

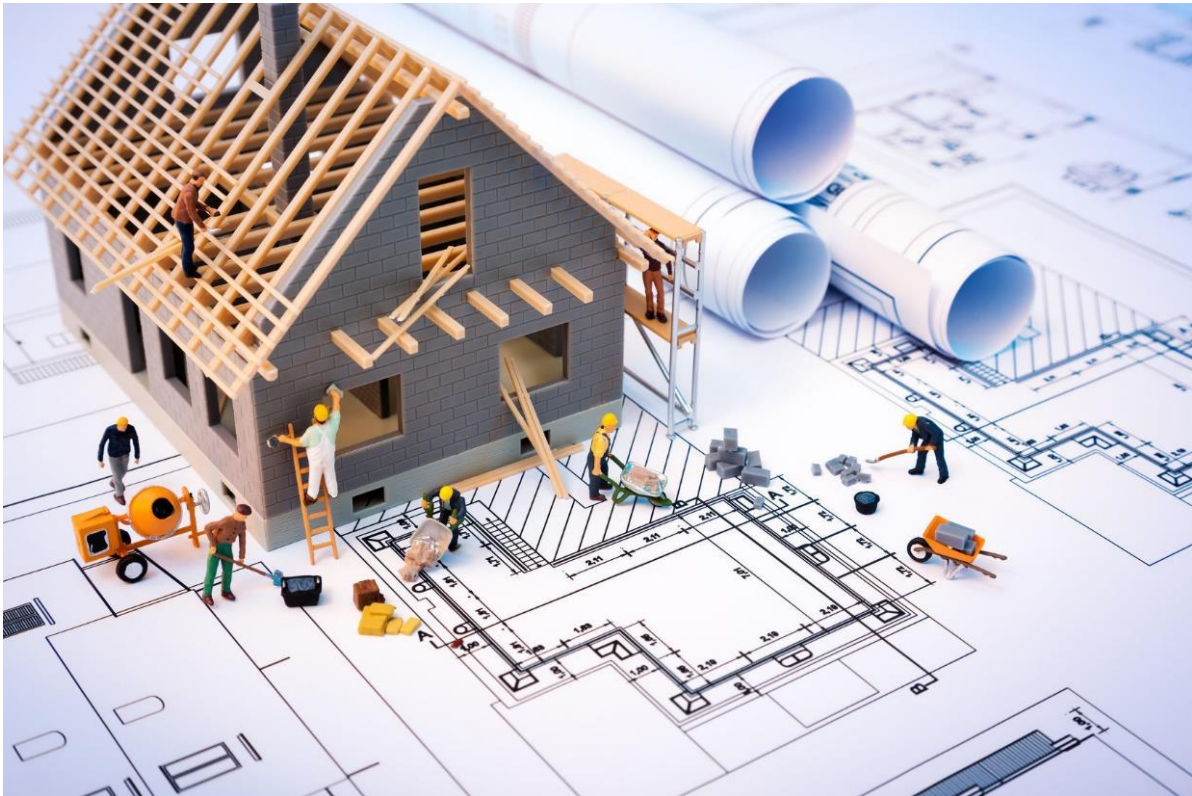


## THE KPDA NAIROBI CITY COUNTY GOVERNMENT (NCCG) BUILDING PERMITTING APPROVALS REPORT

JANUARY 2019

The KPDA NCCG Building Permitting Approvals Activity Report provides a summary of statistical information on planning permitting activity in Nairobi for January 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.



