	0.7	28.6	2.8
Kusini District	1,266	8.8	30.9	0.9	5.2	11.1	15.6	4.2	11.0	0.2	17.1	1.3



**Figure 2. 5 : Percentage Distribution of Non – Residential Buildings by Type of Use; Kusini Unguja Region, 2022**  
TBC



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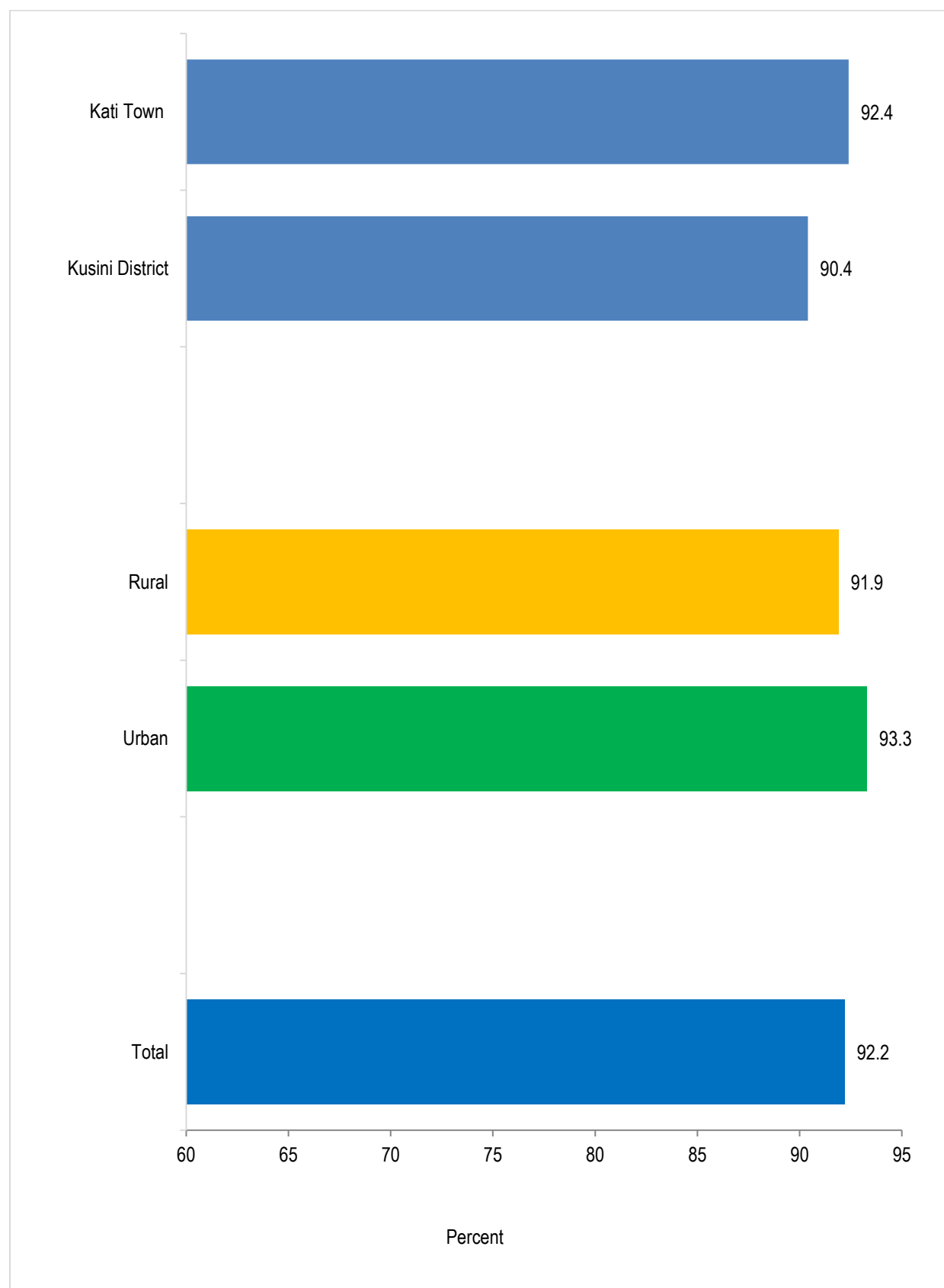
## **2.6 NUMBER OF UNITS IN BUILDING**

Information on the number of units in the building was collected only in residential and commercial-residential buildings. Results show that, over 90 percent of the buildings have one unit (92.2%) followed by those with two units (2.7%). A similar pattern is observed in both rural and urban areas and across the two Councils in the Region (Table 2.7 and Figure 2.6).

**Table 2. 7: Percentage Distribution of Residential and Commercial – Residential Buildings by Number of Units, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Number of Units																				
	Total							Rural							Urban						
	Number of Building	1	2	3	4	5	6+	Total	1	2	3	4	5	6+	Total	1	2	3	4	5	6+
Total	60,715	92.2	2.7	1.4	1.3	1.2	1.3	47,454	91.9	2.7	1.4	1.3	1.3	1.4	13,261	93.3	2.4	1.2	1.1	0.9	1.1
Kati Town	41,384	93.0	2.4	1.2	1.1	1.1	1.1	30,933	92.9	2.4	1.3	1.1	1.1	1.1	10,451	93.4	2.4	1.2	1.1	0.8	1.1
Kusini District	19,331	90.4	3.2	1.7	1.6	1.5	1.7	16,521	90.0	3.3	1.7	1.7	1.5	1.8	2,810	92.9	2.6	1.3	1.0	1.2	1.0

**Figure 2. 6: Percentage of Residential and Commercial-Residential Buildings with One by Unit by Place of Residence and Council; Kusini Unguja Region, 2022 TBC**



## CHAPTER THREE

### BUILDING INFORMATION

#### Key Results

- More than ninety seven percent (97.4%) of all buildings in Kusini Unguja Region are detached (stand- alone).
- About forty percent (39.6%) of all buildings in Kusini Region have been completed.
- About six out of ten (62.0%) of all buildings in Kusini Unguja have sand -cement floor.
- More than seventy percent (71.2%) of all buildings in Kusini Unguja Region are roofed with corrugated iron sheets.
- About forty four percent (43.6%) of all residential and commercial building have one or two bedrooms.
- More than twenty six percent (26.2) of all building in Kusini Unguja Region needs major repair.

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### 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 and and buildings condition.

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#### 3.1 BUILDING CATEGORIES

For the purpose of the 2022 TBC, categories of buildings are semi-detached, terrace or row of houses, and detached or stand-alone buildings. The results show that, most (97.4%) of the buildings in Kusini Unguja Region are detached or stand-alone, while a small proportion (0.8%) are semi- detached and 1.8 percent are terrace buildings. The same pattern is observed across the two Councils and in both rural and urban areas (Table 3.1).

**Table 3. 1: Number and Percentage Distribution of Buildings by Building Category, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

	Building Category						
	Number of Buildings	Semi - detached	Percent	Terrace/Row of house	Percent	Detached/Stand Alone	Percent
<b>Total</b>	<b>64,453</b>	<b>531</b>	<b>0.8</b>	<b>1132</b>	<b>1.8</b>	<b>62,790</b>	<b>97.4</b>
Rural	50,449	400	0.8	848	1.7	49,201	97.5
Urban	14,004	131	0.9	284	2.0	13,589	97.0
<b>Council</b>							
Kati Town	43,856	292	0.7	618	1.4	42,946	97.9
Kusini District	20,597	239	1.2	514	2.5	19,844	96.3

### 3.2 BUILDING CONSTRUCTION

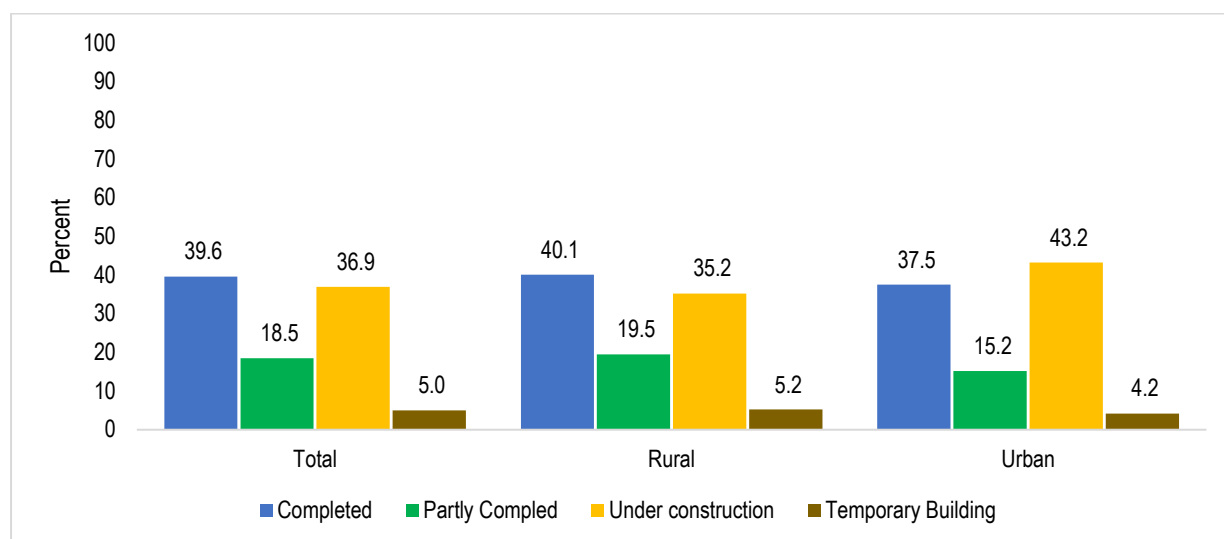
The construction status of buildings is divided into four categories; completed, partly completed, under construction and temporary buildings. The 2022 TBC results show that, 39.6 percent of all buildings in Kusini Unguja Region have been completed and 18.5 percent are partly completed. Buildings under construction and temporary buildings account for 36.9 percent and 5.0 percent respectively of all buildings in the Region. The results also indicate that, 40.1 percent of all buildings in the rural areas are completed compared with 37.5 percent in urban areas.

Kusini District Council has the higher percentage of completed buildings (45.1%) compared with Kati Town Council (37.0%). On the other hand, Kati Town Council has the higher percentage (5.7%) of temporary buildings, compare to 3.5 percent in Kusini District (Table 3.2 and Figure 3.1).

**Table 3. 2: Percentage Distribution of Buildings by Construction Status, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Total Number of Buildings	Completed	Partly Completed	Under Construction	Temporary Building
<b>Total</b>	<b>64,453</b>	<b>39.6</b>	<b>18.5</b>	<b>36.9</b>	<b>5.0</b>
Rural	50,449	40.1	19.5	35.2	5.2
Urban	14,004	37.5	15.2	43.2	4.2
<b>Council</b>					
Kati Town	43,856	37.0	20.6	36.8	5.7
Kusini District	20,597	45.1	14.2	37.2	3.5

**Figure 3. 1: Percentage Distribution of Buildings by Construction Status and Place of Residence; Kusini Unguja Region, 2022 TBC**



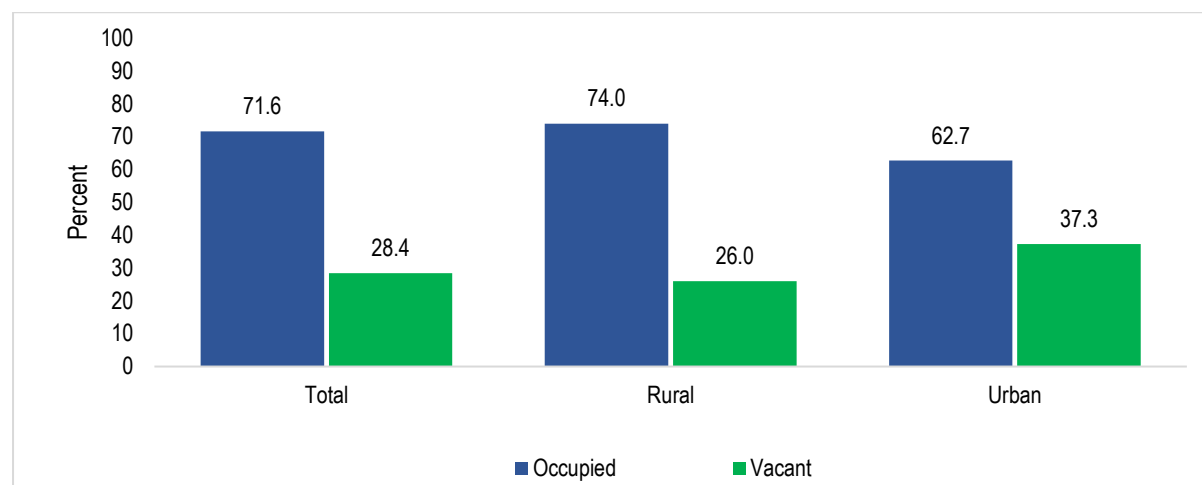
### 3.3 OCCUPANCY STATUS

The occupancy status of buildings is determined by checking whether the building is in use or vacant. The results show that 71.6 percent of all buildings in Kusini Unguja Region are in use, while 28.4 percent are vacant. Furthermore, the results indicate that rural areas have a higher proportion of buildings in use (74.0%) compared with urban areas (62.7%). Proportion of buildings in use is almost equal in Kati Town Council (71.9%) and Kusini District Council (70.8%). (Table 3.3 and Figure 3.2).

**Table 3. 3: Percentage Distribution of Buildings by Occupancy Status, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Place of Residence	Total Number of Buildings	Percent	
		Occupied	Vacant
<b>Total</b>	<b>64,453</b>	<b>71.6</b>	<b>28.4</b>
Urban	50,449	74.0	26.0
Rural	14,004	62.7	37.3
<b>Council</b>			
Kati Town	43,856	71.9	28.1
Kusini District	20,597	70.8	29.2

**Figure 3. 2: Percentage Distribution of Buildings by Place of Residence and Occupancy Status; Kusini Unguja Region, 2022 TBC**



### 3.3.1 REASONS FOR VACANT BUILDINGS

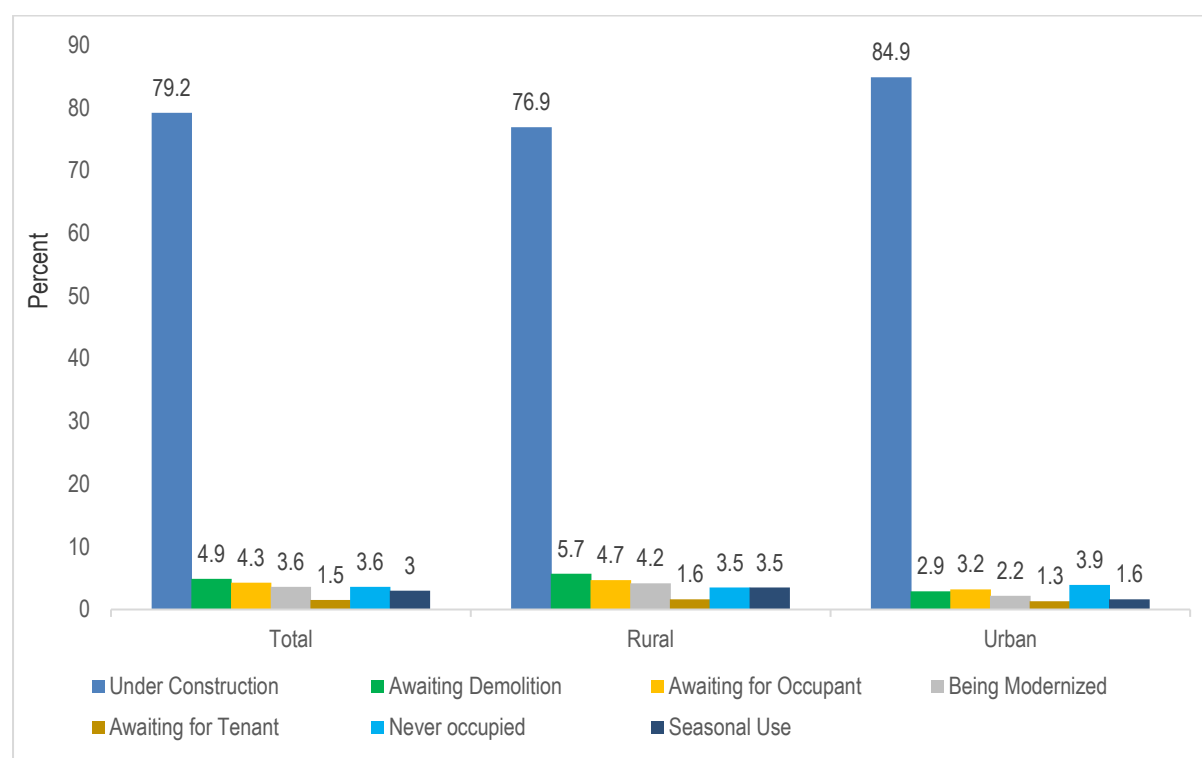
The 2022 TBC results show that 79.2 percent of all vacant buildings in Kusini Unguja are still under construction and 4.9 percent are awaiting demolition. In urban areas, 84.9 percent of all buildings that are not in use are still under construction and 3.9 percent have never been occupied. In rural areas, 76.9 percent of vacant buildings are still under construction, while 5.7 percent are awaiting demolition (Table 3.4 na Figure 3.3).



**Table 3. 4: Percentage Distribution of Vacant Buildings by Reason by Place of Residence and Council; Kusini Unguja Region 2022 TBC**

	Reason							
	Total Number of Buildings	Under Construction	Awaiting Demolition	Awaiting an Occupants	Being Modernised	Awaiting a Tenant	New (Never Occupied)	Seasonally Use
<b>Total</b>	<b>18,335</b>	<b>79.2</b>	<b>4.9</b>	<b>4.3</b>	<b>3.6</b>	<b>1.5</b>	<b>3.6</b>	<b>3.0</b>
Rural	13,111	76.9	5.7	4.7	4.2	1.6	3.5	3.5
Urban	5,224	84.9	2.9	3.2	2.2	1.3	3.9	1.6
<b>Council</b>								
Kati Town	12,326	79.6	4.0	4.6	3.5	1.3	4.0	3.0
Kusini District	6,009	78.2	6.7	3.7	3.8	1.8	2.9	2.9

**Figure 3. 3: Percentage Distribution of Vacant Buildings by Reason and Place of Residence; Kusini Unguja Region, 2022 TBC**



### 3.4 BUILDINGS CONSTRUCTION MATERIAL

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.

#### 3.4.1 FLOOR MATERIAL

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 and bamboo or plant residues. Sixty two percent (62.0%) of all buildings in Kusini Unguja Region, have sand-cement floors, followed by earth/sand/ soil floors (8.6%) and ceramic tiles (4.7%).

Furthermore, in rural areas buildings with cement floor constitute 64.4 percent of all buildings while in urban areas it is 53.2 percent. However, the percentage of buildings with ceramic tiles as floor material is high in urban (9.6%) than in rural areas (3.4%). Of the two Councils in the Region, Kusini District Council has a higher percentage (64.6%) of buildings with sand and cement floor compared with Kati Town Council (60.7%) (Table. 3.5).

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

Council	Total	Flooring Material								No Floor
		Sand-cement	Ceramic tiles	Parquet or	Terrazzo	PVC tiles	Wood planks	Earth/sand/	Cow dung	
<b>Total</b>	<b>64,453</b>	<b>62.0</b>	<b>4.7</b>	<b>0.0</b>	<b>0.4</b>	<b>0.0</b>	<b>0.1</b>	<b>8.6</b>	<b>0.0</b>	<b>24.1</b>
Rural	50,449	64.4	3.4	0.0	0.3	0.0	0.2	9.6	0.0	22.0
Urban	14,004	53.2	9.6	0.0	0.4	0.0	0.0	4.8	0.1	31.7
<b>Council</b>										
Kati Town	43,856	60.7	4.6	0.0	0.4	0.0	0.2	9.6	0.0	24.5
Kusini District	20,597	64.6	5.1	0.1	0.3	0.0	0.1	6.5	0.0	23.3

### 3.4.2 WALL MATERIAL

Materials used in wall construction include stones, cement or stone blocks, sun-dried clay bricks, burnt clay bricks, glass, wood, iron sheets, bamboo/poles/mud and poles/grass or tents. Most of the buildings in Kusini Unguja Region have walls built with cement or stone blocks (63.4 %), followed by stones (20.7 %). Distribution of buildings by type of wall materials is similar in both rural and urban areas. Results further show that, Kati Town Council has the highest percentage (69.8%) of buildings with cement or stone blocks walls as compared to Kusini District Council (49.9%) (Table 3.6).

