

CEO WEEKLY DE-BRIEF

- ❖ **KPDA represents Members at the UN Habitat 'Effective Reporting on Green Building in East Africa' Training Workshop in Machakos:** The Buildings sector of today has an oversized footprint. The buildings sector is the single largest contributor to global greenhouse gas emissions (GHG). It is in fact estimated that over 50 per cent of the total energy generated in developing countries is used in urban buildings alone, consuming more energy than the transport or the industrial sectors. The building sector, accounts for 38% of greenhouse gas emission worldwide, contributing significantly to climate change. To address these issues and promote the green building agenda with the media, UN-Habitat conducted a two-day training for journalists from East Africa on 2nd and 3rd February 2016, at Maanzoni Lodge, Machakos, Kenya. Copies of the presentations will be shared in due course.
- ❖ **MOLHUD Affordable Housing Contact Group - Progress Report:** The group was set up with a specific focus of realizing the goal of enabling the provision of affordable housing in Kenya. The following thematic areas have led to the creation of four main committees namely:
 - Mobilization of Funds for Housing Development
 - Incentives for Low Cost Housing
 - Regulatory and Institutional Framework and Land
 - Project ProfilingThe first conference was held on 1st October 2015 and the contact group will be presenting a progress report to the Cabinet Secretary by the end of February 2016. The tentative date for the follow up conference is 15th March 2016 but formal invitations will be sent out.
- ❖ **The KPDA Pay Bill Number is Now Active!** Members can now make their payments to KPDA using the Pay Bill Number 172569. Kindly contact the secretariat for more details.
- ❖ **Advertise Your Company in *The Developer's Digest* in 2016 for a Discounted Fee:** We would like to invite our members to consider advertising their businesses in the KPDA newsletter, *The Developer's Digest*. With an audience of over 1, 500 contacts from the whole building and construction industry in Kenya, you are sure to attract interest for your business. Kindly click [here](#) to access the current issue of the newsletter:

February 5th

The Star | Constant Munda | 5th February 2016
RELIEF ON T-BILL RATES AS CASH SUPPLY RISES

AVERAGE interest rates on the government's six-month and one-year treasury bills fell this week on increased availability of cash in the market, largely from payment of maturing treasury bills. During the auction on Wednesday, the Central Bank raised Sh18.23 billion from Sh36.75 billion in bids for the 182- and 364-day T-bills. [Read More](#)

The Star | Julius Otieno | 5th February 2016
NLC TOLD TO STOP CARTELS

The National Land Commission should remove cartels from the Lands offices instead of harassing and criminalizing innocent buyers, the owner of Taj Mall in Embakasi has said. Ramesh Chandra Gorasia yesterday said double titling and other vices are perpetuated by well-connected cartels. [Read More](#)

The People Daily | Wahinya Henry | 5th February 2016
VUMBI: USING DUST TO MAKE CHEAP HOMES

The craze to build modern construction of homes in rural areas using stones and mortar that came with the need required transport building materials from hardwares and quarries failed to impress a young man back in the village as he grew up. The notion or mentality associated with construction of imposing stone houses with several rooms, some of which were not needed but were just for prestige associated with affluent families, irked Njoroge Wahonge. "People back in the village stayed in grass-thatched houses. [Read More](#)

February 4th

The Standard | Peter Muiruri | 4th February 2016
NCA BOSS: LOCAL CONTRACTORS CAN'T DO BIG PROJECTS

First, we have set up 20 offices complete with staff across the country. We have managed to push through our regulations through Parliament. In addition, we have registered over 30,000 contractors. We have also accredited about 150,000 construction workers and site supervisors. We have completed the first mapping survey of technical training institutions in Nairobi and a similar exercise is being carried out in the other 46 counties. A comprehensive mapping survey report on training institutions is underway. The objective of this study is to reveal skill gaps in training institutions and come up with policy recommendations. [Read more](#)

The Standard | Martin Dias | 4th February 2016
SMART WAYS TO SELL A HOUSE IN A COMPETITIVE MARKET

What does it take to sell a house fast? It is important to know you cannot just make sales by having many houses (to sell). Houses do not just sell by being displayed at a home expos or being advertised in newspapers and other media. Today's market is very competitive, with numerous agencies selling nearly similar properties. This then means if you have to beat them, you must have the right price. Some of us over price houses, especially in high seasons and end up losing potential buyers. The right price is key, underpricing is not the best option, either. [Read More](#)

The Standard | Mkala Mwaghesha | 4th February 2016
APARTMENTS EVERYWHERE, BUT WHERE ARE THE BUYERS?

