

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

JANUARY - DECEMBER 2018



*Kings Prism Tower, Upper Hill, Nairobi*

### SOURCE

The 2018 KPDA NCCG Building Permitting Approvals Activity Report provides a summary of statistical information on planning permitting activity in Nairobi for January to December 2018. 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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## INTRODUCTORY SUMMARY ON THE REPORT

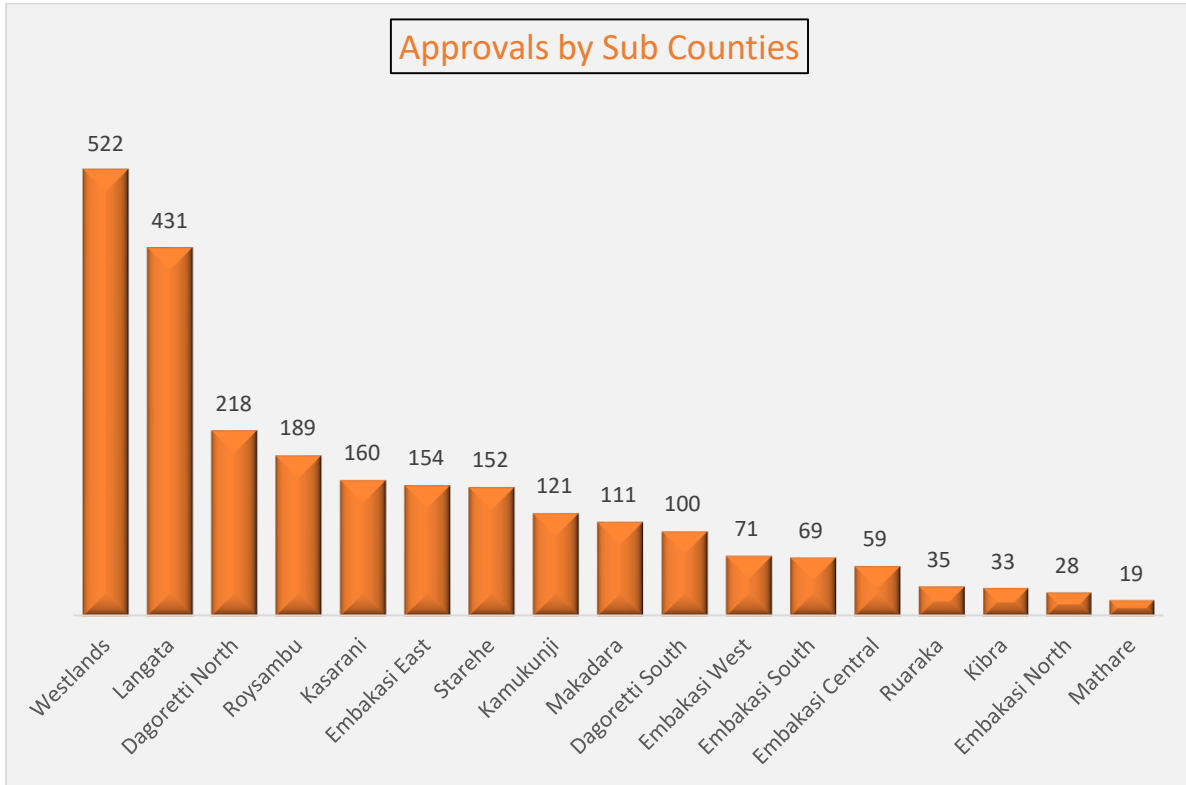
### STATISTICS

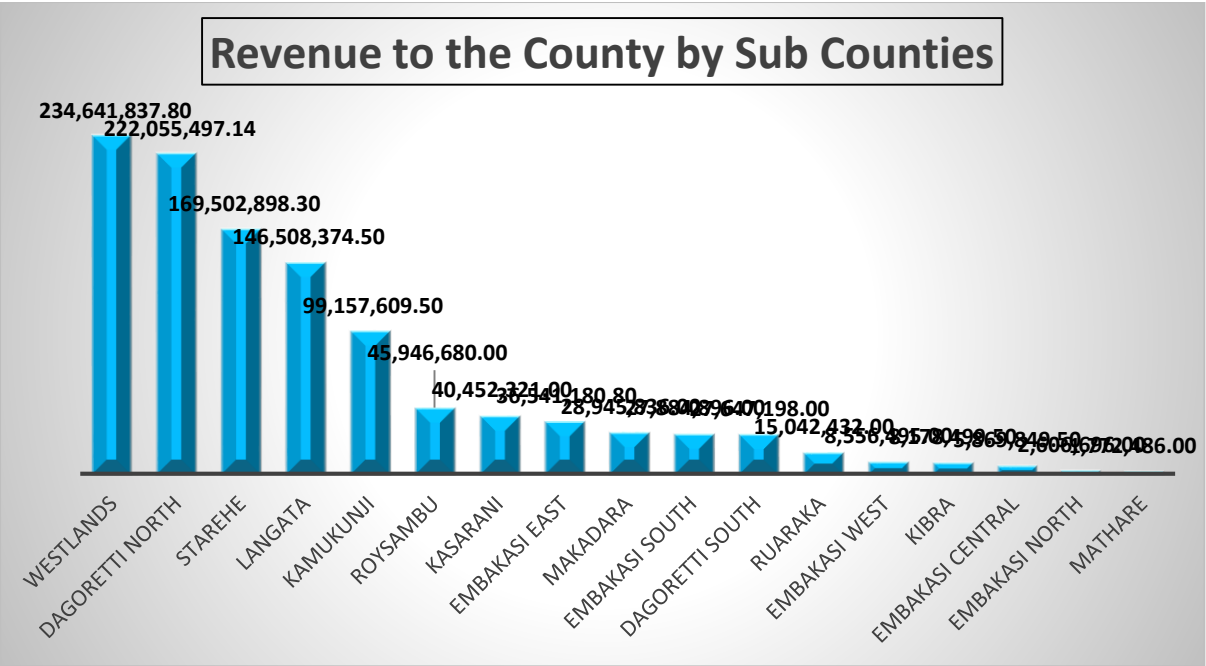
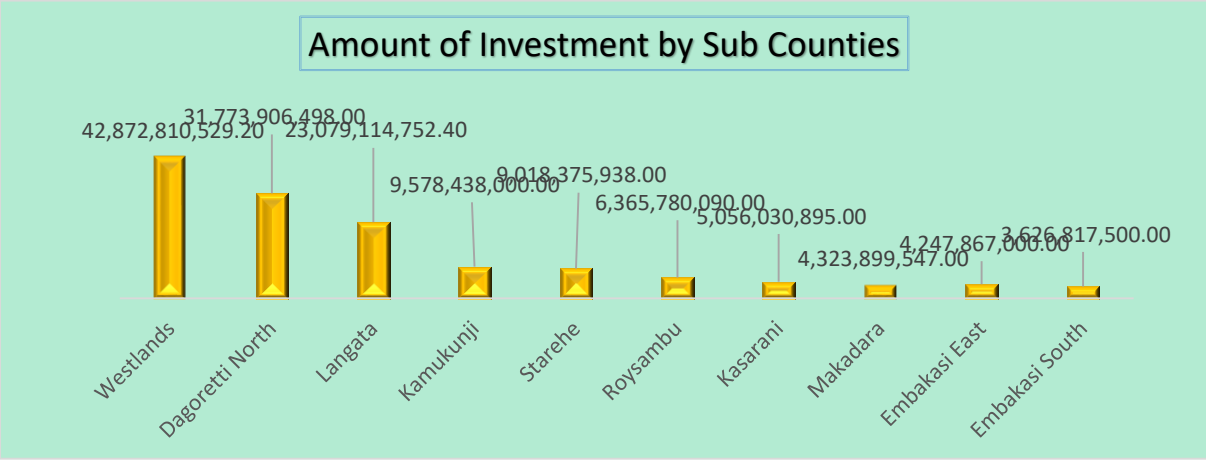
- A total of 2, 472 planning permit applications were approved from January to December 2018. They were worth Kshs. 149.8 Billion, giving the county a total of Kshs. 1.1 Billion of revenue in terms of submission fees.
- The highest investment of Kshs. 3 Billion in real estate in Nairobi County went to the proposed alterations and additions (shops, New Lifts Wells, fire escape stairs, washrooms and loading bays) to Sarit Centre Shopping Mall, done by Soma Properties Ltd in Westlands Sub County. The approval earned the County revenue amounting to Kshs. 15, 000. However the approval that paid the highest submission fee of Kshs. 114, 776, 000 was for the proposed 32 Two Bedroom Flats and 3 Shops to be developed by Mr. Simon Mugaa along Kirinyaga Road in the Nairobi CBD, Starehe Sub County.
- On average the estimated value of building developments approved was Kshs. 60, 603, 850 with the submission fee averaging Kshs. 454, 155.
- Kenyan Building Code of 1997 classifies how buildings of different classes should be constructed. In the year 2018 the approvals made were classified as follows:
  - ♣ 81% (2011) - Domestic Class (commercial developments, domestic buildings and offices)
  - ♣ 11% (273) - Public Class (social halls, religious buildings, libraries, schools, etc.)
  - ♣ 8% (188) - Warehouse Class (industries, factories, and go downs)