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

Place of Residence	Total	Wall Material									
		Stone	Cement /Stone block	Sundried bricks	Burnt bricks	Glass	Wood and Iron Sheets	Bamboo poles/wood planks/mud	Grass	Tent/ containe	No Wall
<b>Total</b>	<b>64,453</b>	<b>20.7</b>	<b>63.4</b>	<b>1.5</b>	<b>0.3</b>	<b>0.0</b>	<b>0.3</b>	<b>5.7</b>	<b>0.7</b>	<b>0.1</b>	<b>7.2</b>
Rural	50,449	22.5	60.8	1.7	0.4	0.0	0.4	6.7	0.8	0.1	6.5
Urban	14,004	14.1	72.8	0.6	0.1	0.0	0.1	1.8	0.5	0.1	9.8
<b>Council</b>											
Kati Town	113,667	13.0	69.8	1.4	0.3	0.0	0.3	7.2	0.7	0.1	7.1
Kusini District	54,137	37.1	49.9	1.7	0.3	0.0	0.2	2.4	0.8	0.1	7.5

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

### 3.4.3 ROOFING MATERIAL

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.

Results show that, 71.2 percent of all buildings in Kusini Unguja Region are roofed with corrugated iron sheets followed by grass/ leaves (6.2%). In rural areas, (72.2%) percent of all buildings are roofed with corrugated iron sheets compared with 67.8 percent percent in urban areas. Proportion of buildings roofed with corrugated iron sheets is over eighty percent in Kati Town Council (87.5%) and Kusini District Council (84.1%) (Table 3.7).

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

	Total	Roofing Material								
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/ leaves	Mud and leaves	Plastics/ Tins	Tent/ Container	No Roof
<b>Total</b>	<b>64,452</b>	<b>71.2</b>	<b>0.8</b>	<b>0.4</b>	<b>0.5</b>	<b>6.2</b>	<b>0.2</b>	<b>0.0</b>	<b>0.1</b>	<b>20.7</b>
Rural	50,449	72.2	0.8	0.3	0.5	7.2	0.2	0.0	0.1	18.8
Urban	14,003	67.8	0.9	0.5	0.4	2.6	0.2	0.1	0.1	27.5
<b>Council</b>										
Kati Town	113,667	87.5	0.1	0.0	0.1	1.9	0.1	6.7	0.0	3.5
Kusini District	54,137	84.1	0.1	0.0	0.1	2.2	0.1	9.3	0.0	3.9

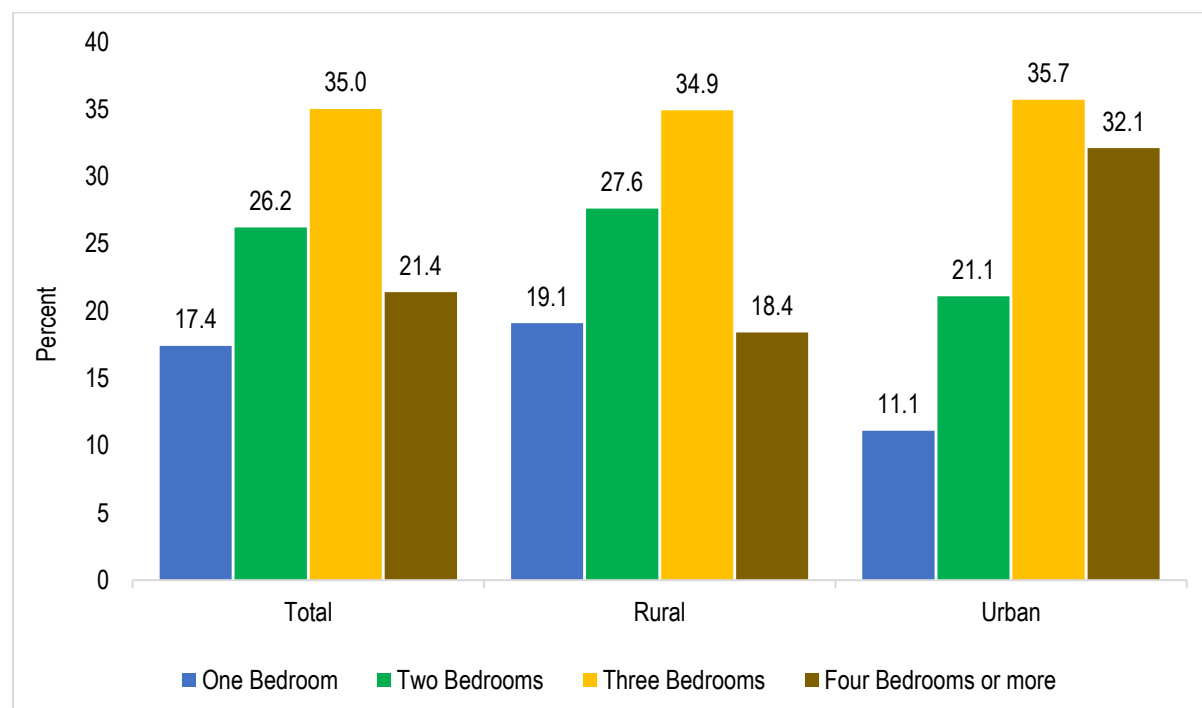
### 3.5 NUMBER OF BEDROOMS IN BUILDING

This section provides information on the number of bedrooms in residential and commercial-residential buildings/units. The results show that most of the buildings/units used for residential and commercial – residential purposes have three bedrooms (35.0%) followed by those with two bedrooms (26.2%). Distribution of residential and commercial-residential buildings by number of bedrooms is similar in both rural and urban areas. (Table 3.8 and Figure 3.4).

**Table 3. 8: Percentage Distribution of Residential and Commercial – Residential Building /Units by Number of Bedrooms, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Number of Buildings/Units	Number of Bedrooms						
		1	2	3	4	5	6	7+
<b>Total</b>	<b>66,030</b>	<b>17.4</b>	<b>26.2</b>	<b>35.0</b>	<b>15.9</b>	<b>3.7</b>	<b>1.2</b>	<b>0.6</b>
Rural	51,563	19.1	27.6	34.9	13.5	3.3	1.1	0.5
Urban	14,467	11.1	21.1	35.7	24.3	5.0	1.7	1.1
<b>Council</b>								
Kati Town	44,785	17.5	25.8	34.4	17.2	3.5	1.1	0.5
Kusini District	21,245	17.0	27.1	36.4	13.0	4.1	1.5	0.9

**Figure 3. 4: Percentage Distribution of Residential and Commercial – Residential Buildings/ Units by Number of Bedrooms and place of Residence; Kusini Unguja Region, 2022 TBC**



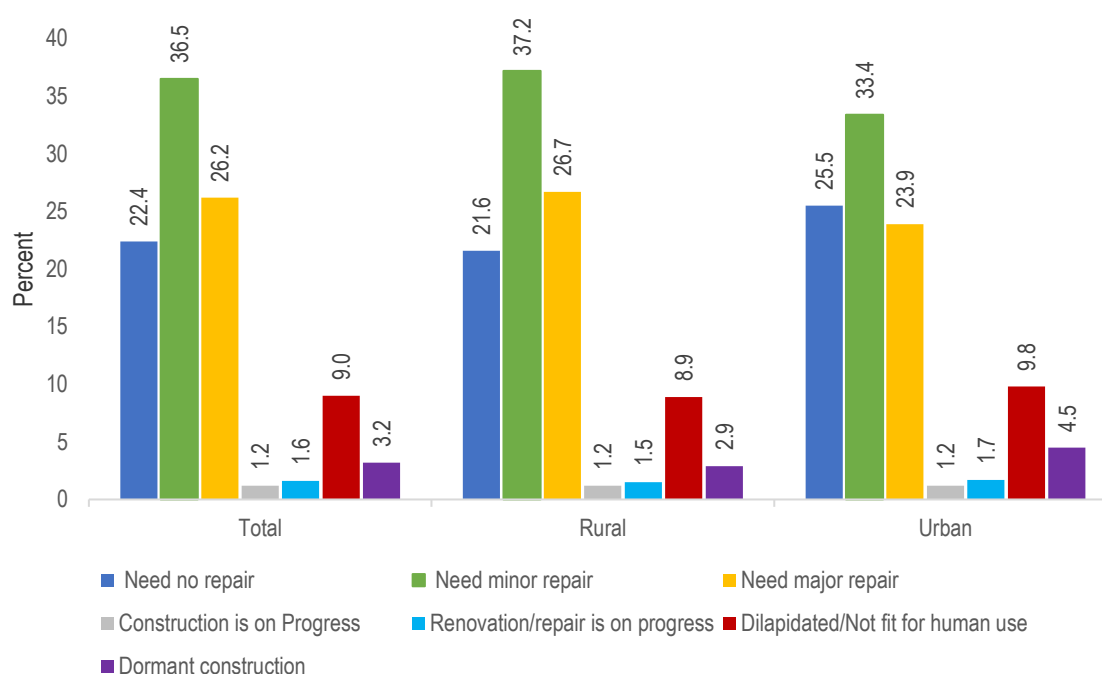
### 3.6 BUILDING CONDITION

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

The results in show that 22.4 percent of all buildings in Kusini Unguja Region do not need repair, 36.5 percent needs minor repair, 26.2 percent needs major repair and 9.8 percent are not fit for human use (dilapidated).

Results also reveal that, 21.6 percent of all buildings in rural areas do not require repair while 37.2 percent needs minor repair, 26.7 percent needs minor repair and 8.9 percent are deemed unsuitable for human use. The same pattern is observed in urban areas (Figure 3.5 and Table 3.9).

**Figure 3. 5: Percentage Distribution of Building by Building Condition and Place of Residence; Kusini Unguja Region , 2022 TBC**



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

Council	Building Condition							
	Total	Needs no repair	Needs minor repair	Needs major repair	Construction in progress	Renovation/repair in progress	Dilapidated/Not fit for human use	Dormant construction
Total	49,938	22.4	36.5	26.2	1.2	1.6	9.0	3.2
Rural	40,369	21.6	37.2	26.7	1.2	1.5	8.9	2.9
Urban	9,569	25.5	33.4	23.9	1.2	1.7	9.8	4.5
Council								
Kati Town	34,039	20.1	36.4	27.3	1.1	1.7	9.6	3.7
Kusini District	15,899	27.3	36.7	23.6	1.4	1.2	7.8	2.0

## CHAPTER FOUR

### BASIC SERVICES IN BUILDINGS

#### Key Results

- More than thirty six percent (36.3 %) of all buildings in Kusini Unguja Region are connected to the national grid; about eight percent (7.6%) use alternative sources of electricity.
- Over thirty six percent (36.4 %) of all buildings in Kusini Unguja Region have water services.
- More than sixty seven percent (67.9 %) of all buildings in Kusini Unguja Region have toilet services.
- About twenty seven percent (27.3 %) of all buildings in Kusini Unguja Region are accessible by road.
- About four percent (3.6 %) of all buildings in Kusini Unguja Region have infrastructure for Persons With Disabilities.

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#### 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; services in buildings (electricity, water, toilet); and accessibility into building (roads and infrastructure for Persons With Disabilities).

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#### 4.1 SERVICES IN BUILDINGS

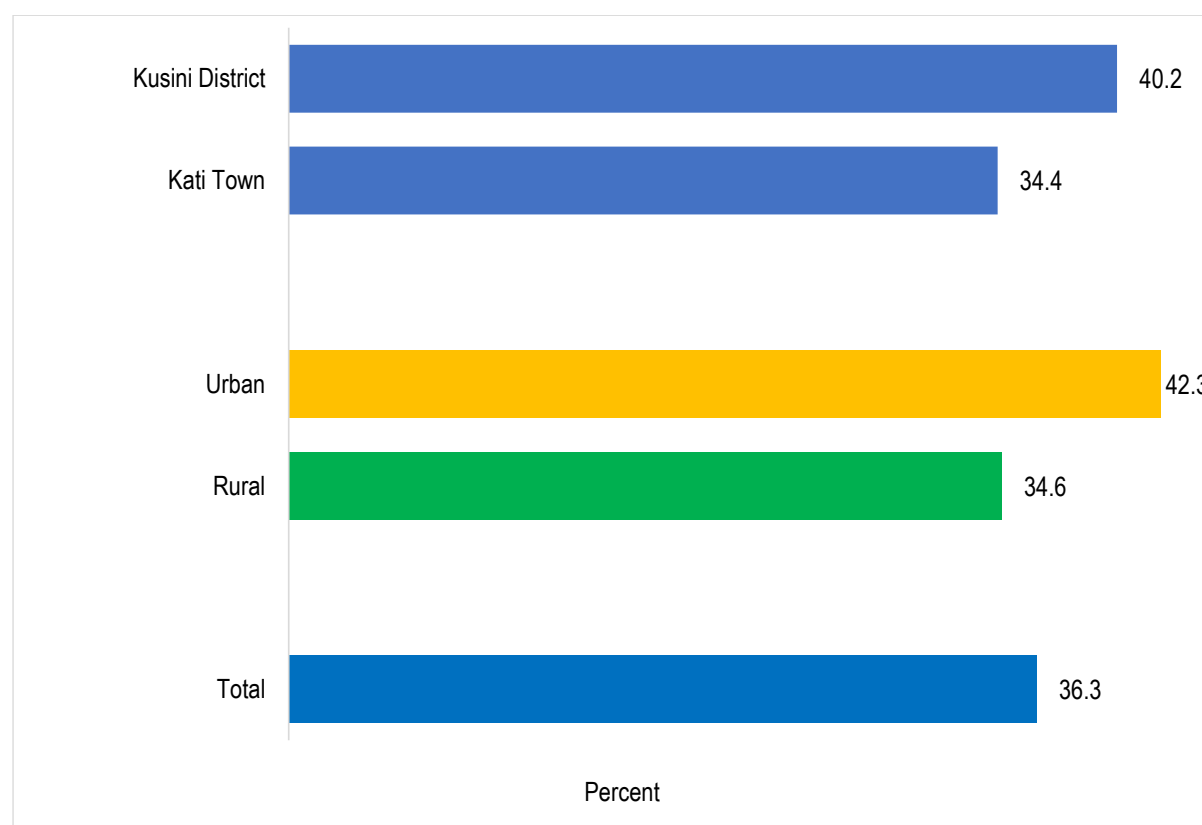
##### 4.1.1 ELECTRICITY

Electricity service in buildings/units is categorized 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 36.3 percent of all buildings/units in Kusini Unguja Region are connected to the national grid. Proportion of buildings/units connected to the national grid is higher in urban (42.3% than rural areas (34.6%). About forty percent (40.2%) of buildings/units in Kusini District Council are connected to the national grid compared with 34.4 percent in Kati Town (Figure 4,1)

**Figure 4. 1: Percentage of Buildings/Units with Electricity from the National Grid (ZECO) by Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

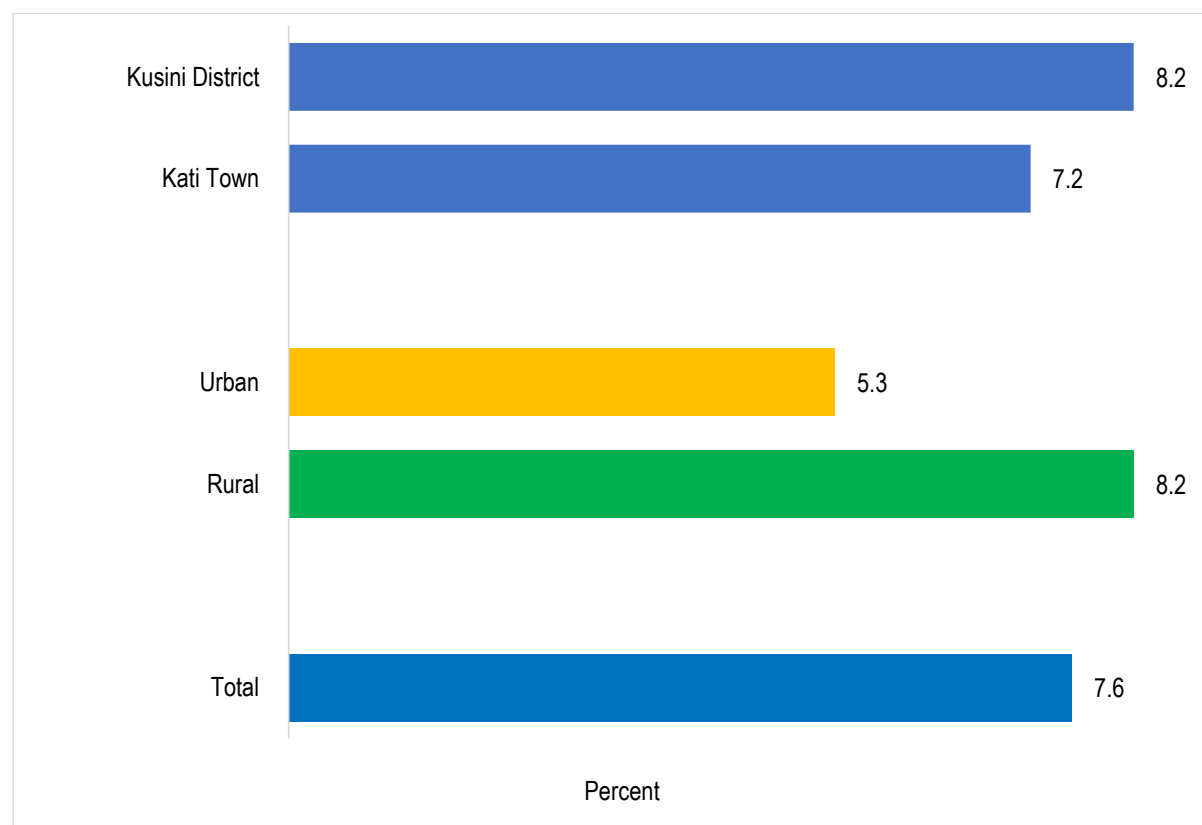


#### 4.1.1.2 ALTERNATIVE SOURCES OF ELECTRICITY

Alternative sources of electricity include all other sources such as solar electricity and generators. About eight percent (7.6%) of all buildings/units in Kusini Unguja Region have alternative sources of electricity. Proportion of buildings/units with alternative sources of electricity is higher in rural (8.2%) than in urban areas (5.3%). Kusini District Council has the higher percentage (8.2 %) of buildings/units using alternative sources of electricity compared with Kati Town Council (7.2 %) (Figure 4.2).



