



THE UNITED REPUBLIC OF TANZANIA

KUSINI PEMBA REGION BASIC BUILDING STATISTICS REPORT





The United Republic of Tanzania

Kusini Pemba Region Building Census 2022

Basic Statistics Report

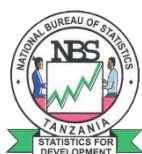
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Notes:

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

List of Abbreviation

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

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Basic Concepts and Definitions

Access Road	Is any road whether public or private and includes any street, square, court, alley, beach, footway, path, passage or highway whether a thoroughfare or not.
Building Census	Is the act of collecting, analysing and disseminating buildings' data for specific time
Building	Is any structure or erection and any part of any structure or erection of any kind whatsoever whether permanent, temporary, and whether completed or uncompleted.
Building Parastatals	Are Government institutions whose functions are to provide and or facilitate the provision of housing and other buildings in Tanzania.
Building Stock	Refers to total number of buildings in a particular area.
Certificate of Customary Right of Occupancy	Is the certificate of right of occupancy issued to land under customary tenure as stipulated under Section 27 of the Land Act No.5 of 1999.
Certificate of Right of Occupancy	Refers to legal land certificate of occupation granted under the Tanzania Land Act No. 4 of 1999 and Land Tenure Act No. 12 of 1992 of Tanzania Zanzibar.
Detached house	A building that stands alone from the foundation to roof level. Does not share walls with other houses. The building could be single or multi-storey.

Non-residential Use	Is a building or structure of any kind for whatsoever use, designed or intended to be used for other than a residential use
Partly Complete House	Is a building where one part is complete and can be occupied and other part is still under construction
Physical Address	Is the mailing address, including a zip code which details the actual location (building number and street name) of person, business or physical property.
Regularised Settlement	Is the legalised tenure status in the informal or unplanned settlements through a deliberate process aimed at bringing the informal and un-authorized settlements within the official legal (formal) and administrative systems of land to guarantee secure tenure for the concerned population.
Residential Building	Is a structure used or constructed or adopted to be used primarily for human habitation; such buildings may be available as apartments, quarters and similar facilities or accommodation.
Residential License	Confers upon the licensee the right to occupy land in non-hazardous land, land reserved for public utilities and surveyed land, urban or peri-urban area for the period of time for which it has been granted as provided in Section 23 of the Tanzania Land Act No.4 of 1999.
Single Storey	A building consisting of ground floor only.
Surveyed Settlement	Refers to human settlements for which cadastral surveying has been undertaken to each land parcel to determine its location, the extent of its boundaries and

surface area, and to indicate its separate identity, both graphically on a map or in a record as well as physically on the ground.

Tenure

Is defined as institutions and rules which regulate property rights and resource use, and determine who can use what resource, under what conditions and for how long.

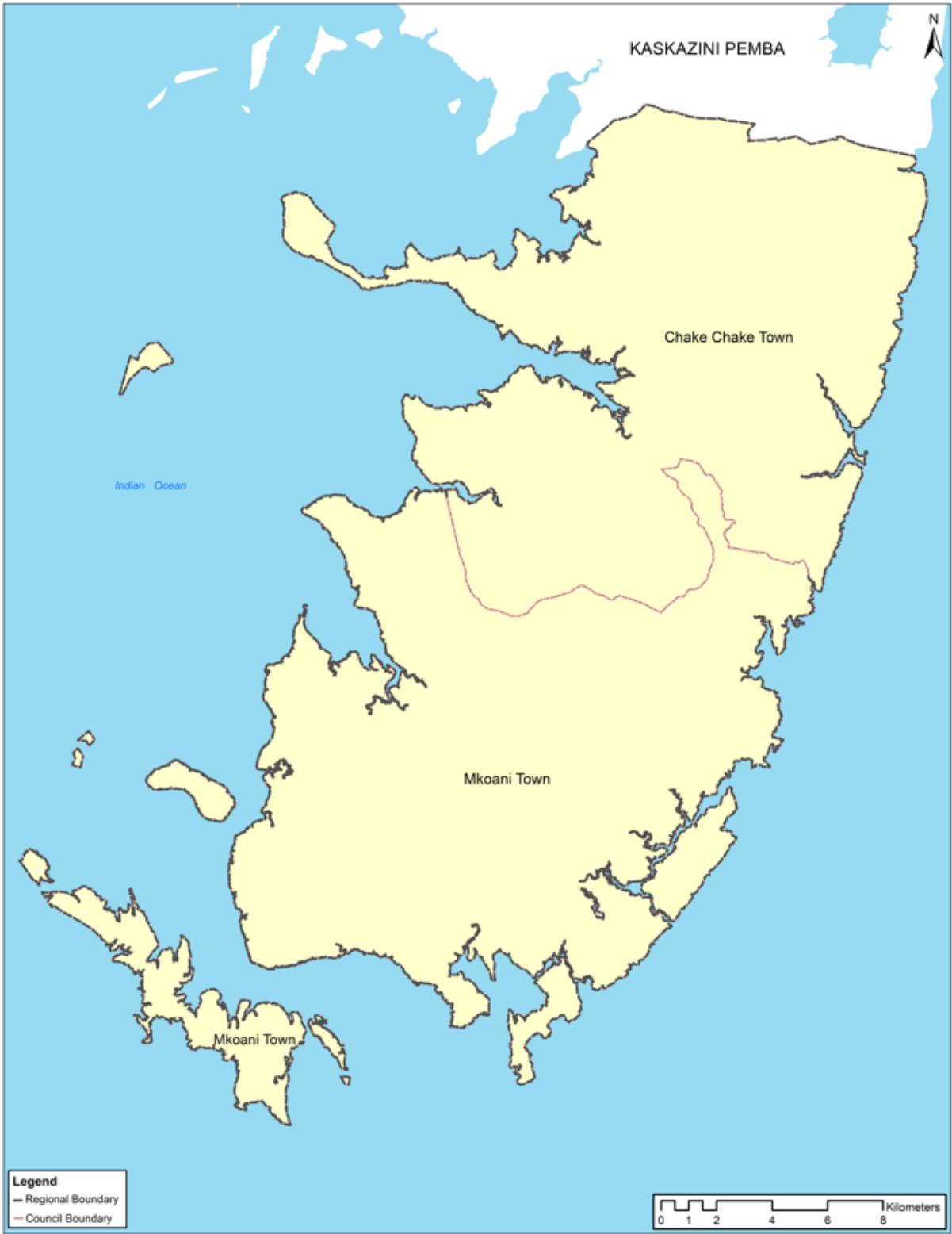
Terrace/Row of Houses

A terraced house is a row of more than two similar houses under one roof joined together by their side walls. The house could be single or multi-storey.

Unit

A unit is a house or part of the house with all necessary amenities. A building can have more than one unit.

Map 1: Kusini Pemba Region, Administrative Boundaries



Foreword



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



successfully in the East African Region. The Sixth Phase Government of the United Republic of Tanzania under the leadership of Her Excellency Dr. Samia Suluhu Hassan, and the Eighth Phase Revolutionary Government of Zanzibar under the leadership of His Excellency Dr. Hussein Ali Mwinyi have fulfilled 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 to 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. However, the information in this report presented at Regional and Council administrative levels.

The successful implementation of the 2022 TBC was due to collaborative and efforts 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 Dr. Amina Msengwa, the former Chairperson of the Governing Board of the National Bureau of Statistics (NBS), and Ambassador Amina Salum Ali, the former Chairperson of the Statistics Board of Zanzibar for their guidance throughout the implementation of the Census exercise.

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



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



Hemed Suleiman Abdulla (MRC)
Second Vice President of Zanzibar

Acknowledgement

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

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

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

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



Dr. Amina Suleiman Msengwa
Statistician General
National Bureau of Statistics



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

Executive Summary

The 2022 Kusini Pemba 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, buildings characteristics and status of land survey where the buildings are constructed. The report provides data at regional and council levels.

Chapter one presents a brief background information, rationale and objectives for undertaking 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 4.1.8.2 (ii) of the 2000 National Human Settlements Development Policy as well as Section 5.4.11 of the 2018 National Land Policy of Zanzibar and Section 2.5 of the 2008 National Housing Policy of Zanzibar. The main objective of the 2022 TBC is to equip the nation with adequate and reliable buildings data to enhance evidence-based decision making in all administrative levels for sustainable development of human settlements.

Chapter two presents information on the number of buildings, main use and type of buildings and the number of units in residential and commercial-residential buildings at the region. The results show that Kusini Pemba Region has a total of 60,264 buildings whereby 44,188 buildings are in rural and 16,076 are in urban areas. Most buildings (90.8 percent) in Kusini Pemba Region are single storey. Nine out of ten (90.5%) buildings are residential and 3.2 percent are commercial-residential. On the other hand, 98.5 percent of all residential and commercial-residential buildings are single units.

Chapter three presents buildings information on building categories, occupancy status, buildings 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 Pemba are detached (stand - alone), with 64.0 percent having been completed. More than six out of ten (62.6%)

buildings have cement or ceramic floor while 80.5 percent are roofed with corrugated iron sheets. Further, 30.1 percent of all residential and commercial-residential buildings have one or two rooms for sleeping. In addition, 30.3 percent of all buildings in Kusini Pemba needs major repair.

Chapter four present 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 37.4 percent of all buildings in Kusini Pemba get electricity from the national grid whereas 3.6 percent use alternative sources of electricity. Buildings with water services account for 38.4 percent whereas 61.2 percent have toilet services. On the other hand, 56.9 percent of all buildings are accessible by road while only 4.6 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 show that 91.3 percent of all buildings in Kusini Pemba Region are individually owned. Of all individually owned buildings, males own more than three times (72.6%) as many buildings as females (20.3%) while 3.2 percent are jointly owned. About two third (62.9%) of all buildings in Kusini Pemba are built on un-surveyed land whereas 38.9 percent do not have land ownership documents.

Chapter six presents key findings, policy implication and policy action for Kusini Pemba Region.

Table 1.1: Building Census Results in Brief- Kusini Pemba Region

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Total Number of Buildings	60,264	100.0	44,188	73.3	16,076	26.7
Number of Buildings by Physical Address						
Buildings with physical address	50,939	84.5	37,488	84.8	13,451	83.7
Buildings without physical address	9,325	15.5	6,700	15.2	2,625	16.3
Number of Buildings	60,264	100.0	44,188	100	16,076	100
Number of Buildings by Type						
Multi storey	475	0.8	118	0.3	357	2.2
Single storey	54,743	90.8	40,538	91.7	14,205	88.4
Under construction	5046	8.4	3532	8.0	1514	9.4
Number of Buildings	60,264	100.0	44,188	100	16,076	100
Number of Buildings by Main Use						
Residential	54,516	90.5	40,400	2.8	14116	87.8
Residential and commercial	1939	3.2	1217	3.0	722	5.1
Non-residential use	3809	6.3	2571	5.8	1238	7.7
Number of Buildings	60,264	100.0	44,188	100	16,076	100
Number of Buildings by Construction Status						
Completed	38,554	64.0	28760	65.1	9794	61.0
Partly completed	7000	11.6	4836	11	2164	13.5
Under construction	12,630	21.0	9107	21.0	3523	22.0
Temporary building	2080	3.5	1485	3.4	595	3.7
Number of Buildings	60,264	100.0	44,188	100	16,076	100
Number of Buildings by Occupancy status						
Occupied	49,850	82.7	36,762	83.2	13,088	81.4
Vacant	10,414	17.3	7,426	16.8	2,988	18.6

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Number of Buildings	61479	100.0	44749	100	16730	100
Number of Buildings by Services						
Electricity (TANESCO/ZECO)	22979	37.4	13035	29.1	9944	67.0
Alternative electricity sources (e.g. solar, generator)	2238	3.6	1824	4.1	414	2.8
Water	23626	38.4	13751	30.7	9875	66.6
Toilet	37611	61.2	24906	55.7	12705	85.6
Number of Buildings by Social Services						
Accessed by road	34,272	56.9	24,447	55.3	9825	61.1
Infrastructure for People With Disabilities	2,800	4.6	1,755	4.0	1,045	6.5
Number of Individually Owned Buildings by Sex of Owners						
Male	44634	72.6	33162	74.1	11472	68.6
Female	12488	20.3	8355	18.7	4133	24.7
Jointly (male and female)	1966	3.2	1437	3.2	529	3.2
Jointly males	1237	2.0	933	2.1	304	1.8
Jointly females	1154	1.9	862	1.9	292	1.7
Number of Buildings by Ownership and Tenure						
Owner's use	44007	71.6	32856	73.4	11151	66.7
Live in without paying any rent	8574	13.9	6305	14.1	2269	13.6
Both owner's use and rented	3781	6.2	2694	6.0	1087	6.5
Rented	5117	8.3	2894	6.5	2223	13.3
Number of Buildings	60264	100.0	44188	100.0	16076	100.0
Number of Buildings by Land Survey Status						

Indicator	Total		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Surveyed	14547	24.1	8009	18.1	6538	40.7
Not surveyed	37932	62.9	31844	72.1	6088	37.9
Regularized	2388	4.0	1488	3.4	900	5.6
Do not know	5397	9.0	2847	6.4	2550	15.9
Number of Buildings	61479	100.0	44749	100.0	16730	100
Number of Buildings/units by Type of Legal Documents						
Title deed (right of occupancy)	13254	21.6	6622	14.8	6632	39.6
Residential license	0	0.0	0	0.0	0	0.0
Letter of offer	943	1.5	454	1.0	489	2.9
Customary land tenure	0	0.0	0	0.0	0	0.0
Agreement/Contract	622	1.0	278	0.6	344	2.1
Registration Card (Zanzibar)	258	0.4	95	0.2	163	1.0
Local Government Documents (Mtaa/Village)	2141	3.5	1311	2.9	830	5.0
No document	23912	38.9	19800	44.2	4112	24.6
Do not know	20349	33.1	16189	36.2	4160	24.9

CHAPTER ONE

BACKGROUND INFORMATION

1.0 INTRODUCTION

Buildings are amongst the most important infrastructure in the lives of people in Tanzania and around the world. Buildings help to preserve and promote the lives of individuals, families and society at large in the economic, social, political and cultural spheres. Moreover, buildings as part of premises are an important criterion for measuring the state of a non-income economy for an individual or 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 number 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 building data, the Government of the United Republic of Tanzania conducted for the first time the 2022 Tanzania Buildings Census (2022 TBC), an exercise done concurrently with the 2022 Population and Housing Census. Apart from addressing long time challenges of lack of information on buildings in the country, the 2022 TBC has been conducted to meet the requirements of various national, regional and international policies pertaining to human settlements development. This huge national undertaking has been made practical due to a clear understanding that, building census is the primary means of accessing complete, accurate, adequate, timely and reliable building information.

The 2022 Kusini Pemba 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 presented at Regional and Council levels.

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

1.1 RATIONALE

The 2022 Tanzania Building Census adhered to the provision of Section 4.1.8.2 (ii) of the 2000 National Human Settlements Development Policy. 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 2030, which aspires to make cities and human settlements inclusive, safe, resilient and sustainable. Building census data are also useful in implementing the Declaration No. 5 of the 2016 International New Urban Agenda, which emphasises on appropriation in planning, designing, financing, developing, governing and managing human settlements especially towns and large cities.

1.2 OBJECTIVES OF BUILDING CENSUS

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

The specific objectives are to enable the Government to:

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

CHAPTER TWO

BUILDINGS STOCK

Key Points

- More than nine out of ten (90.8%) buildings in Kusini Pemba Region are single storey.
- More than ninety percent (90.5%) of all buildings in Kusini Pemba Region are used for residential purposes
- More than ninety eight percent (98.5%) of all residential and commercial-residential buildings in Kusini Pemba Region are of single unit.

2.0 INTRODUCTION

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

2.1 NUMBER OF BUILDINGS

The 2000 TBC results show that Kusini Pemba Region has a total of 60,264 buildings whereby 44,188 buildings are in rural and 16,076 are in urban areas. Mkoani Town Council has a slightly larger number of buildings (30,326) than Chake chake Town Council (29,938). Further results show that Chake Chake Town Council has a larger number (341) of multi-storey buildings than Mkoani Town Council (134) (Map 2.1 and Table 2.1).

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



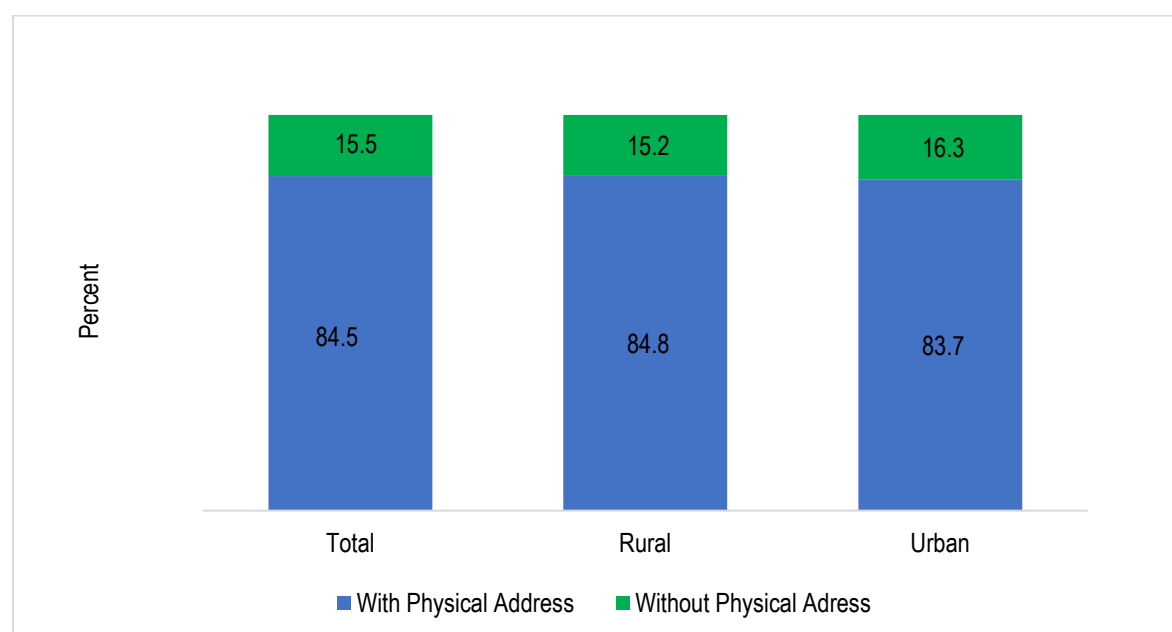
Table 2. 1: Number of Buildings by Place of Residence, Type and Council; Kusini Pemba Region, 2022 TBC

Council	Total				Rural				Urban			
	Total Number of Buildings	Multi Storeys	Single Storeys	Under Construction	Total Number of Buildings	Multi Storeys	Single Storeys	Under Construction	Total Number of Buildings	Multi Storeys	Single Storeys	Under Construction
Total	60,264	475	54,743	5,046	44,188	118	40,538	3,532	16,076	357	14,205	1,514
Chake Chake Town	29,938	341	26,874	2,723	19,076	47	17,321	1,708	10,862	294	9,553	1,015
Mkoani Town	30,326	134	27,869	2,323	25,112	71	23,217	1,824	5,214	63	4,652	499

2.2 BUILDINGS WITH PHYSICAL ADDRESSES

The results show that 84.5 percent of all buildings in Kusini Pemba Region have physical address. The percentage of buildings with physical addresses is slightly higher in rural (84.8%) than in urban areas (83.7%) (Figure 2.1 and Table 2.2).

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

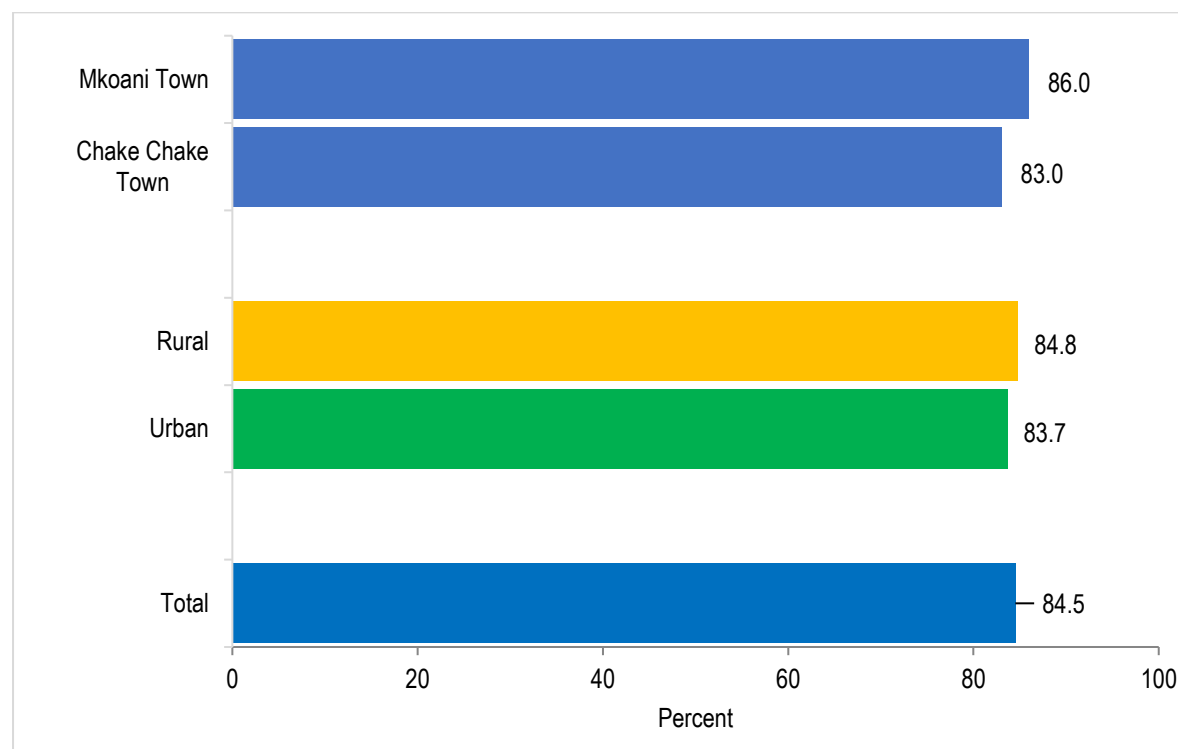


Across councils, results show that, Mkoani Town has a slightly higher percentage of buildings with physical addresses (86.0%) than Chake Chake Town (83.0%) (Table 2.2 and Figure 2.2).

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

Council	Total			Rural			Urban		
	Number of Buildings	With Physical Address	Without Physical Address	Number of Buildings	With Physical Address	Without Physical Address	Number of Buildings	With Physical Address	Without Physical Address
Total	60,264	50,939	9,325	44,188	37,488	6,700	16,076	13,451	2,625
Chake Chake Town	29,938	24,854	5,084	19,076	15,799	3,277	10,862	9,055	1,807
Mkoani Town	30,326	26,085	4,241	25,112	21,689	3,423	5,214	4,396	818

Figure 2. 2: Percentage Distribution of Buildings with Physical Address by Council: Kusini Pemba Region, 2022 TBC

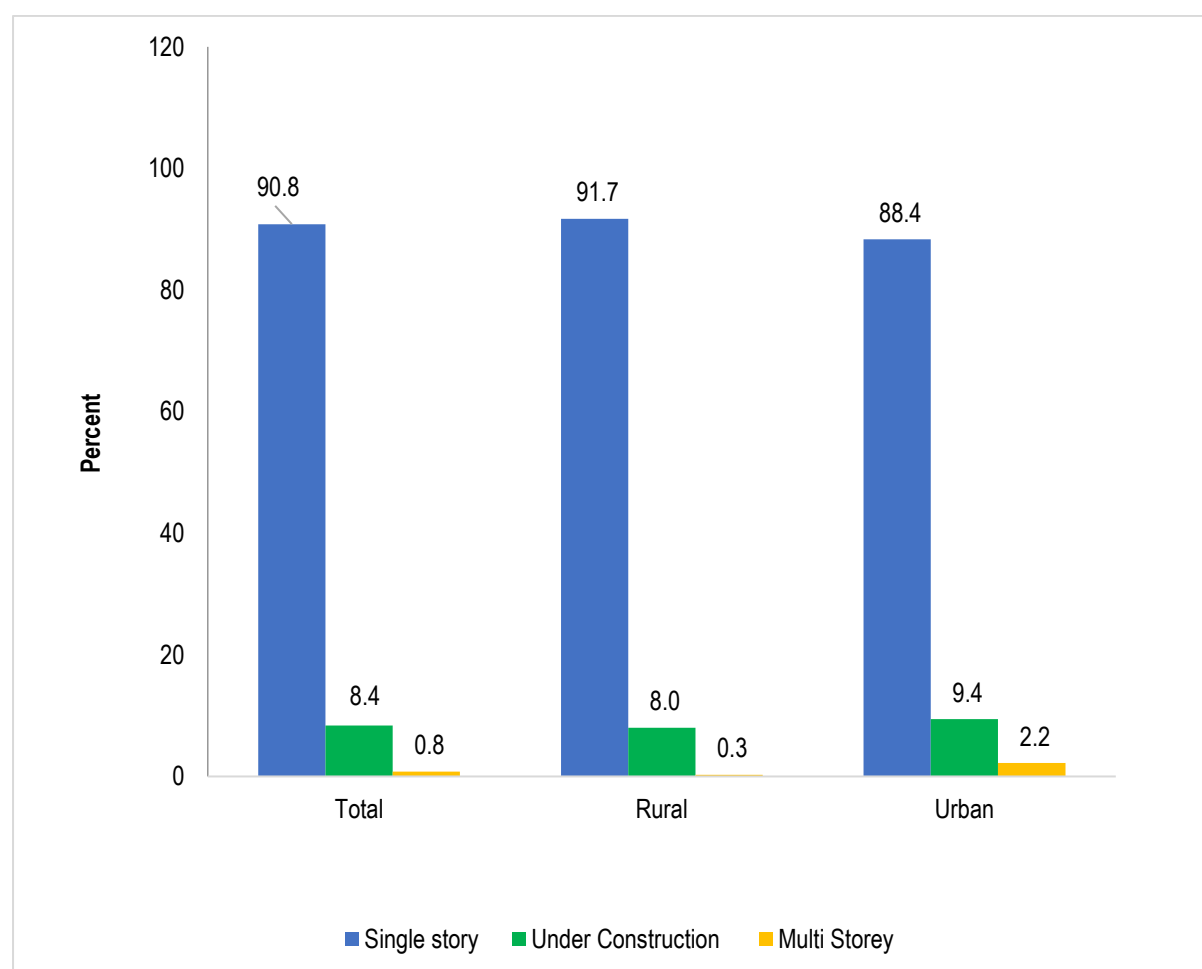


2.3 TYPE OF BUILDINGS

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 results reveal that, 90.8 percent of all buildings in Kusini Pemba Region are single storey while less than one percent (0.8%) percent are multi-storey. The percentage of multi-storey buildings is higher (2.2%) in urban than in rural areas (0.3%). Results further reveal that 8.4 percent of all buildings in the region are under construction. The percentage of buildings under construction in rural areas is lower (8.0%) than in urban areas (9.4%) (Figure 2.3).