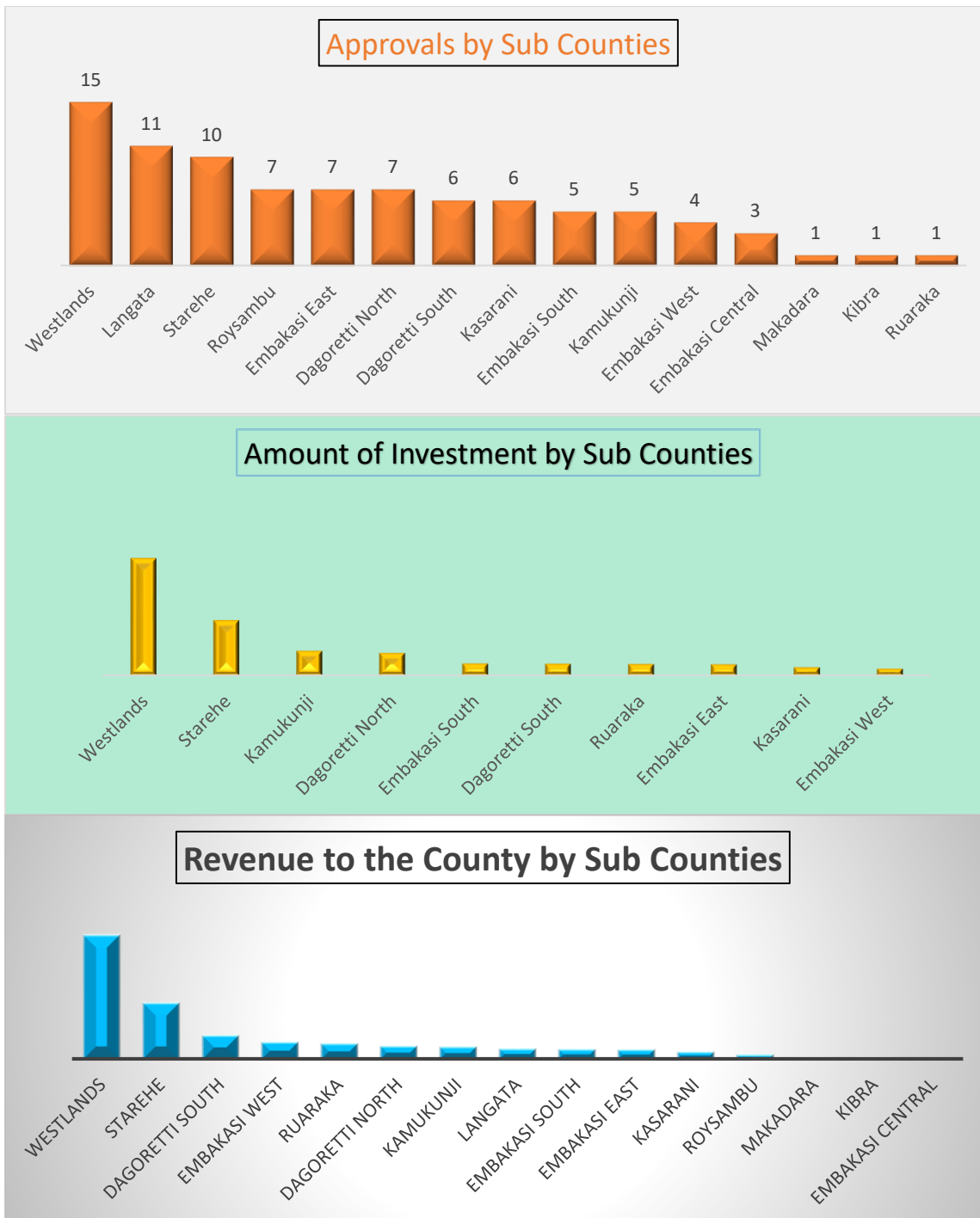
## SUMMARY STATISTICS

- A total of 89 planning permit applications were approved in January 2019. They were worth Kshs. 5, 071, 248, 064, giving the county a total of Kshs. 49, 384, 534.5 of revenue in terms of submission fees.
- The highest investment of Kshs. 1.4 Billion in real estate in Nairobi County went to the Proposed 205 Apartments to be developed by Dayah Construction Company Ltd in Highridge, Westlands Sub County. The approval earned the County revenue amounting to Kshs. 16, 279, 640, which also happened to be the highest paid submission fee during the month.
- On average the estimated value of building developments approved was Kshs. 56, 980, 315.33 with the submission fee averaging Kshs. 561, 187.892.
- Kenyan Building Code of 1997 classifies how buildings of different classes should be constructed. This quarter the approvals made are classified as follows:
  - ♣ 82% (72) - Domestic Class (commercial developments, domestic buildings and offices)
  - ♣ 10% (9) - Public Class (social halls, religious buildings, libraries, schools, etc.)
  - ♣ 8% (7) - Warehouse Class (industries, factories, and go downs)
- From the data, at least 5.5% of the 175 000 acres of the county were approved to be under some sort of construction or renovation with Dagoretti North, Langata, Westlands and Starehe being the areas where most land activity was taking place during that month in that order.

## PERMIT APPLICATION ACTIVITY BY SUB-COUNTY

Westlands and Langata Sub Counties led by number of approvals, 15 and 11 respectively, as similarly witnessed in previous months. Starehe took back the third spot with 10 approvals, previously held by Roysambu, which came fourth this time.