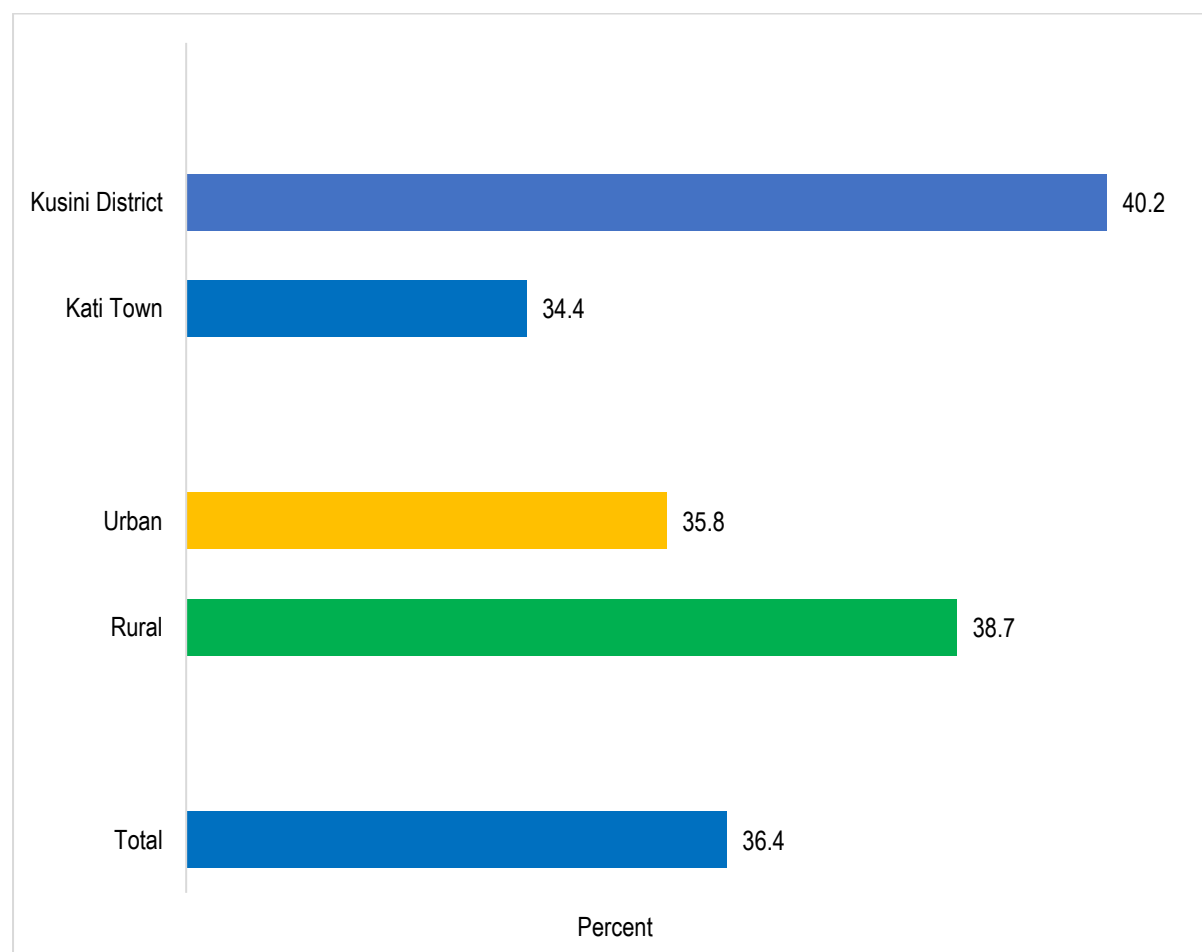
**Figure 4. 2: Percentage Distribution of Building with Alternative Sources of Electricity by Place of Residence and Council; Kusini Unguja Region,2022 TBC**



#### 4.1.2 WATER SERVICES

According to the 2022 TBC, water service in a building/unit means availability of water inside the building and/or on the premises of the respective building/unit. The 2022 TBC results reveal that 36.4 percent of all buildings/units in Kusini Unguja Region have water services. The percentage of buildings/units with water service is higher in urban areas (38.7%) than in rural areas (35.8%). Results further show that, Kusini District Council has the higher percentage (39.5 %) of buildings/units with water services compared with Kati Town Council (35.0 %) (Figure .4.3).

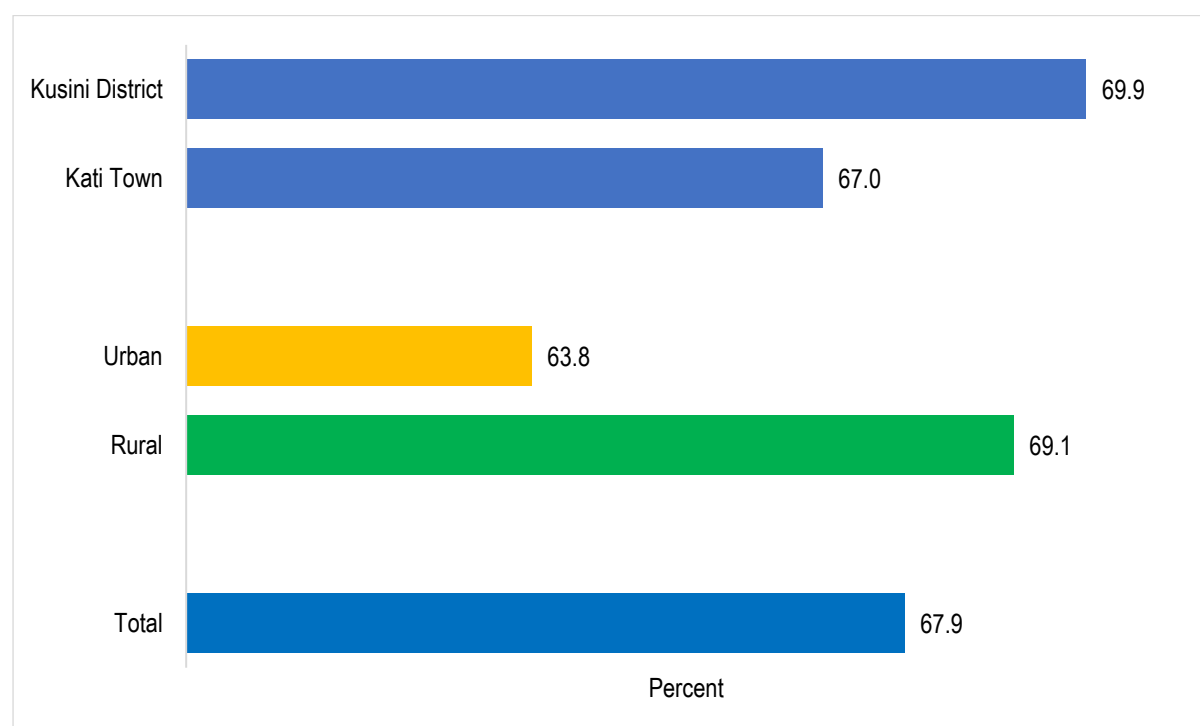
**Figure 4. 3: Percentage of Buildings with Alternative Sources of Electricity by Place of Residence and Council; Kusini Unguja Region, 2022 TBC**



#### 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 respective building/unit. The 2022 TBC results reveal that 67.9 percent of all buildings/units in Kusini Unguja Region have toilet facilities. The percentage of buildings with toilet facilities in rural areas (69.1%) is higher than in urban areas (63.8 %). Kusini District Council has the higher percentage (69.9 %) of buildings/units with toilet facilities compared with Kati Town Council (67.0%) (Figure 4.4 and Table 4.1).

**Figure 4. 4: Percentage of Building/Units with Toilet Facility by Place of Residence and Council; Kusini Unguja Region, 2022 TBC**



**Table 4. 1: Percentage of Building/Units by Type of Basic Services , Place of Residence and Council ;Kusini Unguja Region, 2022 TBC**

	Number of Buildings/Units	Electricity		Water	Toilet
		National Grid	Alternative source		
<b>Total</b>	<b>66,030</b>	<b>36.3</b>	<b>7.6</b>	<b>36.4</b>	<b>67.9</b>
Rural	51,563	34.6	8.2	35.8	69.1
Urban	14,467	42.3	5.3	38.7	63.8
<b>Council</b>					
Kati Town	44,785	34.4	7.2	35.0	67.0
Kusini Town	21,245	40.2	8.2	39.5	69.9

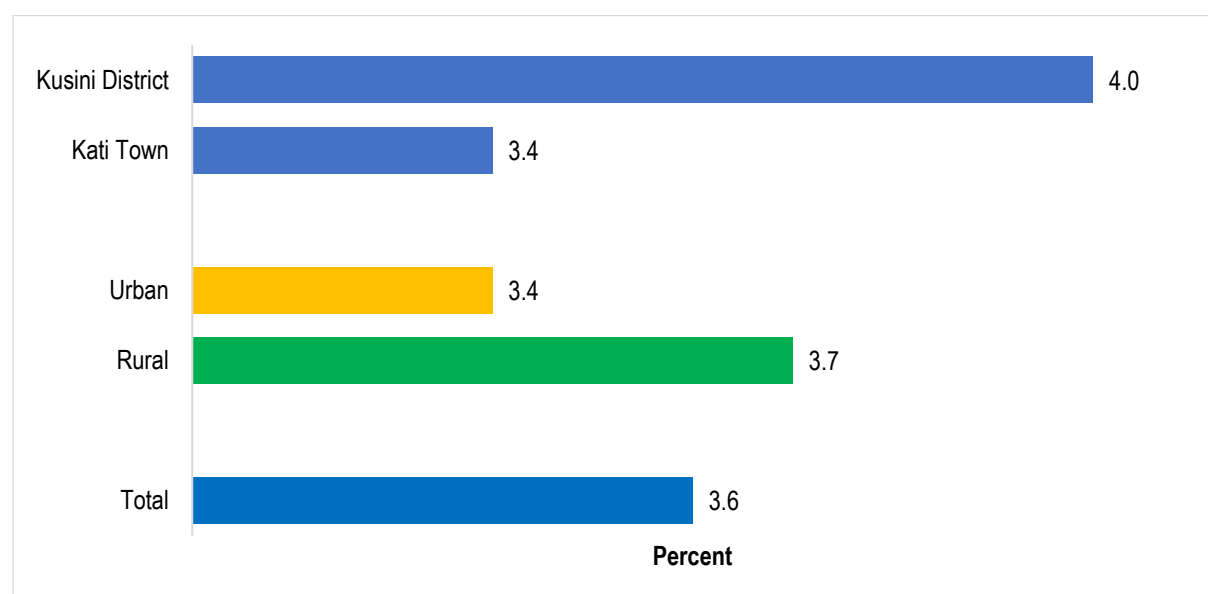
## 4.2 ACCESSIBILITY OF THE BUILDING

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

### 4.2.1 BUILDING ACCESSIBILITY BY ROAD

The 2022 TBC results indicate that 27.3 percent of all buildings in Kusini Unguja Region are accessible by road. Furthermore, most building (72.1%) in urban areas are accessible by road, while 6.0 percent are in rural areas. Kusini District Council has the highest percentage (73.6 %) of buildings accessible by road while Kati Town Council has the lowest percentage (67.9 %) (Figure 4.5).

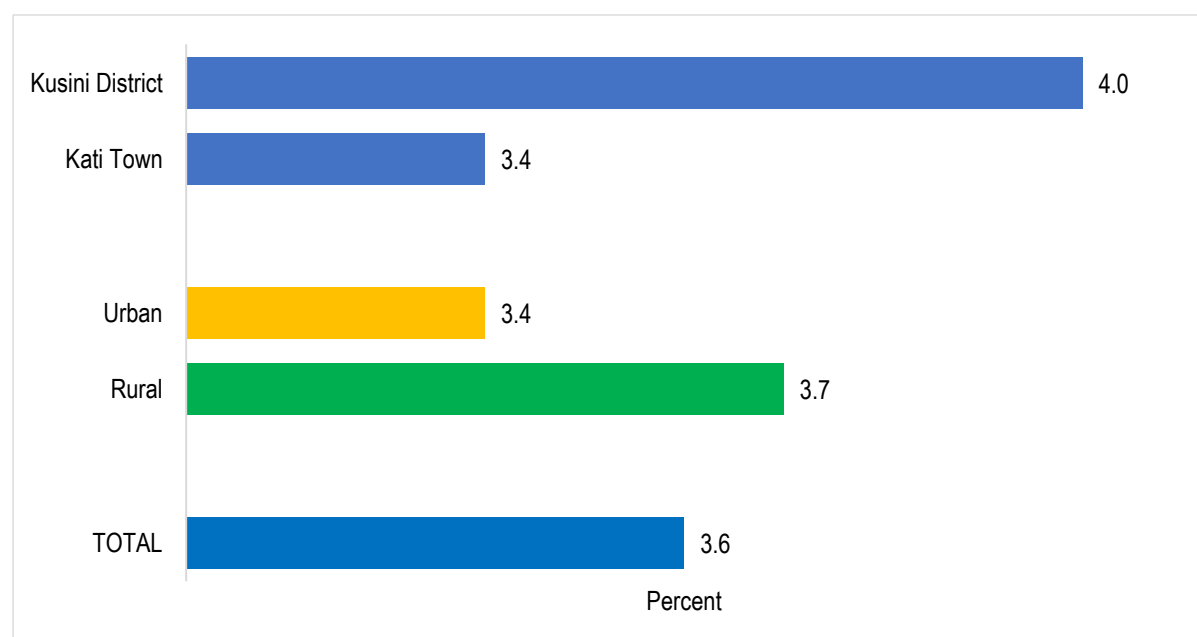
**Figure 4. 5: Percentage Distribution of Building with Access Road by Place of Residence; Kusini Unguja, 2022 TBC**



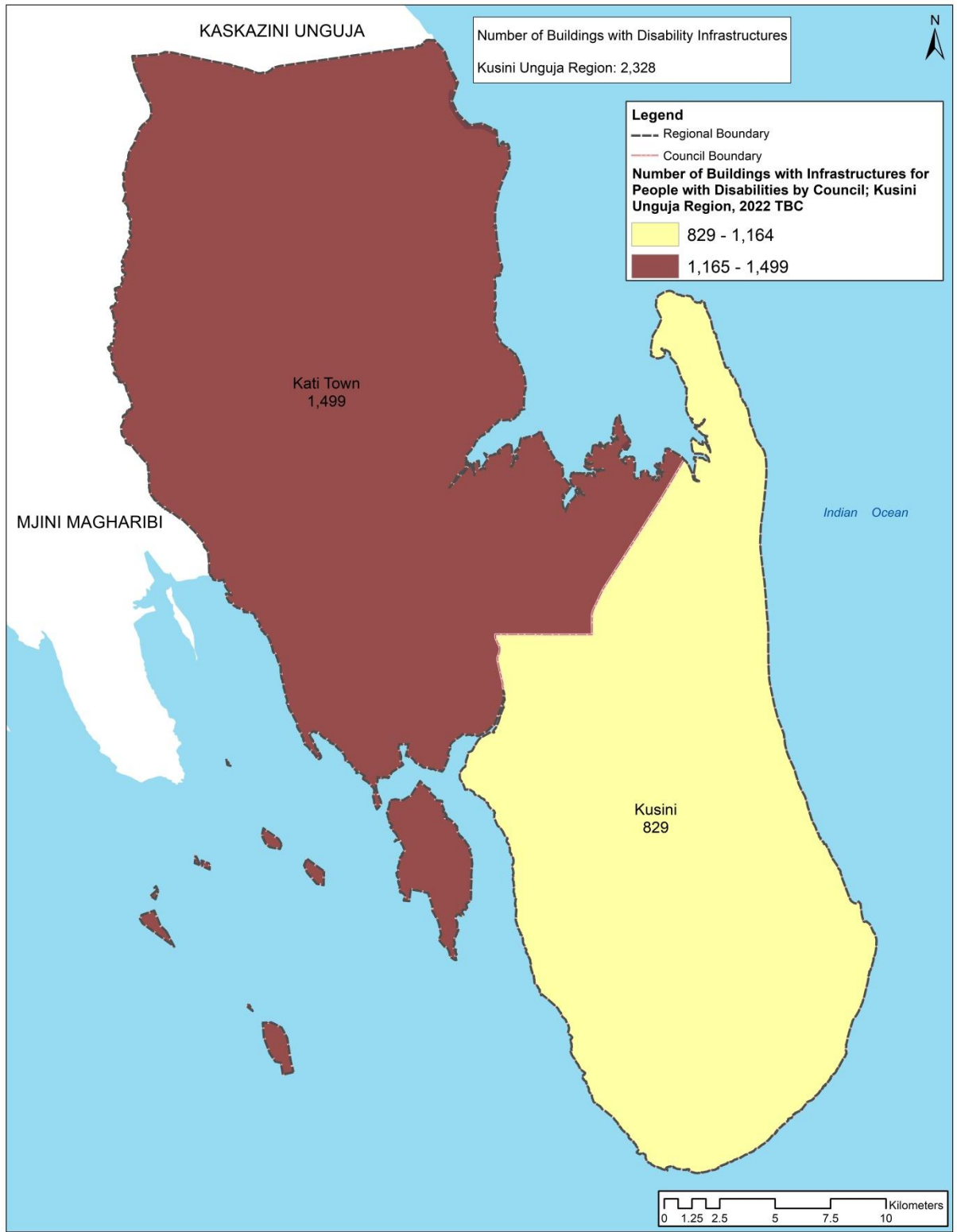
#### 4.2.2 INFRASTRUCTURE FOR PERSONS WITH DISABILITIES

Results reveal that 3.6 percent of all buildings in Kusini Unguja Region have infrastructure for Persons with Disabilities (PWDs). Proportion of buildings with infrastructure for PWDs is slightly higher in rural (3.7%) than in urban areas (3.4%); the proportion is also higher Kusini District Council (4.0%) than in Kati Town Council (3.4%) (Figure 4.6 and Map 4.1).

**Figure 4. 6: Percentage Distribution of Building with Infrastructure for Person with Disabilities by Place of Residence and Council; Kusini Unguja Region, 2022 TBC**



Map 4.1: Number of Building with Infrastructure for Persons With Disabilities by Councils, Kusini Unguja Region, 2022 TBC



## CHAPTER FIVE

### OWNERSHIP AND TENURE STATUS OF BUILDINGS

#### Key Results

- Over ninety percent (92.1 %) buildings in Kusini Unguja Region are individually owned.
- Three quarters (75.6%) of all individually owned buildings are owned by males only; 17.5 are owned by females only and 3.2 percent are owned jointly by male(s) and female(s).
- About six out of ten (63.5%) buildings in Kusini Unguja Region are occupied by owners while 16.0 percent are occupied by persons living in without paying rent and 11.6% are occupied by tenant(s) alone.
- Over fifty percent of buildings (53.1%) are built on un-surveyed land.
- About fifty percent (47.4 %) of all buildings are built on land with no legal land ownership documents.

#### 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.

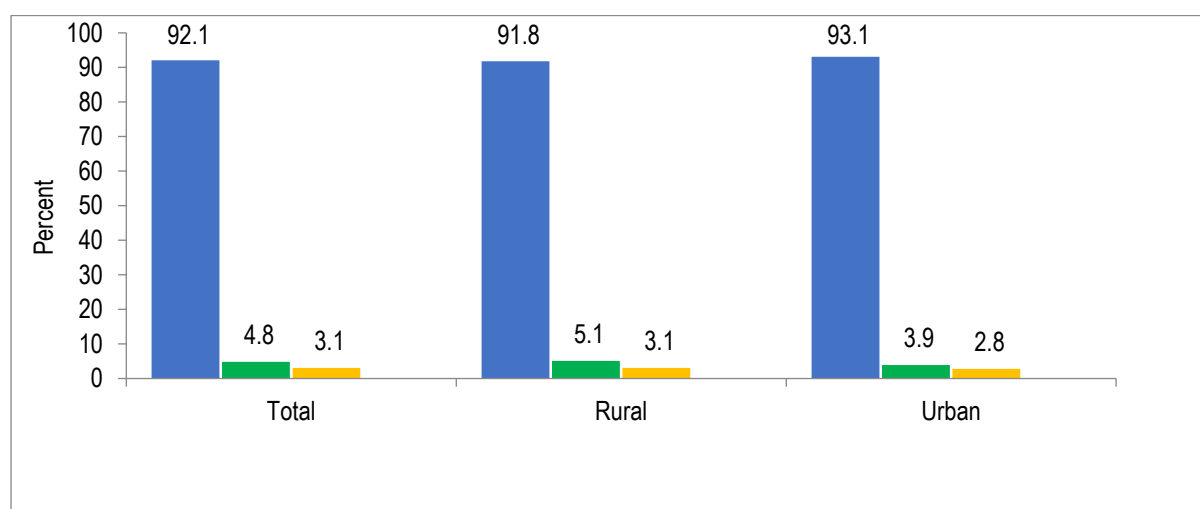
#### 5.1 BUILDING OWNERSHIP STATUS

The 2022 TBC results reveal that the majority (92.1%) of buildings in Kusini Unguja Region are individually owned, followed by 4.8 percent of co-owned buildings. The same pattern is observed in rural and urban areas (Map 5.1, Figure 5.1 and Table 5.1).