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

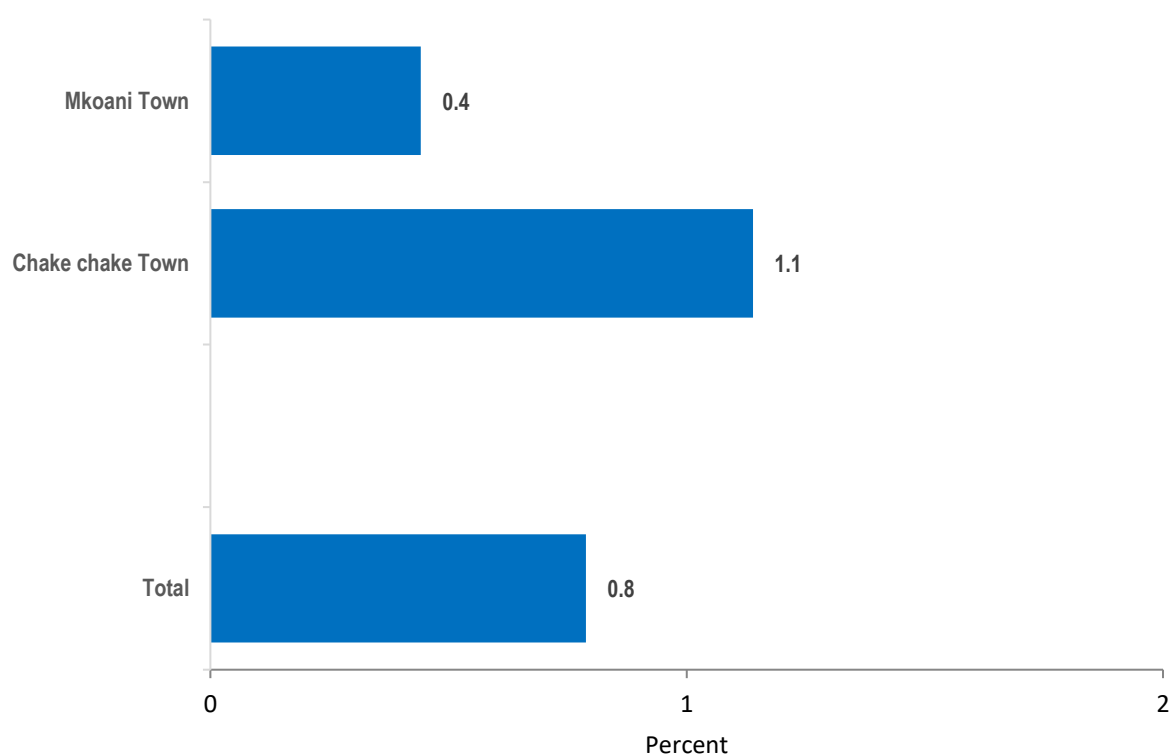


Across councils, Chake chake Town Council has a higher proportion of multi-storey buildings (1.1%) than Mkoani Town Council (0.4%). (Figure 2.4 and Table 2.3).

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

Council	Total				Rural				Urban			
	Total	Multi Storey	Single Storey	Under Construction	Total	Multi Storey	Single Storey	Under Construction	Total	Multi Storey	Single Storey	Under Construction
Total	60,264	0.8	90.8	8.4	44,188	0.3	91.7	8.0	16,076	2.2	88.4	9.4
Chake chake Town	29,938	1.1	89.8	9.1	19,076	0.2	90.8	9.0	10,862	2.7	87.9	9.3
Mkoani Town	30,326	0.4	91.9	7.7	25,112	0.3	92.5	7.3	5,214	1.2	89.2	9.6

Figure 2. 4: Percentage of Multi Storey Buildings by Council; Kusini Pemba Region, 2022 TBC



2.4 NUMBER OF STOREY IN A BUILDING

The number of storeys in a building consists of all storeys that are primarily above 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. Table 2.4 indicate that most of multi-storey buildings in Kusini Pemba Region comprise one storey (64.6%) followed by buildings with two storey (16%). Notably, 59.3 percent of buildings with one storey are situated in rural areas, while 66.4 percent are located in urban area.

Across the councils, Chakechake Town has higher percentage (66.3%) of building with one storey than Mkoani Town (60.4%) (Map 2.2).

**Table 2.2: The Distribution of Buildings by Place of Residence, Number of storey and Council;
Kusini Pemba Region, 2022 TBC**

Place	Multi storey Buildings by Number of floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
		G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	475	64.6	16.0	13.5	3.8	1.7	0.4	0	0	0
Rural	118	59.3	10.2	29.7	0.0	0.0	0.8	0	0	0
Urban	357	66.4	17.9	8.1	5.0	2.2	0.3	0	0	0
Council										
Chakechake Town	341	66.3	17.9	8.8	4.4	2.1	0.6	0	0	0
Mkoani Town	134	60.4	11.2	25.4	2.2	0.7	0	0	0	0

Map 2. 2: Number of Multi Storeys Buildings by Council; Kusini Pemba Region 2022 TBC



2.5 MAIN USE OF BUILDING

The main uses of buildings are divided into three groups, residential, commercial-residential and non-residential uses. The 2022 TBC results show most of the buildings (90.5%) in Kusini Pemba Region are residential, 3.2 percent are commercial-residential and 6.3 percent are used for non-residential purposes. Over nine out of ten (91.4%) buildings in rural areas are for residential use, higher than in urban areas (87.8%). Furthermore, about five percent (4.5%) of the buildings in urban areas are for commercial-residential use, higher than in rural areas (2.8%) (Figure 2.5)

At the Council level, the proportion of residential buildings are almost similar for both Chakechake and Mkoani town (90.8% and 90.1 % respectively). Additionally, for non-residential use, both Councils have similar proportions of buildings (6.3% each) (Table 2.4 and Map 2.3)

Table 2. 4: Percentage Distribution of Buildings by Main Use, Place of Residence and Council; Kusini Pemba Region, 2022 TBC

Council	Place of Residence	Main Use			
		Total Buildings	Residential	Residential and Commercial	Non-residential use
Kusini Pemba	Total	60,264	90.5	3.2	6.3
	Rural	44,188	91.4	2.8	5.8
	Urban	16,076	87.8	4.5	7.7
Chake Chake Town	Total	29,938	90.8	2.8	6.3
	Rural	19,076	92.1	2.1	5.8
	Urban	10,862	88.5	4.1	7.3
Mkoani Town	Total	30,326	90.1	3.6	6.3
	Rural	25,112	90.9	3.3	5.8
	Urban	5,214	86.3	5.2	8.5

The main use of non-residential buildings in Kusini Pemba Region is for religious purposes (35.5%), followed by commercial (32.5%) and institutions (15.9%). Chake Chake Town Council has a slightly lower proportion (32.2%) of buildings used for commercial purposes than Mkoani Town Council (32.8%). On the other hand, Chake Chake Town Council has a slightly higher proportion (1.7%) of buildings used for industrial purposes than Mkoani Town Council (1.4%) (Table 2.6 and Figure 2.5).

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

Place	Total	Type of Use										
		Offices	Commercial	Industrials	Tourists Cottages	Guest Houses/ Lodges (%)	Hotels	Godown/Ware House	Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	3,809	8.2	32.5	1.5	0.2	1.1	1.3	3.6	15.9	0.3	35.5	2.4
Council												
Chake chake Town	1,901	9.6	32.2	1.7	0.2	1.7	2.1	3.4	15.1	0.2	35.0	2.4
Mkoani Town	1,908	6.8	32.8	1.4	0.1	0.4	0.6	3.9	16.7	0.5	36.0	2.5

Map 2. 3: Number of Residential Buildings by Main Use, Place of Residence and Council; Kusini Pemba Region, 2022 TBC

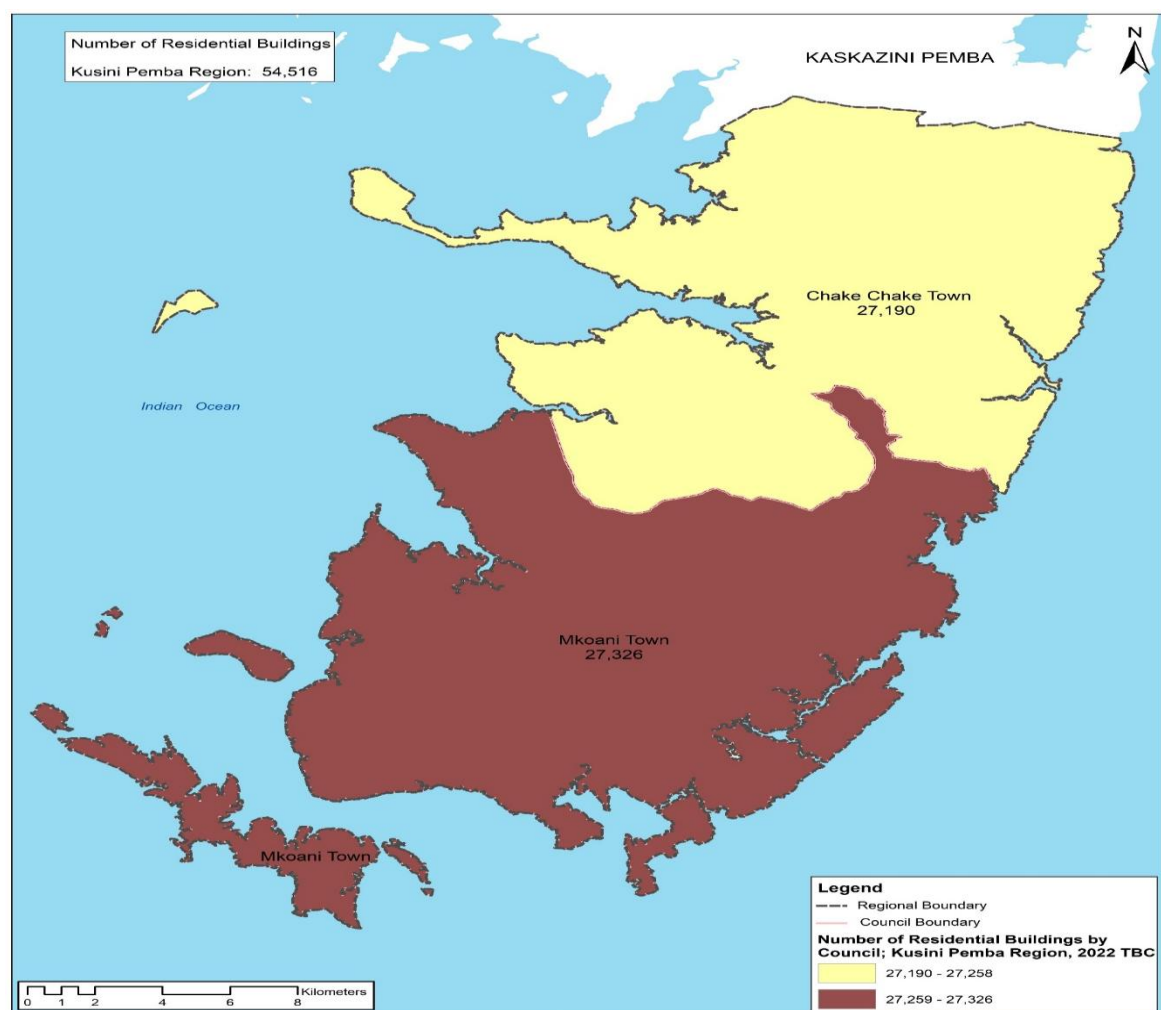
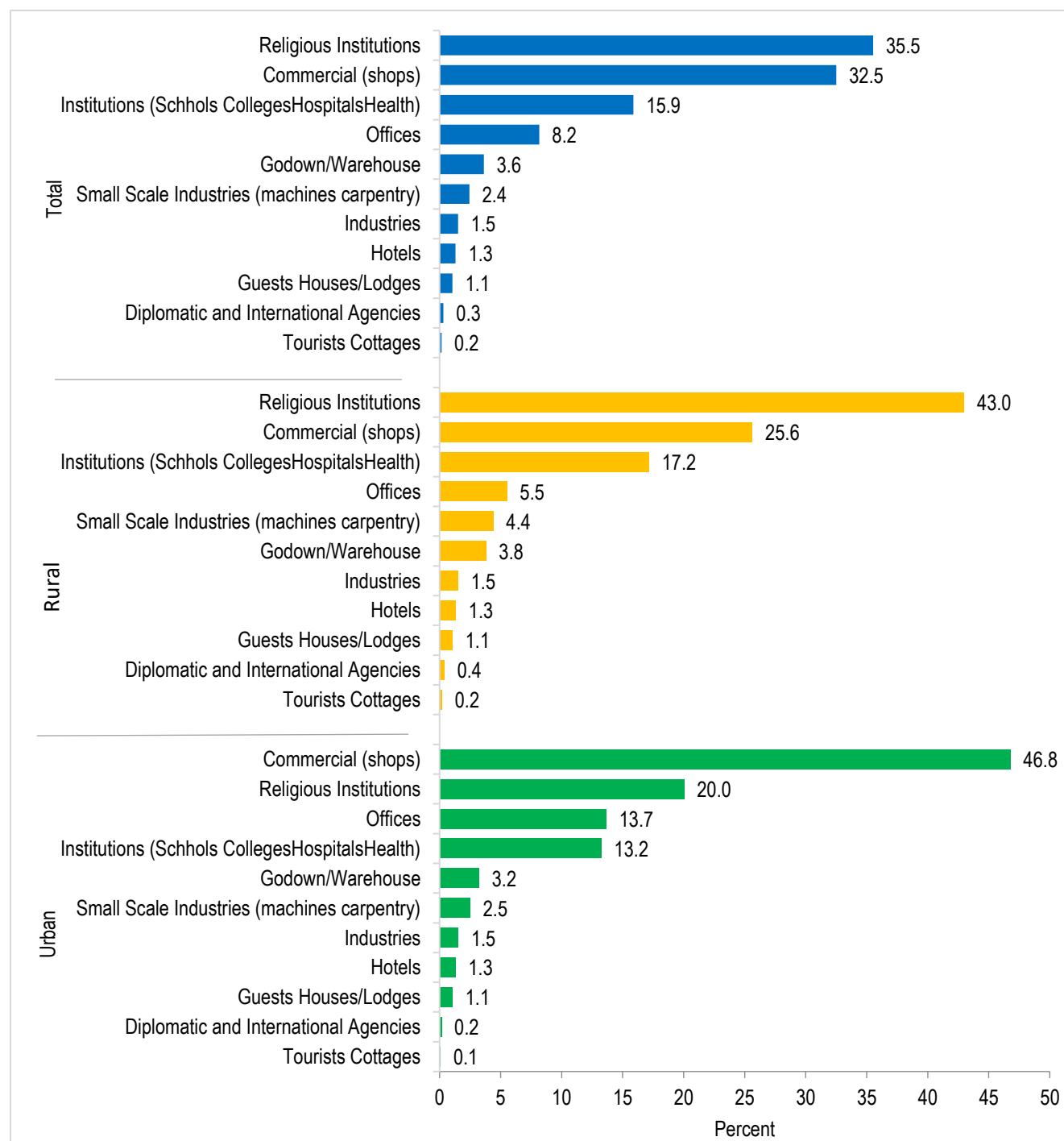


Figure 2. 5 : Percentage Distribution of Non – Residential Buildings by Type of Use; Kusini Pemba, 2022 TBC



2.6 NUMBER OF UNITS IN BUILDINGS

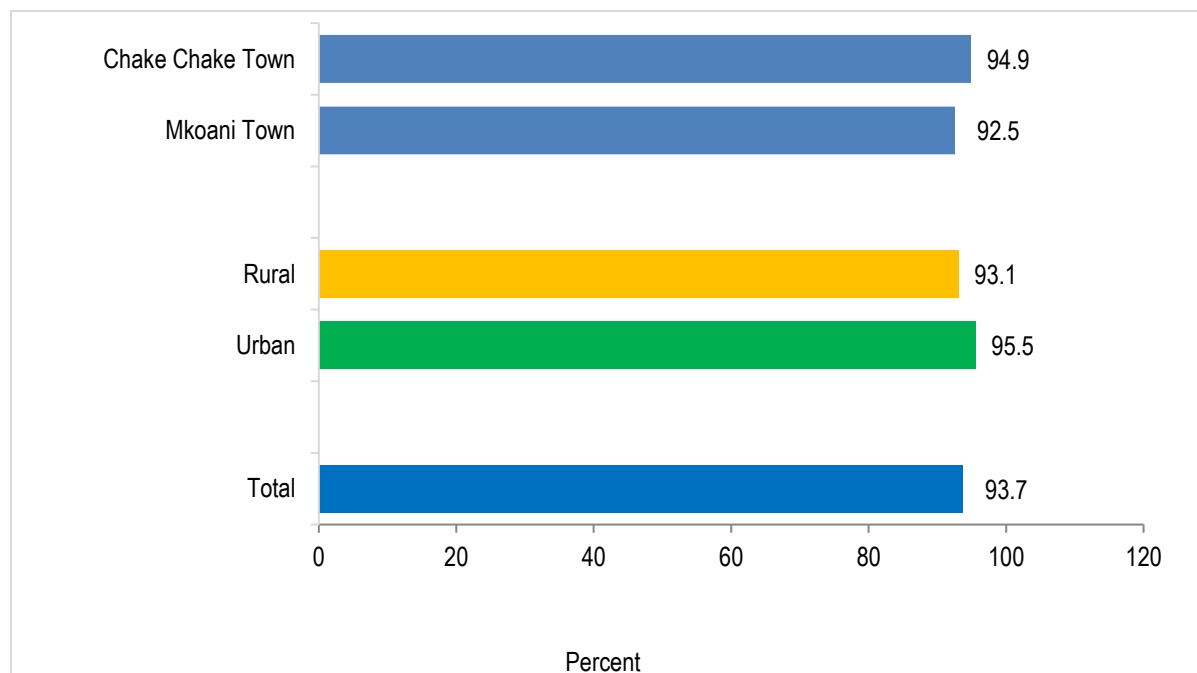
Information on the number of units in the building was collected only in residential and commercial-residential buildings. Results show that, most buildings in Kusini Pemba Region (93.7%) have one unit. The pattern of distribution of buildings by number of units is similar for both rural and urban areas (Table 2.7).

At the council level, Chake chake Town has a slightly higher proportions of buildings with single units (94.9%) than Mkoani Town Council (92.5%). The percentage of buildings with two units are almost similar for both Chakechake and Mkoani Town Councils (2.1% and 2.5% respectively) (Table 2.7 and Figure 2.6)

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

Place	Number of Units																				
	Total							Rural						Urban							
	Number of Buildings	1	2	3	4	5	6+	Total	1	2	3	4	5	6+	Total	1	2	3	4	5	6+
Total	56,455	93.7	2.3	1.1	1.0	1.0	0.9	41,617	93.1	2.2	1.3	1.1	1.2	1.1	14,838	95.5	2.4	0.7	0.4	0.5	0.4
Council																					
Chake Chake Town	28,037	94.9	2.1	0.8	0.7	0.7	0.7	17,972	94.2	2.0	1.0	0.9	0.9	0.9	10,065	96.1	2.3	0.5	0.3	0.4	0.4
Mkoani Town	28,418	92.5	2.5	1.3	1.2	1.3	1.2	23,645	92.2	2.4	1.4	1.3	1.4	1.3	4,773	94.3	2.7	1.0	0.6	0.9	0.6

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



CHAPTER THREE

BUILDING INFORMATION

Key Points

- More than nine out of ten (97.4%) of all buildings in Kusini Pemba Region are detached (stand-alone).
- Sixty four percent (64.0%) of all buildings in Kusini Pemba Region have been completed.
- About six out of ten (59.2%) buildings in Kusini Pemba Region have Sand or cement floors.
- More than three-quarters (80.5 %) of buildings in Kusini Pemba Region are roofed with corrugated iron sheets.
- More than quarter (30.1%) of all residential and commercial buildings have one or two rooms for sleeping
- More than thirty percent (30.3%) of all buildings in Kusini Pemba Region needs major repair

3.0 INTRODUCTION

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

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 Pemba Region are detached or stand-alone buildings, while a small proportion (0.9%) are semi- detached and 1.7 percent are terrace buildings.

Over ninety-eight percent (98.1%) of all buildings in rural areas are detached or stand-alone, compared with 95.2 percent buildings in urban areas. Semi-detached buildings in rural and urban areas account for 0.6 percent and 1.9 percent,

respectively. Chake Chake Town Council has a slightly higher percentage (95.6%) of detached or stand-alone buildings than Mkoani Town Council (94.2%) (Table 3.1).

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

Place	Building Category						
	Number of Buildings	Semidetached	Percent	Terrace/Row of Houses	Percent	Detached/Stand Alone	Percent
Total	60,264	554	0.9	1,041	1.7	58,669	97.4
Rural	44,188	248	0.6	581	1.3	43,359	98.1
Urban	16,076	306	1.9	460	2.9	15,310	95.2
Council							
Chake chake Town	54,778	657	1.2	1,780	3.2	52,341	95.6
Mkoani Town	103,135	1,528	1.5	4,425	4.3	97,182	94.2

3.2 BUILDING CONSTRUCTION STATUS

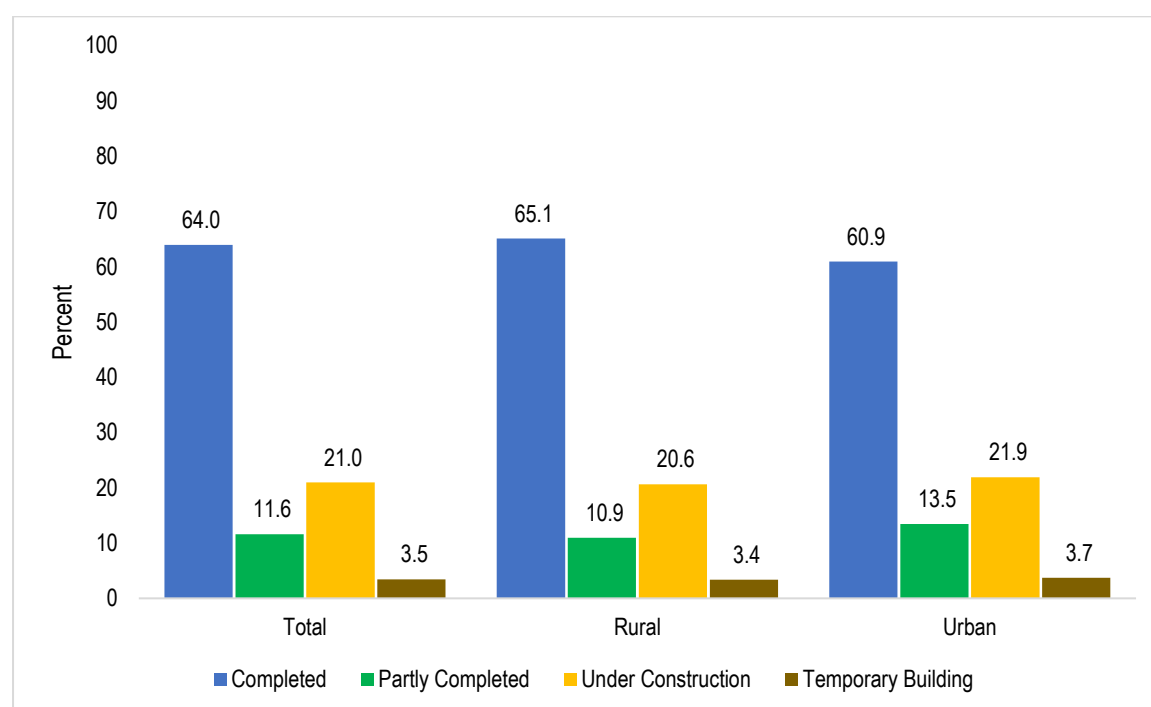
The construction status of buildings is divided into four categories, namely completed, and partly completed, under construction and temporary buildings. The 2022 TBC results show that, 64.0 percent of all buildings in Kusini Pemba Region have been completed and 11.6 percent are partly completed. Buildings under construction account for 21.0 percent while temporary buildings accounts for 3.5 percent. The proportion of completed buildings in rural is slightly higher (65.1%) than that of buildings in urban areas (60.9%).

Mkoani Town Council has a slightly higher percentage of completed buildings (64.6%) than Chake chake Town Council (63.4%). The percentages of Temporary building are almost similar for both Chake Chake and Mkoani Town Council (3.5% and 3.4% respectively) (Table 3.2 and Figure 3.1).