While Hass Consult Ltd was releasing the findings of their property index for the fourth quarter of 2015 on Monday last week, Timo Mutua, a caretaker on Kiambu Road, was feeling frustrated. This was as he showed one potential client after another a two-bedroom apartment with little success. That morning alone, three people viewed the house, vacated a few weeks back. None of them committed to occupy it. "There are so many apartments around here and clients have more choices than they did two years ago," says Timo. [Read more](#)

The Standard | Mkala Mwaghesha | 4th February 2016
GRABBED PUMWANI HOSPITAL LAND TO BE REPOSSESSED

Pumwani Hospital sits on only five acres of the 20 allocated to the hospital in 1979. A visit by the Nairobi County's Health Executive Benard Muya revealed that developers have grabbed part of the land that had been earmarked for expansion of the hospital. "According to the building approval plans in possession of the county government, Pumwani hospital is supposed to occupy 20 acres but only utilises five because the rest has been grabbed," said Muya, adding that those occupying the grabbed land will be evicted and the building on it demolished. [Read More](#)

The Star | Chrispinus Wekesa | 4th February 2016
KIDERO STOPS DEVELOPERS ON EASTLEIGH LAND

The Nairobi government yesterday stopped construction on Eastleigh market land said to have been grabbed. Traders, led by Senator Mike Sonko, marched to City Hall, where they were addressed by Governor Evans Kidero. He said he has ordered all the construction work on the plot to stop. Kidero said the county will ensure the traders get back their land. Sonko said the market should revert to them. [Read More](#)

The People Daily | Steve Umidha and Rose Muthoni | 4th February 2016
NAIROBI DEVELOPERS PUSH LAND PRICES OUT OF REACH FOR MANY

Developers say for the past two years, the cost of land has more than tripled and the trend is expected to continue this year. As a result, most Kenyans now prefer to buy a house—mostly apartments—than buying land to put up one because developers are jostling for land to build high-density apartments or other amenities such as hostels or commercial premises instead of standalone houses or maisonettes. [Read More](#)

February 3rd

The Standard | Patrick Beja | 3rd February 2016

MOMBASA COUNTY TO REDEVELOP ITS HOUSING ESTATES AT COST OF SH5 BILLION

Mombasa county government has initiated plans to redevelop its 11 housing estates through a public private partnership (PPP) short- term ventures, it was established on Wednesday. Private investors are expected to inject in excess of Sh5 billion in the project expected to kick off as early as next month. The project will cater for more than 10,000 people in its initial phase, according to authorities. County secretary Mr Francis Thoya said the county government would use land as equity in the investment with private investors and not cash. [Read More](#)

The Star | Mercy Gakii | 3rd February 2016

NEW RAILWAY STATIONS DRIVE UP LAND PRICES

OWNERS of land along the Standard Gauge Railway route have started servicing their plots in readiness for projected high demand once several railway stations are built. The first phase of the 480-kilometre project which is now 75 per cent complete is expected to be finished by June 2017. Under the first phase which is Mombasa to Nairobi line, 33 railway stations will be built. In the second phase the line will be extended from Nairobi to Malaba. A total 40 stations are planned to be built along the line. There will be five passenger stations built along the route at Mariakani, Voi, Mtito Andei, Sultan Hamud and Athi River. [Read More](#)

The Business Daily | John Gachiri | 3rd February 2016

NHC PLANS ISSUING THE DELAYED SH5BN BOND BY END OF JUNE

The National Housing Corporation (NHC) plans to issue the Sh5 billion bond whose launch was put off last year by the end of June. The State-funded housing agency has already picked transaction advisors for the bond issue, who include the International Finance Corporation (IFC). NHC finance general manager George Kinyanjui declined to disclose the other advisors. He however revealed a rating agency had been engaged ahead of the issue. [Read More](#)

The People Daily | The People Daily Reporter | 3rd February 2016

KENYA HAS A SHORTFALL OF 250,000 UNITS ANNUALLY

Demand for houses in Kenya has risen to 250,000 units per annum in urban areas, with the government being able to churn out a paltry 50,000 units per year. Leaving a deficit of 200,000 houses every year. In other words there are only 50,000 houses available for the 24 percent of the total population living in urban areas, which leads to more demand for shelter, leading to the growth of slums and informal settlements. [Read More](#)

February 1st

The Standard | Dominic Omondi | 1st February 2016

DEMAND FOR COMMERCIAL SPACE IN NAIROBI TO INCREASE IN 2016 AND 2017, REPORT

The growth of the economy in 2016 will result in an undersupply of commercial office space in Nairobi, says a new report. According to the report by investment firm Cytonn Investments, there will be an undersupply of about 3.6 million square feet in 2016 and 6.1 million in 2017 as demand for offices especially Grade A offices in markets such as Westlands, Parklands and Gigiri peaks. The report noted that a mix of economic factors including the growth of Kenya as a regional hub which has seen a number of global corporations set base in the country. [Read More](#)