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



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



**Table 5. 1: Percentage Distribution of Building by Ownership Status and Place of Residence: Kusini Unguja Region, 2022 TBC2**

Council	Type of Ownership													
	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF	International organization/Diplomatic	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
<b>Total</b>	<b>64,453</b>	<b>92.1</b>	<b>4.8</b>	<b>0.1</b>	<b>0.2</b>	<b>0.1</b>	<b>0.2</b>	<b>0.7</b>	<b>0.3</b>	<b>0.7</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.6</b>
Rural	50,449	91.8	5.1	0.1	0.2	0.1	0.3	0.8	0.2	0.7	0.0	0.0	0.2	0.5
Urban	14,004	93.1	3.9	0.0	0.1	0.0	0.1	0.6	0.5	0.6	0.0	0.0	0.1	0.8
<b>Council</b>														
Kati Town	43,856	92.8	4.0	0.1	0.2	0.1	0.2	0.8	0.3	0.8	0.0	0.0	0.2	0.6
Kusini Unguja	20597	90.5	6.6	0.2	0.1	0.0	0.3	0.7	0.3	0.4	0.0	0.0	0.2	0.6

## 5.2 BUILDING OWNERSHIP BY SEX OF OWNER

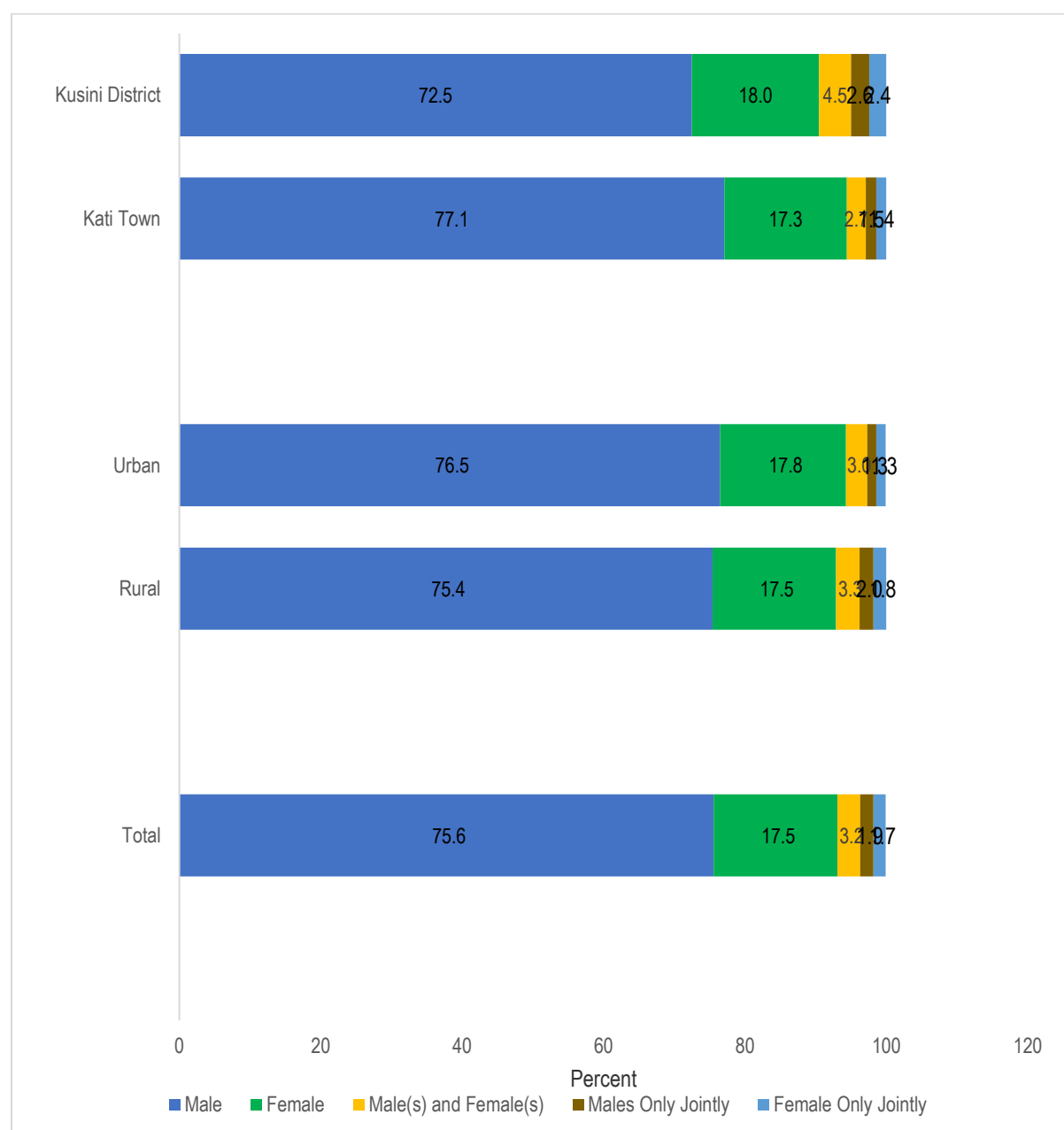
Ownership by sex considers only individually owned buildings/units. Ownership status may be categorised by male alone, female alone or jointly. The results show that most (75,6%) of the buildings/units in Kusini Unguja Region are owned by males alone, followed by females only (17.5 %) and 3.2 percent by male(s) and female(s) jointly. The same pattern is observed in rural and urban areas (Table 5.2 and Figure 5.2).



**Table 5. 2: Percentage Distribution of Individually Owned Buildings /Units by Place of Residence,Sex of Owner and Council; Kusini Unguja Region, 2022 TBC**

Council	Total						Rural						Urban					
	Number of Buildings/Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	Females Only Jointly	Number of Buildings/Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	Females Only Jointly	Number of Buildings/Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	Females Only Jointly
<b>Total</b>	<b>66,030</b>	<b>75.6</b>	<b>17.5</b>	<b>3.2</b>	<b>1.9</b>	<b>1.7</b>	<b>51,563</b>	<b>75.4</b>	<b>17.5</b>	<b>3.3</b>	<b>2.0</b>	<b>1.8</b>	<b>14,467</b>	<b>76.5</b>	<b>17.8</b>	<b>3.0</b>	<b>1.3</b>	<b>1.3</b>
Kati Town	44,785	77.1	17.3	2.7	1.5	1.4	33,560	76.4	17.3	3.0	1.8	1.6	11,225	79.3	17.4	1.7	0.7	0.8
Kusini District	21,245	72.5	18.0	4.5	2.6	2.4	18,003	73.6	17.8	3.9	2.5	2.3	3,242	66.8	19.1	7.8	3.3	3.0

**Figure 5. 2: Percentage of Buildings Ownership by Place of Residence, Sex of Owner and Council;Kusini Unguja Region, 2022 TBC**



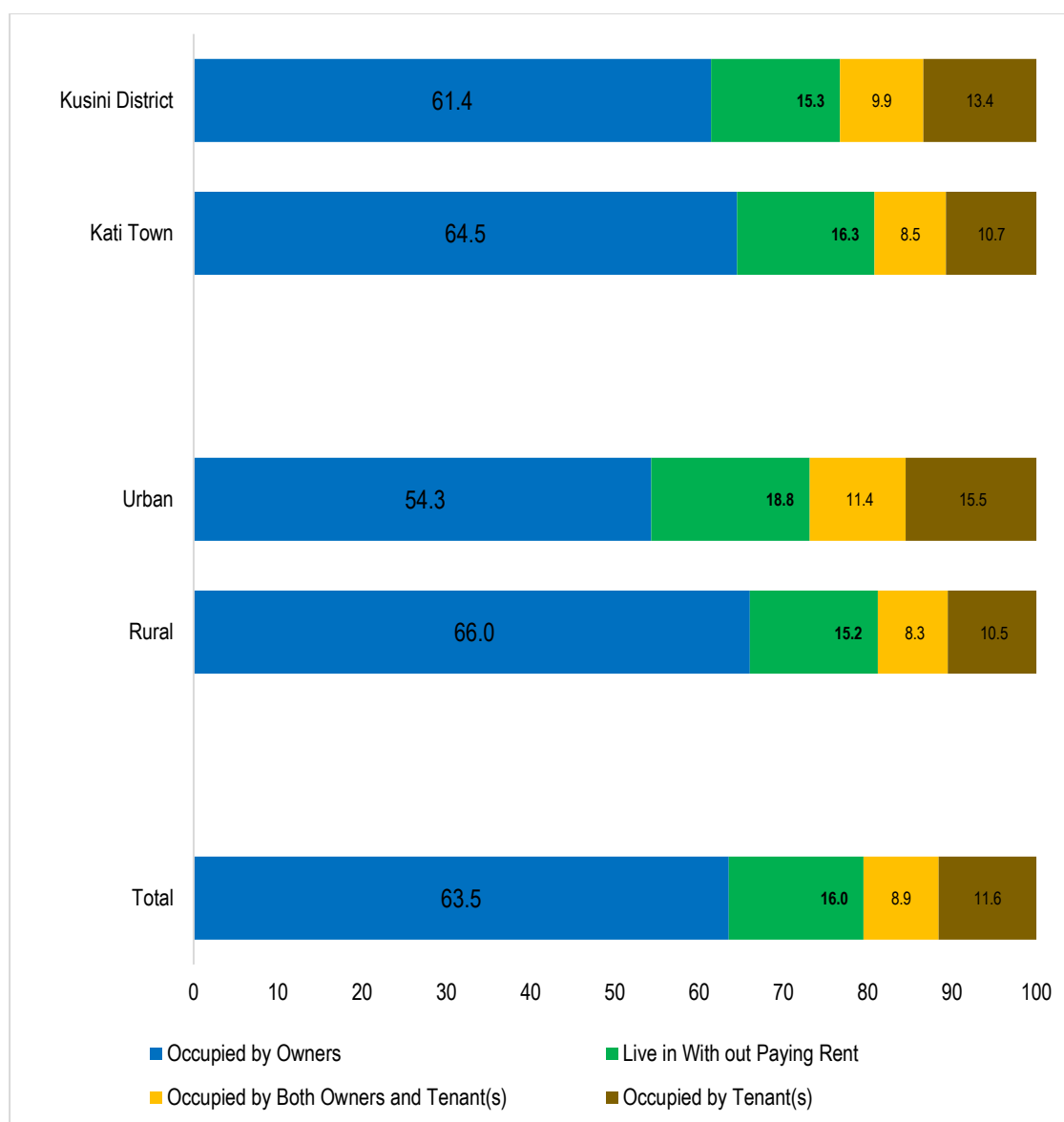
### 5.3 OCCUPANCY TENURE STATUS

The 2022 TBC results reveal that 63.5 percent of all buildings/units are occupied by owners themselves followed by those living in without paying rent (16.0%), and those occupied by tenant(s) alone (11.6%). The same situation is observed in rural areas and across the two councils. However, in urban areas, 54.3 percent of buildings are owned by owners themselves and 15.5 percent are occupied by tenants alone (Table 5.3 and Figure 5.3).

**Table 5. 3: Percentage Distribution of Occupied Buildings /Units by Place of Residence, Occupancy Tenure Status and Council; Kusini Unguja Region, 2022 TBC**

Place of Residence	Total					Rural						Urban			
	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)	Number of Buildings/ Units	Occupied by owner	Live in without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
<b>Total</b>	<b>66,030</b>	<b>63.5</b>	<b>16.0</b>	<b>8.9</b>	<b>11.6</b>	<b>51,563</b>	<b>66.0</b>	<b>15.2</b>	<b>8.3</b>	<b>10.5</b>	<b>14,467</b>	<b>54.3</b>	<b>18.8</b>	<b>11.4</b>	<b>15.5</b>
Kati Town	44,785	64.5	16.3	8.5	10.7	33,560	68.0	15.2	7.5	9.3	11,225	53.8	19.5	11.6	15.2
Kusini District	21,245	61.4	15.3	9.9	13.4	18,003	62.3	15.2	9.7	12.8	3,242	56.3	16.2	10.7	16.8

**Figure 5. 3: Percentage Distribution of Building by Occupancy Tenure Status, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**



## 5.4 BUILDING LAND SURVEY STATUS

Results reveal that the majority (53.1%) of buildings in Kusini Unguja Region are built on un-surveyed land, while 23.0 percent are built on surveyed land and 8.0 percent are built on regularized land. A higher proportion of buildings in urban areas are built on surveyed land (35.7%) compared with 19.5 percent of buildings in rural areas. More than fifty percent of buildings in Kusini District Council (56.9%) and Kati Town Council (51.4%) are built on un-surveyed land (Table 5.4, Map 5.2 and Figure 5.4).

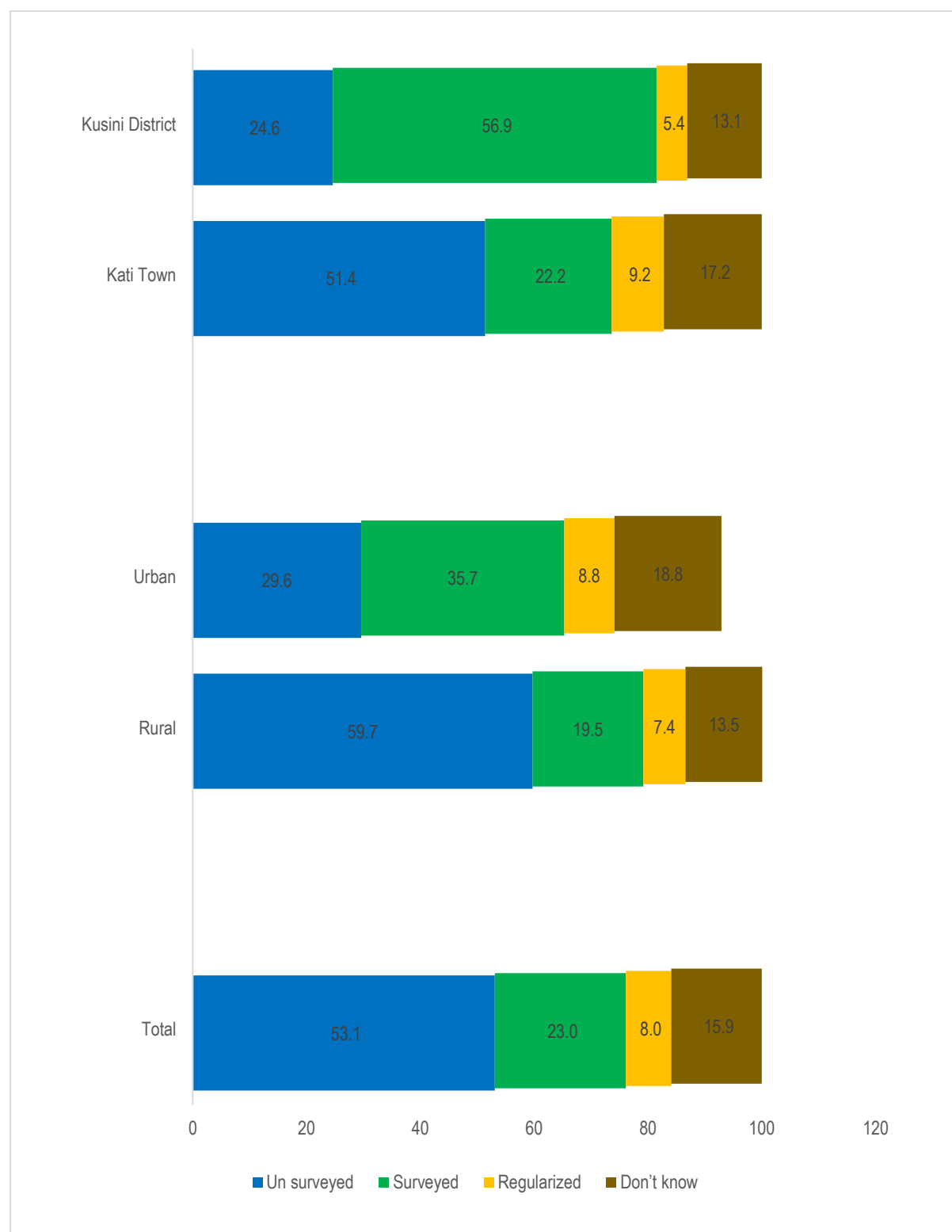
**Table 5. 4: Percentage Distribution of Land Survey Status Place of Residence, and Council;;Kusini Unguja Region, 2022 TBC Unguja, 2022**

Council	Total					Rural					Urban				
	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't know	Number of Buildings	Surveyed	Un surveyed	Regularized	Don't know	Number of Buildings	Surveyed	Un surveyed	Regularized	Don't know
<b>Total</b>	<b>64,453</b>	<b>23.0</b>	<b>53.1</b>	<b>8.0</b>	<b>15.9</b>	<b>50449</b>	<b>19.5</b>	<b>59.7</b>	<b>7.4</b>	<b>13.5</b>	<b>14004</b>	<b>35.7</b>	<b>29.6</b>	<b>10.2</b>	<b>24.6</b>
Kati Town	43,856	22.2	51.4	9.2	17.2	32868	17.7	59.3	8.7	14.2	10988	35.7	27.6	10.5	26.2
Kusini District	20,597	24.6	56.9	5.4	13.1	17581	22.7	60.4	4.8	12.2	3016	35.7	36.8	8.8	18.8

Map 5. 2: Number of Building Built on Surveyed Land by Council;Kusini Unguja Region, 2022 TBC



**Figure 5. 4: Percentage Distribution of Building by Land Surveyed Status , Place of Residence and Council; Kusini 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 Tanzania Mainland), agreements or contracts, registration card (Tanzania Zanzibar), and local Government documents.

Results show that 47.4 percent of all buildings are built on land without legal documents, 10.6 percent have title deeds and 5.5 percent built on land with Local Government documents, Across councils, Kati Town has relatively higher percentage (11.9 %) of buildings/units with title deeds compared with Kusini Kati (7.7%).

**Table 5. 5: Percentage Distribution of Building by Legal Land Ownership Documents, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Total Building / Units	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 Legal Document	Unknown
<b>Total</b>	<b>66,030</b>	<b>10.6</b>	<b>NA</b>	<b>2.0</b>	<b>NA</b>	<b>2.2</b>	<b>0.6</b>	<b>5.5</b>	<b>47.4</b>	<b>31.6</b>
Rural	519,281	3.9	NA	1.3	NA	1.8	0.7	4.9	53.6	29.8
Urban	145,156	25.1	NA	4.8	NA	3.8	0.6	7.7	25.2	38.1
<b>Council</b>										
Kati Town	44785	11.9	NA	2.7	NA	2.7	0.7	6.6	44.2	31.3
Kusini District	21245	7.7	NA	0.5	NA	0.5	0.6	3.2	54.2	32.2



**Map 5. 3: Number of Building with No Legal Document by Council; Kusini Unguja Region; 2022 TBC**



## CHAPTER SIX

### KEY FINDING AND POLICY IMPLICATION

#### Key Points:

- Most of buildings (84.0 %) in Kusini Unguja Region are single storey.
- About 14.3 percent suitable for use and human.  
Almost one third (27.3%) of all buildings in Kusini Unguja Region are accessible by road.
- Low proportion (3.6%) of all buildings have infrastructure for Persons with Disabilities.
- About seventy five percent (75.6%) of all buildings are owned by men alone compared with to low proportion (17.2 %) of all buildings owned by women alone. .
- Large proportion (53.2%) of all buildings are built on un-surveyed land.
- More than one third (47.4 %) of all buildings are built on land with no legal

#### 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.

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## 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 (84.0%) of all buildings in Kusini Unguja 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 (90.1%) of buildings in Kusini Region are for residential use, 4.1 percent commercial-residential and 5.8 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 (92.2%) % of all buildings in Kusini Unguja have one unit, 1.5 percent two units and 5.1 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.

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## 6.2 BUILDING INFORMATION

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

### Key finding

- a) More than Sixty three (63.4%) of all buildings in Kusini Unguja Region have walls built with Cement blocks/Stone block , Sundried b bricks 1.5% and cement bricks 0.3%
- b) About 62.0 percent of all building in Kusini Unguja have Sand-cement floors, followed by Earth/sand/ Soil floors (8.6%) and Ceramic tiles (4.7%).
- c) About Seven out of ten (71.2%) of all buildings in Kusini Unguja Region are roofed with permanent materials (71.2% iron sheets, 0.8% tiles, 0.4% concrete and 0.5% asbestos).

### Policy Implication

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) Almost a quarter (43.2%) of all residential and commercial-residential buildings in Kusini Unguja Region consist of one or two bedrooms.

### **Policy Implication**

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) About twenty two percent (22.4) all buildings in Kusini Unguja Region do not need repair, 36.5 percent need minor repair, 26.2 percent needs major repair and 1.2 percent are not fit for human use (dilapidated).

