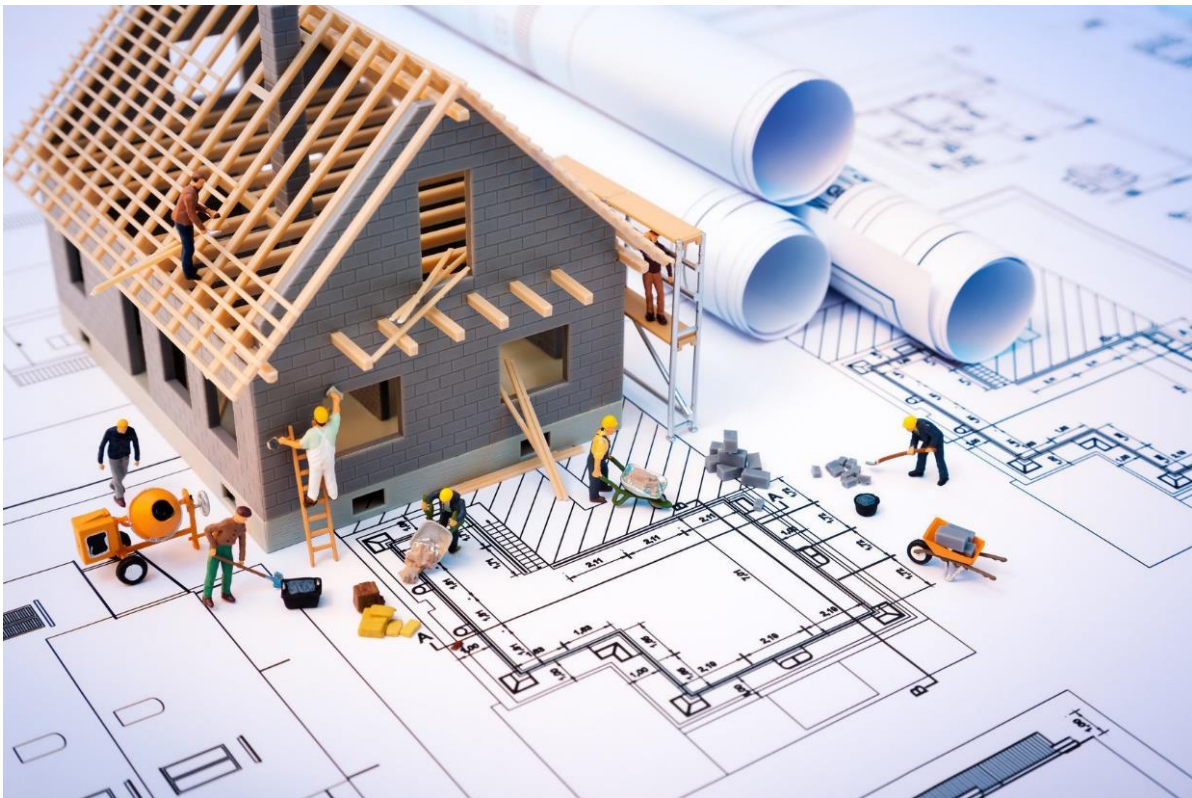




THE KPDA NAIROBI CITY COUNTY GOVERNMENT (NCCG) BUILDING PERMITTING APPROVALS REPORT FOR THE PERIOD APRIL - MAY 2019

The KPDA NCCG Building Permitting Approvals Activity Report provides a summary of statistical information on planning permitting activity in Nairobi for April and May 2019. Only statistics received from the Nairobi City County Government, Urban Planning Department have been used as references.

This report uses building permitting approval requests submitted to the Nairobi City County Government which are then analyzed and approved by a specialist committee appointed by the Urban Planning Department of the Nairobi City County Government. The report contains information on applications that have been approved by the specialist committee highlighting development locations, types, values, application revenues and process performances.