Maintaining the status quo, Westlands saw the most investment by developers in January. Starehe, Kamukunji and Dagoretti North were second, third and fourth respectively in terms of investment by developers. Westlands also received the highest revenue in terms of submission fees, with Starehe and Dagoretti South in second and third positions respectively. On the other hand, Makadara, Kibra and Embakasi Central contributed the least to the county's real estate revenue.



### BUILDING CLASS AND ZONAL USER DENSITY ACTIVITY IN NAIROBI

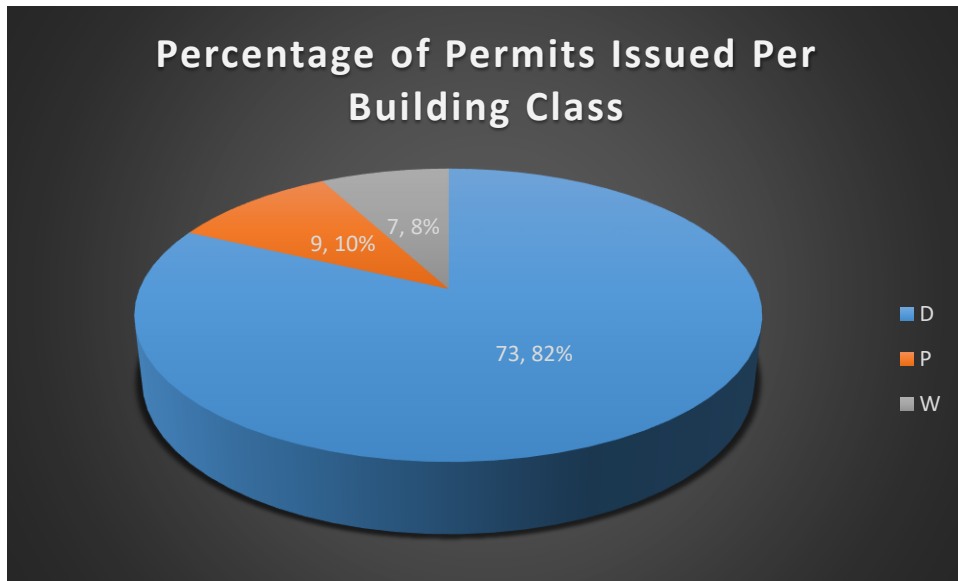
According to the Kenya building code of 1997;

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.

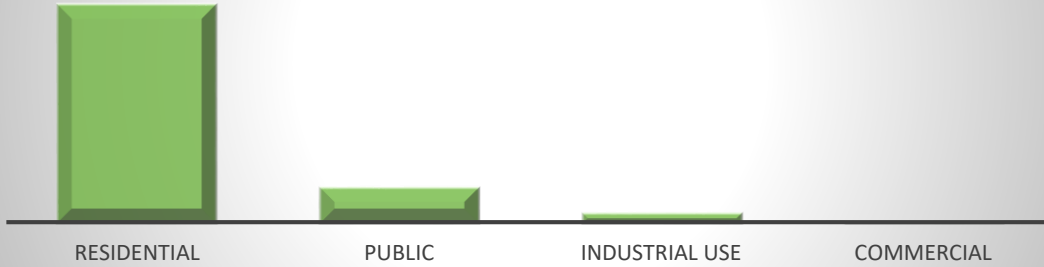
Class W- means a building designed or lawfully used as a warehouse, godown or factory, or for carrying on a wholesale business, but does not include any living accommodation which may form part of or be annexed to such building, and the formation of an access to a plot.

As usual, majority of the approvals made (80%) were submitted under the building class category domestic class which includes domestic buildings, commercial developments and offices.