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

Place	Total Number of Buildings	Completed	Partly Completed	Under Construction	Temporary Building
Total	60,264	64.0	11.6	21.0	3.5
Rural	44,188	65.1	10.9	20.6	3.4
Urban	16,076	60.9	13.5	21.9	3.7
Council					
Chake Chake Town	29,938	63.4	12.2	20.9	3.5
Mkoani Town	30,326	64.6	11	21.1	3.4

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



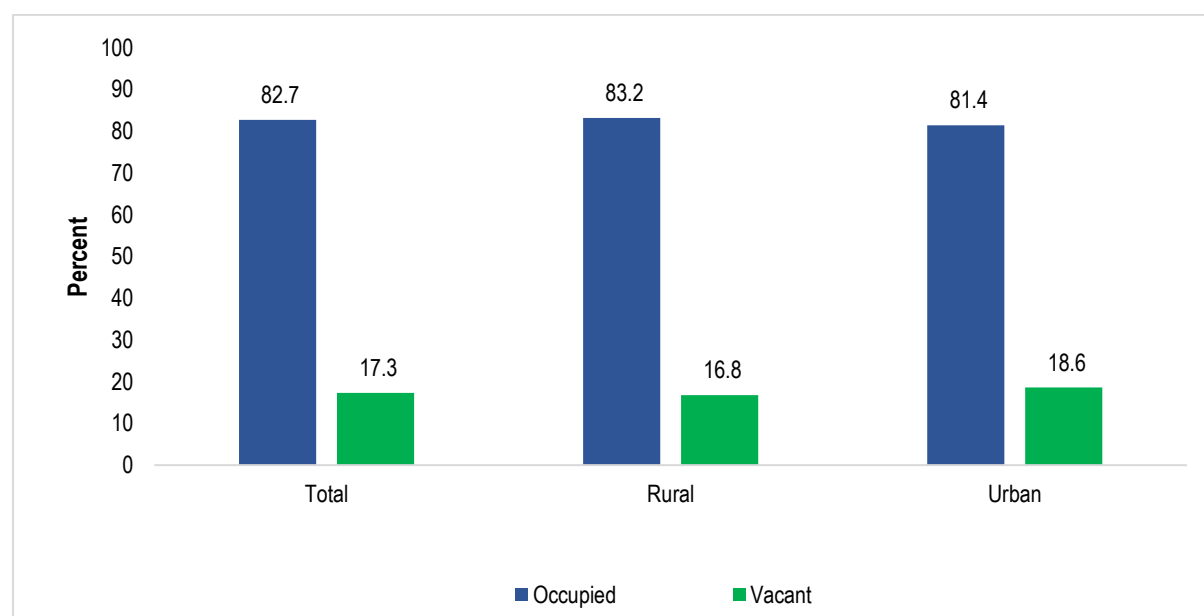
3.3 BUILDING OCCUPANCY STATUS

The occupancy status of buildings is determined by checking whether the building is in use or vacant. The results show that 82.7 percent of all buildings in Kusini Pemba Region are in use, while 17.3 percent are vacant. Furthermore, the results indicate that rural areas have a higher proportion of buildings in use (82.3%) compared with urban areas (81.4%). Mkoani Town Council has a higher percentage (83.6%) of buildings in use than Chake chake Town Council (81.8%) (Table 3.3 and Figure 3.2).

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

Place	Total Number of Buildings	Percent	
		Occupied	Vacant
Total	60,264	82.7	17.3
Rural	44,188	83.2	16.8
Urban	16,076	81.4	18.6
Council			
Chake Chake Town	29,938	81.8	18.2
Mkoani Town	30,326	83.6	16.4

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



3.3.1 REASONS FOR VACANT BUILDINGS

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

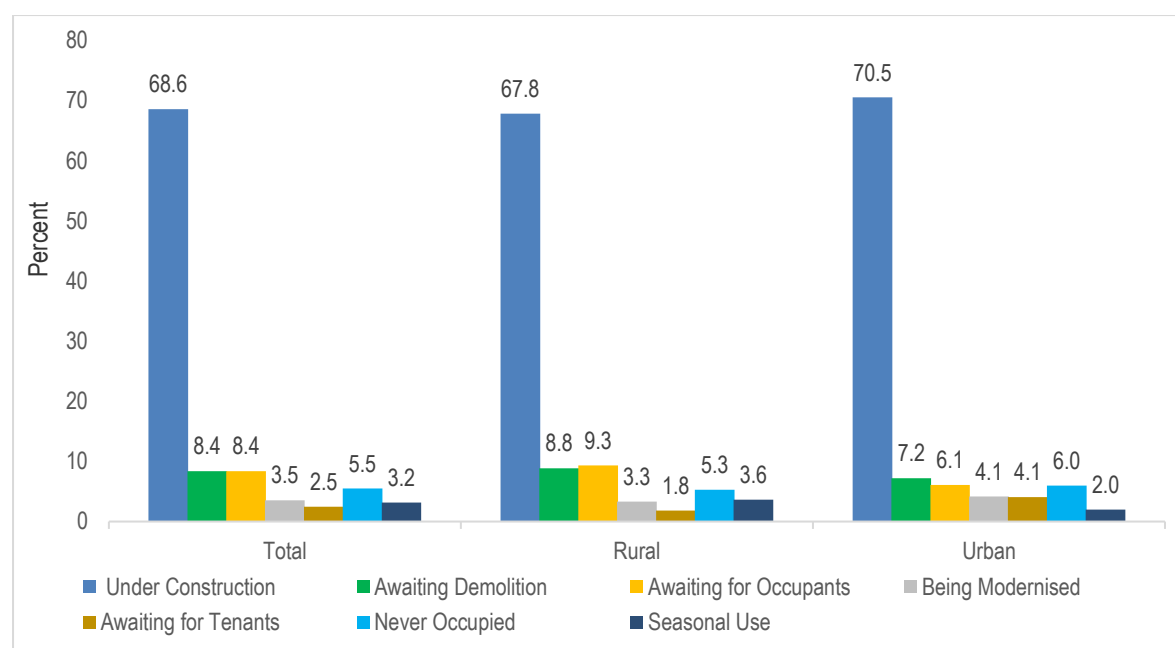
The results show that 68.6 percent of all vacant buildings in Kusini Pemba are still under construction while buildings awaiting demolition and those awaiting occupants account for 8.4 percent each. Furthermore 5.5 percent of vacant buildings are new buildings that have not yet been used. A similar pattern is observed in rural and urban areas. . In rural areas, 67.8 percent of all buildings that are not in use are still under

construction and 8.8 percent are awaiting demolition. In urban areas, 70.5 percent of vacant buildings are due to still being under construction, while 7.2 percent are awaiting for demolition (Table 3.3 and Figure 3.3).

Table 3. 4: Percentage Distribution of Vacant Buildings by Reasons; Kusini Pemba Region 2022 TBC

Place	Number	Reasons						
		Under Construction	Awaiting Demolition	Awaiting for Occupants	Being Modernised	Awaiting for Tenants	Never Occupied	Seasonal Use
Total	10,414	68.6	8.4	8.4	3.5	2.5	5.5	3.2
Rural	7,426	67.8	8.8	9.3	3.3	1.8	5.3	3.6
Urban	2,988	70.5	7.2	6.1	4.1	4.1	6.0	2.0
Council								
Chake Chake Town	5,451	70.2	7.2	7.9	4.0	2.3	5.8	2.5
Mkoani Town	4,963	66.8	9.6	8.9	3.0	2.7	5.2	3.8

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



3.4 BUILDING CONSTRUCTION MATERIALS

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

3.4.1 FLOOR MATERIALS

Materials used for floor include cement, PVC tiles, ceramic tiles (marble), terrazzo, clay, earth/sand, hard plastic or bitumen, polished wood, cow dung, wood planks, or bamboo or plant residues. In Kusini Pemba Region, 59.2 percent of all buildings have sand or cement floors, followed by earth/Sand/soil floors (24.2%) and ceramic tiles (3.4%)

Furthermore, in rural areas, buildings with cement floor constitute 56.6 percent of all buildings while in urban areas it is 66.3 percent. Chake Chake Town Council has a higher percentage (61.4%) of buildings with cement floor than Mkoani Town Council (56.9%) (Table. 3.5).

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

Place	Total	Flooring Materials								
		Sand-cement	Ceramic tiles	Parquet or polished wood	Terrazzo	PVC tiles	Wood planks	Earth/sand/soil	Cow dung	No Floor
Total	60,264	59.2	3.4	0.0	0.2	0.0	0.2	24.2	0.0	12.8
Rural	44,188	56.6	1.4	0.0	0.1	0.0	0.2	29.2	0.0	12.4
Urban	16,076	66.3	9.0	0.0	0.4	0.0	0.0	10.3	0.0	14.0
Council										
Chake Chake Town	29,938	61.4	5.4	0.0	0.2	0.0	0.2	19.1	0.0	13.7
Mkoani Town	30,326	56.9	1.5	0.0	0.2	0.0	0.2	29.1	0.1	12.0

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

3.4.2 WALL MATERIALS

Materials used for wall construction include stone, 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 Pemba Region have walls built with cement/stone blocks (47.3%), followed by bamboo poles/wood planks (38.8%). In urban areas, 72.9 percent of all buildings have walls constructed with cement/stone,

followed by bamboo poles/wood planks (13.2%). Most of the buildings (48.1%) in rural areas are constructed using bamboo poles or wood planks followed by cement/stone blocks (38.0%). Chake Chake Town Council has a higher percentage (54.1%) of buildings with cement blocks than Mkoani Town Council (40.6%). However, Mkoani Town Council has a higher percentage (47.1) of buildings with Bamboo poles/wood planks than Chake chake Town Council (Table 3.6).

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

Place	Total	Wall Materials									
		Stones	Cement/Stone blocks	Sundried bricks	Burnt bricks	Glass	Wood and Iron Sheets	Bamboo poles/wood planks	Grass	Tent/ container	No Walls
Total	60,264	4.0	47.3	3.6	0.5	0.0	0.2	38.8	0.3	0.0	5.3
Rural	44,188	4.2	38.0	3.6	0.4	0.0	0.3	48.1	0.4	0.0	5.0
Urban	16,076	3.4	72.9	3.5	0.6	0.0	0.1	13.2	0.1	0.1	6.2
Council											
Chake Chake Town	29,938	4.2	54.1	4.5	0.5	0.0	0.2	30.3	0.4	0.0	5.7
Mkoani Town	30,326	3.8	40.6	2.6	0.4	0.0	0.3	47.1	0.2	0.1	4.9

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

3.4.3 ROOFING MATERIALS

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

The results show that, the highest percentage (80.5%) of all buildings in Kusini Pemba Region are roofed with corrugated Iron sheets, followed by grass/ leaves (7.6%). In urban areas, 84.4 percent of all buildings are roofed with corrugated iron sheets compared with 79.1 percent of buildings in rural areas. The percentage of buildings roofed with corrugated iron sheets is almost similar for Chake chake and Mkoani Town councils (80.2% and 80.8% respectively) 2022 TBC (Table 3.7).

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

Place	Total	Roofing Material								No roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/ leaves	Mud and leaves	Plastics/ Tins	Tent/ Container	
Total	60,263	80.5	0.1	0.2	0.1	7.6	0.2	0.0	0.0	11.2
Rural	44,187	79.1	0.1	0.1	0.1	9.5	0.3	0.0	0.0	10.9
Urban	16,076	84.4	0.3	0.5	0.2	2.4	0.1	0.0	0.1	12.1
Council										
Chake Chake Town	29,937	80.2	0.2	0.2	0.2	6.9	0.3	0.0	0.0	12.0
Mkoani Town	30,326	80.8	0.0	0.2	0.1	8.3	0.2	0.0	0.0	10.4

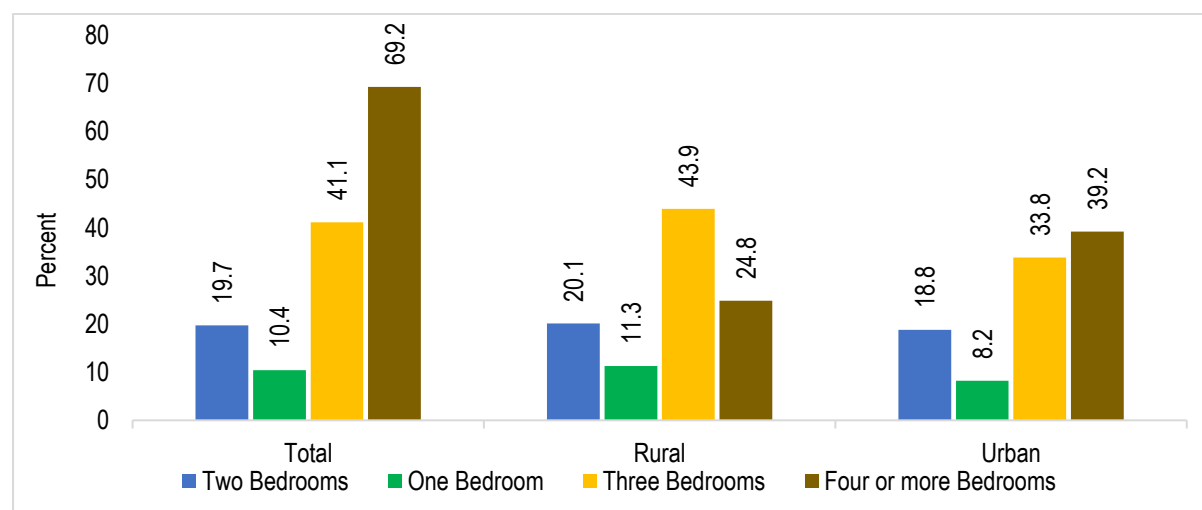
3.5 NUMBER OF BEDROOMS IN BUILDINGS

This section provides information on the number of bedrooms in residential and commercial-residential buildings/Units. The 2022 TBC results show that 42.6 percent of all buildings/Units used for residential and commercial-residential purposes in Kusini Pemba Region have three bedrooms, 18.7 percent have two bedrooms, and 32.2 percent have four or more bedrooms. Moreover, in rural areas, the number of buildings/units with one bedroom is much lower (7.2%) compared to 45.8% of buildings with three bedrooms. In urban areas, most buildings/units (34.4%) have three bedrooms, followed by those with four bedrooms (26.3%) (Table 3.8 and Figure 3.4).

Table 3. 8: Percentage Distribution of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms, Place of Residence and Council; Kusini Pemba Region, 2022 TBC

Council	Number of Buildings/Units	Bedrooms						
		1	2	3	4	5	6	7+
Total	61,479	10.4	19.7	41.1	17.3	8.1	2.7	0.7
Rural	44,749	11.3	20.1	43.9	14.8	7.0	2.4	0.6
Urban	16,730	8.2	18.8	33.8	23.9	11.1	3.3	0.9
Council								
Chake Chake Town	30,628	9.8	20.7	37.1	20.3	8.9	2.6	0.7
Mkoani Town	30,851	11.1	18.8	45.1	14.3	7.3	2.7	0.6

Figure 3. 4: Percentage Distribution of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms and Place of Residence; Kusini Pemba Region, 2022 TBC



3.6 BUILDING CONDITION

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

The results in show that 21.3 percent of buildings in Kusini Pemba Region do not need repair, 39.5 percent need minor repair, 30.3 percent needs major repair and 1.2 percent are not fit for human use (dilapidated).

The results of buildings condition in rural portray a similar pattern with that of urban.

Across the Council, the results reveal that, 21.6 percent of all buildings in Chake chake Town do not require repair while 40.5 percent needs minor repair, 30.1 percent needs major repair and 1.1 percent are deemed unsuitable for human use. In Mkoani Town Council, 20.0 percent of all buildings do not need repair, 40.4 percent requires minor repair, 32.3 percent needs major repair and 1.2 percent are not suitable for human use (Figure 3.5 and Table 3.9).

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

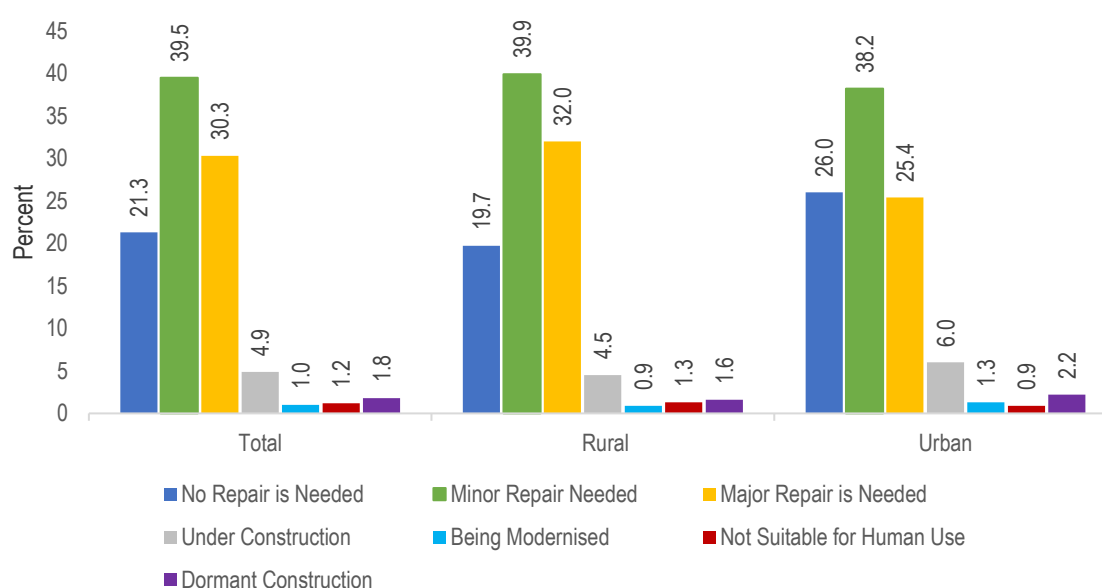


Table 3.9: Percentage Distribution of Buildings by Building Condition and Place of Residence; Kusini Pemba Region, 2022 TBC

Place	Total Buildings	Building Condition						
		Needs No Repair	Needs Minor Repair	Needs Major Repair	Dilapidated/ Not Fit for Human Use	Renovation/ Repair Is on Progress	Construction in Progress	Domant Construction
Total	53,122	21.3	39.5	30.3	4.9	1.0	1.2	1.8
Rural	39,153	19.7	39.9	32.0	4.5	0.9	1.3	1.6
Urban	13,969	26.0	38.2	25.4	6.0	1.3	0.9	2.2
Council								
Chake Chake Town	26,110	21.6	40.5	30.1	4.1	1.1	1.1	1.6
Mkoani Town	27,012	20.0	40.4	32.3	3.9	0.8	1.2	1.5

CHAPTER FOUR

BASIC SERVICES IN BUILDINGS

Key Points

- More than thirty seven percent (37.4%) of all buildings in Kusini Pemba Region get electricity from the national grid whereas about 3.6 percent use alternative sources of electricity.
- More than forty one percent (38.4%) of all buildings in Kusini Pemba Region have water services.
- Two third (61.2%) of all buildings in Kusini Pemba Region have toilet services.
- About fifty seven percent (56.9%) of all buildings in Kusini Pemba Region are accessible by road.
- More than four percent (4.6%) of all buildings in Kusini Pemba Region have infrastructure for Persons with Disabilities.

4.0 INTRODUCTION

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

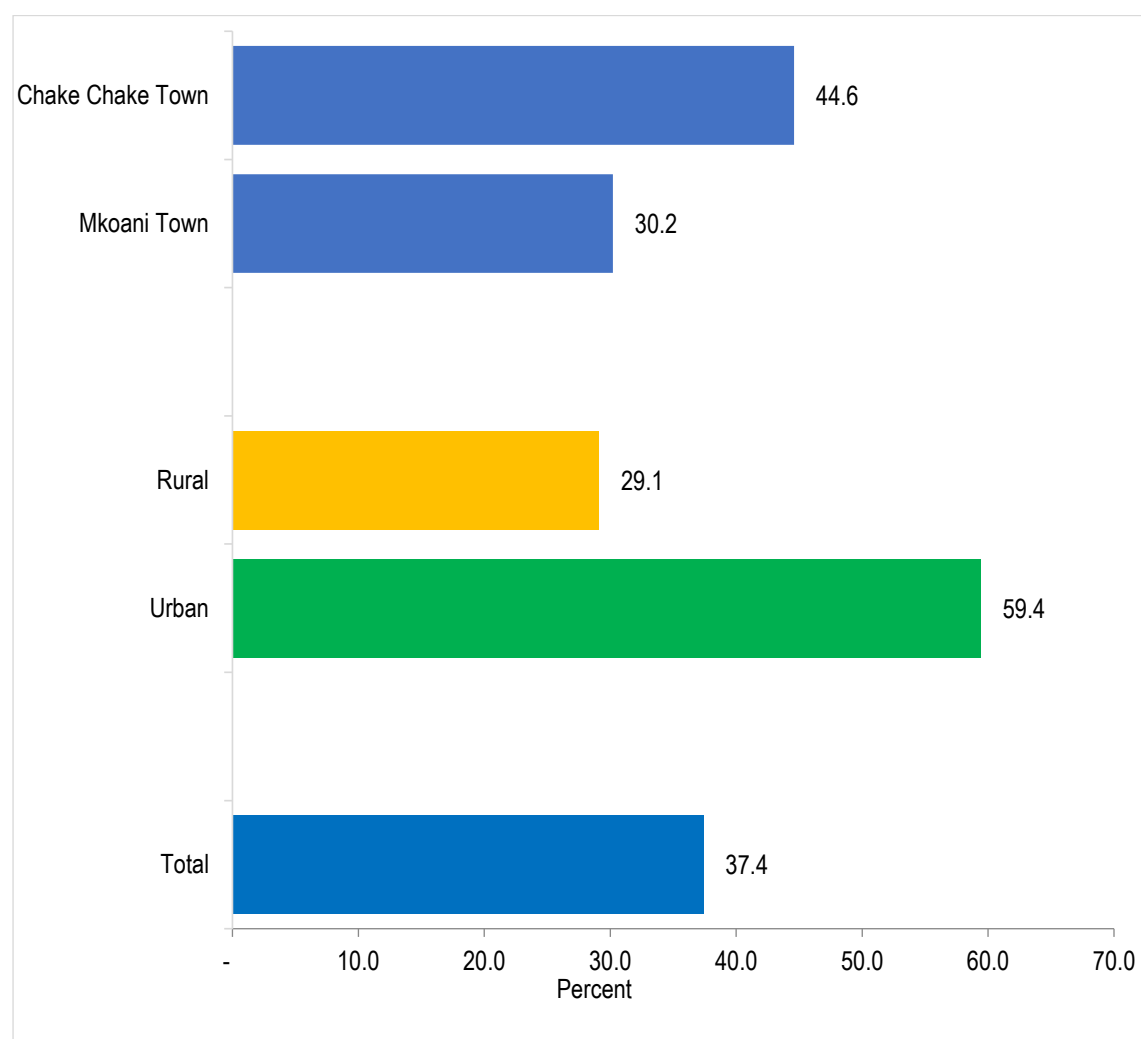
4.1 SERVICES IN BUILDINGS

4.1.1 ELECTRICITY

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

The 2022 TBC results indicate that 37.4 percent of all buildings/units in Kusini Pemba Region are connected to the national grid. About six out of ten (59.4%) of buildings in urban areas are connected to the national grid compared with 29.1 percent in rural areas. Across the councils, Chake Chake Town has the higher proportion (44.6%) than Mkoani Town (30.2%) (Figure 4.1).

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

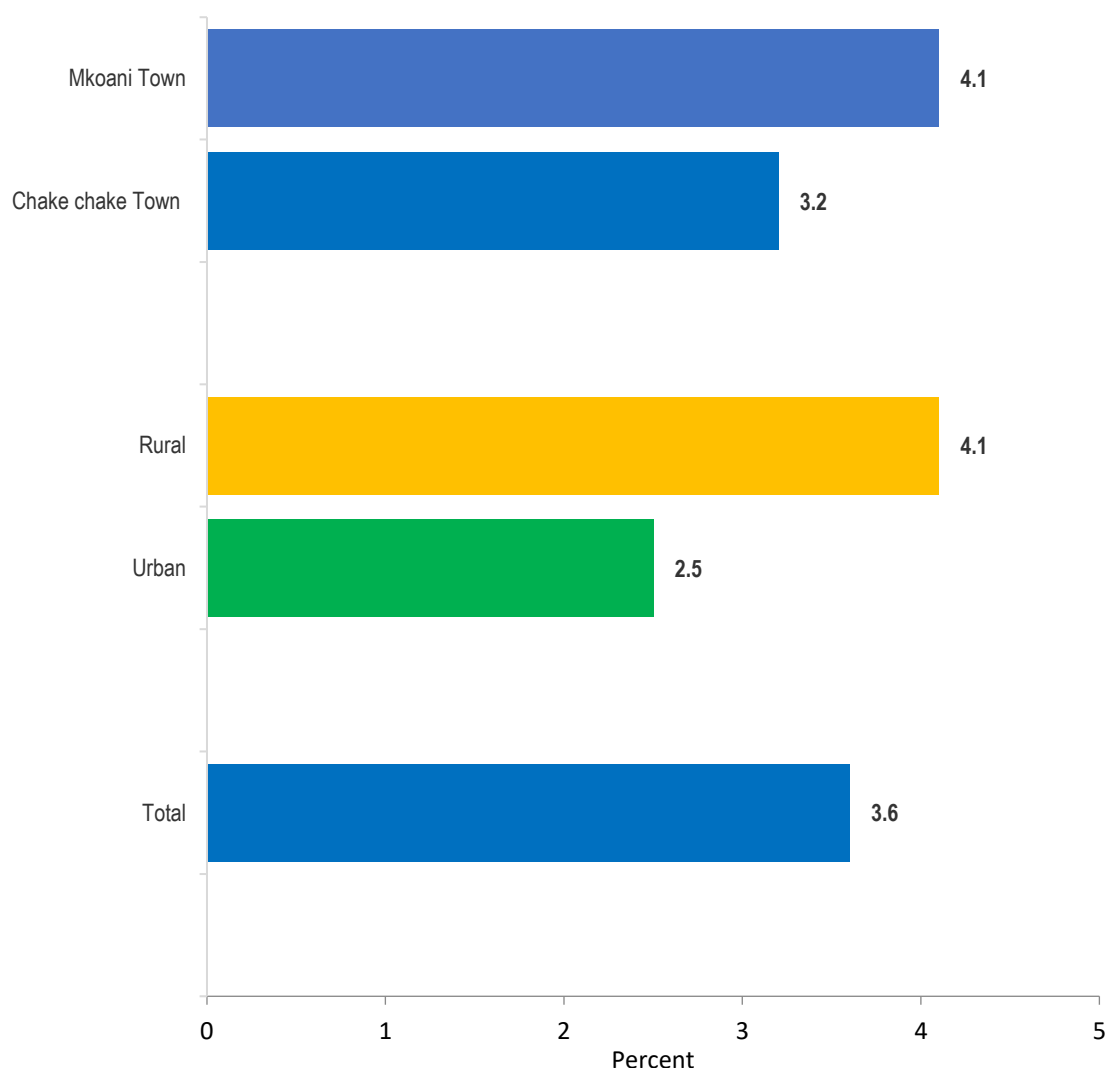


4.1.3 ALTERNATIVE SOURCES OF ELECTRICITY

Alternative sources of electricity include all other sources such as solar electricity and generators. The results reveal that 3.6 percent of all buildings/units in Kusini Pemba Region have alternative sources of electricity. The percentage of buildings/units with alternative sources of electricity is slightly higher in rural areas (4.1%) than in urban areas (2.5%)

Across the councils, Mkoani Town council has a slightly higher percentage (4.1%) of buildings using alternative sources of electricity than Chake Chake Town Council (3.2%) (Figure 4.2).