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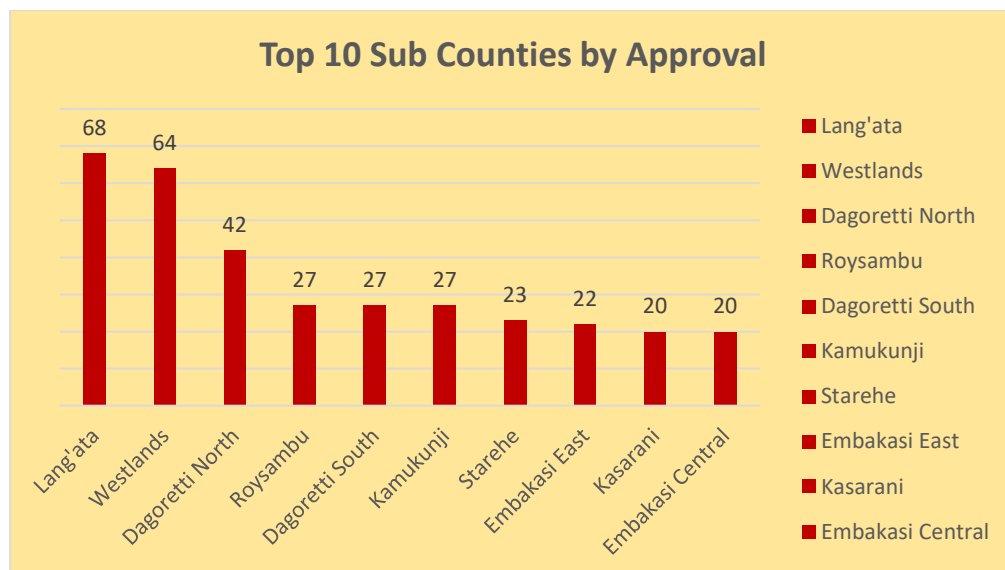
SUMMARY STATISTICS

- A total of 398 planning permit applications were approved in April and May 2019. They were worth Kshs. 19, 647, 508, 830, giving the county a total of Kshs. 90, 691, 822 of revenue in terms of submission fees.
- The highest investment of Kshs. 4.2 Billion in real estate in Nairobi County went to the Proposed Renewal to Approved Plan No. CPF - AL711 (Apartments - 17 Levels) to be developed by Nirbhau Gulshanventures Ltd in Kileleshwa, Westlands Sub County. The approval earned the County revenue amounting to Kshs. 213, 959.
- On average the estimated value of building developments approved was Kshs. 49, 365, 600 with the submission fee averaging Kshs. 227, 869.
- Kenyan Building Code of 1997 classifies how buildings of different classes should be constructed. For February and March the approvals made are classified as follows:
 - ♣ 77% (307) - Domestic Class (commercial developments, domestic buildings and offices)
 - ♣ 15% (60) - Public Class (social halls, religious buildings, libraries, schools, etc.)
 - ♣ 8% (31) - Warehouse Class (industries, factories, and go downs)
- From the data, at least 0.83% of the 480 736 acres of the county were approved to be under some sort of construction or renovation with Lang'ata, Westlands, Dagoretti North and Dagoretti South being the areas where most land activity was taking place during that period in that order.