From the data, at least 43% of the 175 000 acres of the county were approved to be under some sort of construction or renovation with Westlands, Kasarani, Mathare and Dagoretti North being the areas where most land activity took place.

## PERMIT APPLICATION ACTIVITY BY SUB-COUNTY

Westlands, Langata, Dagoretti North, Roysambu and Kasarani Sub Counties received the highest number of building permit approvals (521, 428, 217, 189 and 160 respectively). Westlands, Dagoretti North, Langata, Kamukunji and Starehe saw the most investment by developers respectively. Westlands also received the highest revenue in terms of submission fees, with Dagoretti North and Starehe in second and third positions respectively. On the other hand, Mathare, Embakasi North and Kibra contributed the least to the county's real estate revenue.

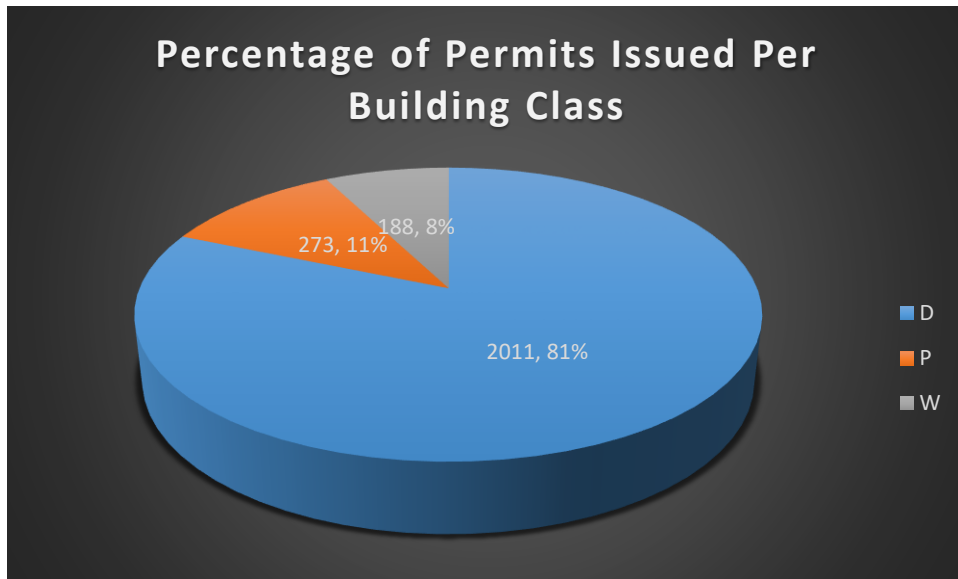




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## BUILDING CLASS AND ZONAL USER DENSITY ACTIVITY IN NAIROBI