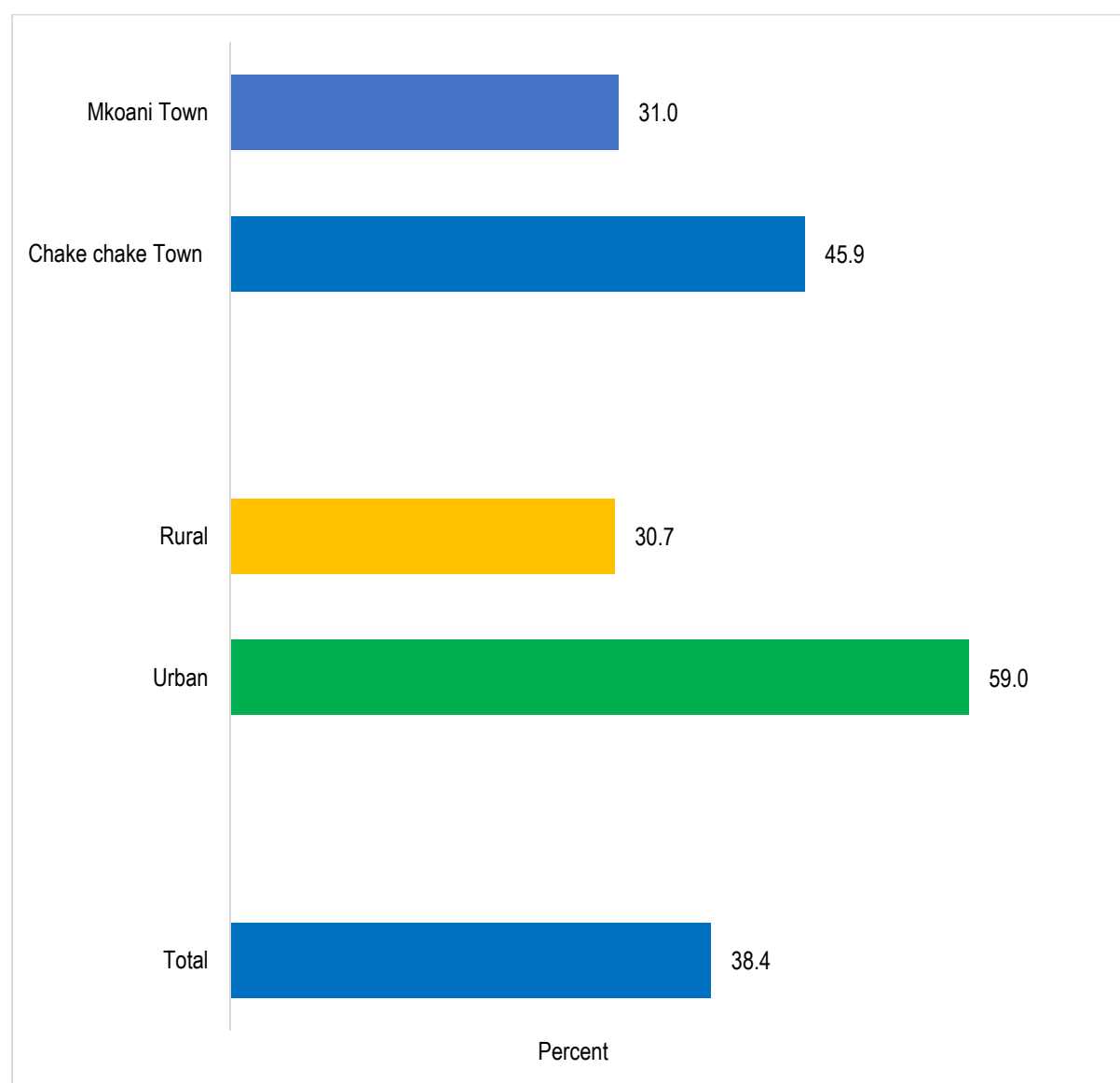
Figure 4. 2: Percentage of Buildings with Alternative Sources of Electricity by Place of Residence, Kusini Pemba Region; 2022 TBC



4.1.4 WATER SERVICE

According to 2022 TBC, water service in a building/units means the presence of water inside the building/units and/or on the premises of the relevant building/Units. The results reveal that 38.4 percent of all buildings/units in Kusini Pemba Region have water service. Fifty nine percent (59.0%) of all buildings in urban areas, have water service compared with 30.7 percent in rural areas. Chake chake Town Council has higher percentage (45.9%) of buildings/units with water service than Mkoani Town Council (31.0%) (Figure 4.3 and Table 4.1).

Figure 4. 3: Percentage of Buildings/Units with Water Services by Place of Residence and Council; Kusini Pemba Region, 2022 TBC



4.1.5 TOILETS

Toilet service in a building/units includes the presence of a toilet inside the building and/or on the premises of the building/unit. The results reveal that 61.2 percent of all buildings/units in Kusini Pemba Region have toilet facility. The percentage of buildings/units with toilet facilities in urban areas is higher (75.9%) than in rural areas (55.7%). In addition, Chake Chake Town Council has a higher percentage (63.6%) of buildings/units with toilet facility than Mkoani Town Council (58.8%) (Figure 4.4 and Table 4.1).

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

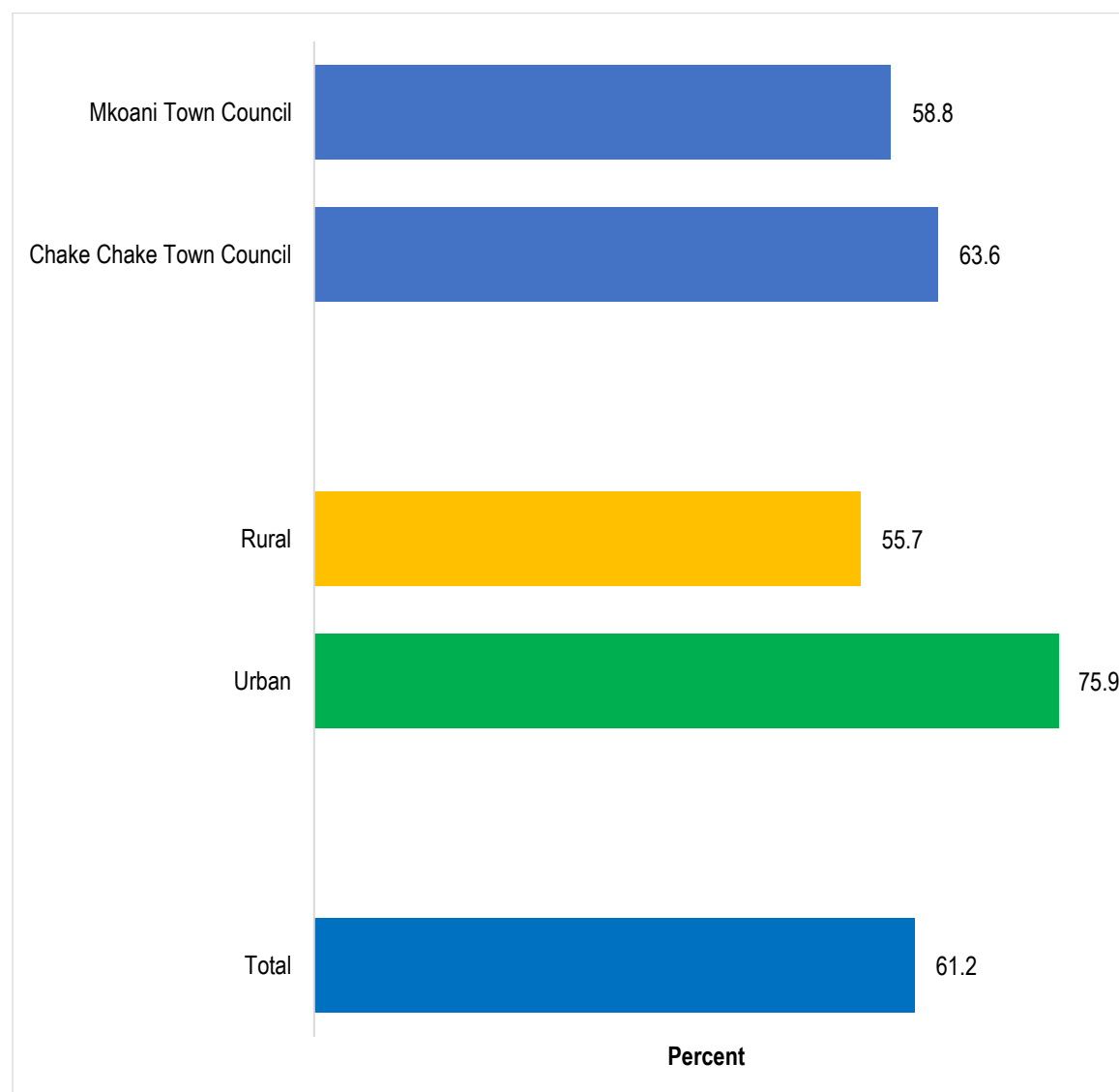


Table 4.1: Percentage of Buildings/Units by Type of Basic Services, Place of Residence and Council; Kusini Pemba Region, 2022 TBC

Place	Total	Electricity (National Grid)	Alternative Source	Water	Toilet	Accessible by Road	Infrastructure for People with Disabilities
Total	61,479	37.4	3.6	38.4	61.2	56.9	4.6
Rural	44,749	29.1	4.1	30.7	55.7	55.3	4.0
Urban	16,730	59.4	2.5	59.0	75.9	61.1	6.5
Council							
Chake Chake Town	30,628	44.6	3.2	45.9	63.6	63.6	5.4
Mkoani Town	30,851	30.2	4.1	31.0	58.8	50.2	3.9

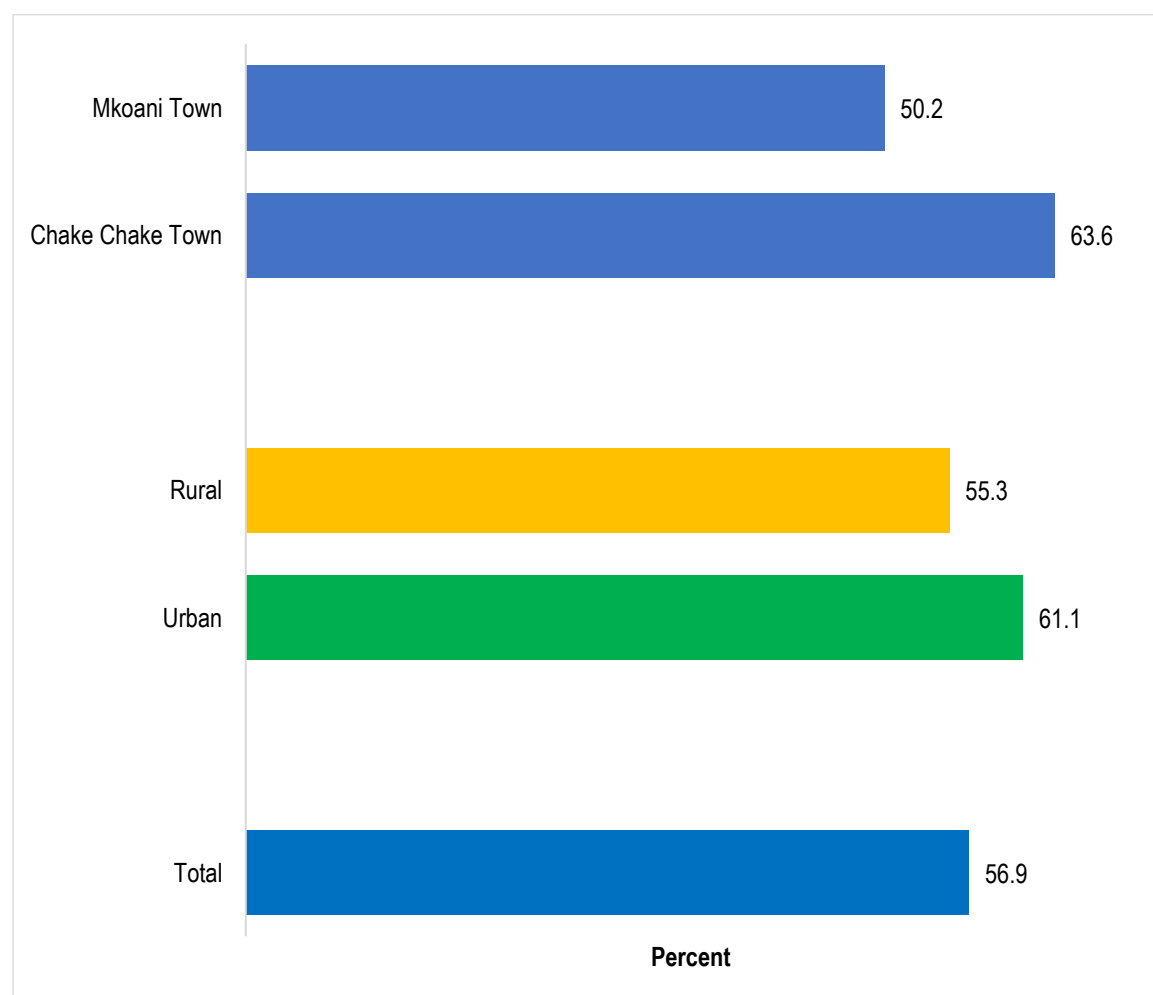
4.2 ACCESSIBILITY OF THE BUILDING

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

4.2.1 BUILDING ACCESSIBILITY BY ROAD

The results indicate that 56.9 percent of all buildings in Kusini Pemba Region are accessible by road. Most of the buildings (61.1%) in urban areas are accessible by road, while it is 55.3 percent in rural areas. Chake Chake Town Council has a slightly higher percentage (63.6%) of buildings accessible by road than Mkoani Town Council (50.2%) (Figure 4.5)

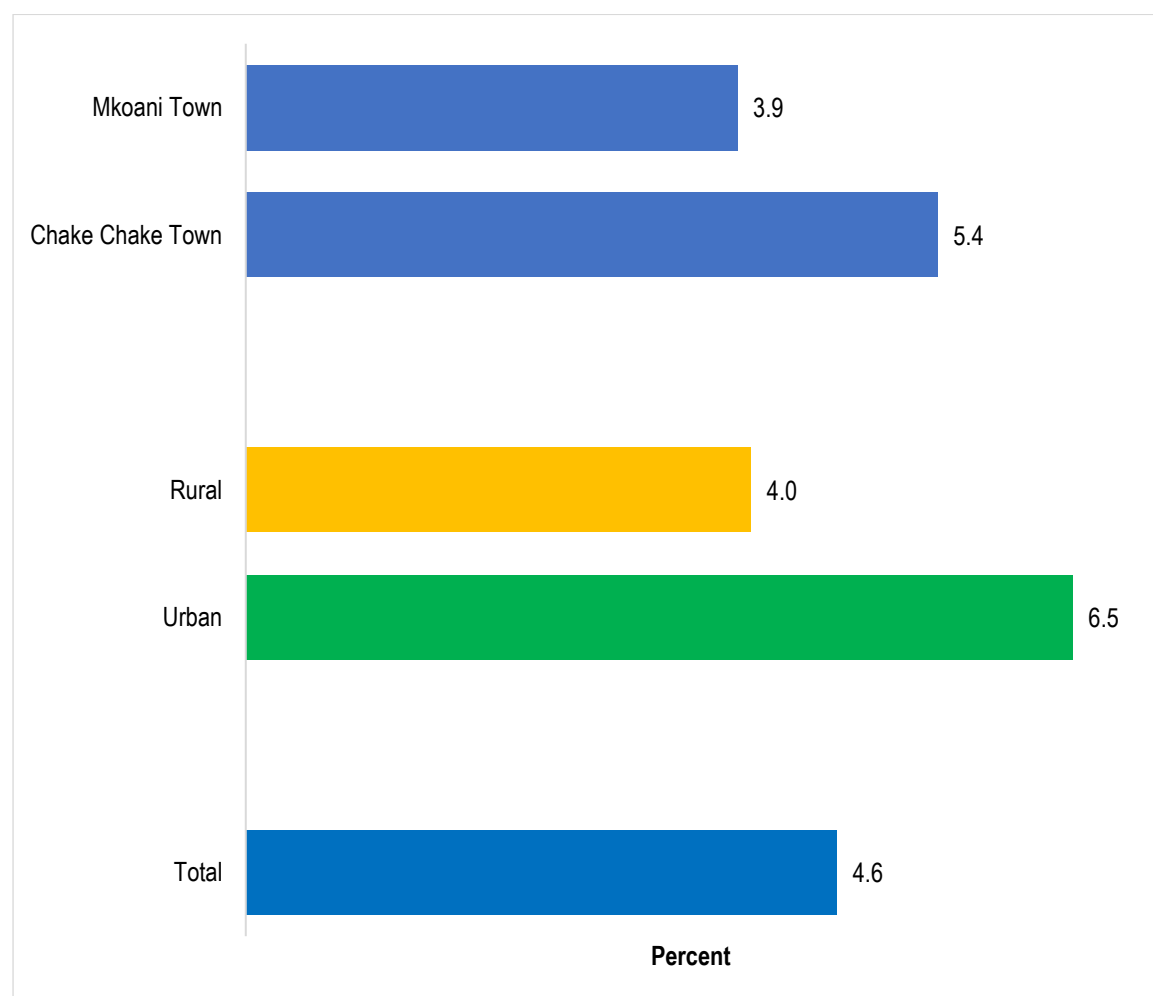
Figure 4. 5: Percentage Distribution of Buildings with Road Access by Place of Residence and Council; Kusini Pemba Region, 2022 TBC



4.2.2 INFRASTRUCTURE FOR PERSONS WITH DISABILITIES

Results reveal that 4.6 percent of all buildings in Kusini Pemba Region have infrastructure for Persons with Disabilities (PWDs). In urban areas, the proportion of buildings with infrastructure for PWDs accounts for 6.5 percent and in rural areas it accounts for 4.0 percent. Chake chake Town Council has a higher percentage (5.4%) of buildings with infrastructure for PWDs than Mkoani Town Council (3.9%) (Figure 4.6).

Figure 4. 6: Percentage of Buildings with Infrastructure for Persons with Disabilities by Council and Place of Residence; Kusini Pemba Region, 2022 TBC



Map 4.1: Percentage Distribution of Buildings with Infrastructure for Persons with Disabilities by Place of Residence; Kusini Pemba Region, 2022 TBC



CHAPTER FIVE

OWNERSHIP AND TENURE STATUS OF BUILDINGS

Key Points

- Nine out of ten (91.3%) buildings in Kusini Pemba are individually owned.
- Of all individually owned buildings in Kusini Pemba, males own more than three times (72.6%) as many buildings as females (20.3%) while 3.2 percent are jointly owned.
- About eight out of ten (71.6%) buildings in Kusini Pemba are occupied by owners while only 8.3 percent are occupied by tenants.
- About two thirds (62.9%) of buildings in Kusini Pemba are built on un-surveyed land.
- More than one third (38.9%) of all buildings in Kusini do not have 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 (91.3%) of buildings in Kusini Pemba Region are individually owned, followed by 5.4 percent of co-owned buildings. similar patterns are observed in rural and urban areas as well as across Councils (Figure 5.1, Map 5.1 and Table 5.1).

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

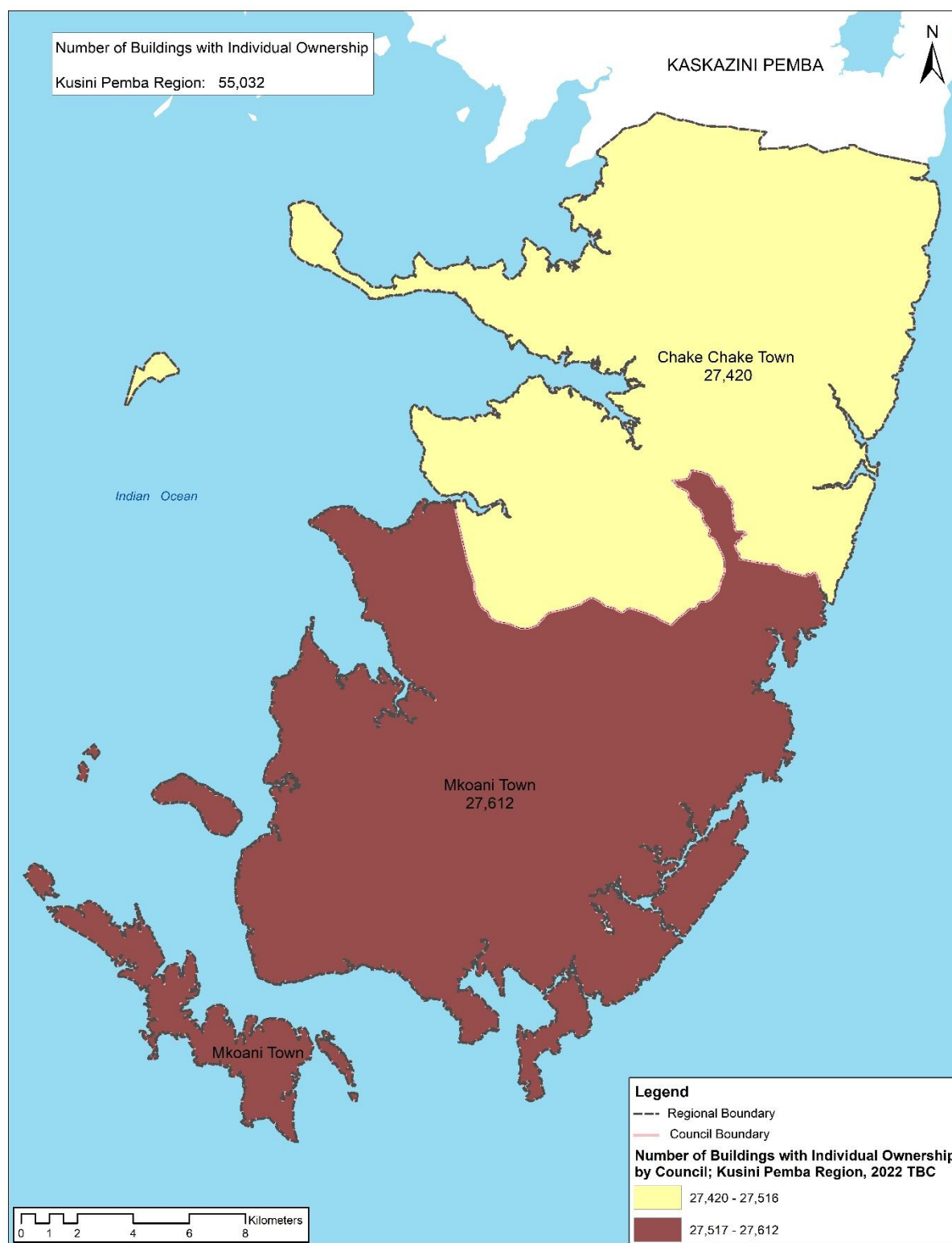


Figure 5. 1: Percentage Distribution of Buildings by Ownership Status and Place of Residence; Kusini Pemba Region, 2022 TBC

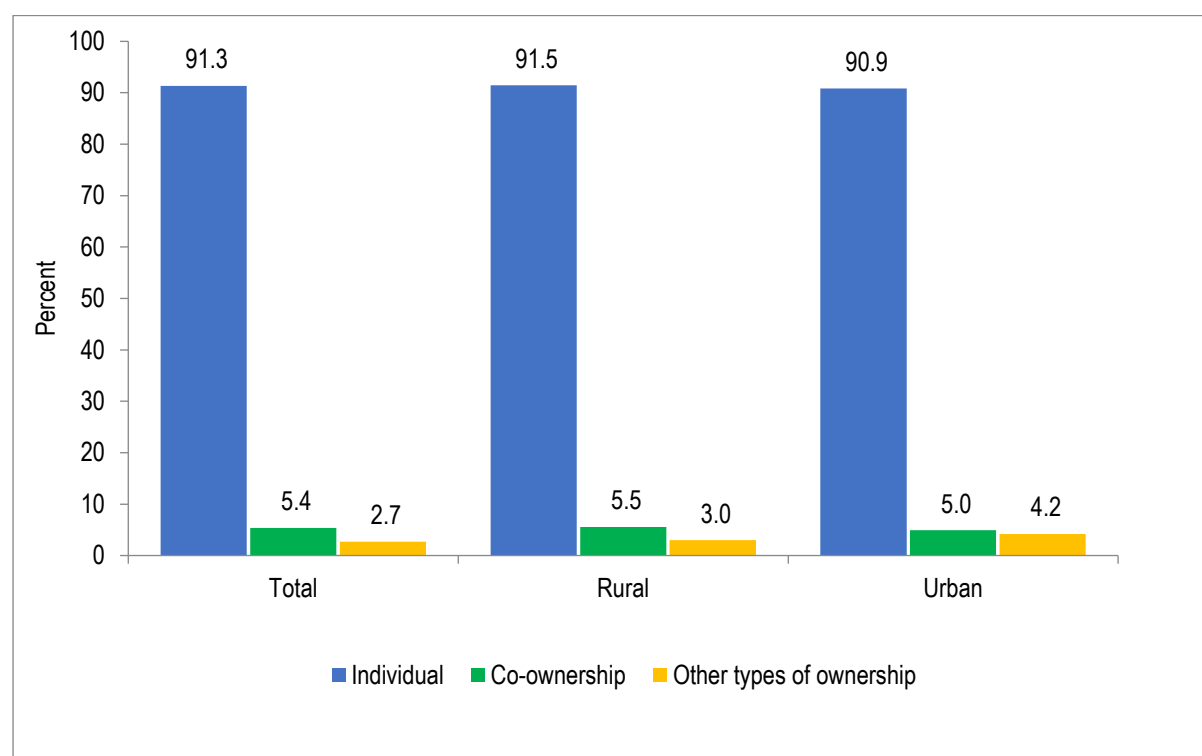


Table 5. 1: Percentage Distributions of Buildings/Units by Place of Residence Type of Ownership and Council; Kusini Pemba Region, 2022 TBC