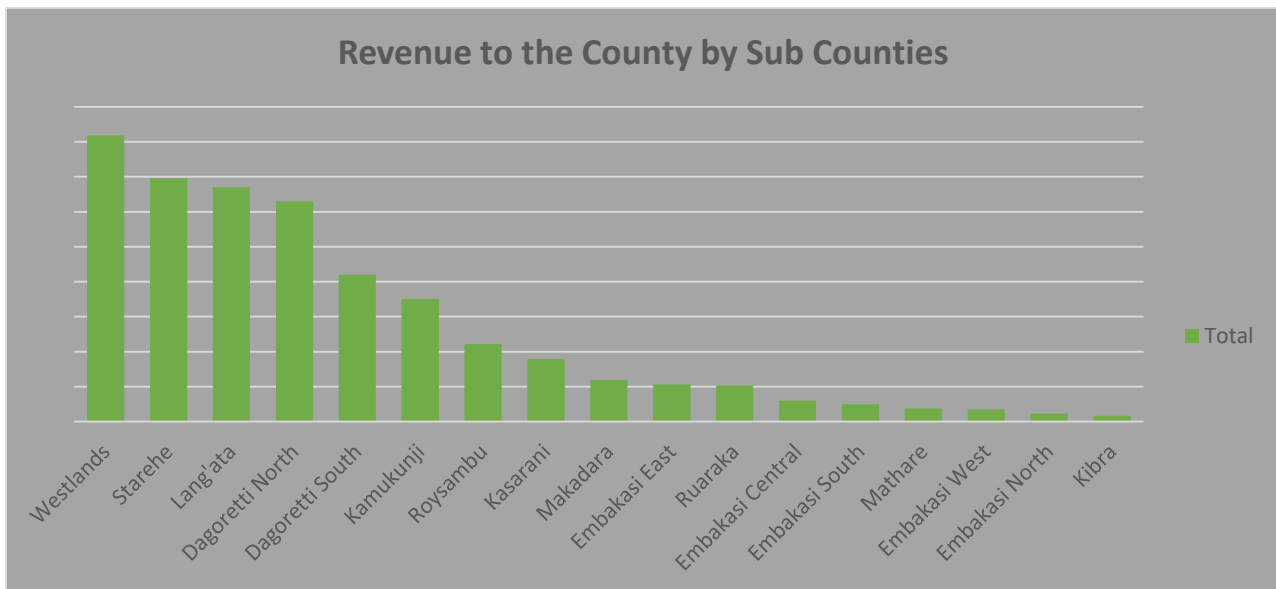
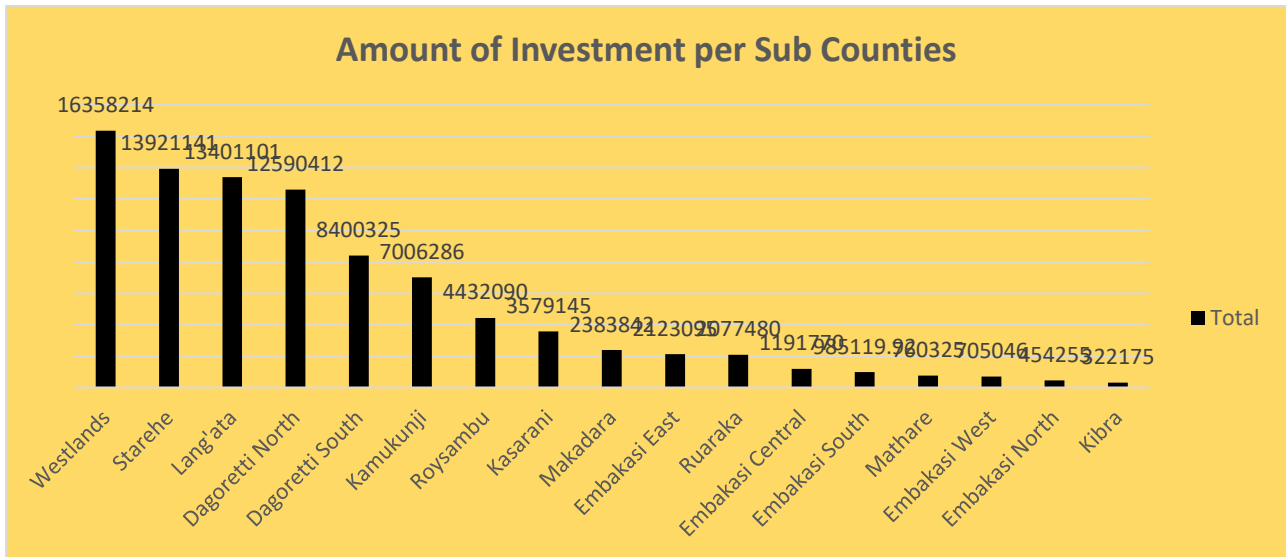
PERMIT APPLICATION ACTIVITY BY SUB-COUNTY

Lang'ata and Westlands Sub Counties led by number of approvals, 68 and 64 respectively, as similarly witnessed in previous months. Dagoretti North took the third spot with 42 approvals and Roysambu, Dagoretti South and Kamukunji came fourth all with 27 approvals.

Westlands saw the most investment by developers in the months of April and May. Starehe, Lang'ata and Dagoretti North were second, third and fourth respectively in terms of investment by developers. Westlands received the highest revenue in terms of submission fees, with Starehe, Lang'ata and Dagoretti North in second and third positions respectively. On the other hand Mathare, Embakasi West, Embakasi North and Kibra contributed the least to the county's real estate revenue.



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BUILDING CLASS AND ZONAL USER DENSITY ACTIVITY IN NAIROBI

According to the Kenya building code of 1997;

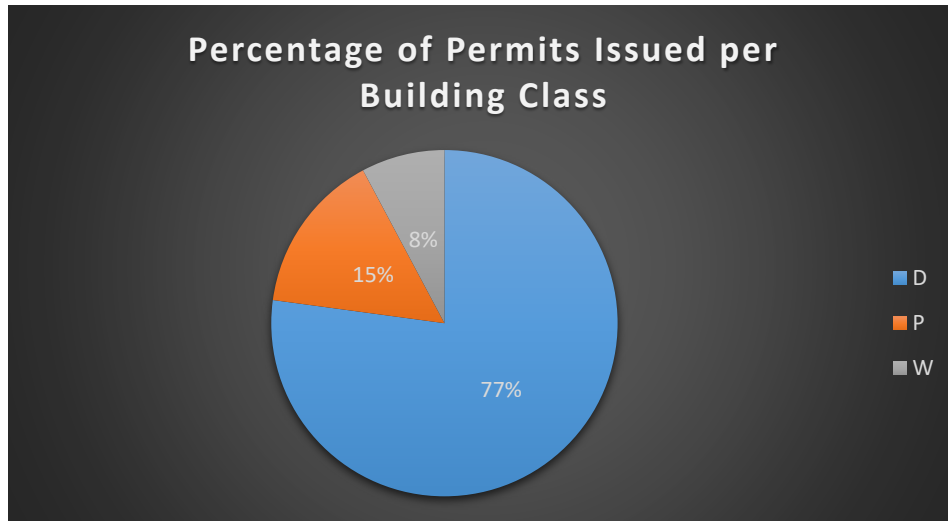
Class D - means any building which is neither a public building nor a building of the warehouse class. They are majorly residential but a few are also commercial.