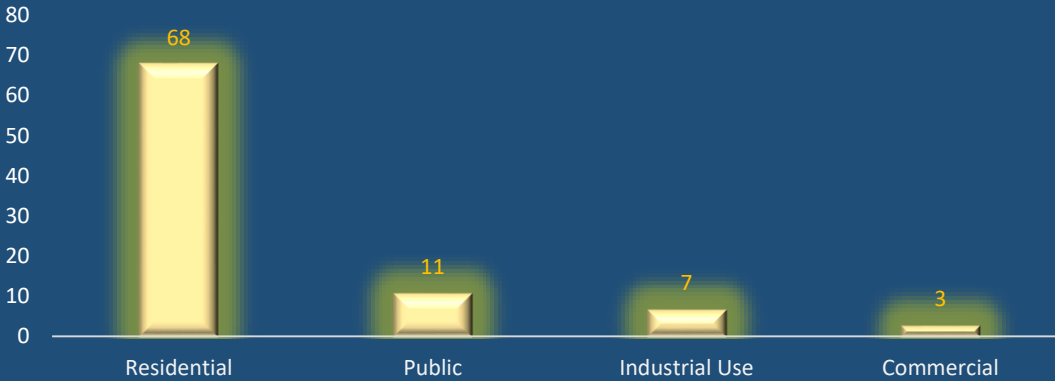


More than Kshs. 3 Billion was invested in residential usage while Kshs. 264 Million was invested in industrial usage out of the Kshs. **5,071,248,064 worth of investments**. These investments contributed Kshs. 40.5 Million and Kshs. 1.9 Million respectively to the County's revenue in form of approval submission fees out of the total Kshs. **49,384,534.50**.

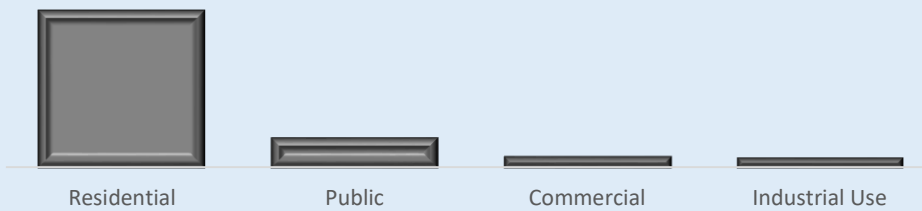
### Total Submission Fee by Zonal User/Density



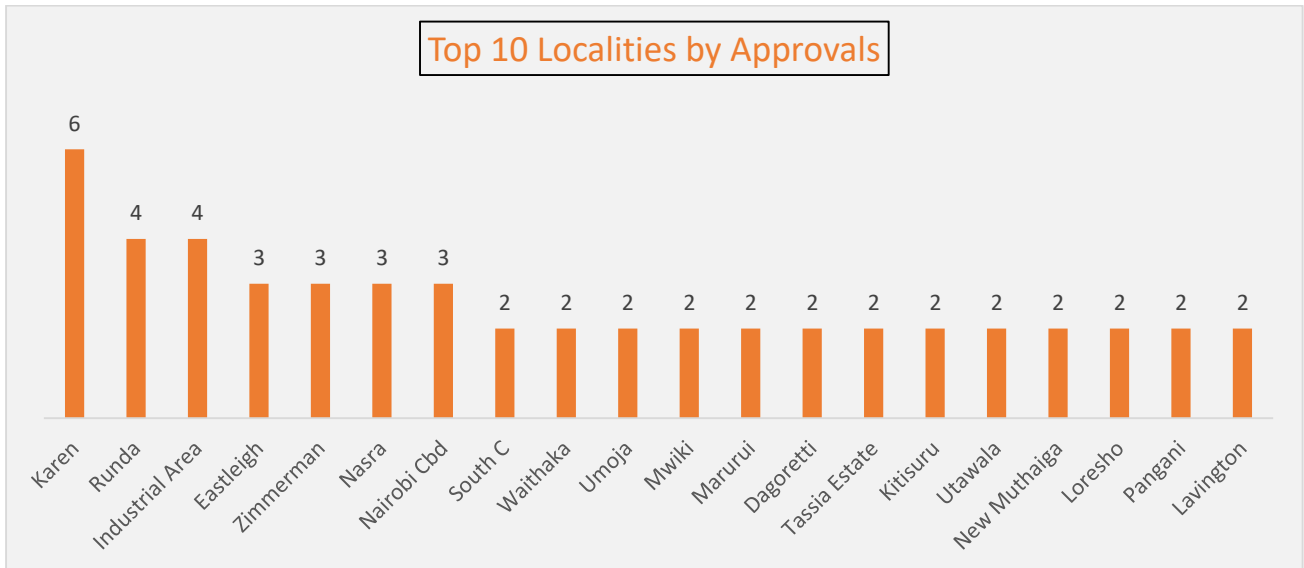
### Number of Approvals by Zonal User/Density