Place	Type of Ownership													
	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/ Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	60,264	91.3	5.4	0.2	0.2	0.0	0.1	0.8	0.2	0.8	0.0	0.0	0.2	0.6
Rural	44,188	91.5	5.5	0.2	0.2	0.0	0.1	0.5	0.2	0.9	0.0	0.0	0.2	0.6
Urban	16,076	90.9	5.0	0.3	0.4	0.1	0.1	1.6	0.2	0.6	0.0	0.0	0.2	0.6
Council														
Chake Chake Town	29,938	91.6	5.0	0.2	0.3	0.1	0.1	0.9	0.3	0.9	0.0	0.0	0.2	0.5
Mkoani Town	19,076	91.9	5.1	0.1	0.3	0.0	0.1	0.5	0.3	0.9	0.0	0.0	0.2	0.5

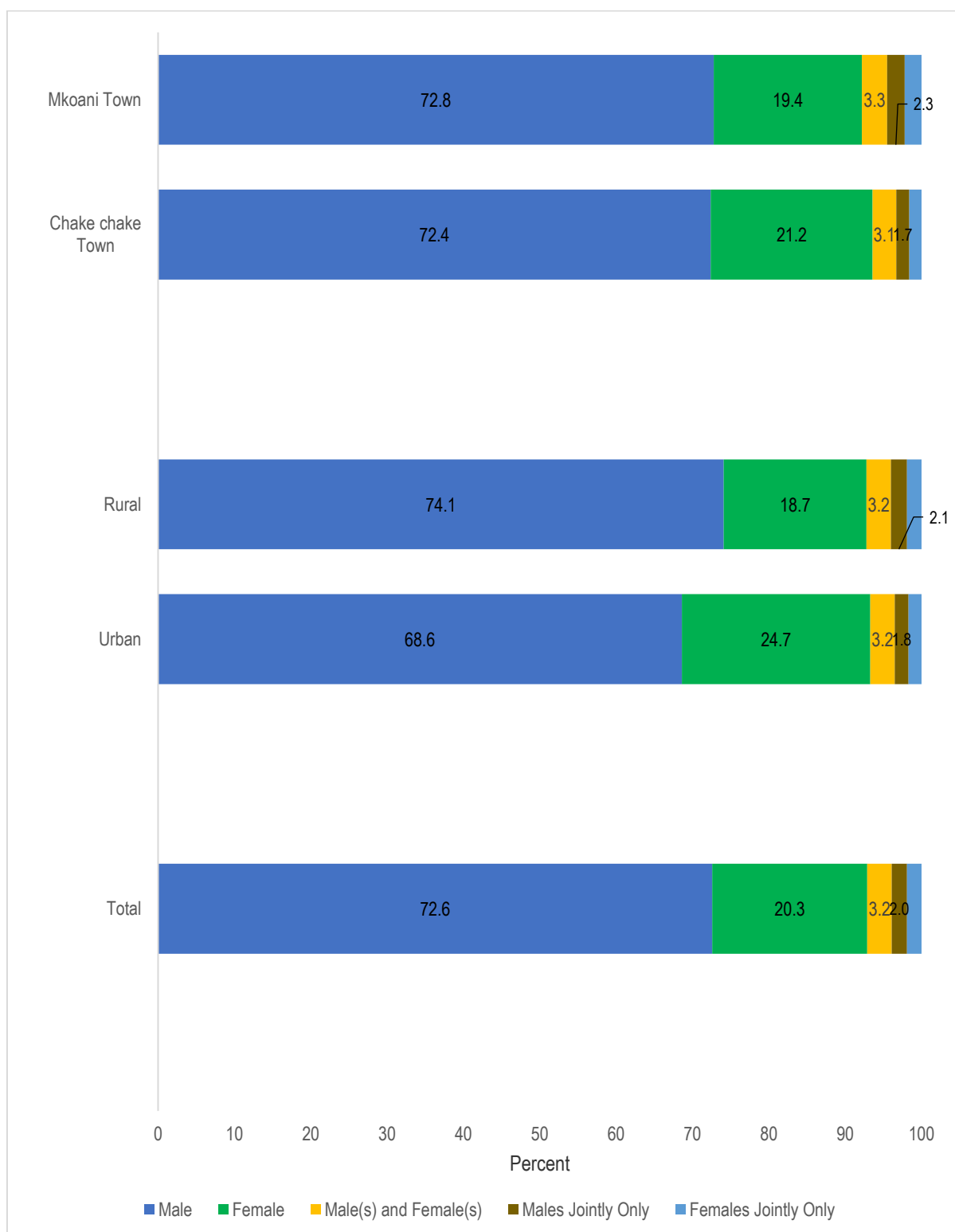
5.2 BUILDING OWNERSHIP BY SEX

Ownership of buildings by sex of owner considers only individually owned buildings. This kind of ownership may belong to males alone, females alone or jointly. The results show that most of the buildings in Kusini Pemba Region are owned by males alone (72.6%), followed by buildings owned by females alone (20.3%) and 3.2 percent of buildings owned by male(s) and female(s) jointly. A similar ownership pattern is observed in both rural and urban areas whereby in rural areas 74.1 percent of buildings are owned by males alone, 18.7 percent by females alone and 3.2 percent by both males and females. Likewise, in urban areas 68.6 percent of buildings are owned by males alone, 24.7 percent by females alone and 3.2 percent by both males and females. Chake chake Town Council has a slightly higher proportion (21.2%) of buildings owned by females than Mkoani Town Council (19.4%) (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 Pemba Region, 2022 TBC

Place	Total						Rural						Urban					
	Total	Male individually	Female individually	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only	Total	Male individually	Female individually	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only	Total	Male individually	Female individually	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only
Total	61,479	72.6	20.3	3.2	2.0	1.9	44,749	74.1	18.7	3.2	2.1	1.9	16,730	68.6	24.7	3.2	1.8	1.7
Council																		
Chake chake Town	30,628	72.4	21.2	3.1	1.7	1.6	19,319	74.9	18.8	3.0	1.7	1.6	11,309	68.0	25.4	3.4	1.7	1.6
Mkoani Town	30,851	72.8	19.4	3.3	2.3	2.2	25,430	73.5	18.5	3.4	2.4	2.2	5,421	69.7	23.3	2.6	2.1	2.1

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



5.3 OCCUPACY TENURE STATUS

Occupancy tenure status considers only occupied buildings/units. The 2022 TBC results indicate that 71.6 percent of all buildings in Kusini Pemba Region are occupied by the owners alone, followed by persons who live in without paying rent(13.9%).

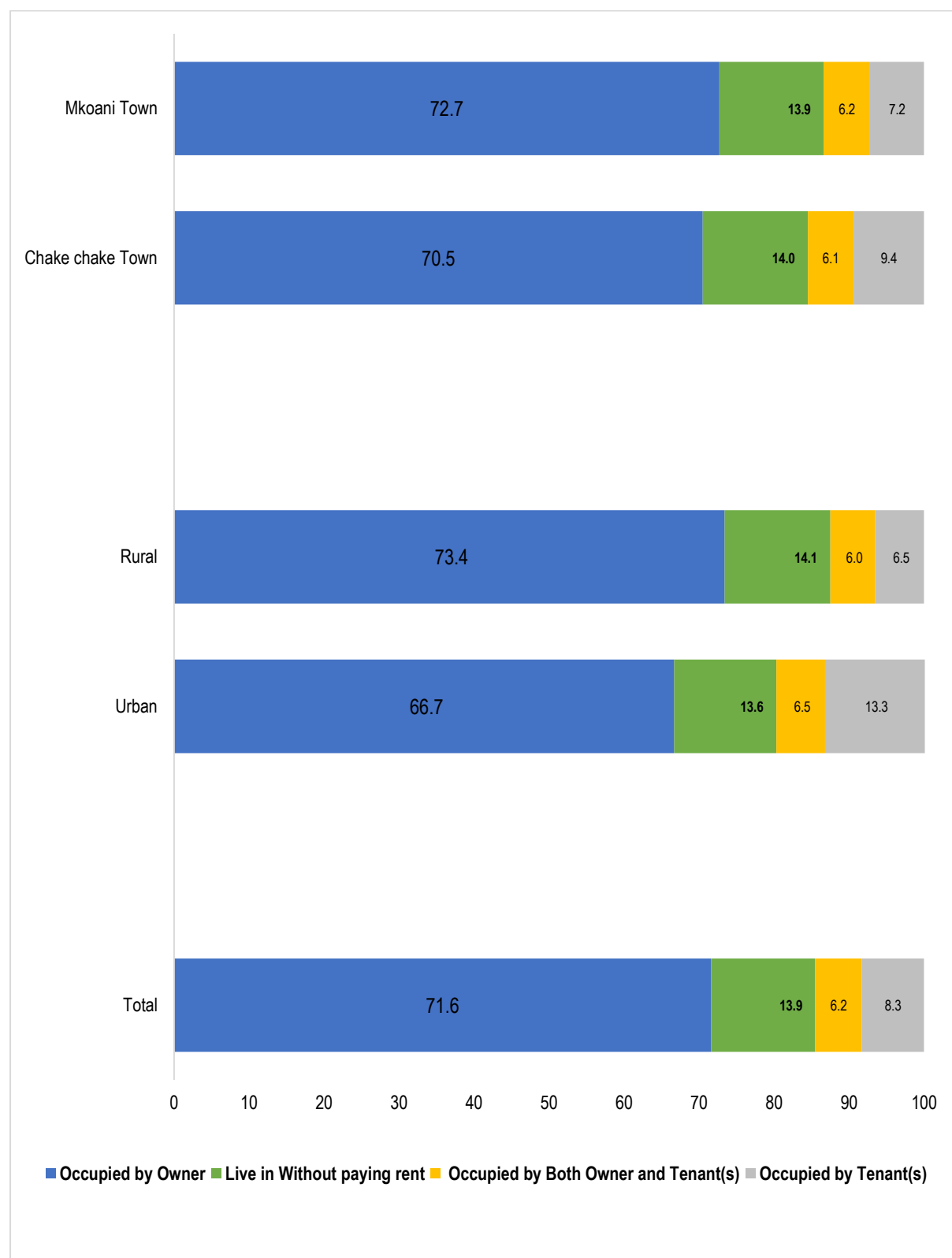
In rural areas, the results reveal that 73.4 percent of all buildings are occupied by owners alone followed by those occupied by persons who live in without paying rent (14.1%). In urban areas, 66.7 percent of buildings are occupied by owners alone while 13.6 percent are occupied by persons who live in without paying rent.

Across councils, Mkoani Town has a higher percentage (72.7%) of buildings occupied by owners alone than Chake chake Town (70.5%). On the other hand, Chake chake Town Council has a slightly higher percentage (14.0%) of buildings occupied by persons who live in without paying rent and those occupied by tenants (9.4%) (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 Pemba Region, 2022 TBC

Place	Total					Rural					Urban				
	Number of Building/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	61,479	71.6	13.9	6.2	8.3	44,749	73.4	14.1	6.0	6.5	16,730	66.7	13.6	6.5	13.3
Council															
Chake chake Town	30,628	70.5	14.0	6.1	9.4	19,319	73.1	14.3	6.0	6.6	11,309	65.9	13.4	6.4	14.3
Mkoani Town	30,851	72.7	13.9	6.2	7.2	25,430	73.6	13.9	6.1	6.4	5,421	68.2	13.8	6.8	11.1

Figure 5. 3: Percentage Distribution of Occupied Buildings by Place of Residence, Occupancy Tenure Status and Council; Kusini Pemba Region, 2022 TBC



5.4 BUILDING LAND SURVEY STATUS

The 2022 TBSC results reveal that the majority of buildings in Kusini Pemba Region (62.9%) are built on un-surveyed land, 24.1 percent are built on surveyed land and 4.0 percent are built on regularized land. In urban areas, 40.7 percent of buildings are built on surveyed land compared with 18.1 percent of buildings in rural areas. Mkoani Town Council has a higher percentage (67.3%) of buildings built on un-surveyed land than Chake Chake Town Council (58.5%) (Table 5.4, Map 5.2 and Figure 5.4).

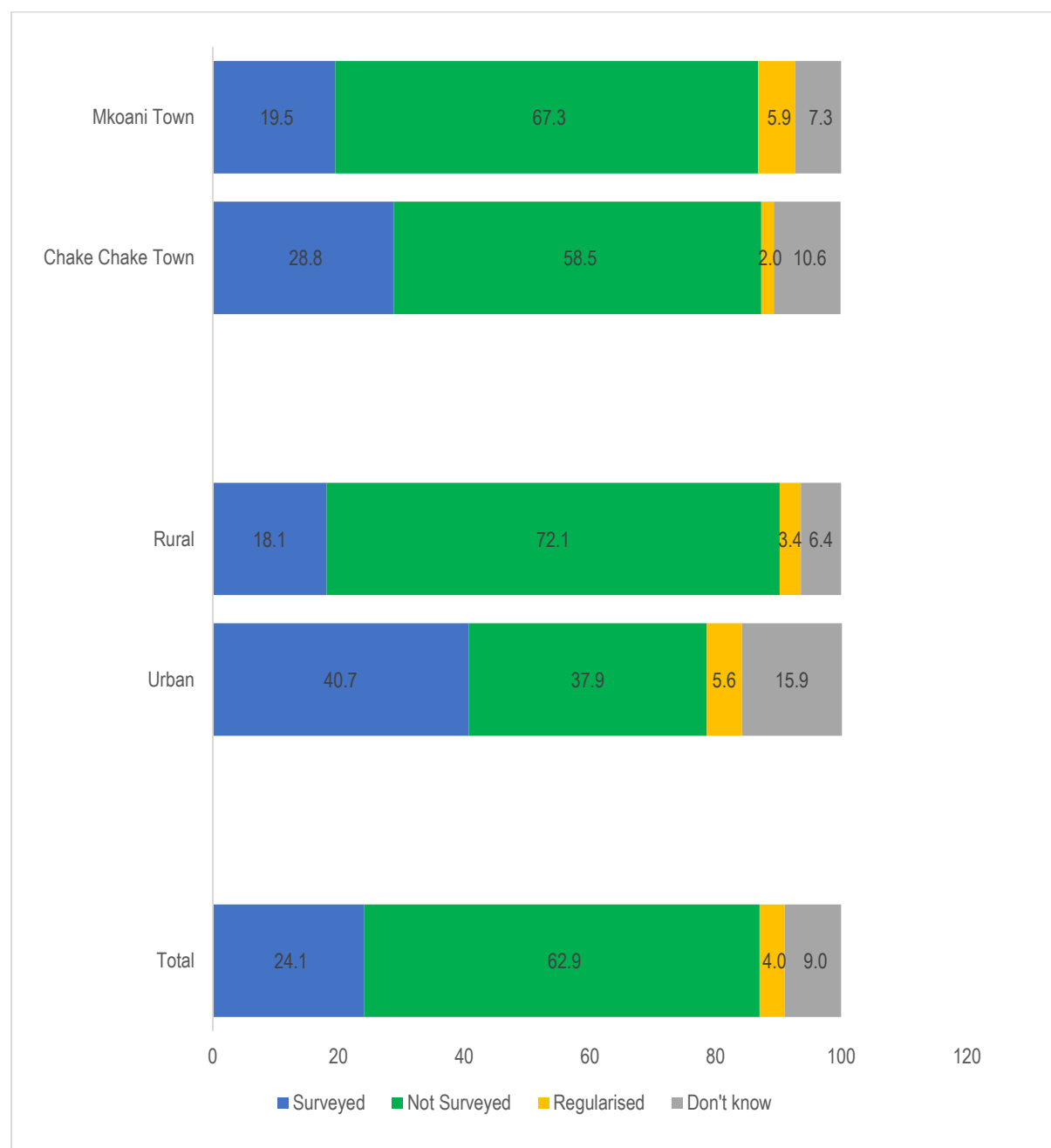
Table 5. 4: Percentage Distribution of Buildings by Land Survey Status, Place of Residence and Council; Kusini Pemba Region, 2022 TBC

Place	Total					Rural					Urban				
	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't Know	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't Know	Number of Buildings	Surveyed	Not Surveyed	Regularized	Don't Know
Total	60,264	24.1	62.9	4.0	9.0	44,188	18.1	72.1	3.4	6.4	16,076	40.7	37.9	5.6	15.9
Council															
Chake Chake Town	29,938	28.8	58.5	2.0	10.6	19,052	18.6	72.0	1.5	8.0	10,817	46.9	34.8	3.0	15.3
Mkoani Town	30,326	19.5	67.3	5.9	7.3	25,112	17.8	72.1	4.8	5.3	5,214	27.7	44.4	10.9	17.0

Map 5. 2: Number of Building Plots by Place of Residence, Land Survey Status and Council; Kusini Pemba Region, 2022 TBC



Figure 5. 4: Percentage Distribution of Buildings by Land Survey Status, Place of Residence and Council; Kusini Pemba Region, 2022 TBC



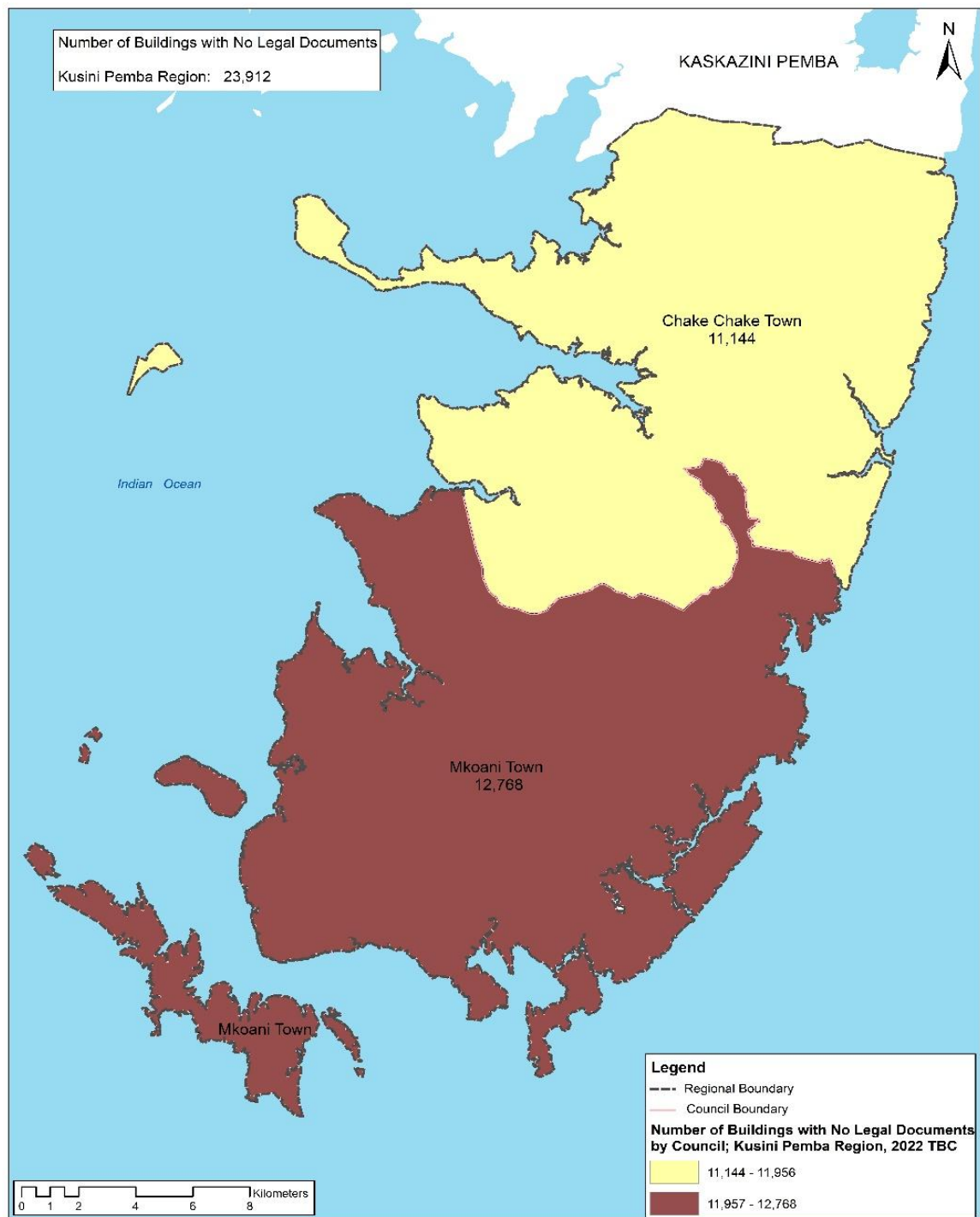
5.5 BUILDING LAND OWNERSHIP DOCUMENTS

Land ownership documents include 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 38.9 percent of all buildings are built on land without legal documents, 3.5 percent built on land with local government documents and 21.6 percent have title deeds (Table 5.5 and Map 5.3).

Table 5. 5: Percentage Distribution of Buildings by Legal Land Ownership Documents, Place of Residence, Kusini Pemba Region; 2022 TBC

Place	Total Building s/ 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 Document	Unknown
Total	61,479	21.6	0.0	1.5	0.0	1.0	0.4	3.5	38.9	33.1
Council										
Chake Chake Town	30,628	27.0	0.0	2.1	0.0	1.3	0.6	3.3	36.4	29.4
Mkoani Town	30,851	16.2	0.0	1.0	0.0	0.7	0.2	3.6	41.4	36.8

Map 5. 3: Number of of Buildings with No Legal Documents, Place of Residence, Kusini Pemba Region; 2022 TBC



CHAPTER SIX

KEY FINDINGS AND POLICY IMPLICATIONS

Key Points:

- Most of buildings (90.8%) in Kusini Pemba Region are single storey.
- Large proportion (61.8%) of all buildings are suitable for human use and habitation.
- Large proportion (56.9%) of all buildings are accessible by road.
- Low proportion (4.6%) of all buildings have infrastructure for Persons with Disabilities.
- Large proportion (72.6 %) of all buildings are owned by men alone compared with low proportion (20.3 %) of all buildings owned by women alone.
- Almost forty percent (38.9 %) of all buildings are built on land with no ownership documents.
- Large proportion (62.9%) of all buildings are built on unplanned and un-surveyed land.

6.0 BACKGROUND INFORMATION

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

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

6.1 BUILDING STOCK

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

Key findings

- a) Most (90.8%) of all buildings in Kusini Pemba Region are single storey

Policy Implication

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

Policy Action

- i. The Government need to enforce the existing land use planning policies and laws, which provide for vertical development for realisation of compact cities.
 - ii. The central Government and Local Government Authorities (urban planning authorities) need to manage and implement the existing land use and urban planning policies, laws and regulations that direct vertical development of buildings especially in urban areas in order to achieve the concept of compact cities.
- b) The majority (90.5%) of buildings in Kusini Pemba Region are for residential use, 3.2 percent commercial-residential and 6.3 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 (98.5%) of all buildings in Kusini Pemba Region have one unit, 1.3 percent two units and 0.1 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.

6.2 BUILDINGS INFORMATION

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

Key findings

- a) More than half (51.3%) of all buildings in Kusini Pemba Region have walls built with permanent materials (cement blocks 47.3% and stones 4.0%).
- b) Six out of ten (62.8%) of all buildings in Kusini Pemba have durable floor materials (cement and sand 59.2%, tiles 3.4% and terrazzo 0.2%).
- c) Eight out of ten (80.9%) of all buildings in Kusini Pemba are roofed with permanent materials (80.5% iron sheets, 0.1% tiles, 0.2% concrete and 0.1% asbestos).

Policy implication

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

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

Policy Action

The Government and other partners need to facilitate;

- i. Research on building materials used in the relevant areas with the aim of making them durable and available at low cost.
- ii. The informal private sector to focus on production of various buildings construction materials to be used principally for residential houses.

- iii. Community development colleges to impart knowledge on production and use of building materials derived from raw materials found in respective local areas, and
 - iv. Establishment of small-scale building material industries at the lower levels of the society
- d) More than quarter (30.1%) of all residential and commercial-residential buildings in Kusini Pemba 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) More than twenty one (21.3%) of all buildings in Kusini Pemba need no repair where as 30.3 percent need major repair and 39.5 percent need minor repair. In addition, 38.2 percent of all buildings are not suitable for human use.

Policy Implication

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

Policy Action

The Government is advised to do the following: -

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

6.3 BUILDING SERVICES:

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

Key findings

- a) More than thirty seven percent (37.4%) of all buildings in Kusini Pemba are supplied with electricity from national grid and 3.6 percent are connected from alternative electricity sources.
- b) More than forty one percent (38.4%) of all buildings in Kusini Pemba have water services,
- c) More than sixty percent (61.2%) of all buildings in Kusini Pemba have toilet facilities.
- d) 95.4 percent of all buildings in Kusini Pemba have no infrastructure for Person With Disabilities.

Policy implication

The Government intends to improve lives of citizens, facilitate wealth production activities including business, industry and agriculture. This includes improving social services such as health, education and water by ensuring that every area of 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.