Class P - means a building used or intended to be used either ordinarily or occasionally, as a church, chapel or other places of public worship, or as a hospital, public institution, college or school not being merely a private dwelling house so used, theatre, public hall, public concert room, public ballroom, public lecture room, or public exhibition room, or as a public place of assembly for persons admitted thereto by tickets or otherwise, or used or intended to be used, wither ordinarily or occasionally, for any other public purpose.

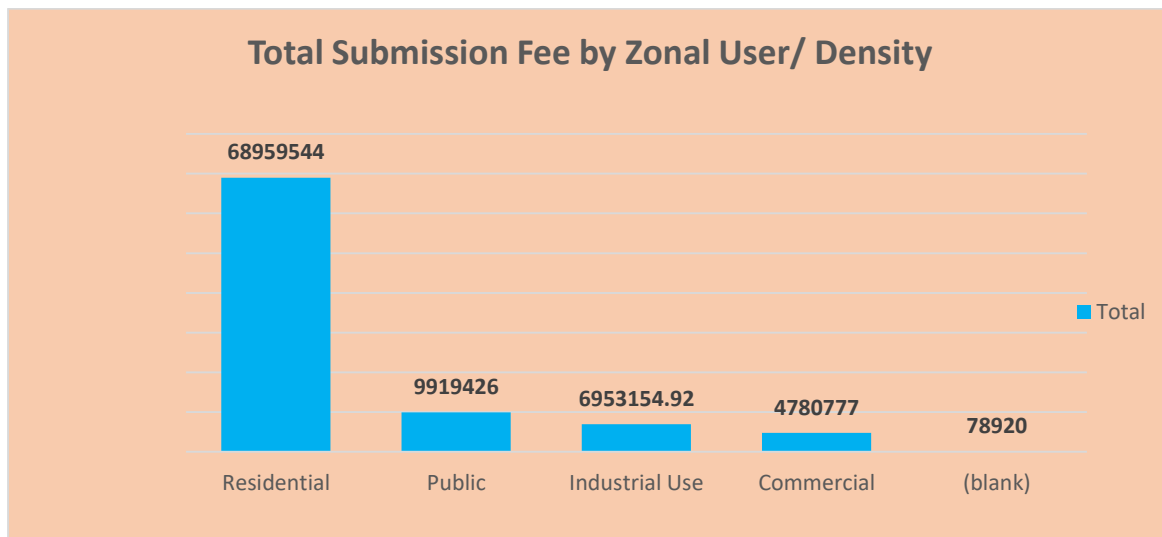
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Class W - means a building designed or lawfully used as a warehouse, go-down or factory, or for carrying on a wholesale business, but does not include any living accommodation which may form part of or be annexed to such building, and the formation of an access to a plot.

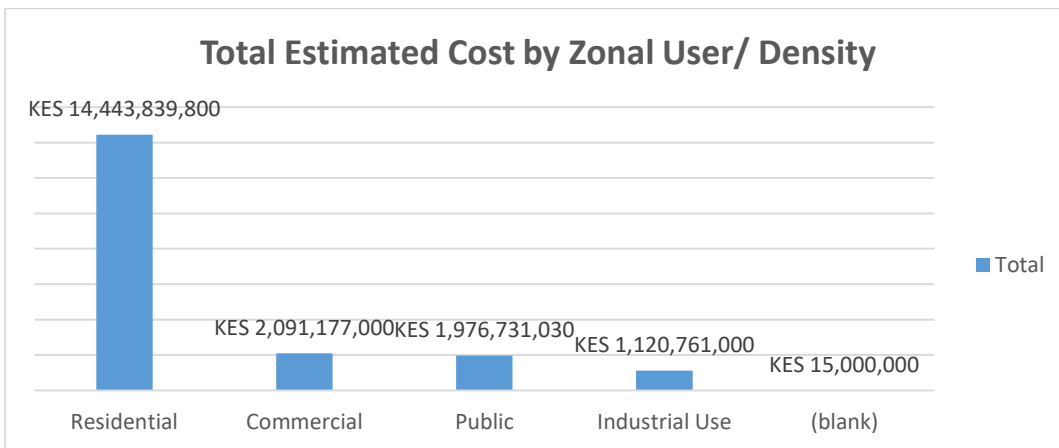
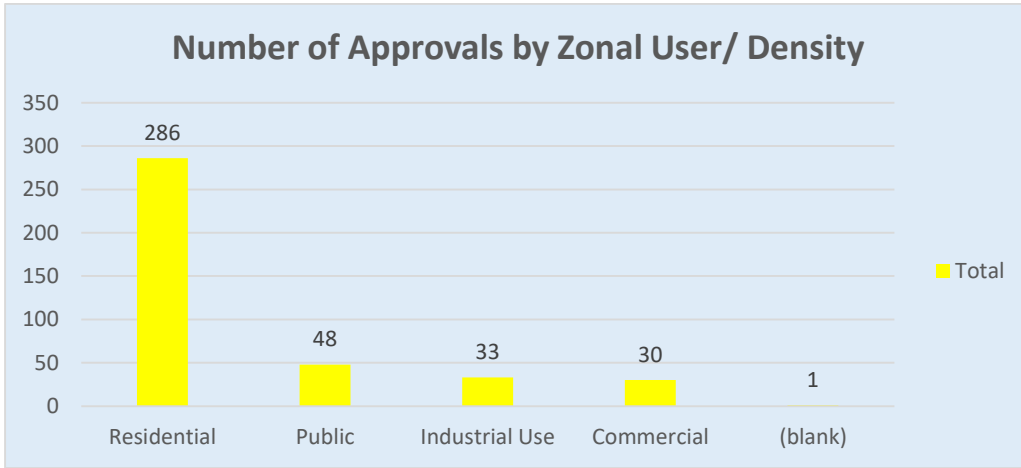
As usual, majority of the approvals made (77%) were submitted under the building class category domestic class which includes domestic buildings, commercial developments and offices.