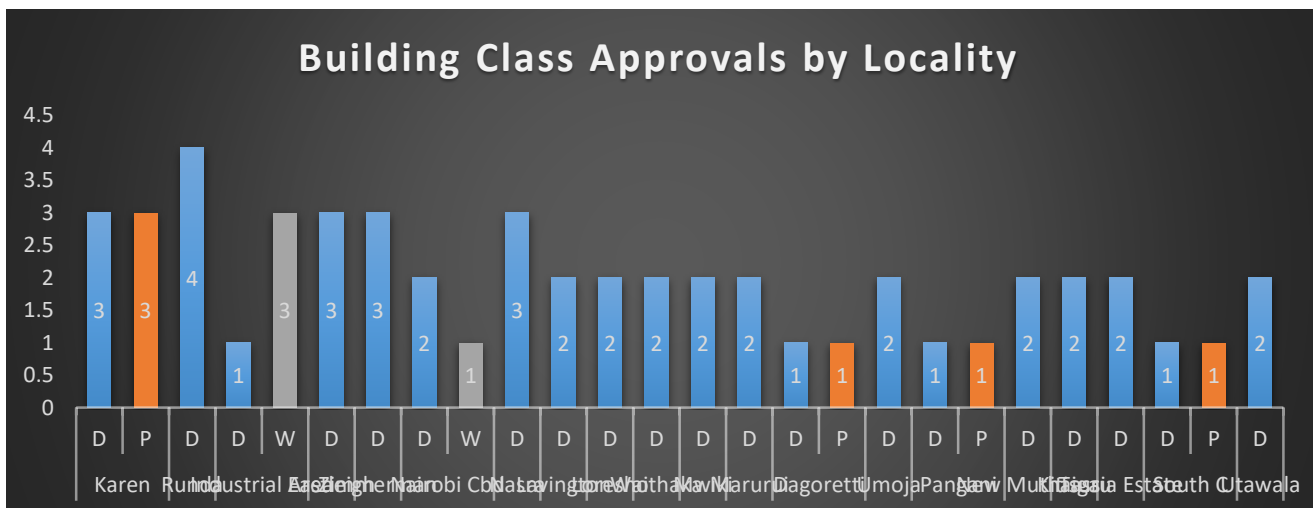
### Total Estimated Cost by Zonal/User Density



### BUILDING CLASS BY LOCALITY

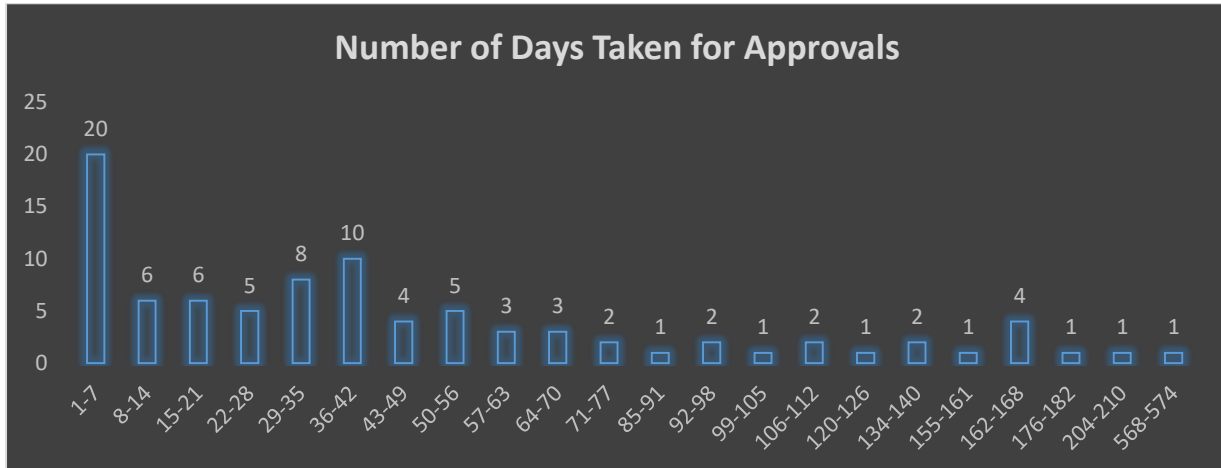


- The highest development permits in January were approved in Karen, Runda, Industrial Area, Eastleigh and Zimmerman with domestic infrastructures dominating in these areas except from the Industrial area where approvals were mostly for factories and warehouses.