6.4 OWNERSHIP AND TENURE STATUS OF BUILDINGS

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

Key findings

- a) Almost nine out of ten (91.3%) of all buildings in Kusini Pemba Region are owned by individual persons followed by joint ownership (5.4%), while 3.1 percent of buildings are owned by government and non-government organisations.
- b) Over seven out of ten (71.6%) of all buildings in Kusini Pemba Region are owned by men alone, while more than twenty percent (20.3%) are owned by women alone and 3.2 percent are jointly owned.

Policy implication

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

The presence of a small percentage of women who own buildings indicates unequal opportunity to this group, thus creating an obstacle in their economic empowerment. The participation of women in various economic and social

fields is important in bringing sustainable development that enables achieving equality and eradicating gender violence.

Policy Action

The Government to facilitate and ensure that;

- i. The existing land and urban planning policies/laws and regulations should be reviewed to ensure that, proportionally large part of urban residential areas is owned and developed by government and/or none-governmental organisations/institution. In order to minimise mushrooming of small residential buildings most of which are below standards,
 - ii. More measures and strategies are put in place in order to increase women's buildings ownership, particularly through land ownership in rural areas and in urban areas to encourage joint ownership.
- c) About forty percent (38.9%) of all building in Kusini Pemba Region 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) Atleast six out of ten (62.9%) of all buildings in Kusini Pemba are built on unplanned and un-surveyed land.

Policy Implication

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

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

Policy Action

Central Government through Local Government Authorities is advised to:-

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

6.5 GENERAL POLICY IMPLICATIONS

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

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

ANNEXES

ANNEX: TABLES

ANNEXES FOR CHAPTER TWO

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

Place	Total Multi-Storey Buildings	Number of Storeys					
		1	2	3	4	5	6+
Total	475	307	76	64	18	8	2
Rural	118	70	12	35	0	0	1
Urban	357	237	64	29	18	8	1
Council							
Chake chake Town	341	226	61	30	15	7	2
Mkoani Town	134	81	15	34	3	1	0

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

Place	Total Buildings	Main Use		
		Residential	Residential and Commercial	Non-residential use
Total	60,264	54,516	1,939	3,809
Rural	44,188	40,400	1,217	2,571
Urban	16,076	14,116	722	1,238
Council				
Chake Chake Town	29,938	27,190	847	1,901
Mkoani Town	30,326	27,326	1,092	1,908

Table A2.3: Number of Non – Residential Buildings by Type of Use, Place of Residence and Council; Kusini Pemba Region, 2022 TBC

Place	Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/ Warehouse	Institutions	Diplomatic and International	Religious Institutions	Small Scale Industries
Total	3,809	311	1,238	58	6	40	50	138	605	12	1,353	93
Rural	2,571	142	659	39	5	27	34	98	441	10	1,105	62
Urban	1,238	169	579	19	1	13	16	40	164	2	248	31
Council												
Chake Chake Town	1,901	182	613	32	4	32	39	64	287	3	666	46
Mkoani Town	1,908	129	625	26	2	8	11	74	318	9	687	47

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

Place	Total Buildings	Number of Units					
		1	2	3	4	5	6+
Total	56,455	52,905	1296	619	537	563	535
Rural	41,617	38,729	935	522	477	485	469
Urban	14,838	14,176	361	97	60	78	66
Council							
Chake Chake Town	28,037	26,606	596	237	201	197	200
Mkoani Town	28,418	26,299	700	382	336	366	335

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

Place	Total Multi-Storey Buildings	Number of floors								
		Low Rise Building					High Rise Building			
		G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	475	307	76	64	18	8	2	0	0	0
Rural	118	70	12	35	0	0	1	0	0	0
Urban	357	237	64	29	18	8	1	0	0	0
Council										
Chake Chake Town	341	226	61	30	15	7	2	0	0	0
Mkoani Town	134	81	15	34	3	1	0	0	0	0

ANNEXES FOR CHAPTER THREE

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

Place	Reasons for Vacant Building							
	Total Number of Buildings	Under Construction	Awaiting Demolition	Awaiting for Occupants	Being Modernised	Awaiting for Tenants	Never Occupied	Seasonal Use
Total	10,414	258	872	369	571	329	7,142	873
Rural	7,426	136	657	245	393	269	5,035	691
Urban	2,988	122	215	124	178	60	2,107	182
Council								
Chake Chake Town	5,451	124	395	218	315	139	3,828	432
Mkoani Town	4,963	134	477	151	256	190	3,314	441

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

Place	Total	Flooring Material								
		Sand-cement	Ceramic tiles	Parquet or polished wood	Terrazzo	PVC tiles	Wood planks	Earth/sand/soil	Cow dung	No Floor
Total	60,264	35,654	2,076	8	113	1	104	14,555	27	7,726
Rural	44,188	25,001	630	3	56	1	100	12,903	22	5,472
Urban	16,076	10,653	1,446	5	57	0	4	1,652	5	2,254
Council										
Chake Chake Town	29,938	18,386	1,627	3	49	0	45	5,721	10	4,097
Mkoani Town	30,326	17,268	449	5	64	1	59	8,834	17	3,629

Table A3.3: Number of Buildings by Type of Wall Materials, Place of Residence and council; Kusini Pemba Region, 2022 TBC

Place	Total	Wall Material									
		Stones	Cement blocks/Stone blocks	Sundried bricks	Burnt bricks	Glass	Wood and Iron Sheets	Bamboo poles/wood planks	Grass	Tent/ container	No Walls
Total	60,264	2,415	28,520	2,147	276	4	135	23,374	170	29	3,194
Rural	44,188	1,874	16,802	1,592	178	2	118	21,244	161	17	2,200
Urban	16,076	541	11,718	555	98	2	17	2,130	9	12	994
Council											
Chake Chake Town	29,938	1,268	16,207	1,350	147	2	57	9,082	122	10	1,693
Mkoani Town	30,326	1,147	12,313	797	129	2	78	14,292	48	19	1,501

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 Pemba Region, 2022 TBC

Place	Total	Roofing Material								No roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/ leaves	Mud and leaves	Plastics/ Tins	Tent/ Container	
Total	60,263	48,497	84	137	76	4,558	135	17	16	6,743
Rural	44,187	34,932	33	62	40	4,179	118	15	7	4,801
Urban	16,076	13,565	51	75	36	379	17	2	9	1,942
Council										
Chake Chake Town	29,937	24,006	72	63	45	2,055	87	13	3	3,593
Mkoani Town	30,326	24,491	12	74	31	2,503	48	4	13	3,150

ANNEXES FOR CHAPTER FOUR

**Table A4.1: Number of Buildings by Type of Basic Services, Place of Residence and Council;
Kusini Pemba Region, 2022 TBC**

Place of Residence/Region	Total Number of Buildings	Electricity (National Grid)	Alternative Source	Water	Toilet	Accessible by Road	Infrastructure for People with Disabilities
Total	60,263	22,979	2,238	23,626	37,611	34,272	2,800
Rural	44,187	13,035	1,824	13,751	24,906	24,447	1,755
Urban	16,076	9,944	414	9,875	12,705	9,825	1,045
Council							
Chake Chake Town	29,937	13,668	969	14,072	19,471	19,039	1,628
Mkoani Town	30,326	9,311	1,269	9,554	18,140	15,233	1,172

ANNEXES FOR CHAPTER FIVE

Table A5.1: Number of Buildings by Ownership Status and Place of Residence and Council; Kusini Pemba Region, 2022 TBC

Place	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	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	60,264	55,032	3,248	140	148	21	70	475	137	488	8	6	107	384
Rural	44,188	40,425	2,452	93	91	12	49	211	101	387	4	5	77	281
Urban	16,076	14,607	796	47	57	9	21	264	36	101	4	1	30	103
Council														
Chake Chake Town	29,938	27,420	1,491	58	93	16	29	276	84	256	3	3	58	151
Mkoani Town	30,326	27,612	1,757	82	55	5	41	199	53	232	5	3	49	233

Table A5.2: Number of Individually Owned Buildings by Type of Ownership, Sex of Owner, Place of Residence and Council; Kusini Pemba Region, 2022 TBC

Place	Ownership by Sex					
	Number of Buildings/ Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	Females Only Jointly
Total	61,479	44,634	12,488	1,966	1,237	1,154
Rural	44,749	33,162	8,355	1,437	933	862
Urban	16,730	11,472	4,133	529	304	292
Council						
Chake Chake Town	30,628	22,161	6,508	962	513	484
Mkaoni Town	30,851	22,473	5,980	1,004	724	670

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

Place	Occupancy Tenure Status				
	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	61,479	44,007	8,574	3,781	5,117
Rural	44,749	32,856	6,305	2,694	2,894
Urban	16,730	11,151	2,269	1,087	2,223
Council					
Chake chake Town	30,628	21,583	4,286	1,869	2,890
Mkoani Town	30,851	22,424	4,288	1,912	2,227

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

Place	Land Survey Status				
	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't know
Total	60,264	14,547	37,932	2,388	5,397
Rural	44,188	8,009	31,844	1,488	2,847
Urban	16,076	6,538	6,088	900	2,550
Council					
Chake Chake Town	29,938	8,637	17,508	611	3,182
Mkoani Town	30,326	5,910	20,424	1,777	2,215

Table A5.5: Number of Buildings/Units by Ownership of Legal Land Documents, Place of Residence and Council; Kusini Pemba Region, 2022 TBC

Place	Total Buildings/ 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	No Document	Unknown
Total	61,479	13,254	0	943	0	622	258	2,141	23,912	20,349
Rural	44,749	6,622	0	454	0	278	95	1,311	19,800	16,189
Urban	16,730	6,632	0	489	0	344	163	830	4,112	4,160
Council										
Chake Chake Town	30,628	8,257	0	632	0	403	185	1,015	11,144	8,992
Mkoani Town	30,851	4,997	0	311	0	219	73	1,126	12,768	11,357

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

1. KUSINI PEMBA REGION NON RESIDENTIAL USE OF BUILDINGS

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

Council		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
Total		3,809	311	1,238	58	6	40	50	138	605	12	1,353	93
1	Chake Chake Town	1,901	182	613	32	4	32	39	64	287	3	666	46
2	Mkoani Town	1,908	129	625	26	2	8	11	74	318	9	687	47

1.1 CHAKE CHAKE TOWN COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.1: Total Number of Non-Residential Buildings by Type of Use and ward; Chake Chake Town Council 2022 TBC

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
Total		1,901	182	613	32	4	32	39	64	287	3	666	315
1.	Chanjaani	70	3	32	1	0	0	0	1	9	0	22	3
2.	Shungi	43	2	9	1	1	1	0	0	3	1	24	1
3.	Madungu	60	3	28	2	0	2	0	1	13	0	13	0
4.	Tibirinzi	63	6	23	0	0	1	1	3	7	0	21	2
5.	Chachani	56	17	40	1	0	0	1	2	9	0	2	0
6.	Kichungwani	119	28	68	2	0	0	3	2	11	0	9	1
7.	Msingini	22	7	9	0	0	1	0	0	2	0	7	0
8.	Wawi	99	6	32	4	0	1	2	6	23	0	19	8
9.	Wara	89	14	33	0	0	3	2	3	12	0	22	0
10.	Mkoroshoni	54	7	25	0	0	1	0	2	14	0	6	2
11.	Mvumoni	58	8	15	0	0	0	0	3	4	0	28	0
12.	Mgogoni	50	2	16	3	0	0	0	1	13	0	13	3
13.	Kibokoni	32	6	8	0	0	0	0	0	2	0	16	1
14.	Gombani	84	10	37	2	0	0	0	2	9	0	24	1
15.	Ole	37	5	0	0	0	1	0	3	7	0	21	0
16.	Mchanga Mrima	66	2	16	2	0	0	0	1	7	1	37	0
17.	Mjini Ole	56	5	13	1	0	0	0	0	3	0	32	2
18.	Vitongoji	84	3	31	0	0	0	0	1	14	0	35	0
19.	Ng'ambwa	48	2	10	0	0	0	0	1	10	0	25	1
20.	Uwandani	40	0	6	0	0	0	0	6	11	0	17	0
21.	Pujini	62	4	19	2	2	0	0	2	9	0	22	2
22.	Matale	80	1	21	2	0	0	0	0	12	0	38	6
23.	Mfikiwa	65	5	7	3	0	20	20	6	1	0	22	2
24.	Chonga	43	3	10	1	0	0	0	0	4	0	22	3

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
25.	Mgelema	20	1	5	1	0	0	0	0	8	0	5	0
26.	Kilindi	72	4	15	1	0	0	0	2	12	0	37	1
27.	Ziwani	68	3	17	0	1	0	0	2	15	0	28	2
28.	Kwale	34	4	7	0	0	0	0	0	7	0	16	1
29.	Mbuzini	47	5	8	0	0	0	0	2	4	1	24	3
30.	Ndagoni	46	4	13	0	0	0	0	0	6	0	22	1
31.	Wesha	107	12	31	3	0	0	10	11	18	0	29	0
32.	Michungwani	27	0	9	0	0	1	0	1	8	0	8	0

1.2 MKOANI TOWN COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.2: Number of Non-Residential Buildings by Type of Use and Ward; Mkoani Town Council 2022 TBC

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
Total		1,908	129	625	26	2	8	11	74	318	9	687	47
1.	Ngwachani	65	3	16	0	0	0	1	10	7	1	24	3
2.	Wambaa	65	4	19	2	0	0	1	3	16	1	22	1
3.	Chumbageni	56	3	14	0	0	0	0	1	12	0	26	0
4.	Mgagadu	66	3	17	0	0	1	0	5	6	0	32	2
5.	Chambani	101	6	28	3	0	0	0	5	16	2	44	0
6.	Ukutini	44	3	9	1	0	0	0	2	8	0	23	1
7.	Dodo	60	1	6	2	0	0	0	4	15	0	30	2
8.	Mwambe	58	0	24	1	0	0	0	4	10	0	18	2
9.	Shamiani	18	0	8	1	0	0	2	1	5	0	1	0
10.	Jombwe	33	2	7	0	0	1	0	0	7	0	17	0
11.	Mchakwe	24	2	4	0	0	0	0	0	9	1	8	0
12.	Kiwani	36	2	12	0	0	0	0	0	5	0	15	2
13.	Mtangani	73	5	17	3	0	0	0	3	17	0	27	2
14.	Kendwa	111	4	36	3	0	0	0	1	16	0	46	6
15.	Kisiwapanza	51	3	19	0	0	1	0	1	11	0	16	0
16.	Kangani	71	2	20	1	1	0	0	3	14	0	29	2
17.	Kengeja	140	6	54	3	0	0	0	5	18	1	47	7
18.	Kuukuu	21	1	7	0	0	0	0	0	4	0	11	0
19.	Mkungu	38	1	7	1	0	0	0	0	13	0	14	2
20.	Chole	25	0	9	0	0	0	0	0	4	0	12	0
21.	Mtambile	85	5	38	0	0	0	0	1	9	1	29	3
22.	Mizingani	30	1	5	1	0	0	0	0	3	1	18	1
23.	Mjimbini	46	1	17	2	0	0	0	2	7	0	17	0
24.	Minazini	31	0	5	0	0	0	0	1	8	0	17	0
25.	Ng'ombeni	110	36	45	0	1	2	6	4	6	0	10	3
26.	Makombeni	29	2	13	0	0	0	0	0	6	0	6	3

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries (machines carpentry)
27.	Mbuguani	25	1	6	1	0	1	0	0	6	0	9	1
28.	Uweleni	67	6	47	0	0	0	0	2	9	0	7	0
29.	Changaweni	40	5	19	1	0	0	0	1	5	0	9	0
30.	Makoongwe	19	1	3	0	0	0	0	0	6	0	10	0
31.	Shidi	6	0	0	0	0	0	0	0	2	1	3	0
32.	Michenzani	44	2	11	0	0	0	0	4	5	0	21	1
33.	Mbuyuni	58	8	32	0	0	1	1	3	6	0	6	1
34.	Stahabu	39	1	17	0	0	0	0	0	7	0	14	0
35.	Mkanyageni	52	4	11	0	0	1	0	5	9	0	21	1
36.	Chokocho	71	5	23	0	0	0	0	3	11	0	28	1

2. KUSINI PEMBA REGION BUILDING OWNERSHIP STATUS

Table C.0: Number of Buildings by Ownership Status and Council, Kusini Pemba Region; 2022
TBC

Council	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	60,264	55,032	3,248	140	148	21	70	475	137	488	8	6	107	384
Chake Chake Town	29,938	27,420	1,491	58	93	16	29	276	84	256	3	3	58	151
Mkoani Town	30,326	27,612	1,757	82	55	5	41	199	53	232	5	3	49	233

2.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS OWNERSHIP STATUS

Table C.1: Number of Buildings by Ownership Status and Ward, Chake Chake Town Council; 2022 TBC

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private	Religious Institutions	Private Companies (AVIC MUTUAL PPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total		29,938	27,420	1491	58	93	16	29	276	84	256	3	3	58	151
1	Chanjaani	984	905	61	1	0	0	0	2	3	7	0	0	2	3
2	Shungi	687	635	34	0	1	0	0	6	1	7	0	0	0	3
3	Madungu	1,114	1,032	40	0	12	0	1	10	0	7	0	0	2	10
4	Tibirinzi	1,063	985	34	4	3	6	0	15	1	9	0	0	3	3
5	Chachani	195	160	12	0	0	0	1	8	1	3	0	0	2	8
6	Kichungwani	481	336	63	19	1	0	6	47	3	3	0	0	0	3
7	Msingini	578	519	27	1	5	0	0	6	0	0	0	0	0	20
8	Wawi	1665	1,514	90	1	7	0	0	40	3	6	0	0	3	1
9	Wara	1,123	1,004	72	1	3	1	0	22	1	11	0	0	2	6
10	Mkoroshoni	937	878	22	4	3	1	0	7	6	10	1	0	0	5
11	Mvumoni	994	945	25	1	6	0	2	1	12	1	0	0	1	0
12	Mgogoni	938	877	41	0	0	0	1	6	4	6	0	0	2	1
13	Kibokoni	652	618	12	3	1	0	3	2	6	3	1	0	2	1
14	Gombani	1,332	1,245	54	0	1	1	2	4	5	13	0	1	2	4
15	Ole	859	795	32	0	3	0	2	7	6	10	0	0	2	2
16	Mchanga Mrima	953	851	70	3	1	1	1	1	4	14	0	0	2	5
17	Mjini Ole	1,044	975	38	1	7	0	1	0	2	15	0	0	3	2
18	Vitongoji	1,625	1,543	34	2	3	1	0	19	1	17	1	0	2	2
19	Ng'ambwa	760	685	36	1	0	0	0	3	2	10	0	0	2	21
20	Uwandani	748	654	61	3	0	0	0	5	9	7	0	0	1	8
21	Pujini	897	830	34	0	11	1	1	2	1	11	0	0	2	4
22	Matale	1,138	1,090	22	0	0	0	1	4	3	10	0	0	1	7
23	Mfikiwa	680	621	47	1	0	0	0	3	4	3	0	0	0	1
24	Chonga	973	846	99	8	0	1	0	1	0	8	0	2	2	6
25	Mgelema	365	310	43	0	1	0	0	8	0	3	0	0	0	0
26	Kilindi	1,183	1,086	63	2	3	3	1	6	2	11	0	0	1	5

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
27	Ziwani	1,098	943	120	1	6	0	0	9	1	13	0	0	3	2
28	Kwale	991	934	42	0	1	0	0	3	0	5	0	0	4	2
29	Mbuzini	850	796	34	0	1	0	0	5	0	7	0	0	4	3
30	Ndagoni	1,335	1265	49	1	0	0	2	3	3	6	0	0	3	3
31	Wesha	1,031	908	63	0	11	0	2	19	0	16	0	0	4	8
32	Michungwani	665	635	17	0	2	0	2	2	0	4	0	0	1	2

2.2 MKOANI TOWN COUNCIL BUILDINGS OWNERSHIP STATUS

Table C.2: Number of Buildings by Ownership Status and Ward, Mkoani Town Council; 2022
TBC

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's)	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total		30,326	27,612	1,757	82	55	5	41	199	53	232	5	3	49	233
1	Ngwachani	920	830	56	7	1	0	1	5	0	15	0	0	1	4
2	Wambaa	897	807	64	0	0	1	0	9	1	9	0	0	1	5
3	Chumbageni	872	785	62	1	1	0	3	1	3	6	0	0	3	7
4	Mgagadu	784	689	63	2	0	1	1	6	0	5	0	0	1	16
5	Chambani	1,561	1,434	83	2	2	0	1	5	5	16	0	0	3	10
6	Ukutini	637	571	37	0	0	1	2	6	1	10	0	0	1	8
7	Dodo	1,325	1,193	88	9	1	0	0	1	1	21	0	3	1	7
8	Mwambe	1,427	1,321	84	1	3	0	2	3	3	1	0	0	1	8
9	Shamiani	341	317	15	1	0	0	2	4	0	0	1	0	1	0
10	Jombwe	934	880	38	0	0	0	2	2	0	6	0	0	0	6
11	Mchakwe	796	751	32	5	0	0	0	1	1	4	0	0	1	1
12	Kiwani	759	675	53	0	2	0	0	5	0	0	0	0	2	22
13	Mtangani	858	761	67	2	0	0	2	9	1	10	0	0	4	2
14	Kendwa	1,262	1,037	151	7	4	0	4	14	2	7	1	0	1	34
15	Kisiwapanza	979	927	30	0	7	0	1	2	2	7	0	0	3	0
16	Kangani	1,219	1,137	49	8	2	0	1	7	0	8	0	0	1	6
17	Kengeja	1,700	1,545	85	4	11	2	2	23	4	9	0	0	1	14
18	Kuukuu	665	612	37	4	1	0	0	1	1	6	0	0	0	3
19	Mkungu	450	393	33	0	0	0	0	5	0	9	1	0	1	8

Ward		Total	Individual Ownership	Co-Ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's)	Religious Institutions	Private Companies (AVIC MUTUAL PPROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
20	Chole	455	436	8	1	0	0	0	1	0	9	0	0	0	0
21	Mtambile	1,231	1,148	50	1	2	0	3	4	0	10	1	0	3	9
22	Mizingani	516	484	19	0	0	0	0	3	0	2	0	0	2	6
23	Mjimhini	694	604	70	0	0	0	1	2	3	9	0	0	2	3
24	Minazini	435	408	12	1	1	0	0	2	1	6	0	0	1	3
25	Ng'ombeni	979	893	40	4	3	0	4	16	4	3	0	0	4	8
26	Makombeni	528	493	25	1	0	0	1	2	0	5	0	0	1	0
27	Mbuguani	472	429	31	1	1	0	1	2	2	2	0	0	1	2
28	Uweleni	614	529	60	3	1	0	0	11	0	2	0	0	0	8
29	Changaweni	596	550	28	1	2	0	0	3	0	4	1	0	2	5
30	Makoongwe	449	408	30	1	0	0	0	4	2	1	0	0	0	3
31	Shidi	343	317	16	2	3	0	0	0	0	1	0	0	0	4
32	Michenzani	968	903	39	1	1	0	1	3	6	9	0	0	1	4
33	Mbuyuni	472	428	17	0	3	0	0	19	2	3	0	0	0	0
34	Stahabu	735	648	77	0	0	0	1	1	2	4	0	0	1	1
35	Mkanyageni	1,067	964	63	6	1	0	3	16	4	7	0	0	2	1
36	Chokocho	1,386	1,305	45	6	2	0	2	1	2	6	0	0	2	15

3. KUSINI PEMBA REGION BUILDING CATEGORIES STATUS

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

Council	Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
Total	60,264	554	1,041	58,669
Chake Chake Town	29,938	338	576	29,024
Mkoani Town	30,326	216	465	29,645

3.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS CATEGORIES

Table D.1: Number of Buildings by Building Category and Ward; Chake chake Town Council; 2022 TBC

Ward		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
Total		29,938	338	576	29,024
1	Chanjaani	984	10	9	965
2	Shungi	687	2	10	675
3	Madungu	1,114	18	20	1,076
4	Tibirinzi	1,063	8	15	1,040
5	Chachani	195	2	15	178
6	Kichungwani	481	31	32	418
7	Msingini	578	3	9	566
8	Wawi	1,665	23	16	1,626
9	Wara	1,123	48	33	1,042
10	Mkoroshoni	937	35	76	826
11	Mvumoni	994	5	17	972
12	Mgogoni	938	9	17	912
13	Kibokoni	652	3	12	637
14	Gombani	1,332	14	47	1,271
15	Ole	859	6	20	833
16	Mchanga Mrima	953	3	9	941
17	Mjini Ole	1,044	3	11	1,030
18	Vitongoji	1,625	36	23	1,566
19	Ng'ambwa	760	7	11	742
20	Uwandani	748	1	2	745
21	Pujini	897	6	3	888
22	Matale	1,138	6	6	1,126
23	Mfikiwa	680	3	16	661
24	Chonga	973	7	15	951
25	Mgelema	365	3	6	356
26	Kilindi	1,183	10	10	1,163
27	Ziwani	1,098	19	15	1,064
28	Kwale	991	2	28	961
29	Mbuzini	850	2	21	827
30	Ndagoni	1,335	3	10	1,322
31	Wesha	1,031	7	30	994
32	Michungwani	665	3	12	650

3.2 MKOANI TOWN COUNCIL BUILDINGS CATEGORIES

**Table D.2: Number of Buildings by Building Category and Ward; Mkoani Town Council, 2022
TBC**

Ward		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
Total		30,326	216	465	29,645
1	Ngwachani	920	11	19	890
2	Wambaa	897	11	11	875
3	Chumbageni	872	1	4	867
4	Mgagadu	784	4	4	776
5	Chambani	1,561	7	18	1,536
6	Ukutini	637	2	10	625
7	Dodo	1,325	6	12	1,307
8	Mwambe	1,427	15	20	1,392
9	Shamiani	341	0	1	340
10	Jombwe	934	4	7	923
11	Mchakwe	796	3	8	785
12	Kiwani	759	2	3	754
13	Mtangani	858	2	3	853
14	Kendwa	1,262	1	16	1,245
15	Kisiwapanza	979	2	7	970
16	Kangani	1,219	5	11	1,203
17	Kengeja	1,700	21	94	1,585
18	Kuukuu	665	0	3	662
19	Mkungu	450	8	0	442
20	Chole	455	1	5	449
21	Mtambile	1,231	15	32	1,184
22	Mizingani	516	5	2	509
23	Mjimbini	694	0	0	694
24	Minazini	435	1	3	431
25	Ng'ombeni	979	31	38	910
26	Makombeni	528	12	4	512
27	Mbuguani	472	1	3	468
28	Uweleni	614	15	51	548
29	Changaweni	596	5	3	588
30	Makoongwe	449	5	2	442
31	Shidi	343	0	1	342