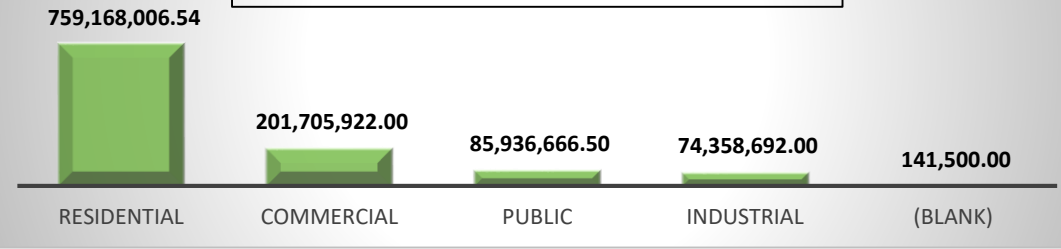
As usual, majority of the approvals made (81%) were submitted under the building class category domestic class which includes domestic buildings, commercial developments and offices.



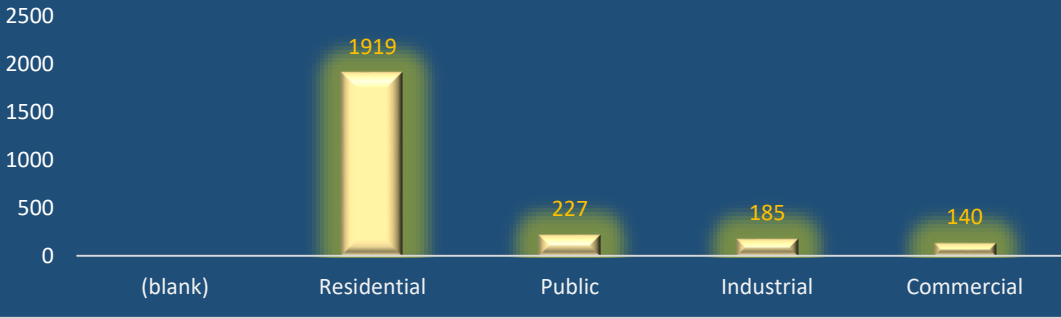
This is an indication that more investments are always going to accommodate the ballooning population in the county that harbors the country's capital city as more people trickle in to mainly work in the county.

More than Kshs. 104 Billion was invested in residential usage while Kshs. 10 Billion was invested in industrial usage in an era when the government is keen on industrialization out of the Kshs. **149, 812, 719, 494 worth of investments.** These investments contributed Kshs. 759 Million and Kshs. 74 Million respectively to the County's revenue in form of approval submission fees out of the total Kshs. **1, 121, 310, 787.**

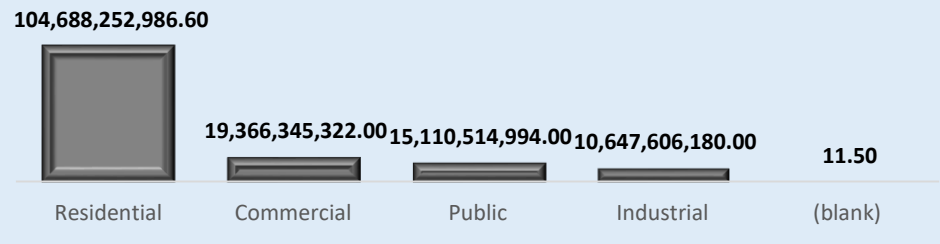
### Total Submission Fee by Zonal User/Density