### **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

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### 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 finding

- a) More than thirty six percent (36.3 %) of all buildings in Kusini Unguja Region get electricity from the national grid whereas about two out of ten buildings (7.6 %) use alternative sources of electricity.
- b) More than sixty seven percent (67.9 %) of all buildings in Kusini Unguja Region have toilet services.
- c) About three percent (3.6 %) of all buildings in Kusini Unguja Region have infrastructure for Persons 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 Tanzania 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.

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## 6.4 OWNERSHIP AND TENURE STATUS OF BUILDING

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 finding

- a) About nine out of ten (92.1%) of all buildings in Kusini Unguja Region are owned by individual persons followed by joint ownership (4.8%), while 0.7 percent of buildings are owned by Central Government and Religious Institutions.
- b) Among all individual building 75.6 percent owned by males only, followed by females only (17.5 %) and 3.2 percent by male(s) and female(s)

### Policy Implication

The prevailing system of building 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 non-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 47.4 percent of all building in Kusini Unguja are constructed on lands which do not have 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) More than quarter (53.2%) of all building in Kusini are built on 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 conflict, 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.

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## 6.5 GENERAL POLICY IMPLICATION

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
- ii. 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.
- iii. 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 unsurveyed land and low proportion of buildings with legal ownership documents;
- iv. 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 .
- v. 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'
- vi. 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

### ANNEX FOR CHAPTER TWO

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

	Total Multi-Storey Buildings	Number of Storeys					
		1	2	3	4	5	6+
<b>Total</b>	<b>850</b>	<b>748</b>	<b>81</b>	<b>14</b>	<b>5</b>	<b>2</b>	<b>0</b>
Rural	565	505	55	4	0	1	0
Urban	285	243	26	10	5	1	0
Kati Town	379	317	49	9	2	2	0
Kusini District	471	431	32	5	3	0	471

**Table A2.2: Number of Building by Main Use,Place of Residence and Council;Kusini Unguja Region,2022 TBC**

Council	Total Buildings	Main Use		
		Residential	Residential - Commercial	Non-Residential
<b>Total</b>	<b>64,453</b>	<b>58,097</b>	<b>2,618</b>	<b>3,738</b>
Rural	50,449	45,513	1,941	2,995
Urban	14,004	12,584	677	743
<b>Council</b>				
Kati Town	43,856	39,756	1,628	2,472
Kusini District	20,597	18,341	990	1,266

**Table A2.3: Number of Non – Residential Buildings by Type of Use, Place of Residence and Council; Kusini 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
<b>Total</b>	<b>3738</b>	<b>302</b>	<b>1237</b>	<b>66</b>	<b>77</b>	<b>209</b>	<b>269</b>	<b>160</b>	<b>520</b>	<b>21</b>	<b>924</b>	<b>84</b>
Rural	2995	240	1001	49	70	137	222	136	400	16	774	66
Urban	743	62	236	17	7	72	47	24	120	5	150	18
<b>Council</b>												
Kati Town	2472	190	846	54	11	69	71	107	381	18	707	68
Kusini District	1266	112	391	12	66	140	198	53	139	3	217	16



**Table A2:4: Number of Residential and Commercial – Residential Building by Number of Units, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Total Buildings	Number of Units					
		1	2	3	4	5	6+
<b>Total</b>	<b>60,715</b>	<b>55,984</b>	<b>1,611</b>	<b>837</b>	<b>764</b>	<b>727</b>	<b>792</b>
Rural	47,454	43,615	1,288	678	623	606	644
Urban	13,261	12,369	323	159	141	121	148
<b>Council</b>							
Kati Town	41,384	38,501	1,000	517	460	440	466
Kusini District	19,331	17,483	611	320	304	287	326

**Table A2:5: Number of Multi - Storey Buildings by Number of Floors, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Number of Floors									
	Total Multi-Storey Building	Low Rise Building					High Rise Building Above 5			
		1	2	3	4	5	Type 1. (6-10)	Type 2. (11-20)	Type 3. (21-35)	Aina ya 4 (36-50)
<b>Total</b>	850	748	81	14	5	2	0	0	0	0
Rural	565	505	55	4	0	1	0	0	0	0
Urban	285	243	26	10	5	1	0	0	0	0
<b>Council</b>										
Kati Town	379	317	49	9	2	2	0	0	0	0
Kusini District	471	431	32	5	3	0	0	0	0	0

## ANNEXES FOR CHAPTER THREE

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

Council	Reason							
	Total Building	Building under Construction	Awaiting Demolition	Awaiting an Occupant	Being Modernise	Awaiting a Tenant	Never occupied	Seasonally Used
<b>Total</b>	<b>18,335</b>	<b>14,515</b>	<b>896</b>	<b>786</b>	<b>660</b>	<b>273</b>	<b>661</b>	<b>544</b>
Rural	13,111	10,080	746	618	546	204	458	459
Urban	5,224	4,435	150	168	114	69	203	85
<b>Council</b>								
Kati Town	12,326	9,817	492	562	432	164	487	372
Kusini District	6,009	4,698	404	224	228	109	174	172

**Table A3.2: Number of Buildings by Type of Flooring Materials, Place of Residence and Council; Kusini 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
<b>Total</b>	<b>64,453</b>	<b>39,944</b>	<b>3,050</b>	<b>27</b>	<b>232</b>	<b>9</b>	<b>90</b>	<b>5,538</b>	<b>28</b>	<b>15,535</b>
Rural	50,449	32,496	1,703	25	169	2	84	4,861	19	11,090
Urban	14,004	7,448	1,347	2	63	7	6	677	9	4,445
<b>Council</b>										
Kati Town	43,856	26,629	2,008	13	165	9	69	4,204	18	10,741
Kusini District	20,597	13,315	1,042	14	67	-	21	1,334	10	4,794

**Table A3.3 Number of Buildings by Type of Wall Materials, Place of Residence and Council; Kusini Unguja Region, 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/	No Walls
<b>Total</b>	<b>64,453</b>	<b>13,346</b>	<b>40,888</b>	<b>966</b>	<b>207</b>	<b>3</b>	<b>198</b>	<b>3,655</b>	<b>458</b>	<b>66</b>	<b>4,666</b>
Rural	50,449	11,366	30,695	877	191	2	184	3,405	390	49	3,290
Urban	14,004	1,980	10,193	89	16	1	14	250	68	17	1,376
<b>Council</b>											
Kati Town	43,856	5,709	30,617	624	135	2	149	3,159	295	45	3,121
Kusini Town	20,597	7,637	10,271	342	72	1	49	496	163	21	1,545

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

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

Council	Total Buildings	Type of Roofing Materials								
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/ leaves	Mud and Leaves	Plastics/ Tins	Tent/ Container	No Roof
<b>Total</b>	<b>64,452</b>	<b>45,905</b>	<b>538</b>	<b>228</b>	<b>299</b>	<b>3,990</b>	<b>106</b>	<b>21</b>	<b>42</b>	<b>13,323</b>
Rural	50,449	36,409	418	164	244	3,622	84	12	30	9,466
Urban	14,003	9,496	120	64	55	368	22	9	12	3,857
<b>Council</b>										
Kati Town	43,856	31,423	185	111	234	2,900	93	19	33	8,858
Kusini District	20,596	14,482	353	117	65	1,090	13	2	9	4,465

## ANNEXES FOR CHAPTER FOUR

**Table A4.2: Number of Buildings by Type of Basic Services, Place of Residence and Council, Kusini Unguja Region, 2022 TBC**

Council	Unit Number		Electricity (ZECO)	Other forms of Electricity (Solar Generator)	Water	Toilet	Access Road	Infrastructure for Persons With Disabilities
<b>Total</b>	64,453		23,953	4,987	24,062	44,841	44,946	2,328
Rural	50,449		17,832	4,215	18,457	35,618	34,798	1,858
Urban	14,004		6,121	772	5,605	9,223	10,148	470
<b>Council</b>								
Kati Town	43,856		15,416	3,239	15,666	29,999	29,783	1,499
Kusini District	20,597		8,537	1,748	8,396	14,842	15,163	829

## ANNEXES FOR CHAPTER FIVE

**Table A5.1: Number of Buildings by Ownership Status, Place of Residence and Council; Kusini 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
<b>Total</b>	<b>64,453</b>	<b>59,347</b>	<b>3,125</b>	<b>80</b>	<b>113</b>	<b>34</b>	<b>148</b>	<b>470</b>	<b>189</b>	<b>422</b>	<b>16</b>	<b>14</b>	<b>126</b>	<b>369</b>
Rural	50,449	46,312	2,577	74	98	28	128	379	121	339	13	13	107	260
Urban	14,004	13,035	548	6	15	6	20	91	68	83	3	1	19	109
<b>Council</b>														
Kati Town	43,856	40,705	1,772	47	86	30	87	331	134	334	7	6	75	242
Kusini District	20,597	18,642	1,353	33	27	4	61	139	55	88	9	8	51	127

**Table A5.2: Number of Individually Owned Buildings/Units by Type of Ownership Status, Sex of Owners, Place of Residence and Council; Kusini Unguja Region, 2022 TBC**

Council	Total						Rural						Urban					
	Number of Buildings/Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	Females Only Jointly	Number of Buildings/Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	Females Only Jointly	Number of Buildings/Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	Females Only Jointly
Total	66,030	49,935	11,580	2,138	1,233	1,144	51,563	38,869	9,004	1,697	1,041	952	14,467	11,066	2,576	441	192	192
Council																		
Kati Town	44,785	34,527	7,757	1,189	682	630	33,560	25,626	5,800	1,000	598	536	11,225	8,901	1,957	189	84	94
Kusini District	21,245	15,408	3,823	949	551	514	18,003	13,243	3,204	697	443	416	3,242	2,165	619	252	108	98

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

Council	Total					Rural					Urban				
	Number of Buildings/ Units	Occupied by owner	Live in without paying rent	Occupied by Both Owner	Occupied by Tenant(s)	Number of Buildings/ Units	Occupied by owner	Live in without paying rent	Occupied by Both Owner and	Occupied by Tenant(s)	Number of Buildings/ Units	Occupied by owner	Live in without paying rent	Occupied by Both Owner and	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															
Kati 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	2190	1298	1701
Kusini District	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; Kusini Unguja Region, 2022 TBC**

Council	Total					Rural					Urban				
	Number of Buildings	Surveyed	Not surveyed	Regularized	Number of Buildings	Surveyed	Not surveyed	Not Surveyed	Number of Buildings	Surveyed	Un surveyed	Surveyed	Number of Buildings	Surveyed	Not surveyed
Total	64,453	14,812	34,254	5,132	10,255	50,449	9,818	30,108	3,710	6,813	14,004	4,994	4,146	1,422	3,442
Kati Town	43,856	9,742	22,533	4,029	7,552	32,868	5,824	19,497	2,871	4,676	10,988	3,918	3,036	1,158	2,876
Kusini District	20,597	5,070	11,721	1,103	2,703	17,581	3,994	10,611	839	2,137	3,016	1,076	1,110	264	566

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

Council	Total Building / Units	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 Legal Document	Unknown
Total	66,030	6,977	-	1,337		-		1,478		427
Rural	519,281	20,137	1,191	6,904		154,774		13,076		-
Urban	145,156	36,497	888	24,838		13,238		5,976		-
Kati Town	112,035	3,272	81	664		44,660		2,564		1,681
Kusini District	53425	1064	71	258		25227		693		455

## ANNEXES: BUILDING STATISTICS BY ADMINISTRATIVE UNIT/COUNCIL AND SHEHIA LEVEL

### 1. KUSINI UNGUJA REGION: NON RESIDENTIAL USE OF BUILDING

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

Council		Total	Offices										
			Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/ Warehouse	Education and Health Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		3,738	302	1,237	66	77	209	269	160	520	21	924	84
1	Kati Town	2,472	190	846	54	11	69	71	107	1254	1	1347	315
2	Kusini District	1,266	112	391	12	66	140	198	53	630	1	609	182



## 1.1 KATI TOWN COUNCIL: NON RESIDENTIAL BUILDING BY TYPE OF USE

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

Shehia	Total	Offices	Commercial	Industries	Tourist Cottages	Guest Houses	Hotels	Godown/Ware house	Education and Health Institution	Diplomatic and International Agencies	Religious Institution	Small Scale Industries)
<b>Total</b>	<b>2,472</b>	<b>190</b>	<b>846</b>	<b>54</b>	<b>11</b>	<b>69</b>	<b>71</b>	<b>107</b>	<b>381</b>	<b>18</b>	<b>707</b>	<b>68</b>
1 Kiboje Mwembeshauri	29	2	14	0	0	0	0	1	5	0	6	2
2 Kiboje Mkwajuni	38	3	4	1	0	1	0	0	8	0	21	0
3 Ghana	48	3	16	0	0	0	0	0	9	0	19	2
4 Mgeni Haji	23	1	11	0	0	0	0	0	4	0	7	0
5 Uzini	16	1	5	0	0	0	0	0	5	0	5	0
6 Mitakawani	23	3	6	1	0	1	0	0	3	0	10	0
7 Tunduni	30	0	8	0	0	3	0	0	4	2	13	0
8 Bambi	88	7	20	1	0	1	0	5	11	0	40	4
9 Pagali	17	2	3	0	0	0	0	0	4	0	8	0
10 Umbuji	38	2	6	1	0	0	0	0	8	0	21	0
11 Mchanga Shamba	44	3	13	1	0	1	1	0	8	0	15	2
12 Mpapa	72	10	37	4	0	0	0	2	9	0	7	4
13 Kijibwemtu	3	0	3	0	0	0	0	0	0	0	0	0
14 Kidimni	92	6	31	0	0	0	0	2	19	0	32	4
15 Machui	33	6	12	2	0	2	0	0	6	0	6	0
16 Miwani	36	5	10	1	0	0	0	0	5	0	14	4
17 Koani	114	6	47	1	0	0	0	5	27	0	28	4
18 Jendele	70	8	21	3	0	0	0	3	12	0	22	1
19 Chwaka	140	9	50	2	0	2	17	8	30	0	25	1

	Shehia	Total	Offices	Commercial	Industries	Tourist Cottages	Guest Houses	Hotels	Godown/Ware house	Education and Health Institution	Diplomatic and International Agencies	Religious Institution	Small Scale Industries)
20	Marumbi	46	2	24	1	0	1	3	8	2	0	4	1
21	Uroa	74	1	32	1	5	5	20	1	11	0	7	0
22	Pongwe	52	4	12	0	0	0	26	1	3	0	7	0
23	Ndijani Mseweni	78	7	20	0	0	0	0	1	10	0	36	4
24	Cheju	70	4	24	5	0	0	0	7	7	1	23	3
25	Charawe	26	1	9	0	1	0	0	1	5	1	7	1
26	Ukongoroni	13	4	1	0	0	0	0	0	3	0	5	0
27	Pete	43	5	16	1	0	1	0	7	4	0	10	0
28	Ndijani Mwembepunda	35	1	5	0	0	0	0	1	9	1	17	1
29	Zawiani	21	3	4	1	0	0	0	3	2	0	9	0
30	Dunga Bweni	113	8	49	1	0	0	0	2	12	2	33	7
31	Ubago	63	2	13	1	0	1	0	0	15	5	24	2
32	Dunga Kiembeni	81	14	32	7	0	0	0	3	11	1	15	3
33	Jumbi	229	9	100	6	0	0	1	6	41	5	59	4
34	Tunguu	222	22	57	9	0	45	1	9	29	0	49	7
35	Binguni	84	5	33	0	0	0	0	4	12	0	26	4
36	Bungi	111	5	53	3	0	1	0	22	9	0	18	1
37	Unguja Ukuu Kaepwani	17	1	3	0	0	3	1	0	3	0	6	0
38	Kikungwi	32	5	10	0	5	0	1	0	0	0	9	2
39	Uzi	40	4	15	0	0	1	0	2	7	0	11	0
40	Ng'ambwa	19	1	4	0	0	0	0	1	2	0	11	0
41	Unguja Ukuu Kaebona	29	4	2	0	0	0	0	0	7	0	16	0
42	Tindini	20	1	11	0	0	0	0	2	0	0	6	0

## 1.2 KUSINI DISTRICT COUNCIL: NON RESIDENTIAL BUILDING BY TYPE OF USE

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

Shehia	Total	Offices	Commercial	Industries	Tourist Cottages	Guest Houses	Hotels	Godown/Warehouse	Education and Health Institutions	Diplomatic and International Agencies	Religious Institution	Small Scale Industries
<b>Total</b>	<b>1,266</b>	<b>112</b>	<b>391</b>	<b>12</b>	<b>66</b>	<b>140</b>	<b>198</b>	<b>53</b>	<b>139</b>	<b>3</b>	<b>217</b>	<b>16</b>
1 Michamvi	111	7	25	1	0	15	48	1	6	0	12	0
2 Paje	155	9	59	3	7	17	33	2	12	0	14	3
3 Bwejuu	65	2	19	0	2	10	12	3	8	0	13	1
4 Dongwe	88	1	35	1	1	9	34	1	1	1	8	0
5 Jambiani Kikadini	111	1	25	0	39	53	28	0	3	0	2	2
6 Jambiani Kibigija	166	9	68	2	14	24	27	11	9	2	15	0
7 Kitogani	67	16	18	1	0	6	0	2	8	0	15	3
8 Muungoni	45	9	11	1	0	0	0	2	10	0	13	0
9 Nganani	53	3	8	1	0	1	1	12	6	0	20	1
10 Mzuri	51	7	20	1	0	1	0	1	8	0	13	0
11 Kajengwa	31	3	8	0	1	3	2	1	5	0	10	0
12 Kijini	23	2	12	0	0	0	0	1	3	0	4	1
13 Kiongoni	53	13	16	0	0	0	2	3	10	0	8	1
14 Tasani	29	7	9	0	0	0	0	3	6	0	4	0
15 Mtende	37	8	7	0	0	0	1	0	10	0	11	0
16 Kibuteni	11	2	3	0	0	0	0	0	2	0	4	0
17 Kizimkazi Dimbani	44	3	20	0	0	0	3	0	6	0	13	0
18 Kizimkazi Mkunguni	39	2	11	0	2	1	7	0	8	0	8	0

Shehia		Total	Offices	Commercial	Industries	Tourist Cottages	Guest Houses	Hotels	Godown/Warehouse	Education and Health Institutions	Diplomatic and Information Agencies	Religious Institution	Small Scale Industries
19	Muyuni A	25	0	8	0	0	0	0	1	1	0	14	1
20	Muyuni B	38	4	7	1	0	0	0	5	10	0	11	1
21	Muyuni C	24	4	2	0	0	0	0	4	7	0	5	2

## 2. BUILDING OWNERSHIP STATUS KUSINI UNGUJA REGION

Table C.0: Number of Buildings by Ownership Status and Council; Kusini Unguja Region, 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
<b>Total</b>		<b>64,453</b>	<b>59,347</b>	<b>3,125</b>	<b>80</b>	<b>113</b>	<b>34</b>	<b>148</b>	<b>470</b>	<b>189</b>	<b>422</b>	<b>16</b>	<b>14</b>	<b>126</b>	<b>369</b>
1	Kati Town Council	43,856	40,705	1,772	47	86	30	87	331	134	334	7	6	75	242
2	Kusini Unguja	20,597	18,642	1,353	33	27	4	61	139	55	88	9	8	51	127