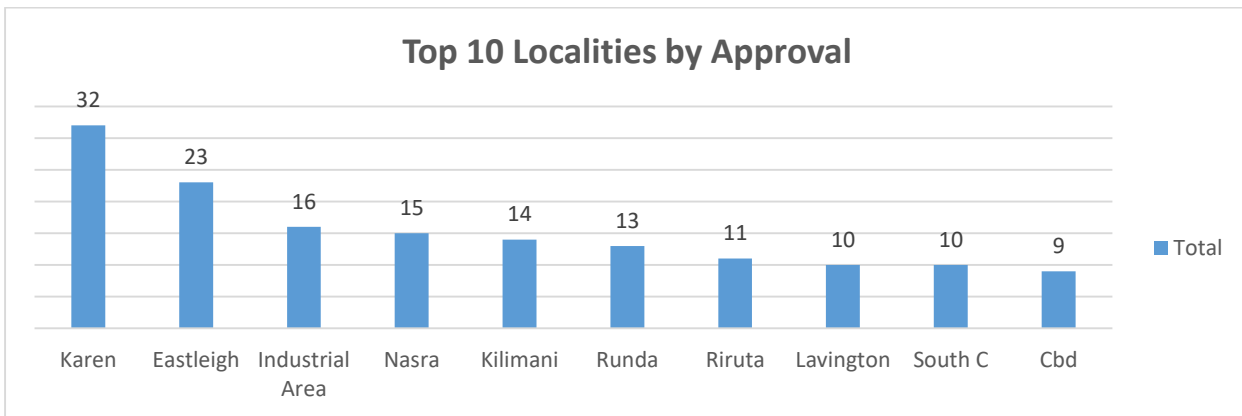
More than Kshs. 14 Billion was invested in residential usage while Kshs. 1.1 Billion was invested in industrial usage out of the Kshs. **19, 647, 508, 830** worth of investments. These investments contributed Kshs. 68.9 Million and Kshs. 6.9 Million respectively to the County's revenue in form of approval submission fees out of the total **Kshs. 90, 691, 822**.



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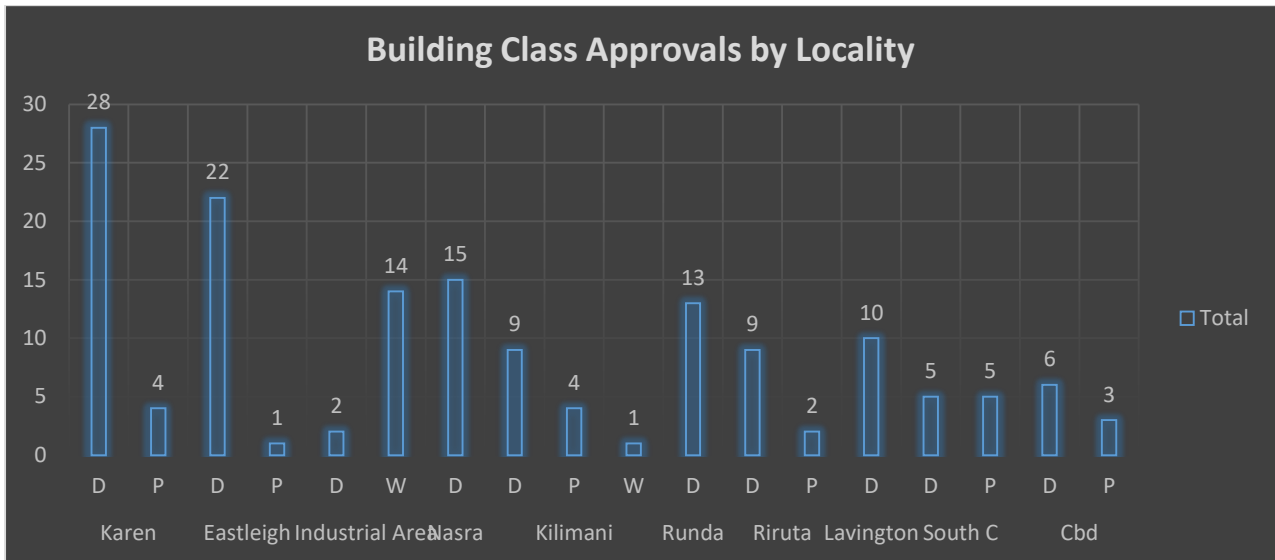


