

Errata List

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Thesis Title: Urban Habitat Transformation and the African Middle Class: The Case of Kileleshwa, Nairobi, Kenya

Abbreviations:

Corr – Correction

Add – Added Text

aft – after

bef – before

Npg – New page number

Page	Line	Original Text	Type of Correction	New Text	New Page / Line
ii	3	4.2.1	Corr	4.1.1	
ii	4	4.2.2	Corr	4.1.2	
ii	27	Proposed Future Research	Corr	Outstanding Questions and Proposed Future Research	
iii	24	The AHO	Corr	The former AHO	
iii	25		Add	and current Head of Research Administration:	
iii	aft 28	-	Add	Thank you to Frida Mcintosh, in Research Administration, for all the advice and support in the practicalities of concluding the thesis.	iii / 29-30
53	aft 4	-	Add	A total of 89 interviews were conducted for the study. Two letter codes are used to distinguish between different categories of interviewees. Nine of the interviewees were property developers (PD) and seven were architects (AR). Twelve real estate professionals (RE) were interviewed as were three county government officials (CO). Additionally, six planners (PL), four contractors (CT) and two environmental impact assessment experts (EI) were also interviewed. In total 40 residents (RS) were interviewed – 17 were owners while 23 were renters. Six urban commentators (UC) comprising of two architects, two planners and two	53 / 5-14

				real estate experts drawn from academia were also interviewed.	
58	aft 6	-	Add	Some differences between owners and renters emerged in interviews with residents. On the one hand, owners tended to be older (over 45 years of age), married with children, and had graduate level education. They also had higher incomes (were frequently double-income households), larger household sizes, and were holders of professional jobs. They were also more likely to own multiple cars and had monthly household expenses closer to 30% of income. Children in owner-occupied households tended to be older and the apartments were larger – three-bedroom. On the other hand, renters tended to include younger people (under 35), single households, single-parent households, married people without children, and married people with very young children. Their incomes tended to be lower than those of owners and they had lower-paying jobs – they were also more likely to include renters who were students. It was not uncommon to find renters who did not own a car. They were also more likely to use public transport as a primary mode of mobility – in addition to walking to nearby amenities. Household monthly expenses for renters exceeded 50% of income and the rent was perceived as being too high. Renters were more likely to occupy the full range of apartments (studio, one-, two-, and three-bedroom) on offer in the market. Their educational achievement level encompassed both graduate and diploma level.	58 / 19-38
61		[Section 3.1.3]	Npg	[Section 3.1.3]	62
62		[Section 3.1.4]	Npg	[Section 3.1.4]	63
63		[Section 3.2]	Npg	[Section 3.2]	64
65		[Section 3.3]	Npg	[Section 3.3]	66
66		[Section 3.4]	Npg	[Section 3.4]	67
67		[Chapter 4]	Npg	[Chapter 4]	69
68		[Section 4.1]	Npg	[Section 4.1]	70