## 2.1 KATI TOWN COUNCIL: BUILDING OWNERSHIP STATUS

**Table C.1: Total Number of Buildings by Ownership Status and Shehia, 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
<b>Total</b>		<b>43,856</b>	<b>40,705</b>	<b>1,772</b>	<b>47</b>	<b>86</b>	<b>30</b>	<b>87</b>	<b>331</b>	<b>134</b>	<b>334</b>	<b>7</b>	<b>6</b>	<b>75</b>	<b>242</b>
1	Kiboje Mwembeshauri	507	476	16	-	-	-	-	2	1	4	-	-	1	7
2	Kiboje Mkwajuni	683	644	12	1	2	1	4	9	1	3	2	-	1	3
3	Ghana	957	894	31	-	-	-	1	8	-	17	1	-	1	4
4	Mgeni Haji	441	389	42	-	-	-	2	2	-	5	-	-	-	1
5	Uzini	369	331	21	-	-	-	-	10	-	4	-	-	2	1
6	Mitakawani	408	370	21	-	-	-	2	-	-	2	-	-	2	11
7	Tunduni	477	407	65	1	-	-	-	1	-	1	-	-	-	2
8	Bambi	1,202	1,026	118	1	1	-	1	14	2	8	-	-	6	25
9	Pagali	434	412	13	-	-	-	2	2	-	4	-	-	-	1
10	Umbuji	802	744	36	1	5	-	1	1	-	10	-	-	1	3
11	Mchanga Shamba	775	701	62	1	-	-	2	3	-	2	-	1	1	2
12	Mpapa	457	370	13	5	8	-	1	47	4	5	-	-	4	-
13	Kijibwemtu	115	107	5	3	-	-	-	-	-	-	-	-	-	-
14	Kidimni	1,856	1,704	73	-	5	-	2	20	14	30	-	-	4	4
15	Machui	380	301	41	-	2	2	3	4	3	22	-	-	1	1
16	Miwani	892	854	14	-	-	-	-	3	2	16	-	-	2	1
17	Koani	1,995	1,899	45	-	4	-	3	20	5	3	1	1	1	13

18	Jendele	981	903	26	-	2	-	3	31	7	7	-	-	1	1
19	Chwaka	2,025	1,807	138	2	5	1	11	33	4	12	1	-	3	8
20	Marumbi	704	623	66	-	3	-	3	1	4	3	-	-	1	-
21	Uroa	1,208	1,070	95	1	-	-	3	5	1	1	-	-	-	32
22	Pongwe	402	341	30	3	-	-	2	2	17	4	-	-	3	-
23	Ndijani Mseweni	1,372	1,257	89	-	-	1	6	3	-	5	-	-	2	9
24	Cheju	964	890	24	1	5	22	3	3	3	10	-	-	-	3
25	Charawe	484	460	9	-	-	-	1	5	-	3	-	-	2	4
26	Ukongoroni	334	313	12	-	-	-	-	5		-	-	-	1	3
27	Pete	667	648	8	-	-	-	3	7	-	-	-	-	1	-
28	Ndijani Mwembepunda	507	453	36	1	6	-	1	2	-	-	1	-	1	6
29	Zawiani	357	330	15	-	3	-	2	-	-	3	1	-	1	2
30	Dunga Bweni	2,021	1,877	75	-	2	-	5	3	2	15	-	-	4	38
31	Ubago	1,712	1,605	51	17	4	-	1	3	2	11	-	3	1	14
32	Dunga Kiembeni	1,302	1,219	35	1	8	1	-	11	-	17	-	-	5	5
33	Jumbi	5,648	5,455	103	1	2	2	5	25	12	18	-	-	9	16
34	Tunguu	3,620	3,419	89	1	-	-	4	10	42	49	-	-	2	4
35	Binguni	1,155	1,086	33	2	8	-	1	11	1	7	-	-	-	6
36	Bungi	1,673	1,623	22	-	7	-	1	2	3	12	-	-	2	1
37	Unguja Ukuu Kaepwani	639	591	34	-	1	-	3	1	1	4	-	-	1	3
38	Kikungwi	615	585	26	-	1	-	-	-	-	2	-	-	1	-
39	Uzi	1,063	987	54	4	1	-	-	6	1	5	-	-	3	2
40	Ng'ambwa	449	412	28	-	-	-	1	2	1	2	-	-	1	2
41	Unguja Ukuu Kaebona	547	495	24	-	1	-	3	14	1	6	-	-	1	2
42	Tindini	657	627	22	-	-	-	1	-	-	2	-	1	2	2

## 2.2 KUSINI DISTRICT: BUILDING OWNERSHIP STATUS

**Table C.2: Number of Buildings by Ownership Status and Shehia; Kusini District , 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
<b>Total</b>		<b>20,597</b>	<b>18,642</b>	<b>1,353</b>	<b>33</b>	<b>27</b>	<b>4</b>	<b>61</b>	<b>139</b>	<b>55</b>	<b>88</b>	<b>9</b>	<b>8</b>	<b>51</b>	<b>127</b>
1	Michamvi	955	877	44	1	5	-	-	4	3	10	1	-	5	5
2	Paje	2,143	1,959	88	1	2	4	3	12	10	9	3	1	1	50
3	Bwejuu	1,364	1,287	56	1	3	-	4	2	3	4	-	-	2	2
4	Dongwe	1,592	1,474	103	3	-	-	-	1	2	3	-	1	2	3
5	Jambiani Kikadini	1,177	1,104	55	-	-	-	1	5	1	1	1	-	-	9
6	Jambiani Kibigija	2,092	1,935	107	11	-	-	3	1	10	7	-	5	6	7
7	Kitogani	661	592	18	-	-	-	13	21	6	4	-	-	4	3
8	Muungoni	852	784	45	-	1	-	3	3	1	8	-	-	6	1
9	Nganani	1,040	921	90	1	2	-	2	6	8	8	-	-	1	1
10	Mzuri	903	766	111	7	-	-	5	3	-	6	-	-	3	2
11	Kajengwa	933	767	154	-	2	-	3	1	1	2	-	-	1	2
12	Kijini	1,136	999	119	2	-	-	1	7	-	2	-	-	2	4
13	Kiongoni	610	504	71	1	5	-	3	21	-	3	-	-	2	-
14	Tasani	826	764	30	-	1	-	1	22	-	-	-	1	6	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
15	Mtende	734	653	46	3	-	-	3	10	4	4	4	-	5	2
16	Kibuteni	289	254	19	-	-	-	2	6	1	4	-	-	2	1
17	Kizimkazi Dimbani	916	840	60	1	-	-	4	5	1	3	-	-	1	1
18	Kizimkazi Mkunguni	1,083	986	68	1	2	-	1	4	2	6	-	-	-	13
19	Muyuni A	467	419	39	-	-	-	-	-	2	2	-	-	-	5
20	Muyuni B	484	443	19	-	1	-	2	5	-	2	-	-	2	10
21	Muyuni C	340	314	11	-	3	-	7	-	-	-	-	-	-	5

### 3. BUILDING CATEGORIES; KUSINI UNGUJA REGION

Table D.0: Number of Buildings by Building Category and Council; Kusini Unguja, 2022 TBC

Council		Total Number of Building	Semi detached	Terrace/Row of Houses	Detached/Stand alone
<b>Total</b>		<b>64,453</b>	<b>531</b>	<b>1,132</b>	<b>62,790</b>
1	Kati Town	43,856	292	618	42,946
2	Kusini District	20,597	239	514	19,844

### 3.1 BUILDING CATEGORIE; KATI TOWN COUNCIL

**Table D.1: Number of Buildings by Building Category and Shehia; Kati Town Council, 2022 TBC**

Shehia		Total Number of Building	Semi detached	Terrace/Row of Houses	Detached/Stand alone
<b>Total</b>		<b>43,856</b>	<b>292</b>	<b>618</b>	<b>42,946</b>
1	Kiboje Mwembeshauri	507	-	1	506
2	Kiboje Mkwajuni	683	1	1	681
3	Ghana	957	6	7	944
4	Mgeni Haji	441	6	1	434
5	Uzini	369	-	6	363
6	Mitakawani	408	1	3	404
7	Tunduni	477	5	6	466
8	Bambi	1,202	4	14	1,184
9	Pagali	434	-	4	430
10	Umbuji	802	1	7	794
11	Mchangani Shamba	775	1	2	772
12	Mpapa	457	36	33	388
13	Kijibwemtu	115	-	3	112
14	Kidimni	1,856	14	61	1,781
15	Machui	380	4	5	371
16	Miwani	892	2	4	886
17	Koani	1,995	11	19	1,965
18	Jendele	981	12	12	957
19	Chwaka	2,025	9	33	1,983
20	Marumbi	704	10	9	685
21	Uroa	1,208	20	41	1,147
22	Pongwe	402	2	2	398
23	Ndijani Mseweni	1,372	7	21	1,344
24	Cheju	964	4	13	947
25	Charawe	484	3	9	472
26	Ukongoroni	334	2	5	327
27	Pete	667	4	12	651
28	Ndijani Mwembepunda	507	1	4	502
29	Zawiani	357	-	2	355
30	Dunga Bweni	2,021	7	5	2,009
31	Ubago	1,712	6	34	1,672
32	Dunga Kiembeni	1,302	8	32	1,262
33	Jumbi	5,648	39	105	5,504
34	Tunguu	3,620	18	39	3,563
35	Binguni	1,155	18	8	1,129
36	Bungi	1,673	11	14	1,648
37	Unguja Ukuu Kaepwani	639	3	9	627

Shehia		Total Number of Building	Semi detached	Terrace/Row of Houses	Detached/Stand alone
38	Kikungwi	615	-	6	609
39	Uzi	1,063	4	4	1,055
40	Ng'ambwa	449	1	2	446
41	Unguja Ukuu Kaebona	547	6	8	533
42	Tindini	657	5	12	640

## 3.2 BUILDING CATEGORIES; KUSINI DISTRICT COUNCIL

**Table D.1: Number Distribution of Buildings by Building Category and Shehia, Kusini District Council; 2022 TBC**

Shehia		Total Number of Building	Semi detached	Terrace/Row of Houses	Detached/Stand alone
<b>Total</b>		<b>20,597</b>	<b>239</b>	<b>514</b>	<b>19,844</b>
1	Michamvi	955	3	35	917
2	Paje	2,143	53	103	1,987
3	Bwejuu	1,364	22	47	1,295
4	Dongwe	1,592	20	66	1,506
5	Jambiani Kikadini	1,177	20	34	1,123
6	Jambiani Kibigija	2,092	20	64	2,008
7	Kitogani	661	5	11	645
8	Muungoni	852	1	24	827
9	Nganani	1,040	15	29	996
10	Mzuri	903	9	4	890
11	Kajengwa	933	5	7	921
12	Kijini	1,136	18	20	1,098
13	Kiongoni	610	7	14	589
14	Tasani	826	3	6	817
15	Mtende	734	21	6	707
16	Kibuteni	289	3	4	282
17	Kizimkazi Dimbani	916	2	10	904
18	Kizimkazi Mkunguni	1,083	7	8	1,068
19	Muyuni A	467	1	5	461
20	Muyuni B	484	4	16	464
21	Muyuni C	340	-	1	339

## 4. KUSINI UNGUJA REGION: BUILDING CONDITION

Table E.0: Number of Buildings by Building Conditions and Council; Kusini 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		49,938	11,175	18,221	13,060	605	779	4,509	1,589
1	Kati Town Council	102,136	31,989	49,716	13,176	1313	1593	4,067	282
2	Kusini District Council	48,634	13,759	23,176	7,956	656	755	2,206	126

### 4.1 KATI TOWN COUNCIL: BUILDING CONDITION

Table E.1: Number of Buildings by Building Conditions and Shehia, Kati Town council; 2022 TBC

Shehia		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		34,039	6,838	12,388	9,303	382	590	3,269	1,269
1	Kiboje Mwembeshauri	455	75	163	159	10	6	12	30
2	Kiboje Mkwajuni	602	156	207	182	4	6	38	9
3	Ghana	819	116	375	190	5	22	65	46
4	Mgeni Haji	374	54	117	133	-	17	49	4
5	Uzini	315	52	107	135	1	9	10	1
6	Mitakawani	345	87	105	115	7	7	19	5
7	Tunduni	421	74	171	120	5	3	30	18
8	Bambi	1,086	234	352	394	16	21	56	13
9	Pagali	382	47	161	162	1	5	6	-
10	Umbuji	667	49	275	303	15	1	16	8
11	Mchangani Shamba	686	63	315	138	4	69	73	24
12	Mpapa	418	133	177	67	6	3	17	15
13	Kijibwemtutu	97	49	23	10	-	1	12	2
14	Kidimni	1,540	287	713	320	10	22	173	15

Shehia		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
15	Machui	345	44	158	112	-	2	26	3
16	Miwani	793	121	228	305	4	7	78	50
17	Koani	1,478	409	544	283	9	48	166	19
18	Jendele	830	311	301	82	8	11	99	18
19	Chwaka	1,587	308	537	363	41	67	178	93
20	Marumbi	492	131	173	117	14	6	39	12
21	Uroa	993	377	418	118	12	13	26	29
22	Pongwe	311	80	70	64	5	4	80	8
23	Ndijani Mseweni	1,157	431	268	197	16	11	146	88
24	Cheju	782	128	388	196	6	8	25	31
25	Charawe	382	13	64	136	2	22	121	24
26	Ukongoroni	267	11	128	121	2	-	1	4
27	Pete	540	61	216	217	9	1	32	4
28	Ndijani Mwembepunda	455	84	165	97	12	5	67	25
29	Zawiani	308	28	107	130	3	5	16	19
30	Dunga Bweni	1,583	386	520	366	27	7	156	121
31	Ubago	1,437	292	514	361	20	23	221	6
32	Dunga Kiembeni	1,007	121	374	328	8	9	141	26
33	Jumbi	3,412	610	1,143	863	16	79	470	231
34	Tunguu	2,264	463	762	704	24	28	230	53
35	Binguni	876	196	364	255	15	-	42	4
36	Bungi	1,256	209	527	326	11	11	122	50
37	Uguja Ukuu Kaepwani	549	120	182	204	4	4	30	5
38	Kikungwi	476	88	194	144	3	3	25	19
39	Uzi	909	121	347	268	8	5	70	90
40	Ng'ambwa	364	68	131	141	1	1	21	1
41	Uguja Ukuu Kaebona	460	86	157	164	13	-	24	16
42	Tindini	519	65	147	213	5	18	41	30

## 4.2 KUSINI DISTRICT COUNCIL: BUILDING CONDITION

**Table E.2: Number of Buildings by Building Conditions and Shehia, Kusini District council; 2022 TBC**

Shehia		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
<b>Total</b>		<b>15,899</b>	<b>4,337</b>	<b>5,833</b>	<b>3,757</b>	<b>223</b>	<b>189</b>	<b>1,240</b>	<b>320</b>
1	Michamvi	687	213	254	154	9	3	28	26
2	Paje	1,526	614	487	280	4	13	122	6
3	Bwejuu	938	464	244	141	8	5	47	29
4	Dongwe	1,108	324	522	217	5	4	32	4
5	Jambiani Kikadini	978	261	357	211	9	16	116	8
6	Jambiani Kibigija	1,418	402	600	219	21	24	121	31
7	Kitogani	519	67	260	118	2	6	58	8
8	Muungoni	689	107	262	135	7	3	80	95
9	Nganani	830	179	360	202	32	15	36	6
10	Mzuri	757	275	243	138	19	12	38	32
11	Kajengwa	806	129	349	282	8	9	26	3
12	Kijini	972	256	416	254	28	3	7	8
13	Kiongoni	457	122	170	102	28	5	16	14
14	Tasani	636	168	233	143	11	19	57	5
15	Mtende	632	60	263	202	8	6	70	23
16	Kibuteni	216	46	70	84	-	3	13	-
17	Kizimkazi Dimbani	709	260	207	59	5	11	160	7
18	Kizimkazi Mkunguni	876	250	274	215	7	21	97	12
19	Muyuni A	430	58	88	255	2	4	20	3
20	Muyuni B	398	24	102	216	6	2	48	-
21	Muyuni C	317	58	72	130	4	5	48	-

## 5. KUSINI 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, Kusini Unguja; 2022 TBC**

	Council	Total	Male	Female	Both Male and Female	Both Males	Both Females
	<b>Total</b>	<b>66,030</b>	<b>49,935</b>	<b>11,580</b>	<b>2,138</b>	<b>1,233</b>	<b>1,144</b>
1	Kati Town	44,785	34,527	7,757	1,189	682	630
2	Kusini District	21,245	15,408	3,823	949	551	514

### 5.1 KATI 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; Kati Town Council, 2022 TBC**

	Shehia	Total	Male	Female	Both Male and Female	Both Males	Both Females
	<b>Total</b>	<b>44,785</b>	<b>34,527</b>	<b>7,757</b>	<b>1,189</b>	<b>682</b>	<b>630</b>
1	Kiboje Mwembeshauri	509	389	104	8	4	4
2	Kiboje Mkwajuni	686	517	123	27	10	9
3	Ghana	967	708	215	19	11	14
4	Mgeni Haji	451	347	62	17	15	10
5	Uzini	374	301	53	11	5	4
6	Mitakawani	414	305	71	16	10	12
7	Tunduni	481	407	51	18	4	1
8	Bambi	1211	953	178	50	19	11
9	Pagali	437	362	68	3	4	0
10	Umbuji	805	689	79	20	12	5
11	Mchangani Shamba	776	499	127	57	42	51
12	Mpapa	586	353	105	44	34	50
13	Kijibwemtu	119	96	20	1	1	1
14	Kidimni	1883	1265	465	78	37	38
15	Machui	393	253	71	27	21	21
16	Miwani	897	540	230	53	39	35
17	Koani	2030	1519	433	39	22	17
18	Jendele	1019	762	204	25	16	12
19	Chwaka	2073	1561	375	81	24	32
20	Marumbi	736	560	120	29	21	6
21	Uroa	1252	958	195	42	41	16
22	Pongwe	403	247	69	44	19	24



Shehia		Total	Male	Female	Both Male and Female	Both Males	Both Females
23	Ndijani Mseweni	1381	1157	177	10	22	15
24	Cheju	978	746	183	14	20	15
25	Charawe	504	411	83	5	3	2
26	Ukongoroni	354	269	57	12	5	11
27	Pete	691	522	153	9	4	3
28	Ndijani Mwembepunda	512	410	84	12	2	4
29	Zawiani	358	266	80	6	3	3
30	Dunga Bweni	2038	1618	326	54	21	19
31	Ubago	1742	1337	334	34	23	14
32	Dunga Kiembeni	1344	1079	209	28	19	9
33	Jumbi	5806	4639	1005	87	36	39
34	Tunguu	3667	2979	572	54	26	36
35	Binguni	1173	1023	122	7	10	11
36	Bungi	1702	1350	317	21	9	5
37	Uguja Ukuu Kaepwani	641	503	117	10	6	5
38	Kikungwi	630	505	102	11	11	1
39	Uzi	1083	851	140	49	19	24
40	Ng'ambwa	453	313	78	27	14	21
41	Uguja Ukuu Kaebona	553	419	87	19	13	15
42	Tindini	673	539	113	11	5	5

## 5.2 KUSINI DISTRICT COUNCIL INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

**Jedwali F.2: Number of Individually Owned Buildings/Units by Sex of Owner and Shehia;  
Kusini District Council, 2022 TBC**

	Shehia	Total	Male	Female	Both Male and Female	Both Males	Both Females
<b>Total</b>		<b>21,245</b>	<b>15,408</b>	<b>3,823</b>	<b>949</b>	<b>551</b>	<b>514</b>
1	Michamvi	963	723	153	36	30	21
2	Paje	2,246	1,595	393	112	81	65
3	Bwejuu	1,426	1,094	251	51	13	17
4	Dongwe	1,622	1,116	319	86	50	51
5	Jambiani Kikadini	1,234	846	256	66	32	34
6	Jambiani Kibigija	2,128	1,639	367	42	40	40
7	Kitogani	675	480	125	32	21	17
8	Muungoni	864	648	130	37	26	23
9	Nganani	1,069	820	182	31	20	16
10	Mzuri	912	666	158	31	27	30
11	Kajengwa	953	733	166	38	10	6
12	Kijini	1,149	852	217	43	18	19
13	Kiongoni	772	433	136	107	53	43
14	Tasani	835	607	132	30	32	34
15	Mtende	756	512	189	25	13	17
16	Kibuteni	295	221	49	10	8	7
17	Kizimkazi Dimbani	932	664	138	82	29	19
18	Kizimkazi Mkunguni	1,102	744	227	57	39	35
19	Muyuni A	471	378	79	9	3	2
20	Muyuni B	499	385	91	13	3	7
21	Muyuni C	342	252	65	11	3	11

## 6. KUSINI UNGUJA REGION: BASIC SERVICES

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

Council		Total	Electricity (ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for Persons With Disabilities
<b>Total</b>		<b>66,030</b>	<b>23,953</b>	<b>4,987</b>	<b>24,062</b>	<b>44,841</b>	<b>44,946</b>	<b>2,328</b>
1	Kati Town	44,785	15,416	3,239	15,666	29,999	29,783	1,499
2	Kusini District Council	21,245	8,537	1,748	8,396	14,842	15,163	829