BUILDING CLASS BY LOCALITY



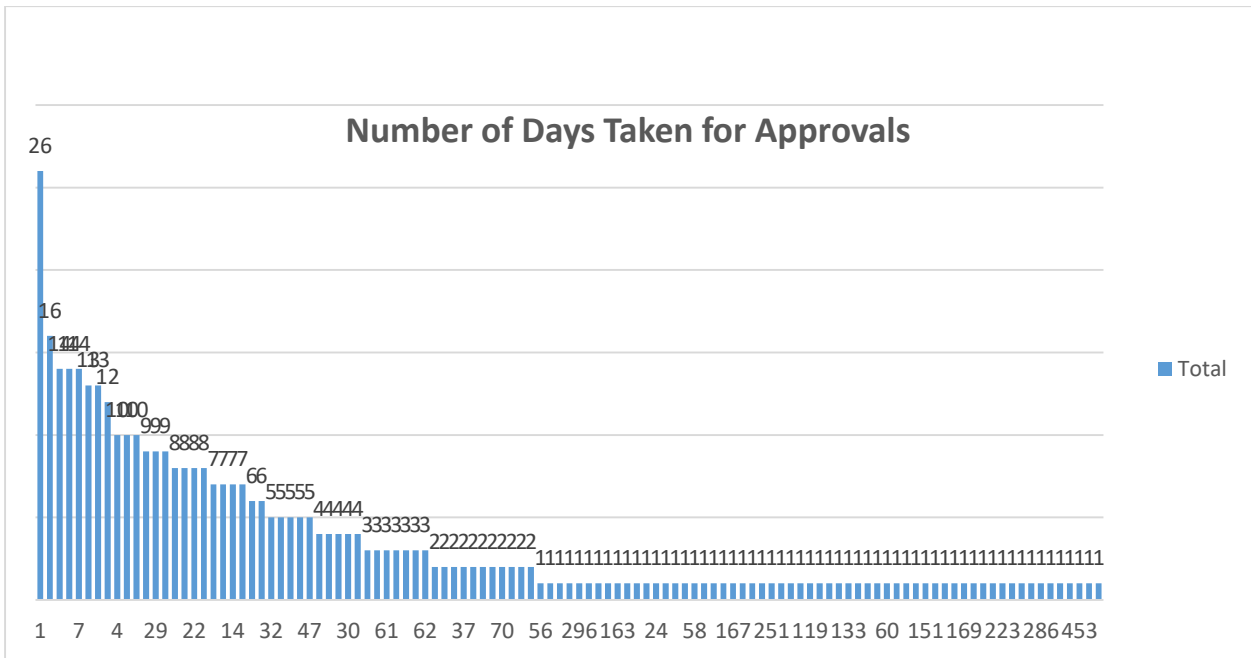
- The highest development permits in February and March were approved in Karen, Eastleigh, Industrial Area and Nasra with domestic infrastructures dominating in these areas except from the Industrial area where approvals were for factories and warehouses.