68		[Section 4.1.1]	Npg	[Section 4.1.1]	70
71		[Section 4.1.2]	Npg	[Section 4.1.2]	73
74		[Section 4.2]	Npg	[Section 4.2]	76
77		[Section 4.2.1]	Npg	[Section 4.2.1]	79
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89		[Section 4.2.3]	Npg	[Section 4.2.3]	91
99		[Section 4.3]	Npg	[Section 4.3]	101
105		[Chapter 5]	Npg	[Chapter 5]	107
105		[Section 5.1]	Npg	[Section 5.1]	107
105		[Section 5.1.1]	Npg	[Section 5.1.1]	107
106		[Section 5.1.2]	Npg	[Section 5.1.2]	108
107		[Section 5.1.3]	Npg	[Section 5.1.3]	109
108		[Section 5.1.4]	Npg	[Section 5.1.4]	110
109		[Section 5.2]	Npg	[Section 5.2]	111
112		[Section 5.2.1]	Npg	[Section 5.2.1]	114
123		[Section 5.2.2]	Npg	[Section 5.2.2]	125
142		[Section 5.2.3]	Npg	[Section 5.2.3]	144
148		[Section 5.2.4]	Npg	[Section 5.2.4]	150
165		[Chapter 6]	Npg	[Chapter 6]	167
168		[Section 6.1]	Npg	[Section 6.1]	170
169		[Section 6.2]	Npg	[Section 6.2]	171
169	aft 26	-	Add	The agency of actors varies in the transforming urban habitat that was investigated. While developers have a great deal of leeway in their exercise of agency in shaping the direction of transformation, the county government's agency is limited somewhat by following the lead of developers rather than in guiding the direction of transformation. The agency of the residents (owners and renters) is exercised in the selection of various strategies for buying apartments and in choosing to live in the transforming residential neighbourhood either through buying or renting an apartment unit. However, this agency is significantly circumscribed by the developers' dominant role in the choice and decision to develop and offer particular types of apartment blocks and units as the housing options available on the market for either purchase or rent.	171 / 27-36 to 172 / 1-2
169		[Section 6.3]	Npg	[Section 6.3]	172

169	27	6.3. Proposed Future Research	Corr	6.3. Outstanding Questions and Proposed Future Research	172 / 1
169	aft 27	-	Add	<p>A holistic approach to the transformation of urban habitats necessitates the planning for critical components that would result in a viable neighbourhood in the long run. For example, ensuring that requisite infrastructure and amenities are part of the proposed and developed novel forms of housing. It necessarily implies working with all the key actors (and their affiliates) including developers, the county government (local authority) and residents. How could this possibly work? It may entail a much more open process in which the stakeholders are involved in the housing development process from inception to implementation. One way to do this could be through effective participation (Arnstein, 1969) by the key actors, in determining desired middle-class housing outcomes. In such an environment, it is more likely that mutually beneficial compromises can be arrived at and concessions made that could allow for the attainment of a balance between developers' market-driven private interests and the public interest of housing provision for the middle class. A scenario that could possibly lead to the creation of better developments.</p> <p>The case study, in bringing to the fore issues of informality versus illegality as well as irregularity has some bearing on theory. It suggests that the theory of southern urbanism and its theory of space allows for a fruitful reading of a case study in a southern urban context by, arguably, anticipating these issues amongst others. It also reveals the potential for the further development of the theory. If multiple urban contexts from different cities in the South</p>	172 / 4-35

				could be studied in detail thus revealing the variation on these issues, the comparison between the various contexts could be the genesis of a grounded approach to empirically enriching the theory of southern urbanism that would have greater utility for southern urban contexts. The persistent questions of informality, irregularity and illegality that arise from the way development occurs in southern urban contexts suggests uncertainties of development outcomes as a distinguishing feature between these contexts and the global North. Hence, creates the space within which a theory that is distinct from the global North is needed to account for these variations - the theory of southern urbanism goes a significant distance in filling this gap.	
169	28	In this sub-section, some possible directions for future research are proposed	Corr	Some proposed areas for future research include:	172 / 36
170		[Section 6.4]	Npg	[Section 6.4]	173
171	28-31	This could be the pathway towards the regularization of the built environment, and the development and maintenance of standards that not only ensure the quality of the built environment but also enhance its character.	Corr	This potentially offers an opportunity for engagement with various stakeholders in contemplating how best to improve the quality and character of the built environment.	174 / 30-32
175		[Bibliography]	Npg	[Bibliography]	178

176	bef 1	-	Add	Arnstein, S. R. (1969). A ladder of citizen participation. <i>JAIP</i> , 35(4), 216-224	179 / 1-2
195		[Articles]	Npg	[Articles]	199
197		[Article I]	Npg	[Article I]	201
233		[Article II]	Npg	[Article II]	237
259		[Article III]	Npg	[Article III]	263
287		[Article IV]	Npg	[Article IV]	291
303		[Appendix]	Npg	[Appendix]	307