### 6.1 KATI TOWN COUNCIL BASIC SERVICES

**Table G.1: Number of Buildings by Type of Basic Services and Shehia; Kati Town Council, 2022 TBC**

Shehia		Total	Electricity (ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access to Road	Infrastructure for Persons With Disabilities
<b>Total</b>		<b>44,785</b>	<b>15,416</b>	<b>3,239</b>	<b>15,666</b>	<b>29,999</b>	<b>29,783</b>	<b>1,499</b>
1	Kiboje Mwembeshauri	509	118	57	69	382	278	4
2	Kiboje Mkwajuni	686	96	79	183	521	456	12
3	Ghana	967	202	72	232	673	686	32
4	Mgeni Haji	451	186	19	196	325	209	3
5	Uzini	374	187	4	303	312	280	4
6	Mitakawani	414	136	8	147	285	170	2
7	Tunduni	481	173	30	212	366	29	-
8	Bambi	1,211	343	101	441	970	538	90
9	Pagali	437	134	27	137	305	242	123
10	Umbuji	805	167	115	120	555	539	85
11	Mchangani Shamba	776	200	57	171	524	403	3
12	Mpapa	586	372	24	189	473	345	17
13	Kijibwemtu	119	6	5	75	74	5	1
14	Kidimni	1,883	843	84	632	1,401	1,520	62
15	Machui	393	187	26	213	310	298	1
16	Miwani	897	259	55	176	643	429	23
17	Koani	2,030	923	85	818	1,393	1,578	57
18	Jendele	1,019	279	139	491	756	729	18
19	Chwaka	2,073	815	235	728	1,412	1,258	285
20	Marumbi	736	211	53	357	422	523	19

Shehia		Total	Electricity (ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access to Road	Infrastructure for Persons With Disabilities
21	Uroa	1,252	670	123	927	949	992	25
22	Pongwe	403	170	50	83	243	319	28
23	Ndijani Mseweni	1,381	342	173	418	959	612	-
24	Cheju	978	239	95	412	671	731	27
25	Charawe	504	164	34	129	252	478	20
26	Ukongoroni	354	76	12	135	219	134	2
27	Pete	691	190	123	234	421	337	6
28	Ndijani Mwembepunda	512	152	39	146	392	138	3
29	Zawiani	358	41	41	121	202	344	2
30	Dunga Bweni	2,038	705	127	457	1,409	1,246	16
31	Ubago	1,742	713	66	787	1,203	1,228	70
32	Dunga Kiembeni	1,344	401	101	345	846	693	113
33	Jumbi	5,806	2,282	224	2,086	3,302	4,171	54
34	Tunguu	3,667	1,310	200	1,007	2,045	2,456	212
35	Binguni	1,173	308	200	373	756	944	24
36	Bungi	1,702	446	116	507	1,135	1,499	23
37	Uguja Ukuu Kaepwani	641	247	29	408	492	533	1
38	Kikungwi	630	210	40	302	420	564	-
39	Uzi	1,083	369	77	310	853	672	3
40	Ng'ambwa	453	161	12	6	314	378	1
41	Uguja Ukuu Kaebona	553	189	49	292	378	416	2
42	Tindini	673	194	33	291	436	383	26

## 6.2 KUSINI DISTRICT COUNCIL BASIC SERVICES

**Table G.2: Number of Buildings by Type of Basic Services and Shehia, Kusini District Council ; 2022 TBC**

Shehia		Total	Electricity (ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access to Road	Infrastructure for People with Disabilities
<b>Total</b>		<b>21,245</b>	<b>8,537</b>	<b>1,748</b>	<b>8,396</b>	<b>14,842</b>	<b>15,163</b>	<b>829</b>
1	Michamvi	963	334	110	359	591	757	14
2	Paje	2,246	1,072	203	1,026	1,509	1,380	33
3	Bwejuu	1,426	641	44	744	919	1,275	95
4	Dongwe	1,622	702	91	600	1,023	1,458	19
5	Jambiani Kikadini	1,234	659	115	722	940	1,074	84
6	Jambiani Kibigija	2,128	946	83	650	1,242	1,797	116
7	Kitogani	675	200	85	360	471	542	22
8	Muungoni	864	208	118	220	597	513	3
9	Nganani	1,069	377	58	389	853	584	2
10	Mzuri	912	327	54	202	694	638	26
11	Kajengwa	953	384	41	383	748	443	59
12	Kijini	1,149	373	132	563	904	735	145
13	Kiongoni	772	414	41	366	562	493	7
14	Tasani	835	241	53	347	583	488	7
15	Mtende	756	233	129	222	547	552	111
16	Kibuteni	295	64	32	131	213	167	10
17	Kizimkazi Dimbani	932	449	77	302	673	579	6
18	Kizimkazi Mkunguni	1,102	596	120	562	827	897	58
19	Muyuni A	471	84	62	56	361	298	-
20	Muyuni B	499	138	53	141	331	234	12
21	Muyuni C	342	95	47	51	254	259	-

## 7. KUSINI UNGUJA REGION: LAND SURVEY STATUS

Table H.0: Number of Building Plots by Land Survey Status and Council; Kusini Unguja Region, 2022 TBC

Council		Total	Surveyed	Not surveyed	Regularised	Don't know
<b>Total</b>		<b>64,453</b>	<b>14,812</b>	<b>34,254</b>	<b>5,132</b>	<b>10,255</b>
1	Kati Town	43,856	9,742	22,533	4,029	7,552
2	Kusini District	20,597	5,070	11,721	1,103	2,703

## 7.1 KATI TOWN COUNCIL LAND SURVEY STATUS

**Table H.1: Number f Building Plots by Land Survey Status and Shehia; Kati Town Council, 2022 TBC**

	Shehia	Total	Surveyed	Not surveyed	Regularised	Don't know
<b>Total</b>		<b>43,856</b>	<b>9,742</b>	<b>22,533</b>	<b>4,029</b>	<b>7,552</b>
1	Kiboje Mwembeshauri	507	139	294	19	55
2	Kiboje Mkwajuni	683	190	421	2	70
3	Ghana	957	122	702	30	103
4	Mgeni Haji	441	43	327	30	41
5	Uzini	369	255	113	-	1
6	Mitakawani	408	45	342	7	14
7	Tunduni	477	14	307	115	41
8	Bambi	1,202	222	727	9	244
9	Pagali	434	83	260	52	39
10	Umbuji	802	182	564	7	49
11	Mchangani Shamba	775	8	647	69	51
12	Mpapa	457	83	315	7	52
13	Kijibwemtu	115	9	105	-	1
14	Kidimni	1,856	551	689	81	535
15	Machui	380	239	124	7	10
16	Miwani	892	61	660	88	83
17	Koani	1,995	219	848	524	404
18	Jendele	981	82	465	222	212
19	Chwaka	2,025	589	914	37	485
20	Marumbi	704	410	281	-	13
21	Uroa	1,208	234	733	157	84
22	Pongwe	402	130	206	2	64
23	Ndijani Mseweni	1,372	191	785	281	115
24	Cheju	964	68	654	155	87
25	Charawe	484	40	406	1	37
26	Ukongoroni	334	19	315	-	-
27	Pete	667	22	498	23	124
28	Ndijani Mwembepunda	507	26	424	51	6
29	Zawiani	357	5	280	3	69
30	Dunga Bweni	2,021	133	1,218	149	521
31	Ubago	1,712	640	803	17	252
32	Dunga Kiembeni	1,302	94	780	11	417
33	Jumbi	5,648	2,964	828	483	1,373
34	Tunguu	3,620	782	1,301	371	1,166
35	Binguni	1,155	202	746	91	116
36	Bungi	1,673	129	1,020	238	286
37	Uguja Ukuu Kaepwani	639	121	311	197	10
38	Kikungwi	615	31	519	-	65

	Shehia	Total	Surveyed	Not surveyed	Regularised	Don't know
39	Uzi	1,063	40	509	373	141
40	Ng'ambwa	449	3	379	1	66
41	Unguja Ukuu Kaebona	547	19	505	2	21
42	Tindini	657	303	208	117	29

## 7.2 KUSINI DISTRICT COUNCIL LAND SURVEY STATUS

**Table H.2: Number of Building by Land Survey Status and Shehia; Kusini District Council, 2022 TBC**

	Shehia	Total	Surveyed	Not surveyed	Regularised	Don't know
<b>Total</b>		<b>20,597</b>	<b>5,070</b>	<b>11,721</b>	<b>1,103</b>	<b>2,703</b>
1	Michamvi	955	115	724	10	106
2	Paje	2,143	555	753	67	768
3	Bwejuu	1,364	149	936	83	196
4	Dongwe	1,592	220	1,193	6	173
5	Jambiani Kikadini	1,177	391	736	16	34
6	Jambiani Kibigija	2,092	598	1,010	50	434
7	Kitogani	661	76	509	1	75
8	Muungoni	852	128	678	1	45
9	Nganani	1,040	254	540	176	70
10	Mzuri	903	226	484	23	170
11	Kajengwa	933	237	412	118	166
12	Kijini	1,136	585	277	175	99
13	Kiongoni	610	205	270	5	130
14	Tasani	826	191	566	9	60
15	Mtende	734	91	310	266	67
16	Kibuteni	289	11	274	1	3
17	Kizimkazi Dimbani	916	51	804	7	54
18	Kizimkazi Mkunguni	1,083	352	628	70	33
19	Muyuni A	467	189	266	9	3
20	Muyuni B	484	326	135	9	14
21	Muyuni C	340	120	216	1	3



## 8. KUSINI UNGUJA REGION: BUILDING BY MAIN USE

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

Council		Total Building	Type of Buildings			Main use		
			Multistorey	Single Storey	Under construction	Residential	Residential and Commercial	Non-residential use
Total		64,453	850	54,117	9,486	58,097	2,618	3,738
1	Kati Town	43,856	379	37,133	6,344	39,756	1,628	2,472
2	Kusini District	20,597	471	16,984	3,142	18,431	990	1,266

## 8.1 KATI TOWN COUNCIL BUILDING BY MAIN USE

**Table I.1: Total Number of Building by Type, Main Use and Shehia, Kati Town Council,2022**  
**TBC**

Shehial		Total Building	Type of Building			Main use		
			Multi - storey	Single Storey	Under construction	Residential	Residential and Commercial	Non-residential use
Total		43,856	379	37,133	6,344	39,756	1,628	2,472
1	Kiboje Mwembeshauri	507	1	422	84	457	21	29
2	Kiboje Mkwajuni	683	4	630	49	630	15	38
3	Ghana	957	3	827	127	855	54	48
4	Mgeni Haji	441	1	398	42	413	5	23
5	Uzini	369	-	298	71	340	13	16
6	Mitakawani	408	1	391	16	376	9	23
7	Tunduni	477	-	446	31	429	18	30
8	Bambi	1,202	1	1,136	65	1,096	18	88
9	Pagali	434	-	369	65	407	10	17
10	Umbuji	802	-	710	92	755	9	38
11	Mchangani Shamba	775	-	724	51	714	17	44
12	Mpapa	457	2	426	29	380	5	72
13	Kijibwemtu	115	-	109	6	109	3	3
14	Kidimni	1,856	8	1,639	209	1,672	92	92
15	Machui	380	6	358	16	323	24	33
16	Miwani	892	1	859	32	822	34	36
17	Koani	1,995	13	1,615	367	1,789	92	114
18	Jendele	981	1	921	59	882	29	70
19	Chwaka	2,025	22	1,565	438	1,790	95	140
20	Marumbi	704	28	513	163	615	43	46
21	Uroa	1,208	31	1,014	163	1,045	89	74
22	Pongwe	402	25	329	48	331	19	52
23	Ndijani Mseweni	1,372	2	1,281	89	1,274	20	78
24	Cheju	964	5	791	168	842	52	70
25	Charawe	484	-	425	59	445	13	26
26	Ukongoroni	334	-	268	66	319	2	13
27	Pete	667	4	604	59	590	34	43
28	Ndijani Mwembepunda	507	2	448	57	467	5	35
29	Zawiani	357	-	318	39	322	14	21
30	Dunga Bweni	2,021	5	1,760	256	1,843	65	113
31	Ubago	1,712	10	1,536	166	1,622	27	63
32	Dunga Kiembeni	1,302	7	1,178	117	1,163	58	81
33	Jumbi	5,648	137	4,249	1,262	5,127	292	229
34	Tunguu	3,620	28	2,741	851	3,281	117	222
35	Binguni	1,155	6	1,002	147	1,036	35	84

Shehial		Total Building	Type of Building			Main use		
			Multi - storey	Single Storey	Under construction	Residential	Residential and Commercial	Non-residential use
36	Bungi	1,673	11	1,364	298	1,513	49	111
37	Unguja Ukuu Kaepwani	639	2	563	74	593	29	17
38	Kikungwi	615	7	479	129	571	12	32
39	Uzi	1,063	2	941	120	989	34	40
40	Ng'ambwa	449	-	395	54	419	11	19
41	Unguja Ukuu Kaebona	547	1	516	30	503	15	29
42	Tindini	657	2	575	80	607	30	20

## 8.2 KUSINI DISTRICT COUNCIL BUILDING BY TYPE AND MAIN USE

**Table I.2: Number of Building by Type, Main Use and Shehia, Kusini District Council, 2022 TBC**

Shehia		Total Building			Main use			Non-residential use
			Multi - storey	Single Storey	Under construction	Residential	Residential and Commercial	
	<b>Total</b>	<b>20,597</b>	<b>471</b>	<b>16,984</b>	<b>3,142</b>	<b>776</b>	<b>68</b>	<b>111</b>
1	Michamvi	955	28	787	140	1,804	184	155
2	Paje	2,143	112	1,655	376	1,210	89	65
3	Bwejuu	1,364	49	1,010	305	1,408	96	88
4	Dongwe	1,592	52	1,324	216	952	114	111
5	Jambiani Kikadini	1,177	99	946	132	1,766	160	166
6	Jambiani Kibigija	2,092	82	1,506	504	585	9	67
7	Kitogani	661	3	616	42	787	20	45
8	Muungoni	852	1	760	91	971	16	53
9	Nganani	1,040	5	848	187	840	12	51
10	Mzuri	903	4	812	87	873	29	31
11	Kajengwa	933	3	804	126	1,084	29	23
12	Kijini	1,136	4	1,003	129	529	28	53
13	Kiongoni	610	7	481	122	775	22	29
14	Tasani	826	4	634	188	672	25	37
15	Mtende	734	3	668	63	268	10	11
16	Kibuteni	289	3	238	48	846	26	44
17	Kizimkazi Dimbani	916	4	813	99	1,019	25	39
18	Kizimkazi Mkunguni	1,083	8	902	173	436	6	25
19	Muyuni A	467	-	399	68	434	12	38
20	Muyuni B	484	-	446	38	306	10	24
21	Muyuni C	340	-	332	8	340	306	10

## 9. KUSINI UNGUJA REGION: BUILDINGS AND NUMBER OF STOREYS

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

Council		Number of Floors									
		Total Multi-Storey Buildings	Low Rising Building					High Rise Building Above 5			
			1	2	3	4	5	High Rise type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)	Type 5 (36-50 Storeys).
Total		850	748	81	14	5	2	40	0	0	0
1	Kati Town Council	379	317	49	9	2	2	0	0	0	0
2	Kusini District	471	431	32	5	3	0	0	0	0	0

## 9.1 KATI TOWN COUNCIL BUILDINGS AND NUMBER OF STOREYS

**Table J.1: Number of Buildings and Number of Storey by Shehia; Kati Town Council; 2022 TBC**

Shehia	Number of Floors									
	Total Multi-Storey Buildings	Low Rising Building					High Rise Building Above 5			
		1	2	3	4	5	High Rise type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)	Type 5 (36-50 Storeys).
<b>Total</b>	<b>379</b>	<b>317</b>	<b>49</b>	<b>9</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1 Kiboje Mwembeshauri	1	1	0	0	0	0	0	0	0	0
2 Kiboje Mkwajuni	4	4	0	0	0	0	0	0	0	0
3 Ghana	3	1	2	0	0	0	0	0	0	0
4 Mgeni Haji	1	1	0	0	0	0	0	0	0	0
5 Uzini	0	0	0	0	0	0	0	0	0	0
6 Mitakawani	1	0	1	0	0	0	0	0	0	0
7 Tunduni	0	0	0	0	0	0	0	0	0	0
8 Bambi	1	1	0	0	0	0	0	0	0	0
9 Pagali	0	0	0	0	0	0	0	0	0	0
10 Umbuji	0	0	0	0	0	0	0	0	0	0
11 Mchangani Shamba	0	0	0	0	0	0	0	0	0	0
12 Mpapa	2	0	1	1	0	0	0	0	0	0
13 Kijibwemtu	0	0	0	0	0	0	0	0	0	0
14 Kidimni	8	6	1	1	0	0	0	0	0	0
15 Machui	6	6	0	0	0	0	0	0	0	0
16 Miwani	1	1	0	0	0	0	0	0	0	0
17 Koani	13	10	3	0	0	0	0	0	0	0
18 Jendele	1	1	0	0	0	0	0	0	0	0
19 Chwaka	22	20	0	1	0	1	0	0	0	0
20 Marumbi	28	22	6	0	0	0	0	0	0	0
21 Uroa	31	25	6	0	0	0	0	0	0	0
22 Pongwe	25	13	12	0	0	0	0	0	0	0
23 Ndiyani Mseweni	2	2	0	0	0	0	0	0	0	0
24 Cheju	5	4	1	0	0	0	0	0	0	0
25 Charawe	0	0	0	0	0	0	0	0	0	0
26 Ukongoroni	0	0	0	0	0	0	0	0	0	0
27 Pete	4	4	0	0	0	0	0	0	0	0
28 Ndiyani Mwembepunda	2	2	0	0	0	0	0	0	0	0
29 Zawiani	0	0	0	0	0	0	0	0	0	0
30 Dunga Bweni	5	3	2	0	0	0	0	0	0	0
31 Ubago	10	10	0	0	0	0	0	0	0	0
32 Dunga Kiembeni	7	6	1	0	0	0	0	0	0	0
33 Jumbi	137	120	11	5	1	0	0	0	0	0
34 Tunguu	28	24	1	1	1	1	0	0	0	

Shehia		Number of Floors									
		Total Multi-Storey Buildings	Low Rising Building					High Rise Building Above 5			
			1	2	3	4	5	High Rise type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)	Type 5 (36-50 Storeys).
35	Binguni	6	6	0	0	0	0	0	0	0	
36	Bungi	11	11	0	0	0	0	0	0	0	
37	Unguja Ukuu Kaepwani	2	2	0	0	0	0	0	0	0	
38	Kikungwi	7	7	0	0	0	0	0	0	0	
39	Uzi	2	1	1	0	0	0	0	0	0	
40	Ng'ambwa	0	0	0	0	0	0	0	0	0	
41	Unguja Ukuu Kaebona	1	1	0	0	0	0	0	0	0	
42	Tindini	2	2	0	0	0	0	0	0	0	

## 9.2 KUSINI DISTRICT COUNCIL BUILDINGS AND NUMBER OF STOREYS

**Table J.2: Number of Buildings and Number of Storey by Shehia; Kusini district Council, 2022 TBC**

Shehia		Number of Floors									
		Total Multi-Storey Buildings	Low Rising Building					High Rise Building Above 5			
			1	2	3	4	5	High Rise type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)	Type 5 (36-50 Storeys).
<b>Total</b>		<b>471</b>	<b>431</b>	<b>32</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1	Michamvi	28	27	1	0	0	0	0	0	0	0
2	Paje	112	98	11	2	1	0	0	0	0	0
3	Bwejuu	49	45	4	0	0	0	0	0	0	0
4	Dongwe	52	45	7	0	0	0	0	0	0	0
5	Jambiani Kikadini	99	94	5	0	0	0	0	0	0	0
6	Jambiani Kibigija	82	79	3	0	0	0	0	0	0	0
7	Kitogani	3	3	0	0	0	0	0	0	0	0
8	Muongoni	1	1	0	0	0	0	0	0	0	0
9	Nganani	5	4	0	1	0	0	0	0	0	0
10	Mzuri	4	4	0	0	0	0	0	0	0	0
11	Kajengwa	3	2	1	0	0	0	0	0	0	0
12	Kijini	4	4	0	0	0	0	0	0	0	0
13	Kiongoni	7	3	0	2	2	0	0	0	0	0
14	Tasani	4	4	0	0	0	0	0	0	0	0
15	Mtende	3	3	0	0	0	0	0	0	0	0
16	Kibuteni	3	3	0	0	0	0	0	0	0	0
17	Kizimkazi Dimbani	4	4	0	0	0	0	0	0	0	0
18	Kizimkazi Mkunguni	8	8	0	0	0	0	0	0	0	0
19	Muyuni A	0	0	0	0	0	0	0	0	0	0
20	Muyuni B	0	0	0	0	0	0	0	0	0	0
21	Muyuni C	0	0	0	0	0	0	0	0	0	0