### Number of Approvals by Zonal User/Density

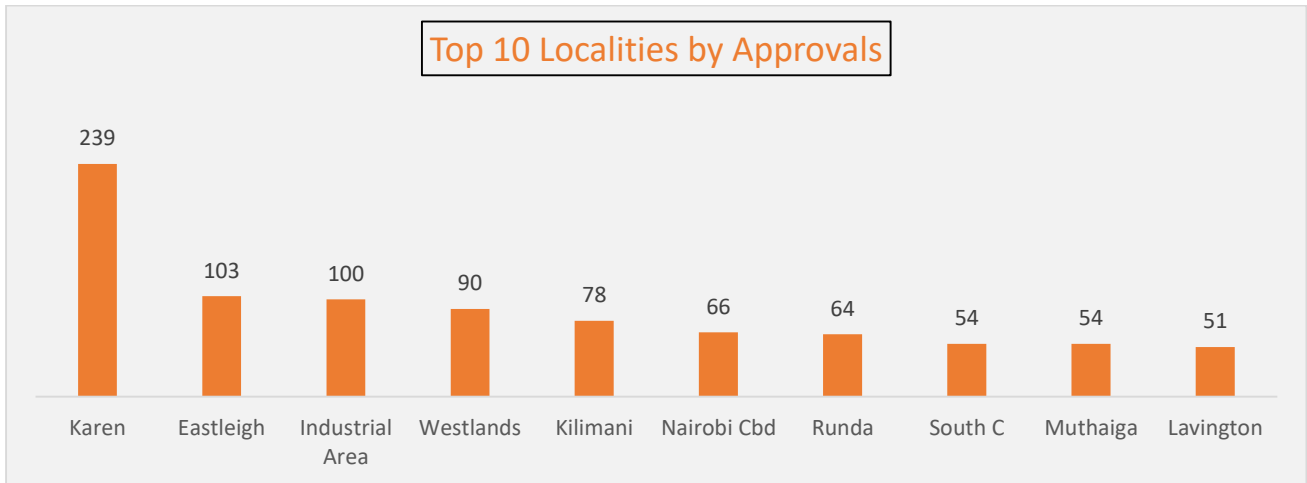


### Total Estimated Cost by Zonal/User Density

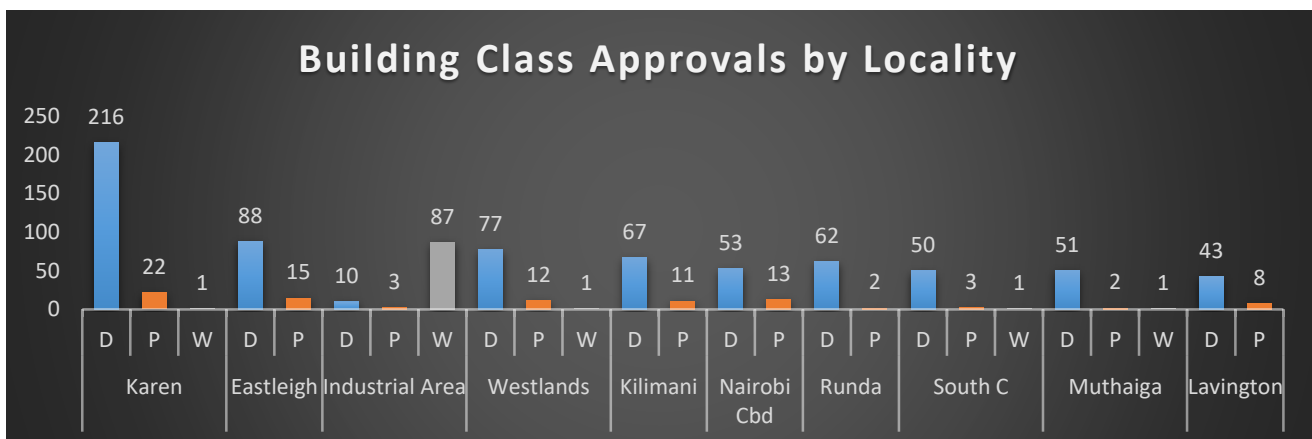


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## BUILDING CLASS BY LOCALITY