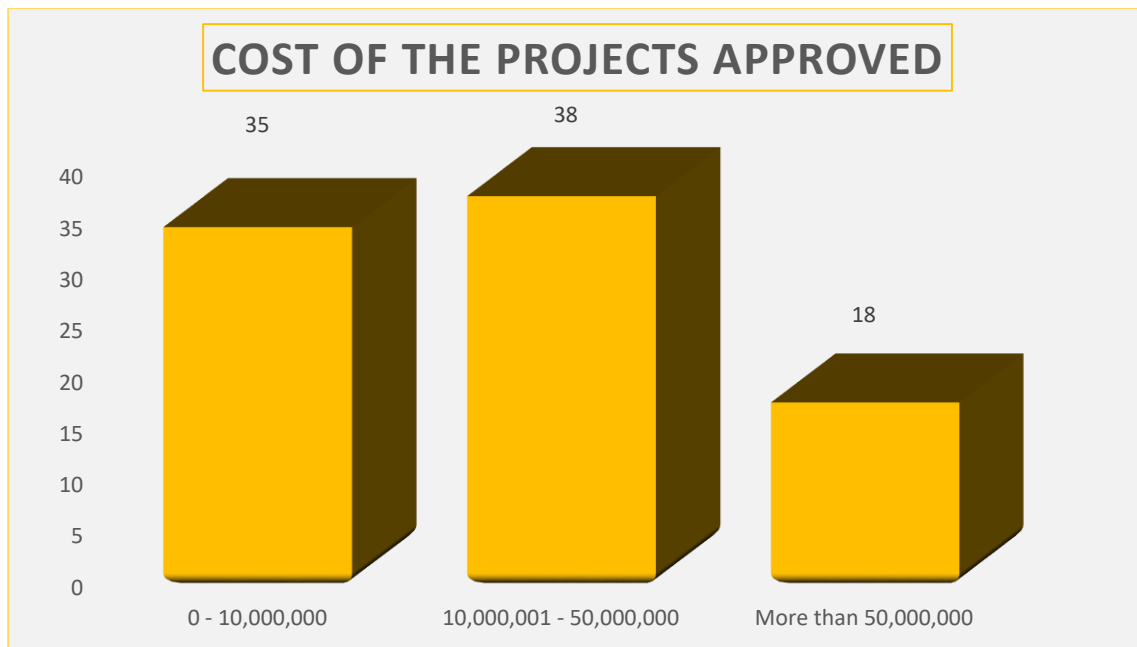


### GRAPHS DEPICTING PERIOD OF APPROVALS

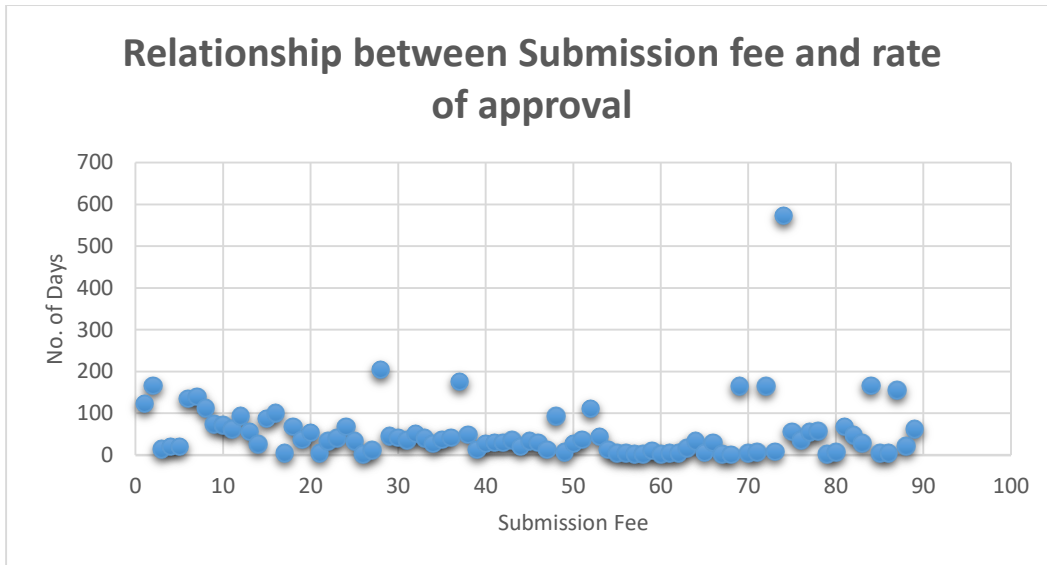
- Most of the development projects took 1 to 7 days to be approved whereas one project took over a year to be approved.