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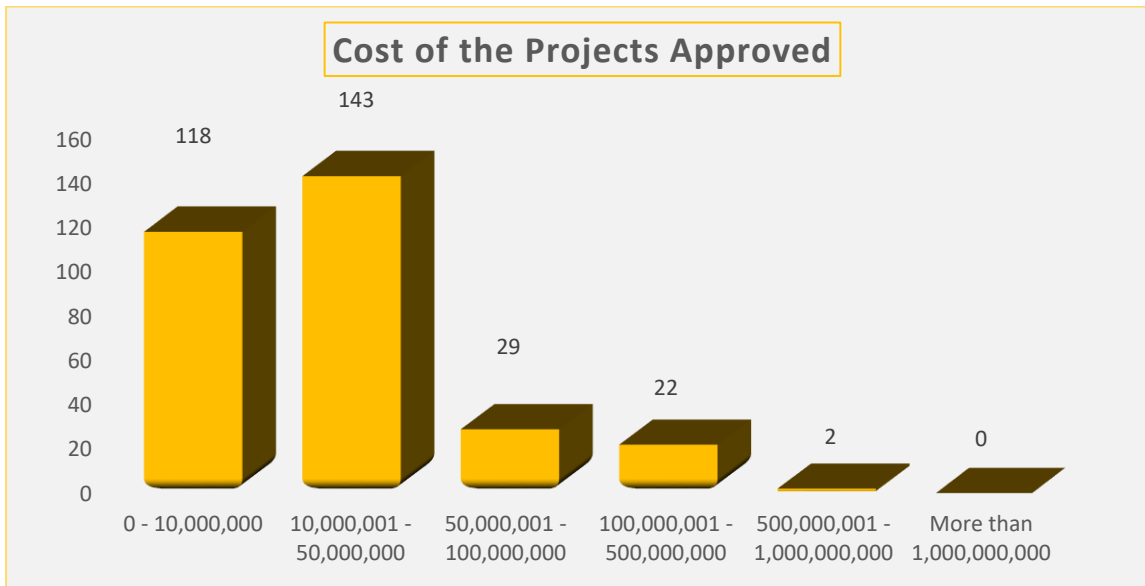
GRAPHS DEPICTING PERIOD OF APPROVALS

Most of the development projects took 1 day to be approved whereas one project took over a year to be approved.

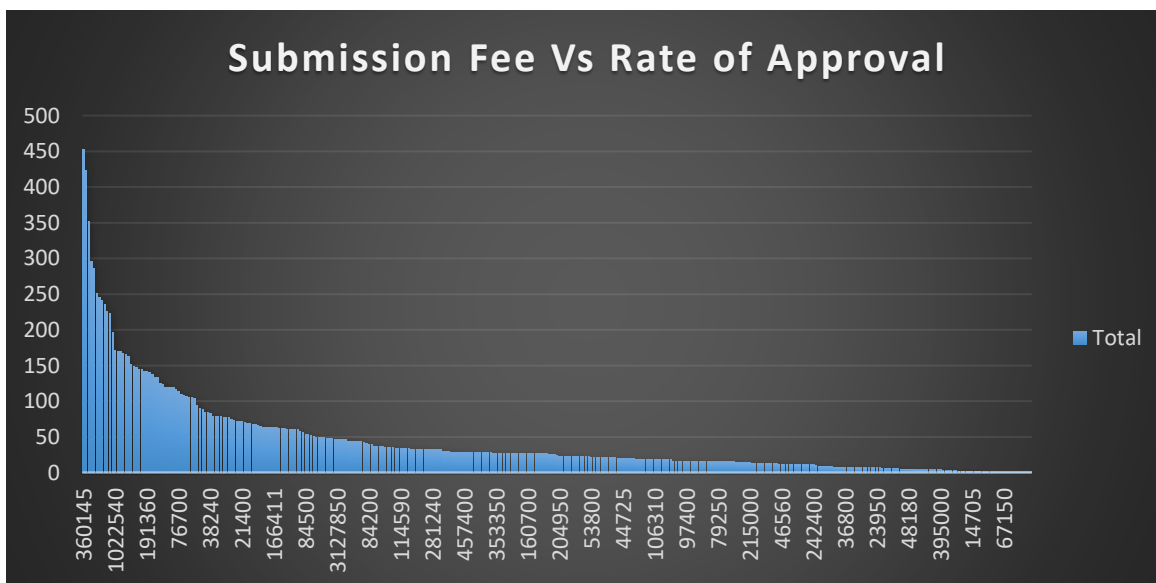


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GRAPHS DEPICTING VALUE OF PROJECTS APPROVED AND THEIR REVENUE CONTRIBUTION TO NAIROBI COUNTY.