Ward		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
32	Michenzani	968	0	9	959
33	Mbuyuni	472	1	34	437
34	Stahabu	735	1	0	734
35	Mkanyageni	1,067	11	14	1,042
36	Chokocho	1,386	7	13	1,366

4. KUSINI PEMBA REGION BUILDINGS CONDITIONS

Table E.0: Number of Buildings by Building Conditions and Council; Kusini Pemba 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	53,122	11,338	20,971	16,080	644	542	2,611	936
Chake Chake Town	26,110	5,651	10,572	7,848	275	283	1,074	407
Mkoani Town	27,012	5,687	10,399	8,232	369	259	1,537	529

4.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS CONDITIONS

Table E: 1: Number of Buildings by Building Conditions and Ward; Chake chake Town Council, 2022 TBC

Ward	Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is on progress	Construction is on progress	Dormant construction
Total	26,110	5,651	10,572	7,848	275	283	1,074	407
1 Chanjaani	846	72	416	259	10	16	64	9
2 Shungi	631	103	259	193	9	5	43	19
3 Madungu	977	344	360	199	9	8	41	16
4 Tibirizi	938	279	329	251	11	9	45	14
5 Chachani	192	58	60	61	3	0	1	9
6 Kichungwani	466	147	203	98	2	1	8	7
7 Msingini	522	166	197	129	8	3	11	8
8 Wawi	1,393	350	435	475	9	55	49	20
9 Wara	982	186	398	337	5	23	26	7
10 Mkoroshoni	821	256	322	130	10	30	58	15
11 Mvumoni	808	109	451	209	8	1	27	3
12 Mgogoni	787	157	295	263	11	10	29	22
13 Kibokoni	581	225	202	118	3	2	29	2
14 Gombani	1,099	201	540	280	8	7	32	31
15 Ole	749	149	320	242	6	4	25	3

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is on progress	Construction is on progress	Domant construction
16	Mchanga Mrima	825	206	300	265	6	6	25	17
17	Mjini Ole	856	142	356	315	10	1	25	7
18	Vitongoji	1,343	310	526	377	7	3	98	22
19	Ng'ambwa	663	75	192	308	29	1	31	27
20	Uwandani	618	91	318	153	7	3	43	3
21	Pujini	794	142	424	202	1	9	14	2
22	Matale	1,026	177	549	256	15	0	28	1
23	Mfikiwa	577	77	181	208	1	39	61	10
24	Chonga	881	135	386	293	11	6	30	20
25	Mgelema	336	24	153	126	5	0	16	12
26	Kilindi	1,052	224	316	415	13	13	52	19
27	Ziwani	998	282	324	346	16	4	13	13
28	Kwale	902	156	369	347	9	2	16	3
29	Mbuzini	757	74	320	296	7	5	40	15
30	Ndagoni	1,172	560	387	187	8	1	27	2
31	Wesha	915	93	402	344	14	16	43	3
32	Michungwani	603	81	282	166	4	0	24	46

4.2 MKOANI TOWN COUNCIL BUILDINGS CONDITIONS

Table E: 2: Distribution of Buildings by Building Conditions and Ward; Mkoani Town Council, 2022 TBC

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/ Not fit for human use	Renovation/ repair is on progress	Construction is on progress	Domant construction
Total		27,012	5,687	10,399	8,232	369	259	1537	529
1	Ngwachani	840	252	361	132	19	11	41	24
2	Wambaa	822	137	311	298	3	18	28	27
3	Chumbageni	809	185	321	250	15	4	24	10
4	Mgagadu	688	45	251	330	35	4	20	3
5	Chambani	1,486	174	662	536	17	8	76	13
6	Ukutini	593	203	202	91	4	23	52	18
7	Dodo	1,181	416	519	152	14	13	64	3
8	Mwambe	1,179	211	474	274	3	5	149	63
9	Shamiani	290	31	120	133	1	1	4	0
10	Jombwe	782	69	299	371	5	5	29	4
11	Mchakwe	674	166	227	225	7	18	25	6
12	Kiwani	675	197	262	174	6	2	28	6
13	Mtangani	772	44	251	461	6	1	8	1
14	Kendwa	1,139	134	456	493	9	13	33	1
15	Kisiwapanza	886	116	597	151	7	0	12	3
16	Kangani	1,074	122	407	411	9	44	73	8
17	Kengeja	1,529	573	515	336	59	3	40	3
18	Kuukuu	565	123	145	246	7	3	28	13
19	Mkungu	415	71	162	163	12	2	4	1
20	Chole	395	72	168	103	4	1	46	1
21	Mtambile	1,100	422	417	159	12	11	54	25
22	Mizingani	460	15	108	304	16	1	12	4
23	Mjimbini	617	58	228	227	6	10	70	18
24	Minazini	400	141	151	88	5	1	11	3
25	Ng'ombeni	872	323	245	159	15	5	88	37
26	Makombeni	455	144	201	62	3	1	43	1
27	Mbuguani	428	40	144	197	8	4	29	6
28	Uweleni	557	150	224	148	1	3	29	2
29	Changaweni	532	174	180	91	12	8	63	4
30	Makoongwe	393	52	169	110	5	1	28	28
31	Shidi	283	29	59	150	4	2	18	21

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/ Not fit for human use	Renovation/repair is on progress	Construction is on progress	Domant construction
32	Michenzani	889	91	483	218	14	10	71	2
33	Mbuyuni	408	85	137	117	3	2	32	32
34	Stahabu	671	240	224	139	10	4	39	15
35	Mkanyageni	927	139	250	372	8	12	107	39
36	Chokocho	1,226	243	469	361	5	5	59	84

5. KUSINI PEMBA 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 Pemba Region; 2022 TBC

Council	Total	Male	Female	Both Male and Female	Both Males	Both Females
Total	61,479	44,634	12,488	1,966	1,237	1,154
Chake Chake Town Council	30,628	22,161	6508	962	513	484
Mkoani Town Council	30,851	22,473	5980	1,004	724	670

5.1 CHAKE CHAKE TOWN COUNCIL INDIVIDUALLY OWNED BUILDINGS/ UNITS BY SEX OF OWNER

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

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		30,628	22,161	6,508	962	513	484
1	Chanjaani	1,015	715	249	35	8	8
2	Shungi	700	529	154	9	5	3
3	Madungu	1,197	781	318	44	35	19
4	Tibirinzi	1,086	753	270	25	23	15
5	Chachani	215	129	53	12	8	13
6	Kichungwani	537	321	147	27	19	23
7	Msingini	586	360	187	26	8	5
8	Wawi	1,703	1,128	465	55	25	30
9	Wara	1,241	822	313	59	24	23
10	Mkoroshoni	950	666	230	28	13	13
11	Mvumoni	1,008	808	148	30	10	12
12	Mgogoni	957	685	224	23	7	18
13	Kibokoni	656	515	129	5	7	0
14	Gombani	1,361	980	307	47	14	13
15	Ole	890	658	191	15	13	13
16	Mchanga Mrima	966	702	220	13	19	12
17	Mjini Ole	1,055	758	185	42	37	33
18	Vitongoji	1,653	1201	365	48	19	20
19	Ng'ambwa	772	596	132	27	11	6
20	Uwandani	750	568	120	30	13	19
21	Pujini	904	708	163	15	12	6
22	Matale	1,148	891	224	11	14	8
23	Mfikiwa	693	537	127	16	5	8
24	Chonga	994	701	245	18	15	15
25	Mgelema	368	280	61	14	5	8
26	Kilindi	1,191	862	241	38	28	22
27	Ziwani	1,106	742	245	86	19	14
28	Kwale	1,006	679	183	59	39	46
29	Mbuzini	869	680	143	16	15	15
30	Ndagoni	1,342	1,100	203	17	12	10
31	Wesha	1,041	744	184	61	24	28
32	Michungwani	668	562	82	11	7	6

5.2 MKOANI TOWN COUNCIL INDIVIDUALLY OWNED BUILDINGS/ UNITS BY SEX OF OWNER

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

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		30,851	22,473	5,980	1,004	724	670
1	Ngwachani	935	658	224	26	11	16
2	Wambaa	914	717	138	24	23	12
3	Chumbageni	881	706	127	19	14	15
4	Mgagadu	795	520	157	62	28	28
5	Chambani	1,578	1,230	297	25	16	10
6	Ukutini	649	494	133	7	9	6
7	Dodo	1,340	991	245	47	29	28
8	Mwambe	1,476	1,208	190	25	25	28
9	Shamiani	343	232	41	18	26	26
10	Jombwe	957	800	105	20	20	12
11	Mchakwe	809	558	149	34	27	41
12	Kiwani	766	587	132	20	11	16
13	Mtangani	866	640	157	38	17	14
14	Kendwa	1,266	924	238	64	26	14
15	Kisiwapanza	993	779	169	16	17	12
16	Kangani	1,226	917	261	21	13	14
17	Kengeja	1,730	1,277	389	25	17	22
18	Kuukuu	665	509	134	13	6	3
19	Mkungu	456	347	75	16	11	7
20	Chole	460	346	65	19	15	15
21	Mtambile	1,251	911	268	26	23	23
22	Mizingani	527	420	88	8	7	4
23	Mjimbini	695	494	139	37	12	13
24	Minazini	446	340	79	10	6	11
25	Ng'ombeni	1,005	686	272	21	12	14
26	Makombeni	538	393	111	25	6	3
27	Mbuguani	477	295	116	29	20	17
28	Uweleni	727	455	193	26	27	26
29	Changaweni	610	455	140	6	7	2
30	Makoongwe	458	332	95	13	7	11
31	Shidi	343	264	66	8	3	2
32	Michenzani	968	357	202	141	134	134

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
33	Mbuyuni	487	354	106	13	12	2
34	Stahabu	737	584	137	5	9	2
35	Mkanyageni	1,077	712	258	50	25	32
36	Chokocho	1,400	981	284	47	53	35

6. KUSINI PEMBA REGION BASIC SERVICES

Table G.0: Distribution of Buildings by Type of Basic Services and Council, Kusini Pemba Region; 2022 TBC

Council	Total	Electricity (TANESCO/ZECO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total	61,479	22,979	2,238	23,626	37,611	34,272	2,800
Chake Chake Town	30,628	13,668	969	14,072	1,9471	19,039	1,628
Mkoani Town	30,851	9311	1,269	9,554	1,8140	15,233	1,172

6.1 CHAKE CHAKE TOWN COUNCIL BASIC SERVICES

Table G.1: Distribution of Buildings by Type of Basic Services and Ward, Chake Chake Town Council; 2022 TBC

Ward	Unit Number	Electricity (TANESCO/ZECO)	Other forms of Electricity (solarGenerator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total	30,628	13,668	969	14,072	19,471	19,039	1,628
1 Chanjaani	1,015	618	17	550	784	755	81
2 Shungi	700	266	27	296	441	271	0
3 Madungu	1,197	844	16	748	964	394	6
4 Tibirinzi	1,086	650	12	617	829	432	34
5 Chachani	215	186	2	167	173	123	14
6 Kichungwani	537	466	16	412	442	368	132
7 Msingini	586	437	12	295	506	263	16
8 Wawi	1,703	1,025	19	1114	1,274	904	128
9 Wara	1,241	978	14	960	1,025	928	69
10 Mkoroshoni	950	672	6	692	751	724	101
11 Mvumoni	1,008	274	49	294	559	641	354
12 Mgogoni	957	514	22	376	703	883	98
13 Kibokoni	656	172	53	284	427	566	19
14 Gombani	1,361	829	17	918	1,024	1,050	214
15 Ole	890	390	15	480	569	715	10
16 Mchanga Mrima	966	404	16	445	601	786	8
17 Mjini Ole	1,055	299	24	390	571	774	1
18 Vitongoji	1,653	580	95	656	1,004	679	20
19 Ng'ambwa	772	300	22	290	471	531	157

20	Uwandani	750	151	59	194	411	475	4
21	Pujini	904	281	56	391	501	597	3
22	Matale	1,148	406	44	531	711	915	8
23	Mfikiwa	693	252	27	181	364	408	51
24	Chonga	994	436	68	478	723	613	7
25	Mgelema	368	133	4	143	217	319	5
26	Kilindi	1,191	420	26	416	508	841	18
27	Ziwani	1,106	410	20	477	675	900	5
28	Kwale	1,006	198	94	196	421	186	8
29	Mbuzini	869	296	34	355	525	667	2
30	Ndagoni	1,342	250	18	285	442	572	9
31	Wesha	1,041	360	30	286	561	328	41
32	Michungwani	668	171	35	155	294	431	5

6.2 MKOANI TOWN COUNCIL BASIC SERVICES

Table G.2: Distribution of Buildings by Type of Basic Services and Ward, Mkoani Town Council; 2022 TBC

Ward		Unit Number	Electricity (TANESCO/ZECO)	Other forms of Electricity (solarGenerator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		30,851	9,311	1,269	9,554	18,140	15,233	1,172
1	Ngwachani	935	386	12	604	678	595	176
2	Wambaa	914	212	32	245	439	296	13
3	Chumbageni	881	235	50	240	460	535	3
4	Mgagadu	795	224	38	351	465	695	4
5	Chambani	1,578	300	117	321	768	710	7
6	Ukutini	649	196	25	160	414	351	55
7	Dodo	1,340	381	55	392	677	791	100
8	Mwambe	1,476	228	125	195	1043	1236	36
9	Shamiani	343	27	16	12	139	42	1
10	Jombwe	957	147	46	84	536	376	3
11	Mchakwe	809	82	37	103	429	178	42
12	Kiwani	766	89	27	103	448	81	87
13	Mtangani	866	161	22	120	361	221	2
14	Kendwa	1,266	487	40	536	910	492	18
15	Kisiwapanza	993	267	53	58	356	27	7
16	Kangani	1,226	365	34	387	868	714	9
17	Kengeja	1,730	781	64	783	1240	880	26
18	Kuukuu	665	108	26	107	318	312	0
19	Mkungu	456	170	25	148	318	374	3

	Ward	Unit Number	Electricity (TANESCO/ZECO)	Other forms of Electricity (solarGenerator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
20	Chole	460	70	25	126	285	282	129
21	Mtambile	1,251	502	61	449	833	521	105
22	Mizingani	527	138	45	108	258	287	4
23	Mjimbbini	695	235	13	288	488	474	1
24	Minazini	446	126	56	95	292	272	11
25	Ng'ombeni	1,005	649	28	668	763	427	35
26	Makombeni	538	195	8	317	420	206	1
27	Mbuguani	477	221	5	230	325	215	28
28	Uweleni	727	512	21	553	606	525	26
29	Changaweni	610	271	21	288	405	285	26
30	Makoongwe	458	243	30	26	242	41	44
31	Shidi	343	97	11	104	237	309	84
32	Michenzani	968	119	1	112	167	258	0
33	Mbuyuni	487	306	7	269	368	224	32
34	Stahabu	737	174	12	241	357	382	0
35	Mkanyageni	1,077	357	40	431	653	828	2
36	Chokocho	1,400	250	41	300	574	791	52

7. KUSINI PEMBA REGION LAND SURVEY STATUS

Table H.0: Number of Buildings by Land Survey Status and Council; Kusini Pemba Region, 2022 TBC

Council	Total	Surveyed	Not surveyed	Regularised	Don't know
Total	60,264	14,547	37,932	2,388	5,397
Chake Chake Town	29,938	8,637	17,508	611	3,182
Mkoani Town	30,326	5,910	20,424	1,777	2,215

7.1 CHAKE CHAKE TOWN COUNCIL LAND SURVEY STATUS

Table H.1: Number of Buildings by Land Survey Status and Ward; Chake Chake Town Council, 2022 TBC

Ward	Total	Surveyed	Not surveyed	Regularised	Don't know
Total	29,938	8,637	17,508	611	3,182
1 Chanjaani	984	351	439	99	95
2 Shungi	687	192	426	5	64
3 Madungu	1,114	623	279	10	202
4 Tibirinzi	1,063	347	340	29	347
5 Chachani	195	102	58	6	29
6 Kichungwani	481	315	41	9	116
7 Msingini	578	144	177	98	159
8 Wawi	1,665	487	985	9	184
9 Wara	1,123	648	267	12	196
10 Mkoroshoni	937	681	81	16	159
11 Mvumoni	994	303	639	1	51
12 Mgogoni	938	268	608	2	60
13 Kibokoni	652	38	612	2	0
14 Gombani	1,332	857	350	14	111
15 Ole	859	157	635	4	63
16 Mchanga Mrima	953	367	552	15	19
17 Mjini Ole	1,044	216	767	2	59
18 Vitongoji	1,625	438	966	28	193
19 Ng'ambwa	760	99	537	3	121
20 Uwandani	748	80	652	2	14
21 Pujini	897	281	488	83	45
22 Matale	1,138	45	897	14	182
23 Mfikiwa	680	132	516	1	31

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
24	Chonga	973	121	776	8	68
25	Mgelema	365	144	91	117	13
26	Kilindi	1,183	112	1,014	3	54
27	Ziwani	1,098	256	764	3	75
28	Kwale	991	319	525	10	137
29	Mbuzini	850	62	693	2	93
30	Ndagoni	1,335	192	987	0	156
31	Wesha	1,031	246	698	4	83
32	Michungwani	665	14	648	0	3

7.2 MKOANI TOWN COUNCIL LAND SURVEY STATUS

Table H.2: Distribution of Buildings by Land Survey Status and Ward; Mkoani Town Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		30,326	5,910	20,424	1,777	2,215
1	Ngwachani	920	198	692	15	15
2	Wambaa	897	154	596	2	145
3	Chumbageni	872	34	777	12	49
4	Mgagadu	784	48	633	71	32
5	Chambani	1,561	175	1,374	4	8
6	Ukutini	637	85	501	2	49
7	Dodo	1,325	419	813	64	29
8	Mwambe	1,427	250	944	127	106
9	Shamiani	341	12	327	1	1
10	Jombwe	934	182	643	85	24
11	Mchakwe	796	182	556	56	2
12	Kiwani	759	25	722	0	12
13	Mtangani	858	73	784	1	0
14	Kendwa	1,262	54	1,137	58	13
15	Kisiwapanza	979	93	873	7	6
16	Kangani	1,219	259	563	291	106
17	Kengeja	1,700	450	1,001	34	215
18	Kuukuu	665	257	403	0	5
19	Mkungu	450	97	335	0	18
20	Chole	455	246	169	0	40
21	Mtambile	1,231	227	848	38	118

	Ward	Total	Surveyed	Not surveyed	Regularised	Don't know
22	Mizingani	516	58	391	15	52
23	Mjimbini	694	89	509	2	94
24	Minazini	435	147	287	0	1
25	Ng'ombeni	979	323	392	89	175
26	Makombeni	528	66	387	38	37
27	Mbuguani	472	60	267	20	125
28	Uweleni	614	272	140	124	78
29	Changaweni	596	170	262	96	68
30	Makoongwe	449	21	272	77	79
31	Shidi	343	13	240	2	88
32	Michenzani	968	177	725	6	60
33	Mbuyuni	472	173	163	69	67
34	Stahabu	735	197	310	215	13
35	Mkanyageni	1,067	306	567	94	100
36	Chokocho	1,386	318	821	62	185

8. KUSINI PEMBA REGION BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

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

Council	Total Buildings	Types of Buildings			Main Use		
		Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential Use
Total	60,264	475	54,743	5,046	54,516	1,939	3,809
Chake Chake Town	29,938	341	26,874	2,723	27,190	847	1,901
Mkoani Town	30,326	134	27,869	2,323	27,326	1,092	1,908

8.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.1: Number of Buildings by Type, Main Use and Ward; Chake Chake Town Council, 2022
TBC

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		29,938	341	26,874	2,723	27,190	847	1,901
1	Chanjaani	984	5	878	101	864	50	70
2	Shungi	687	1	642	44	637	7	43
3	Madungu	1,114	28	979	107	1,029	25	60
4	Tibirinzi	1,063	32	969	62	966	34	63
5	Chachani	195	36	152	7	110	29	56
6	Kichungwani	481	77	387	17	324	38	119
7	Msingini	578	20	509	49	521	35	22
8	Wawi	1,665	4	1,485	176	1,519	47	99
9	Wara	1,123	39	1,002	82	992	42	89
10	Mkoroshoni	937	31	800	106	822	61	54
11	Mvumoni	994	4	875	115	918	18	58
12	Mgogoni	938	9	836	93	850	38	50
13	Kibokoni	652	0	582	70	611	9	32
14	Gombani	1,332	18	1,132	182	1,205	43	84
15	Ole	859	1	755	103	804	18	37
16	Mchanga Mrima	953	3	838	112	852	35	66

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
17	Mjini Ole	1,044	2	950	92	962	26	56
18	Vitongoji	1,625	4	1,456	165	1,490	51	84
19	Ng'ambwa	760	2	710	48	697	15	48
20	Uwandani	748	0	671	77	687	21	40
21	Pujini	897	1	833	63	814	21	62
22	Matale	1,138	3	1,065	70	1,028	30	80
23	Mfikiwa	680	9	557	114	594	21	65
24	Chonga	973	1	885	87	905	25	43
25	Mgelema	365	1	333	31	341	4	20
26	Kilindi	1,183	1	1,128	54	1,096	15	72
27	Ziwani	1,098	3	1,054	41	1,010	20	68
28	Kwale	991	1	888	102	939	18	34
29	Mbuzini	850	0	769	81	786	17	47
30	Ndagoni	1,335	1	1,218	116	1,272	17	46
31	Wesha	1,031	4	928	99	911	13	107
32	Michungwani	665	0	608	57	634	4	27

8.2 MKOANI TOWN COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.2: Number of Buildings by Type, Main Use and Ward; Mkoani Town Council, 2022 TBC

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		30,326	134	27,869	2,323	27,326	1,092	1,908
1	Ngwachani	920	8	835	77	814	41	65
2	Wambaa	897	3	802	92	797	35	65
3	Chumbageni	872	1	815	56	794	22	56
4	Mgagadu	784	5	711	68	693	25	66
5	Chambani	1,561	0	1,511	50	1,406	54	101
6	Ukutini	637	1	608	28	563	30	44
7	Dodo	1,325	1	1,222	102	1,212	53	60
8	Mwambe	1,427	3	1,259	165	1,263	106	58
9	Shamiani	341	0	316	25	308	15	18

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
10	Jombwe	934	0	821	113	868	33	33
11	Mchakwe	796	0	717	79	748	24	24
12	Kiwani	759	1	684	74	698	25	36
13	Mtangani	858	1	820	37	777	8	73
14	Kendwa	1,262	1	1,183	78	1,109	42	111
15	Kisiwapanza	979	0	923	56	910	18	51
16	Kangani	1,219	1	1,087	131	1,098	50	71
17	Kengeja	1,700	36	1,522	142	1,490	70	140
18	Kuukuu	665	0	623	42	627	17	21
19	Mkungu	450	0	422	28	407	5	38
20	Chole	455	0	403	52	419	11	25
21	Mtambile	1,231	7	1,164	60	1,100	46	85
22	Mizingani	516	6	461	49	465	21	30
23	Mjimini	694	2	643	49	627	21	46
24	Minazini	435	0	427	8	392	12	31
25	Ng'ombeni	979	7	901	71	832	37	110
26	Makombeni	528	0	500	28	488	11	29
27	Mbuguani	472	2	439	31	428	19	25
28	Uweleni	614	22	552	40	501	46	67
29	Changaweni	596	4	505	87	527	29	40
30	Makoongwe	449	0	428	21	421	9	19
31	Shidi	343	0	286	57	334	3	6
32	Michenzani	968	0	909	59	900	24	44
33	Mbuyuni	472	10	418	44	397	17	58
34	Stahabu	735	0	694	41	670	26	39
35	Mkanyageni	1,067	11	954	102	974	41	52
36	Chokocho	1,386	1	1,304	81	1,269	46	71

9. KUSINI PEMBA REGION BUILDINGS AND NUMBER OF STOREY

Table J.0 Number of Multi – Storey Buildings by Number of Floors and Council; Kusini Pemba Region, 2022 TBC

Council	Multi storey Buildings by Number of floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
		G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	475	307	76	64	18	8	2	0	0	0
Chake Chake Town	341	226	61	30	15	7	2	0	0	0
Mkoani Town	134	81	15	34	3	1	0	0	0	0

9.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS BY NUMBER OF STOREY

Table J.1 Number of Multi – Storey Buildings by Number of Storeys and Ward; Chake Chake Town Council, 2022 TBC

Ward	Multi storey Buildings by Number of floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
		G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys)
Total	341	226	61	30	15	7	2	0	0	0
1 Chanjaani	5	4	1	0	0	0	0	0	0	0
2 Shungi	1	1	0	0	0	0	0	0	0	0
3 Madungu	28	18	4	3	3	0	0	0	0	0
4 Tibirinzi	32	14	8	3	3	4	0	0	0	0
5 Chachani	36	14	8	5	7	2	0	0	0	0
6 Kichungwani	77	51	16	10	0	0	0	0	0	0
7 Msingini	20	16	2	1	0	0	1	0	0	0
8 Wawi	4	3	1	0	0	0	0	0	0	0
9 Wara	39	33	1	3	2	0	0	0	0	0
10 Mkoroshoni	31	25	5	1	0	0	0	0	0	0
11 Mvumoni	4	4	0	0	0	0	0	0	0	0
12 Mgogoni	9	6	3	0	0	0	0	0	0	0
13 Kibokoni	0	0	0	0	0	0	0	0	0	0
14 Gombani	18	10	6	1	0	1	0	0	0	0