## 10. KUSINI 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						
		Total	1	2	3	4	5	6+
Total		60,715	55,984	1,611	837	764	727	792
1	Kati Town	41,384	38,501	1,000	517	460	440	466
2	Kusini District	19,331	17,483	611	320	304	287	326

### 10.1 KATI TOWN COUNCIL BUILDINGS BY NUMBER OF UNITS

**Table K.1: Number of Buildings and Number of Units by Shehia, Kati Town Council; Unguja Region, 2022 TBC**

Shehia		Number of Units						
		Total	1	2	3	4	5	6+
Total		41,384	38,501	1,000	517	460	440	466
1	Kiboje Mwembeshauri	478	476	2	0	0	0	0
2	Kiboje Mkwajuni	645	616	8	5	2	7	7
3	Ghana	909	886	13	1	2	6	1
4	Mgeni Haji	418	379	13	5	5	8	8
5	Uzini	353	349	3	1	0	0	0
6	Mitakawani	385	335	15	13	4	9	9
7	Tunduni	447	443	4	0	0	0	0
8	Bambi	1,114	1,093	10	5	2	0	4
9	Pagali	417	414	3	0	0	0	0
10	Umbuji	764	761	3	0	0	0	0
11	Mchangani Shamba	731	555	41	34	33	35	33
12	Mpapa	385	344	28	0	11	0	2
13	Kijibwemtu	112	110	1	0	0	1	0
14	Kidimni	1,764	1,610	52	23	20	35	24
15	Machui	347	291	14	15	13	5	9
16	Miwani	856	714	29	29	35	21	28
17	Koani	1,881	1,485	96	76	70	75	79
18	Jendele	911	879	20	2	2	4	4
19	Chwaka	1,885	1,838	36	3	3	3	2
20	Marumbi	658	632	20	2	3	0	1
21	Uroa	1,134	1,078	32	7	4	8	5
22	Pongwe	350	304	11	12	12	4	7
23	Ndijani Mseweni	1,294	1,234	18	7	8	10	17



Shehia		Number of Units						
		Total	1	2	3	4	5	6+
24	Cheju	894	865	12	9	3	3	2
25	Charawe	458	449	8	0	0	0	1
26	Ukongoroni	321	282	16	12	2	7	2
27	Pete	624	603	18	3	0	0	0
28	Ndijani Mwembepunda	472	347	28	24	27	28	18
29	Zawiani	336	335	1	0	0	0	0
30	Dunga Bweni	1,908	1,768	30	23	25	27	35
31	Ubago	1,649	1,607	26	9	1	2	4
32	Dunga Kiembeni	1,221	1,054	55	30	27	28	27
33	Jumbi	5,419	4,957	173	84	77	51	77
34	Tunguu	3,398	3,345	30	7	6	7	3
35	Binguni	1,071	970	32	19	13	18	19
36	Bungi	1,562	1,524	23	6	3	4	2
37	Uguja Ukuu Kaepwani	622	614	2	1	0	5	0
38	Kikungwi	583	571	10	1	1	0	0
39	Uzi	1,023	954	20	15	11	9	14
40	Ng'ambwa	430	356	18	14	20	10	12
41	Uguja Ukuu Kaebona	518	480	12	9	7	4	6
42	Tindini	637	594	14	11	8	6	4

## 10.2 KUSINI DISTRICT COUNCIL: BUILDINGS BY NUMBER OF UNITS

**Table K.2: Number of Buildings and Number of Units by Shehia; Kusini district Council, 2022**  
TBC

Shehia		Number of Units						
		Total	1	2	3	4	5	6+
<b>Total</b>		<b>19,331</b>	<b>17,483</b>	<b>611</b>	<b>320</b>	<b>304</b>	<b>287</b>	<b>326</b>
1	Michamvi	844	765	17	16	12	12	22
2	Paje	1,988	1,701	107	39	51	42	48
3	Bwejuu	1,299	1,223	44	14	7	5	6
4	Dongwe	1,504	1,268	69	44	48	42	33
5	Jambiani Kikadini	1,066	910	50	24	28	32	22
6	Jambiani Kibigija	1,926	1,778	47	27	29	16	29
7	Kitogani	594	542	22	7	9	5	9
8	Muungoni	807	706	19	22	15	22	23
9	Nganani	987	925	20	13	8	7	14
10	Mzuri	852	758	31	19	14	14	16
11	Kajengwa	902	881	13	2	2	-	4
12	Kijini	1,113	1,063	13	11	8	7	11
13	Kiongoni	557	479	17	17	10	21	13
14	Tasani	797	706	25	9	18	18	21
15	Mtende	697	660	14	7	5	2	9
16	Kibuteni	278	253	11	1	2	5	6
17	Kizimkazi Dimbani	872	775	33	22	15	14	13
18	Kizimkazi Mkunguni	1,044	918	38	22	19	22	25
19	Muyuni A	442	438	4	-	-	-	-
20	Muyuni B	446	434	10	1	1	-	-
21	Muyuni C	316	300	7	3	3	1	2

## 11. KUSINI UNGUJA REGION: BUILDINGS BY NUMBER OF BEDROOMS

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

Council		Total	Number of Bedrooms						
			1	2	3	4	5	6	7+
Total		66,030	11,467	17,286	23,142	10,473	2,442	795	425
1	Kati Town	44,785	7,855	11,536	15,405	7,701	1,570	486	232
2	Kusini District	21,245	3,612	5,750	7,737	2,772	872	309	193

## 11.1 KATI TOWN COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

**Table L.1: Buildings by Number of Bedrooms by Shehia, Kati Town;2022 TBC**

Shehia		Total	Number of Bedrooms						
			1	2	3	4	5	6	7+
<b>Total</b>		<b>44,785</b>	<b>7,855</b>	<b>11,536</b>	<b>15,405</b>	<b>7,701</b>	<b>1,570</b>	<b>486</b>	<b>232</b>
1	Kiboje Mwembeshauri	509	142	152	140	53	17	5	0
2	Kiboje Mkwajuni	686	251	223	172	30	7	1	2
3	Ghana	967	308	302	243	77	26	8	3
4	Mgeni Haji	451	90	92	194	53	18	3	1
5	Uzini	374	44	80	154	69	20	7	0
6	Mitakawani	414	94	150	119	35	11	4	1
7	Tunduni	481	64	124	212	70	10	1	0
8	Bambi	1211	302	360	407	108	29	4	1
9	Pagali	437	114	159	116	37	8	3	0
10	Umbuji	805	230	289	207	68	5	3	3
11	Mchangani Shamba	776	224	245	243	50	11	3	0
12	Mpapa	586	66	254	177	66	21	2	0
13	Kijibwemtu	119	58	44	11	5	1	0	0
14	Kidimni	1883	382	508	592	249	89	30	33
15	Machui	393	81	117	118	43	22	7	5
16	Miwani	897	223	284	267	73	38	10	2
17	Koani	2030	337	531	734	322	70	28	8
18	Jendele	1019	201	338	343	113	16	5	3
19	Chwaka	2073	239	452	757	458	101	36	30
20	Marumbi	736	124	177	167	224	27	12	5
21	Uroa	1252	137	244	443	299	82	30	17
22	Pongwe	403	85	88	149	57	12	12	0
23	Ndijani Mseweni	1381	273	500	451	127	23	5	2
24	Cheju	978	260	326	280	84	20	6	2
25	Charawe	504	104	111	165	98	19	4	3
26	Ukongoroni	354	72	138	109	25	9	1	0
27	Pete	691	182	214	183	89	15	6	2
28	Ndijani Mwembepunda	512	98	196	161	47	10	0	0
29	Zawiani	358	127	117	80	30	3	0	1
30	Dunga Bweni	2038	308	450	830	358	75	13	4
31	Ubago	1742	301	436	574	324	76	23	8
32	Dunga Kiembeni	1344	237	293	465	267	61	15	6
33	Jumbi	5806	557	937	2045	1840	293	96	38
34	Tunguu	3667	421	666	1366	955	167	49	43
35	Binguni	1173	163	350	485	148	21	6	0
36	Bungi	1702	262	453	690	230	41	23	3

Shehia		Total	Number of Bedrooms						
			1	2	3	4	5	6	7+
37	Unguja Ukuu Kaepwani	641	75	141	306	98	18	2	1
38	Kikungwi	630	95	130	285	100	12	7	1
39	Uzi	1083	176	349	358	161	34	5	0
40	Ng'ambwa	453	136	165	121	24	6	1	0
41	Unguja Ukuu Kaebona	553	86	165	199	79	15	8	1
42	Tindini	673	126	186	287	58	11	2	3

## 11.2 KUSINI DISTRICT COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

**Table L.2: Buildings by Number of Bedrooms by Shehia, Kusini District Town ; 2022 TBC**

Shehia		Total	Number of Bedrooms						
			1	2	3	4	5	6	7+
<b>Total</b>		<b>21,245</b>	<b>3,612</b>	<b>5,750</b>	<b>7,737</b>	<b>2,772</b>	<b>872</b>	<b>309</b>	<b>193</b>
1	Michamvi	963	194	239	395	96	23	12	4
2	Paje	2,246	411	513	757	303	131	62	69
3	Bwejuu	1,426	224	366	548	202	60	17	9
4	Dongwe	1,622	370	436	566	181	47	12	10
5	Jambiani Kikadini	1,234	227	315	365	202	83	21	21
6	Jambiani Kibigija	2,128	363	437	720	425	118	45	20
7	Kitogani	675	136	227	240	54	13	4	1
8	Muungoni	864	165	272	329	73	21	4	0
9	Nganani	1,069	129	342	432	120	24	14	8
10	Mzuri	912	122	262	360	105	41	17	5
11	Kajengwa	953	88	262	417	127	42	14	3
12	Kijini	1,149	128	434	401	122	51	10	3
13	Kiongoni	772	95	296	253	74	24	14	16
14	Tasani	835	196	250	272	86	21	10	0
15	Mtende	756	134	245	269	69	22	6	11
16	Kibuteni	295	41	68	129	44	11	1	1
17	Kizimkazi Dimbani	932	133	162	369	192	49	22	5
18	Kizimkazi Mkunguni	1,102	203	240	402	176	57	18	6
19	Muyuni A	471	76	154	190	34	14	3	0
20	Muyuni B	499	106	112	197	64	16	3	1
21	Muyuni C	342	71	118	126	23	4	0	0

## 12. KUSINI UNGUJA REGION: BUILDINGS BY LEGAL LAND DOCUMENTS

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

Council	Total Building / Units	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 Legal Document	Unknown
<b>Total</b>	<b>66,030</b>	<b>6,977</b>	<b>0</b>	<b>1,337</b>	<b>0</b>	<b>1,478</b>	<b>427</b>	<b>3,637</b>	<b>31,283</b>	<b>20,891</b>
Kati Town	44,785	5,341	0	1,228	0	11,41	293	2,966	19,776	14,040
Kusini District	21,245	1,636	0	109	0	337	134	671	11,507	6,851

## 12.1 KATI TOWN COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

**Table M1: Number of Buildings and Land Ownership Status by Council, Kusini Unguja Region; 2022 TBC**

Shehia		Total Building / Units	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 Legal Document	Unknown
Total		44,785	5,341	0	1,228	0	1,141	293	2,966	19,776	14,040
1	Kiboje Mwembeshauri	509	68	0	0	0	8	0	3	322	108
2	Kiboje Mkwajuni	686	85	0	3	0	19	0	68	385	126
3	Ghana	967	110	0	44	0	5	1	89	431	287
4	Mgeni Haji	451	26	0	4	0	1	2	8	343	67
5	Uzini	374	30	0	1	0	1	0	3	181	158
6	Mitakawani	414	12	0	4	0	7	0	3	319	69
7	Tunduni	481	22	0	2	0	1	0	12	234	210
8	Bambi	1211	85	0	0	0	70	2	17	526	511
9	Pagali	437	93	0	15	0	19	0	30	190	90
10	Umbuji	805	28	0	5	0	2	0	9	619	142
11	Mchangani Shamba	776	3	0	8	0	1	0	4	492	268
12	Mpapa	586	22	0	10	0	10	68	7	418	51
13	Kijibwemu	119	5	0	0	0	0	0	4	107	3
14	Kidimni	1883	425	0	41	0	86	2	197	411	721
15	Machui	393	91	0	2	0	11	0	14	201	74
16	Miwani	897	44	0	22	0	3	1	29	464	334
17	Koani	2030	230	0	41	0	106	18	326	738	571
18	Jendele	1019	48	0	1	0	84	15	80	372	419
19	Chwaka	2073	227	0	7	0	0	33	160	1121	525
20	Marumbi	736	121	0	0	0	2	3	207	396	7
21	Uroa	1252	104	0	0	0	7	12	60	943	126
22	Pongwe	403	50	0	0	0	1	6	1	292	53
23	Ndijani Mseweni	1381	52	0	37	0	19	2	135	768	368
24	Cheju	978	68	0	3	0	4	4	66	620	213
25	Charawe	504	7	0	0	0	1	0	3	475	18
26	Ukongoroni	354	0	0	0	0	0	0	4	185	165
27	Pete	691	22	0	3	0	1	9	15	462	179

Shehia		Total Building / Units	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 Legal Document	Unknown
28	Ndijani Mwembepunda	512	14	0	21	0	7	2	50	180	238
29	Zawiani	358	5	0	0	0	9	0	28	281	35
30	Dunga Bweni	2038	121	0	7	0	76	1	79	1142	612
31	Ubago	1742	349	0	218	0	43	5	90	684	353
32	Dunga Kiembeni	1344	131	0	0	0	92	7	67	456	591
33	Jumbi	5806	1814	0	535	0	121	52	497	637	2150
34	Tunguu	3667	478	0	126	0	168	20	276	899	1700
35	Binguni	1173	81	0	30	0	62	16	67	425	492
36	Bungi	1702	87	0	11	0	58	11	97	1016	422
37	Uguja Ukuu Kaepwani	641	40	0	1	0	0	0	16	376	208
38	Kikungwi	630	33	0	3	0	20	0	6	493	75
39	Uzi	1083	21	0	0	0	0	0	5	332	725
40	Ng'ambwa	453	2	0	1	0	0	0	2	331	117
41	Uguja Ukuu Kaebona	553	26	0	15	0	0	0	35	361	116
42	Tindini	673	61	0	7	0	16	1	97	148	343



## 12.2 KUSINI DISTRICT COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

**Table M2: Number of Buildings and Land Ownership Status by Shehia, Kusini District ; 2022**  
**TBC**

Shehia		Total Building / Units	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 Legal Document	Unknown
Total		21,245	1636	0	109	0	337	134	671	11,507	6,851
1	Michamvi	963	90	0	11	0	22	2	19	610	209
2	Kiboje Mkwajuni	2,246	246	0	42	0	127	4	59	719	1,049
3	Ghana	1,426	104	0	0	0	2	5	52	1,125	138
4	Mgeni Haji	1,622	146	0	1	0	4	3	36	1,046	386
5	Uzini	1,234	129	0	6	0	5	12	22	842	218
6	Mitakawani	2,128	136	0	4	0	12	82	169	1,005	720
7	Tunduni	675	16	0	0	0	0	0	10	492	157
8	Bambi	864	7	0	0	0	2	1	72	589	193
9	Pagali	1,069	116	0	10	0	1	0	5	229	708
10	Umbuji	912	8	0	0	0	2	0	49	309	544
11	Mchangani Shamba	953	61	0	0	0	1	1	11	152	727
12	Mpapa	1,149	170	0	0	0	0	1	5	506	467
13	Kijibwemtu	772	64	0	3	0	144	2	7	190	362
14	Kidimni	835	11	0	0	0	0	19	6	675	124
15	Machui	756	39	0	2	0	0	0	4	522	189
16	Miwani	295	4	0	0	0	3	0	9	102	177
17	Koani	932	22	0	0	0	1	0	7	809	93
18	Jendele	1,102	133	0	1	0	5	1	36	735	191
19	Chwaka	471	77	0	0	0	3	0	0	290	101
20	Marumbi	499	26	0	29	0	3	0	93	263	85
21	Uroa	342	31	0	0	0	0	1	0	297	13

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### 13. KUSINI UNGUJA: BUILDINGS OCCUPANCY

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

Council		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		64,453	46,118	18,335
1	Kati Town	43,856	31,530	12,326
2	Kusini District	20,597	14,588	6,009

## 13.1 KATI TOWN COUNCIL: BUILDING BY OCCUPACY STATUS

**Table N.1: Number of Buildings by Occupancy Status and Shehia; Kati Town, 2022 TBC**

Council		Total Number of Buildings	Percent	
			Occupied	Vacant
<b>Total</b>		<b>43,856</b>	<b>31,530</b>	<b>12,326</b>
1	Kiboje Mwembeshauri	507	426	81
2	Kiboje Mkwajuni	683	572	111
3	Ghana	957	783	174
4	Mgeni Haji	441	342	99
5	Uzini	369	292	77
6	Mitakawani	408	314	94
7	Tunduni	477	377	100
8	Bambi	1202	999	203
9	Pagali	434	355	79
10	Umbuji	802	622	180
11	Mchangani Shamba	775	642	133
12	Mpapa	457	382	75
13	Kijibwemtu	115	93	22
14	Kidimni	1856	1458	398
15	Machui	380	335	45
16	Miwani	892	743	149
17	Koani	1995	1386	609
18	Jendele	981	781	200
19	Chwaka	2025	1451	574
20	Marumbi	704	435	269
21	Uroa	1208	919	289
22	Pongwe	402	292	110
23	Ndijani Mseweni	1372	1085	287
24	Cheju	964	700	264
25	Charawe	484	366	118
26	Ukongoroni	334	246	88
27	Pete	667	506	161
28	Ndijani Mwembepunda	507	399	108
29	Zawiani	357	289	68
30	Dunga Bweni	2021	1420	601
31	Ubago	1712	1357	355
32	Dunga Kiembeni	1302	920	382
33	Jumbi	5648	3118	2530
34	Tunguu	3620	2089	1531
35	Binguni	1155	818	337
36	Bungi	1673	1182	491

Council		Total Number of Buildings	Percent	
			Occupied	Vacant
37	Unguja Ukuu Kaepwani	639	521	118
38	Kikungwi	615	417	198
39	Uzi	1063	849	214
40	Ng'ambwa	449	337	112
41	Unguja Ukuu Kaebona	547	420	127
42	Tindini	657	492	165

## 13.2 KUSINI DISTRICT COUNCIL: BUILDING BY OCCUPACY STATUS

**Table N.2: Number of Buildings by Occupancy Status and Shehia; Kusini District Council, 2022 TBC**

Council		Total Number of Buildings	Percent	
			Occupied	Vacant
<b>Total</b>		<b>20,597</b>	<b>14,588</b>	<b>6,009</b>
1	Michamvi	955	635	320
2	Paje	2,143	1,438	705
3	Bwejuu	1,364	866	498
4	Dongwe	1,592	1,024	568
5	Jambiani Kikadini	1,177	914	263
6	Jambiani Kibigija	2,092	1,334	758
7	Kitogani	661	478	183
8	Muungoni	852	628	224
9	Nganani	1,040	714	326
10	Mzuri	903	686	217
11	Kajengwa	933	702	231
12	Kijini	1,136	855	281
13	Kiongoni	610	393	217
14	Tasani	826	597	229
15	Mtende	734	578	156
16	Kibuteni	289	204	85
17	Kizimkazi Dimbani	916	662	254
18	Kizimkazi Mkunguni	1,083	830	253
19	Muyuni A	467	392	75
20	Muyuni B	484	360	124
21	Muyuni C	340	298	42

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