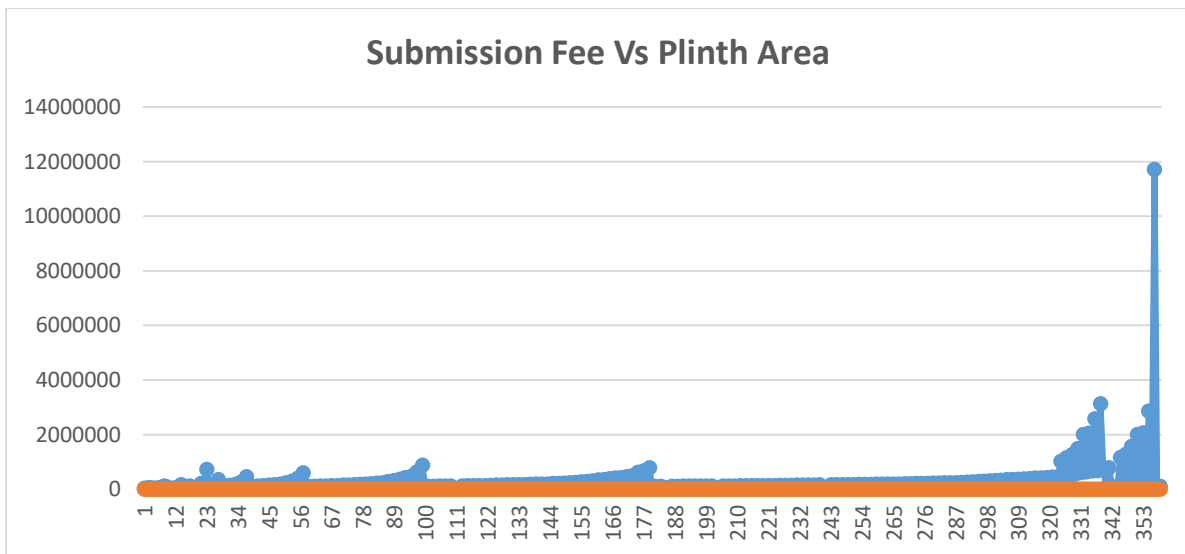
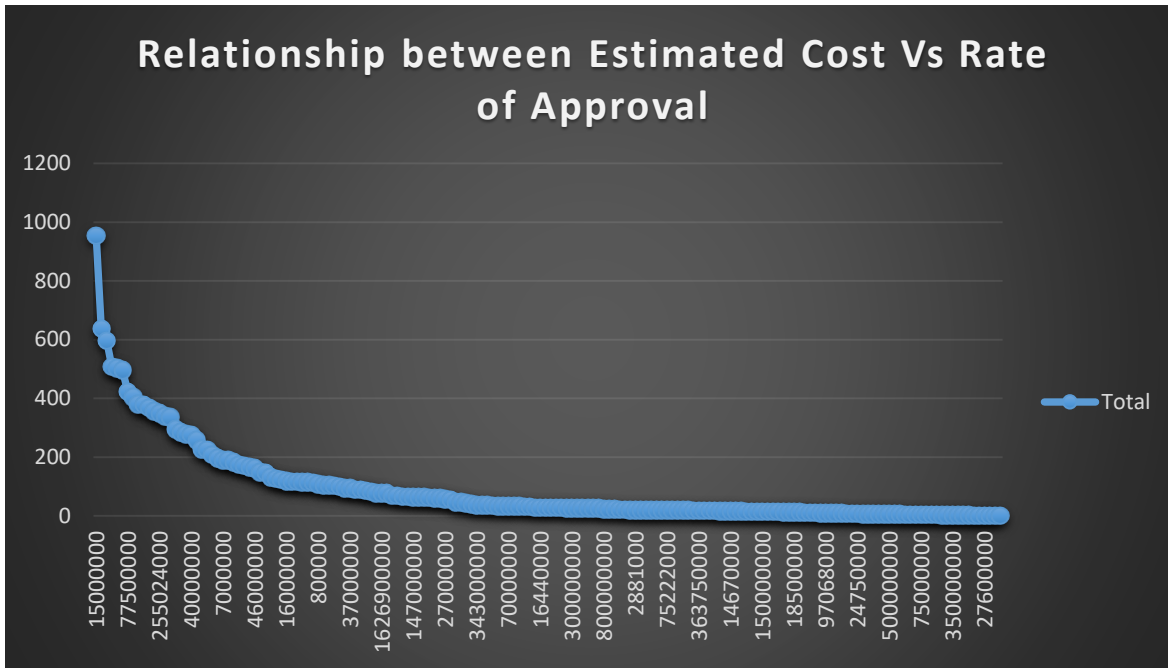


Out of 314 projects, 118 cost ten million and below, 143 cost between ten and fifty million and 53 projects were valued over fifty million.



As the building code requires, most of the submission fee (95%) was dependent on the plinth area which in turn dictated the cost of the investment apart from a few outliers as shown in the graphs. However the amount of revenue a project contributed to the county did not guarantee them faster approval or priority in service, as evidenced by the graph above showing that both high paying and low paying projects took a few days to be approved.

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FOR MORE INFORMATION, KINDLY CONTACT THE KPDA SECRETARIAT

Kenya Property Developers Association
 Fatima Flats, Suite 4B
 Marcus Garvey Road
 Off Argwings Kodhek, Kilimani Area
 P. O. Box 76154 - 00508 Nairobi, Kenya
Telephone: +254 737 530 290/0725 286 689
Email: ceo@kpda.or.ke
Website: www.kpda.or.ke

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