Ward		Multi storey Buildings by Number of floors									
		Low Rise Building						High Rise Building Above 5			
		Total Multi-Storey Buildings	G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys)
15	Ole	1	1	0	0	0	0	0	0	0	0
16	Mchanga Mrima	3	1	1	1	0	0	0	0	0	0
17	Mjini Ole	2	1	1	0	0	0	0	0	0	0
18	Vitongoji	4	4	0	0	0	0	0	0	0	0
19	Ng'ambwa	2	1	1	0	0	0	0	0	0	0
20	Uwandani	0	0	0	0	0	0	0	0	0	0
21	Pujini	1	0	1	0	0	0	0	0	0	0
22	Matale	3	3	0	0	0	0	0	0	0	0
23	Mfikiwa	9	6	1	1	0	0	1	0	0	0
24	Chonga	1	1	0	0	0	0	0	0	0	0
25	Mgelema	1	1	0	0	0	0	0	0	0	0
26	Kilindi	1	1	0	0	0	0	0	0	0	0
27	Ziwani	3	3	0	0	0	0	0	0	0	0
28	Kwale	1	0	1	0	0	0	0	0	0	0
29	Mbuzini	0	0	0	0	0	0	0	0	0	0
30	Ndagoni	1	1	0	0	0	0	0	0	0	0
31	Wesha	4	3	0	1	0	0	0	0	0	0
32	Michungwani	0	0	0	0	0	0	0	0	0	0

9.2 MKOANI TOWN COUNCIL BUILDINGS BY NUMBER OF STOREY

Table J.2 Number of Multi – Storey Buildings by Number of Floors and Ward; Mkoani Town Council, 2022 TBC

Ward		Multi storey Buildings by Number of floors									
		Low Rise Building						High Rise Building Above 5			
		Total Multi-Storey Buildings	G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		134	81	15	34	3	1	0	0	0	0
1	Ngwachani	8	7	1	0	0	0	0	0	0	0
2	Wambaa	3	3	0	0	0	0	0	0	0	0
3	Chumbageni	1	1	0	0	0	0	0	0	0	0
4	Mgagadu	5	5	0	0	0	0	0	0	0	0
5	Chambani	0	0	0	0	0	0	0	0	0	0
6	Ukutini	1	1	0	0	0	0	0	0	0	0

Ward		Multi storey Buildings by Number of floors									
		Low Rise Building						High Rise Building Above 5			
		Total Multi-Storey Buildings	G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
7	Dodo	1	1	0	0	0	0	0	0	0	0
8	Mwambe	3	1	2	0	0	0	0	0	0	0
9	Shamiani	0	0	0	0	0	0	0	0	0	0
10	Jombwe	0	0	0	0	0	0	0	0	0	0
11	Mchakwe	0	0	0	0	0	0	0	0	0	0
12	Kiwani	1	1	0	0	0	0	0	0	0	0
13	Mtangani	1	1	0	0	0	0	0	0	0	0
14	Kendwa	1	1	0	0	0	0	0	0	0	0
15	Kisiwapanza	0	0	0	0	0	0	0	0	0	0
16	Kangani	1	1	0	0	0	0	0	0	0	0
17	Kengeja	36	3	1	32	0	0	0	0	0	0
18	Kuukuu	0	0	0	0	0	0	0	0	0	0
19	Mkungu	0	0	0	0	0	0	0	0	0	0
20	Chole	0	0	0	0	0	0	0	0	0	0
21	Mtambile	7	5	2	0	0	0	0	0	0	0
22	Mizingani	6	6	0	0	0	0	0	0	0	0
23	Mjimhini	2	2	0	0	0	0	0	0	0	0
24	Minazini	0	0	0	0	0	0	0	0	0	0
25	Ng'ombeni	7	6	0	1	0	0	0	0	0	0
26	Makombeni	0	0	0	0	0	0	0	0	0	0
27	Mbuguani	2	1	0	1	0	0	0	0	0	0
28	Uweleni	22	15	4	0	3	0	0	0	0	0
29	Changaweni	4	1	3	0	0	0	0	0	0	0
30	Makoongwe	0	0	0	0	0	0	0	0	0	0
31	Shidi	0	0	0	0	0	0	0	0	0	0
32	Michenzani	0	0	0	0	0	0	0	0	0	0
33	Mbuyuni	10	7	2	0	0	1	0	0	0	0
34	Stahabu	0	0	0	0	0	0	0	0	0	0
35	Mkanyageni	11	11	0	0	0	0	0	0	0	0
36	Chokocho	1	1	0	0	0	0	0	0	0	0

10. KUSINI PEMBA REGION BUILDINGS BY NUMBER OF UNITS

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

Council	Number of Units in Building						
	Total	1	2	3	4	5	6+
Total	56,455	52,905	1,296	619	537	563	535
Chake Chake Town	28,037	26,606	596	237	201	197	200
Mkoani Town	28,418	26,299	700	382	336	366	335

10.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS BY NUMBER OF UNITS

Table K.1: Number of Buildings by Number of Units and Ward, Chake Chake Town Council; 2022 TBC

Ward		Number of Units in Building						
		Total	1	2	3	4	5	6+
Total		28,037	26,606	596	237	201	197	200
1	Chanjaani	914	887	21	3	1	2	0
2	Shungi	644	632	11	1	0	0	0
3	Madungu	1,054	1,021	24	2	1	2	4
4	Tibirinzi	1,000	950	24	7	5	9	5
5	Chachani	139	127	6	1	5	0	0
6	Kichungwani	362	329	21	7	2	1	2
7	Msingini	556	545	6	2	1	1	1
8	Wawi	1,566	1,494	42	8	5	8	9
9	Wara	1,034	993	27	7	3	1	3
10	Mkoroshoni	883	856	12	1	4	4	6
11	Mvumoni	936	792	43	20	29	22	30
12	Mgogoni	888	846	20	7	5	3	7
13	Kibokoni	620	616	4	0	0	0	0
14	Gombani	1,248	1,201	30	5	2	5	5
15	Ole	822	775	21	8	5	7	6
16	Mchanga Mrima	887	843	13	10	8	6	7
17	Mjini Ole	988	863	32	24	25	21	23
18	Vitongoji	1,541	1,476	26	12	8	13	6
19	Ng'ambwa	712	700	12	0	0	0	0
20	Uwandani	708	676	10	7	3	6	6
21	Pujini	835	824	9	0	0	2	0
22	Matale	1,058	992	26	15	5	12	8

Ward		Number of Units in Building						
		Total	1	2	3	4	5	6+
23	Mfikiwa	615	570	13	9	4	11	8
24	Chonga	930	885	18	10	7	1	9
25	Mgelema	345	341	3	0	0	1	0
26	Kilindi	1,111	1,036	17	16	21	10	11
27	Ziwani	1,030	1,018	10	1	0	0	1
28	Kwale	957	792	44	31	33	32	25
29	Mbuzini	803	752	21	11	4	8	7
30	Ndagoni	1,289	1,269	7	4	4	3	2
31	Wesha	924	879	16	6	10	4	9
32	Michungwani	638	626	7	2	1	2	0

10.2 MKOANI TOWN COUNCIL BUILDINGS BY NUMBER OF UNITS

Table K.2: Number of Buildings by Number of Units and Ward, Mkoani Town Council; 2022
TBC

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		28,418	26,299	700	382	336	366	335
1	Ngwachani	855	810	21	8	6	6	4
2	Wambaa	832	794	21	3	2	9	3
3	Chumbageni	816	776	15	9	4	6	6
4	Mgagadu	718	626	27	16	16	15	18
5	Chambani	1460	1448	6	4	1	1	0
6	Ukutini	593	574	8	2	5	3	1
7	Dodo	1,265	1,154	31	24	23	19	14
8	Mwambe	1,369	1,250	48	29	15	17	10
9	Shamiani	323	238	14	20	18	19	14
10	Jombwe	901	837	32	7	7	10	8
11	Mchakwe	772	641	28	26	23	32	22
12	Kiwani	723	694	12	4	3	6	4
13	Mtangani	785	751	13	4	2	8	7
14	Kendwa	1,151	1143	4	1	2	1	0
15	Kisiwapanza	928	887	18	7	3	5	8
16	Kangani	1,148	1,125	11	2	3	5	2
17	Kengeja	1,560	1,527	30	1	1	1	0
18	Kuukuu	644	638	0	2	0	1	3
19	Mkungu	412	401	6	2	2	0	1
20	Chole	430	369	19	9	13	7	13

Ward		Number of Units						
		Total	1	2	3	4	5	6+
21	Mtambile	1,146	1,075	35	11	5	14	6
22	Mizingani	486	462	15	2	2	2	3
23	Mjimbini	648	623	3	6	6	5	5
24	Minazini	404	382	10	4	3	4	1
25	Ng'ombeni	869	846	21	1	0	0	1
26	Makombeni	499	489	10	0	0	0	0
27	Mbuguani	447	359	22	17	15	22	12
28	Uweleni	547	526	12	2	1	0	6
29	Changaweni	556	542	12	2	0	0	0
30	Makoongwe	430	409	12	4	1	4	0
31	Shidi	337	331	1	0	2	2	1
32	Michenzani	924	399	98	104	104	98	121
33	Mbuyuni	414	405	7	0	0	2	0
34	Stahabu	696	689	4	1	1	0	1
35	Mkanyageni	1,015	910	33	19	15	19	19
36	Chokocho	1,315	1,169	41	29	32	23	21

11. KUSINI PEMBA REGION BUILDINGS BY NUMBER OF BEDROOMS

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

Council	Total	Bedrooms						
		1	2	3	4	5	6	7+
Total	61,479	6,417	12,141	25,273	10,626	4,975	1,635	412
Chake Chake Town	30,628	2,987	6,337	11,368	6,210	2,720	793	213
Mkoani Town	30,851	3,430	5,804	13,905	4,416	2,255	842	199

11.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Table L.1: Number of Buildings by Number of Bedrooms and Ward;, Chake Chake Town Council, 2022 TBC

Ward	Total	Bedrooms						
		1	2	3	4	5	6	7+
Total	30,628	2,987	6,337	11,368	6,210	2,720	793	213
1 Chanjaani	1,015	78	230	354	213	95	32	13
2 Shungi	700	87	127	289	119	56	19	3
3 Madungu	1,197	77	263	332	306	165	50	4
4 Tibirizi	1,086	79	176	408	247	124	42	10
5 Chachani	215	20	20	68	78	16	9	4
6 Kichungwani	537	73	98	179	118	44	19	6
7 Msingini	586	29	103	203	161	72	15	3
8 Wawi	1,703	154	272	507	411	242	85	32
9 Wara	1,241	82	215	360	330	188	51	15
10 Mkoroshoni	950	66	88	261	378	123	29	5
11 Mvumoni	1,008	85	212	370	195	112	27	7
12 Mgogoni	957	72	174	324	249	103	26	9
13 Kibokoni	656	74	172	263	90	43	10	4
14 Gombani	1,361	88	191	425	434	180	38	5
15 Ole	890	108	166	302	210	69	28	7
16 Mchanga Mrima	966	81	194	365	223	82	16	5
17 Mjini Ole	1,055	117	243	332	233	105	19	6
18 Vitongoji	1,653	195	391	572	332	125	28	10
19 Ng'ambwa	772	82	187	282	135	56	23	7
20 Uwandani	750	75	189	300	136	42	6	2
21 Pujini	904	125	230	356	118	49	19	7

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
22	Matale	1,148	125	178	579	161	76	25	4
23	Mfikiwa	693	105	179	228	103	52	24	2
24	Chonga	994	134	223	399	157	51	21	9
25	Mgelema	368	45	71	113	71	46	18	4
26	Kilindi	1,191	114	239	583	155	73	21	6
27	Ziwani	1,106	64	258	509	156	74	37	8
28	Kwale	1006	121	286	441	100	51	7	0
29	Mbuzini	869	67	185	346	168	73	23	7
30	Ndagoni	1,342	181	415	521	164	49	9	3
31	Wesha	1,041	124	197	473	169	59	14	5
32	Michungwani	668	60	165	324	90	25	3	1

11.2 MKOANI TOWN COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Table L.2: Number of Buildings by Number of Bedrooms and Ward; Mkoani Town Council, 2022 TBC

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		30,851	3,430	5,804	13,905	4,416	2,255	842	199
1	Ngwachani	935	103	177	413	153	46	36	7
2	Wambaa	914	88	187	456	127	34	18	4
3	Chumbageni	881	129	140	427	108	45	25	7
4	Mgagadu	795	109	162	323	110	69	15	7
5	Chambani	1,578	173	269	841	152	92	44	7
6	Ukutini	649	54	116	311	79	69	17	3
7	Dodo	1,340	169	276	596	200	71	20	8
8	Mwambe	1,476	152	332	626	224	92	33	17
9	Shamiani	343	72	85	149	25	8	4	0
10	Jombwe	957	133	204	451	96	55	12	6
11	Mchakwe	809	165	147	381	72	27	12	5
12	Kiwani	766	78	104	434	82	46	18	4
13	Mtangani	866	74	121	478	98	74	20	1
14	Kendwa	1,266	73	143	577	233	146	74	20
15	Kisiwapanza	993	118	116	498	135	85	32	9
16	Kangani	1,226	101	166	583	234	98	36	8
17	Kengeja	1,730	127	250	771	282	191	91	18
18	Kuukuu	665	64	144	337	79	29	10	2
19	Mkungu	456	40	64	228	71	34	13	6

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
20	Chole	460	69	83	237	47	18	5	1
21	Mtambile	1,251	123	232	520	224	101	40	11
22	Mizingani	527	64	123	221	76	37	6	0
23	Mjimbini	695	67	124	310	101	64	25	4
24	Minazini	446	55	100	191	61	29	8	2
25	Ng'ombeni	1,005	57	159	400	242	108	31	8
26	Makombeni	538	30	108	228	99	50	23	0
27	Mbuguani	477	64	90	180	77	53	11	2
28	Uweleni	727	58	230	205	150	63	12	9
29	Changaweni	610	60	145	231	113	46	11	4
30	Makoongwe	458	44	109	190	62	46	7	0
31	Shidi	343	34	93	158	41	10	6	1
32	Michenzani	968	268	256	349	55	27	12	1
33	Mbuyuni	487	51	108	161	96	53	18	0
34	Stahabu	737	56	154	350	103	48	25	1
35	Mkanyageni	1,077	128	232	462	137	82	30	6
36	Chokocho	1,400	180	255	632	172	109	42	10

12. KUSINI PEMBA REGION BUILDINGS BY LEGAL LAND DOCUMENTS

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

Council	Total Buildings/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 Document	Unknown
Total	61,479	13,254	0	943	0	622	258	2,141	23,912	20,349
Chakechake Town	30,628	8,257	0	632	0	403	185	1,015	11,144	8,992
Mkoani Town	30,851	4,997	0	311	0	219	73	1,126	12,768	11,357

12.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M1: Number of Buildings by Land Ownership Status and Ward, Chake Chake Town Council; 2022 TBC

Ward	Total Buildings/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 Document	Unknown
Total	30,628	8,257	0	632	0	403	185	1,015	11,144	8,992
1 Chanjaani	1,015	325	0	60	0	15	22	37	352	204
2 Shungi	700	168	0	2	0	7	3	2	305	213
3 Madungu	1,197	520	0	38	0	27	44	37	292	239

Ward		Total Buildings/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 Document	Unknown
4	Tibirinzi	1,086	494	0	22	0	4	1	15	360	190
5	Chachani	215	168	0	2	0	7	1	1	7	29
6	Kichungwani	537	348	0	6	0	20	0	6	59	98
7	Msingini	586	236	0	62	0	17	4	43	45	179
8	Wawi	1,703	571	0	119	0	14	6	97	354	542
9	Wara	1,241	677	0	16	0	81	8	19	233	207
10	Mkoroshoni	950	699	0	6	0	8	3	4	76	154
11	Mvumoni	1,008	142	0	11	0	11	5	19	514	306
12	Mgogoni	957	328	0	54	0	17	1	9	169	379
13	Kibokoni	656	187	0	1	0	10	0	0	35	423
14	Gombani	1,361	806	0	51	0	59	25	8	132	280
15	Ole	890	92	0	5	0	6	3	40	492	252
16	Mchanga Mrima	966	361	0	13	0	7	3	22	266	294
17	Mjini Ole	1,055	265	0	16	0	11	7	34	532	190
18	Vitongoji	1,653	246	0	77	0	11	12	283	481	543
19	Ng'ambwa	772	124	0	11	0	2	5	37	285	308
20	Uwandani	750	66	0	1	0	3	1	14	456	209
21	Pujini	904	140	0	9	0	5	0	21	349	380
22	Matale	1,148	115	0	0	0	3	1	18	692	319
23	Mfikiwa	693	128	0	0	0	0	7	41	447	70
24	Chonga	994	190	0	1	0	6	2	57	516	222
25	Mgelema	368	20	0	2	0	21	0	16	144	165
26	Kilindi	1,191	96	0	24	0	0	3	33	541	494
27	Ziwani	1,106	247	0	3	0	1	5	3	646	201
28	Kwale	1,006	181	0	2	0	6	10	8	328	471
29	Mbuzini	869	84	0	3	0	7	1	34	345	395
30	Ndagoni	1,342	74	0	4	0	0	1	41	887	335
31	Wesha	1,041	130	0	5	0	9	0	16	520	361
32	Michungwani	668	29	0	6	0	8	1	0	284	340

12.2 MKOANI TOWN COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M2: Number of Buildings by Land Ownership Status and Ward, Mkoani Town Council; 2022 TBC

Ward		Total Buildings/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 Document	Unknown
Total		30,851	4,997	0	311	0	219	73	1,126	12,768	11,357
1	Ngwachani	935	99	0	2	0	45	0	13	606	170
2	Wambaa	914	171	0	17	0	1	0	24	510	191
3	Chumbageni	881	54	0	10	0	11	1	27	224	554
4	Mgagadu	795	90	0	5	0	3	1	59	387	250
5	Chambani	1,578	233	0	4	0	8	1	23	555	754
6	Ukutini	649	130	0	1	0	12	2	3	305	196
7	Dodo	1,340	237	0	3	0	14	0	12	595	479
8	Mwambe	1,476	372	0	10	0	7	11	84	174	818
9	Shamiani	343	8	0	0	0	0	0	2	90	243
10	Jombwe	957	229	0	0	0	4	0	42	399	283
11	Mchakwe	809	134	0	0	0	2	1	76	193	403
12	Kiwani	766	27	0	12	0	1	0	30	364	332
13	Mtangani	866	49	0	5	0	2	0	8	424	378
14	Kendwa	1,266	119	0	0	0	2	2	18	845	280
15	Kisiwapanza	993	0	0	0	0	0	0	7	248	738
16	Kangani	1,226	131	0	2	0	0	4	52	587	450
17	Kengeja	1,730	557	0	5	0	7	2	29	339	791
18	Kuukuu	665	100	0	1	0	0	2	28	322	212
19	Mkungu	456	46	0	0	0	2	0	12	305	91
20	Chole	460	181	0	0	0	0	0	0	141	138
21	Mtambile	1,251	219	0	2	0	5	2	27	661	335
22	Mizingani	527	67	0	1	0	6	0	48	188	217
23	Mjimbini	695	107	0	111	0	0	0	29	294	154
24	Minazini	446	35	0	0	0	1	0	23	299	88

Ward		Total Buildings/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 Document	Unknown
25	Ng'ombeni	1,005	354	0	29	0	14	6	29	338	235
26	Makombeni	538	31	0	0	0	2	1	2	458	44
27	Mbuguani	477	61	0	6	0	1	2	15	171	221
28	Uweleni	727	370	0	25	0	4	3	41	149	135
29	Changaweni	610	81	0	34	0	30	2	10	386	67
30	Makoongwe	458	39	0	7	0	0	0	116	105	191
31	Shidi	343	24	0	1	0	1	0	3	94	220
32	Michenzani	968	46	0	0	0	1	0	4	507	410
33	Mbuyuni	487	130	0	2	0	21	17	55	192	70
34	Stahabu	737	186	0	1	0	2	1	12	191	344
35	Mkanyageni	1,077	171	0	3	0	8	10	107	373	405
36	Chokocho	1,400	109	0	12	0	2	2	56	749	470

13. KUSINI PEMBA REGION BUILDINGS BY OCCUPANCY

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

Council	Total Number of Buildings	Occupancy Status	
		Occupied	Vacant
Total	60,264	49,850	10,414
Chake Chake Town	29,938	24,487	5,451
Mkoani Town	30,326	25,363	4,963

13.1 CHAKE CHAKE TOWN COUNCIL BUILDINGS BY OCCUPANCY

Table N.1: Number of Buildings by Occupancy Status and Ward, Chake Chake Town Council; 2022 TBC

Ward		Total Number of Buildings	Occupancy Status	
			Occupied	Vacant
Total		29,938	24,487	5,451
1	Chanjaani	984	785	199
2	Shungi	687	596	91
3	Madungu	1,114	921	193
4	Tibirinzi	1,063	883	180
5	Chachani	195	171	24
6	Kichungwani	481	437	44
7	Msingini	578	505	73
8	Wawi	1,665	1,315	350
9	Wara	1,123	944	179
10	Mkoroshoni	937	749	188
11	Mvumoni	994	750	244
12	Mgogoni	938	711	227
13	Kibokoni	652	551	101
14	Gombani	1,332	1,004	328
15	Ole	859	703	156
16	Mchanga Mrima	953	763	190
17	Mjini Ole	1,044	824	220
18	Vitongoji	1,625	1,285	340
19	Ng'ambwa	760	605	155
20	Uwandani	748	582	166
21	Pujini	897	735	162
22	Matale	1,138	954	184
23	Mfikiwa	680	554	126
24	Chonga	973	832	141
25	Mgelema	365	308	57
26	Kilindi	1,183	999	184
27	Ziwani	1,098	920	178
28	Kwale	991	856	135
29	Mbuzini	850	685	165
30	Ndagoni	1,335	1,137	198
31	Wesha	1,031	855	176
32	Michungwani	665	568	97

13.2 MKOANI TOWN COUNCIL BUILDINGS BY OCCUPANCY

Table N.1: Number of Buildings by Occupancy Status and Ward, Mkoani Town Council; 2022 TBC

Ward		Total Number of Buildings	Occupancy Status	
			Occupied	Vacant
Total		30,326	25,363	4,963
1	Ngwachani	920	770	150
2	Wambaa	897	777	120
3	Chumbageni	872	756	116
4	Mgagadu	784	634	150
5	Chambani	1,561	1402	159
6	Ukutini	637	563	74
7	Dodo	1,325	1,117	208
8	Mwambe	1,427	1,135	292
9	Shamiani	341	271	70
10	Jombwe	934	752	182
11	Mchakwe	796	655	141
12	Kiwani	759	645	114
13	Mtangani	858	718	140
14	Kendwa	1,262	1,092	170
15	Kisiwapanza	979	830	149
16	Kangani	1,219	993	226
17	Kengeja	1,700	1,401	299
18	Kuukuu	665	532	133
19	Mkungu	450	371	79
20	Chole	455	385	70
21	Mtambile	1,231	1,026	205
22	Mizingani	516	437	79
23	Mjimbini	694	572	122
24	Minazini	435	379	56
25	Ng'ombeni	979	812	167
26	Makombeni	528	426	102
27	Mbuguani	472	407	65
28	Uweleni	614	526	88
29	Changaweni	596	486	110
30	Makoongwe	449	381	68
31	Shidi	343	277	66
32	Michenzani	968	815	153
33	Mbuyuni	472	386	86

Ward		Total Number of Buildings	Occupacy Status	
			Occupied	Vacant
34	Stahabu	735	622	113
35	Mkanyageni	1,067	870	197
36	Chokocho	1,386	1142	244

ANNEX: LIST OF CONTRIBUTORS

CONTRIBUTORS TO THE BUILDING CENSUS REPORT:

Census Commissars

Hon. Anne Semamba Makinda (Tanzania Mainland)	Amb. Mohamed Haji Hamza (Tanzania Zanzibar)
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NBS/OCGS Board Chairpersons

N/A (NBS)	Mr. Mwita Mgeni Mwita (OCGS)
-----------	------------------------------

NBS/OCGS Chief Government Statistician

Dr. Amina Msengwa (NBS)	Salum Kassim Ali (OCGS)
-------------------------	-------------------------

NBS/OCGS and MLHHSD/MLHD Directors

Dr. Ruth Minja (NBS)	Fahima Mohamed Issa (OCGS)
Emilian Karugendo (NBS)	Bakari Kitwana Makame (OCGS)
Daniel Masolwa (NBS)	Haroub Ali Masoud (OCGS)
Daniel Ulindula Andrew (NBS)	Abdalla Khamis Abdalla (OCGS)
Deogratius Kalimenze (DHSD) - MLHHSD	Ilyasa P. Haji (DPPR) - MLHD

Census Coordinators

Seif Kuchengo (NBS)	Abdul-Majid Ramadhan Jecha (OCGS)
---------------------	-----------------------------------

Authors/Reviewers

Doreen I. Makundi (MLHHSD)	Malimi S. Masala (MLHHSD)
Stephen S. Jutta (NBS)	Tumaini Setumbi (MLHHSD)
Phausta Ntigiti (NBS)	Godfrey Kagoro (MLHHSD)
Mdoka Omar (NBS)	Mtaki Fabian Erambika (MLHHSD)
Philbert Mrema (NBS)	Cecilia B. Kimario (BAKITA)
Henrick Mwellu (NBS)	Aldegunda Komba (NBS)
David Mwaipopo (NBS)	Ismail S. Ismail (MLHD)

Edward J. Mpanda (MLHHSD)
Paulo S. Kitosi (MLHHSD)
Bariki Ileta (MLHHSD)
Fidelis W. Kabuje (MLHHSD)
Amina C. Ramadhan (MLHHSD)

Irenius Ryoba (NBS)
Said S. Makenzi (MLHD)
Abdallah R. Ali (MLHD)
Dr. Nelly Babere (ARU)
Abdallah A. Magombana (NLUPC)

Spatial Data Analysts

Khalid Lewanga (NBS)

Sarah Mohamed (NBS)

Data Processing

Bakar K. Omar (OCGS)

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