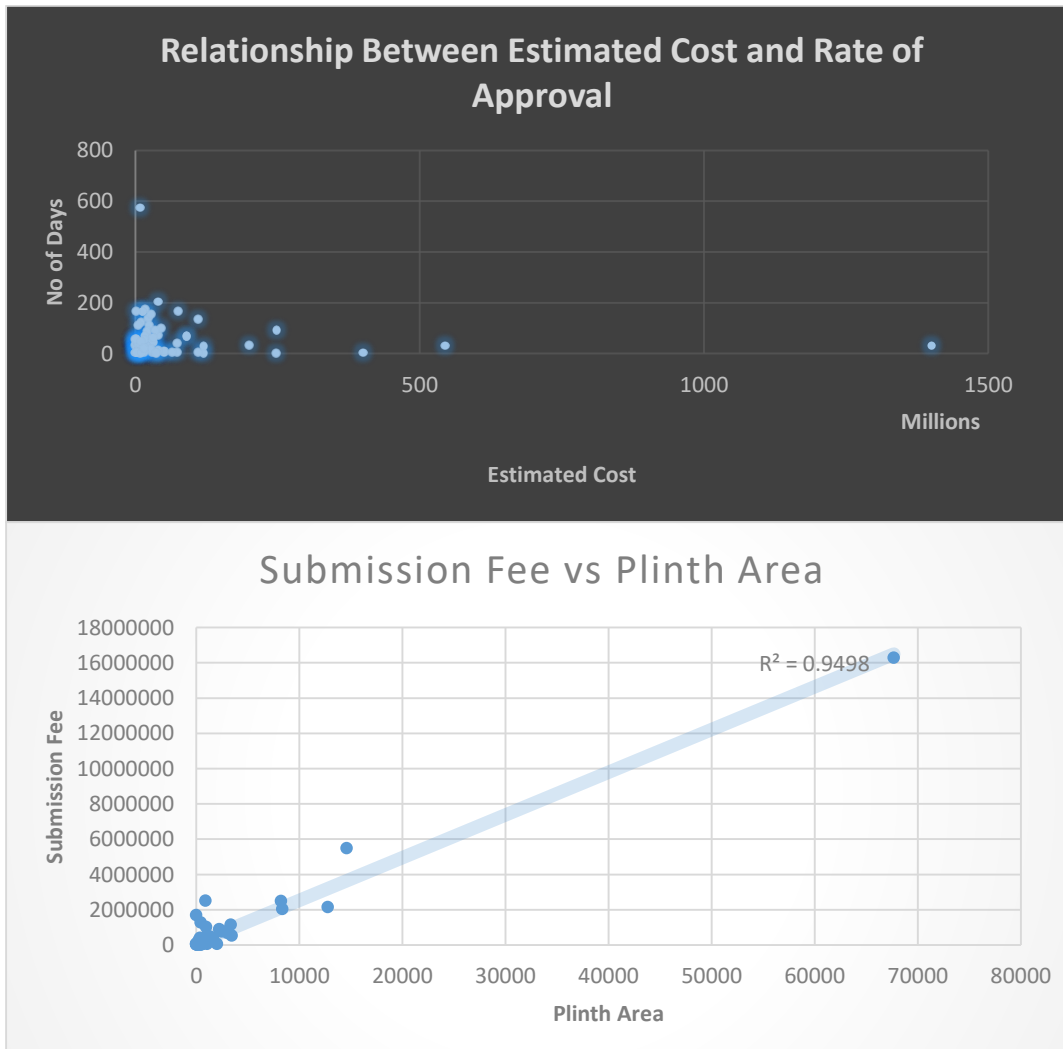
### GRAPHS DEPICTING VALUE OF PROJECTS APPROVED AND THEIR REVENUE CONTRIBUTION TO NAIROBI COUNTY.



- Out of 89 buildings, 35 cost ten million and below, 38 cost between ten and fifty million, and 18 buildings 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.





*While every reasonable effort is made to ensure that the information provided in this report is accurate no guarantee for the currency or accuracy of information is made. The permitting data was provided to the KPDA by the Nairobi City County Development Control Section, Urban Planning Sector.*

**FOR MORE INFORMATION, KINDLY CONTACT THE KPDA SECRETARIAT**

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