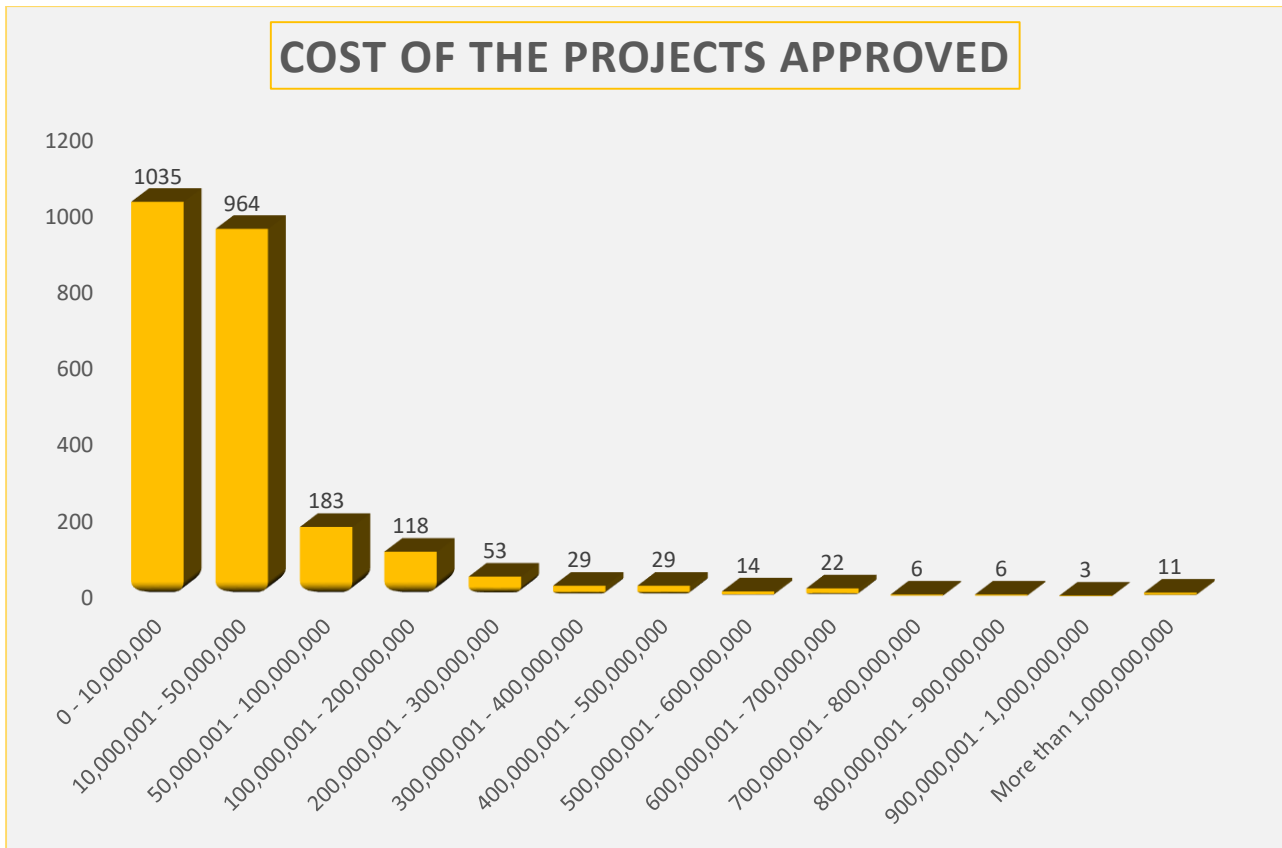


- The highest development permits in the year 2018 were approved in Karen, Eastleigh, Industrial Area, Westlands, Kilimani and Nairobi CBD with domestic infrastructures dominating in these areas except from the Industrial area where most of them were factories and warehouses.





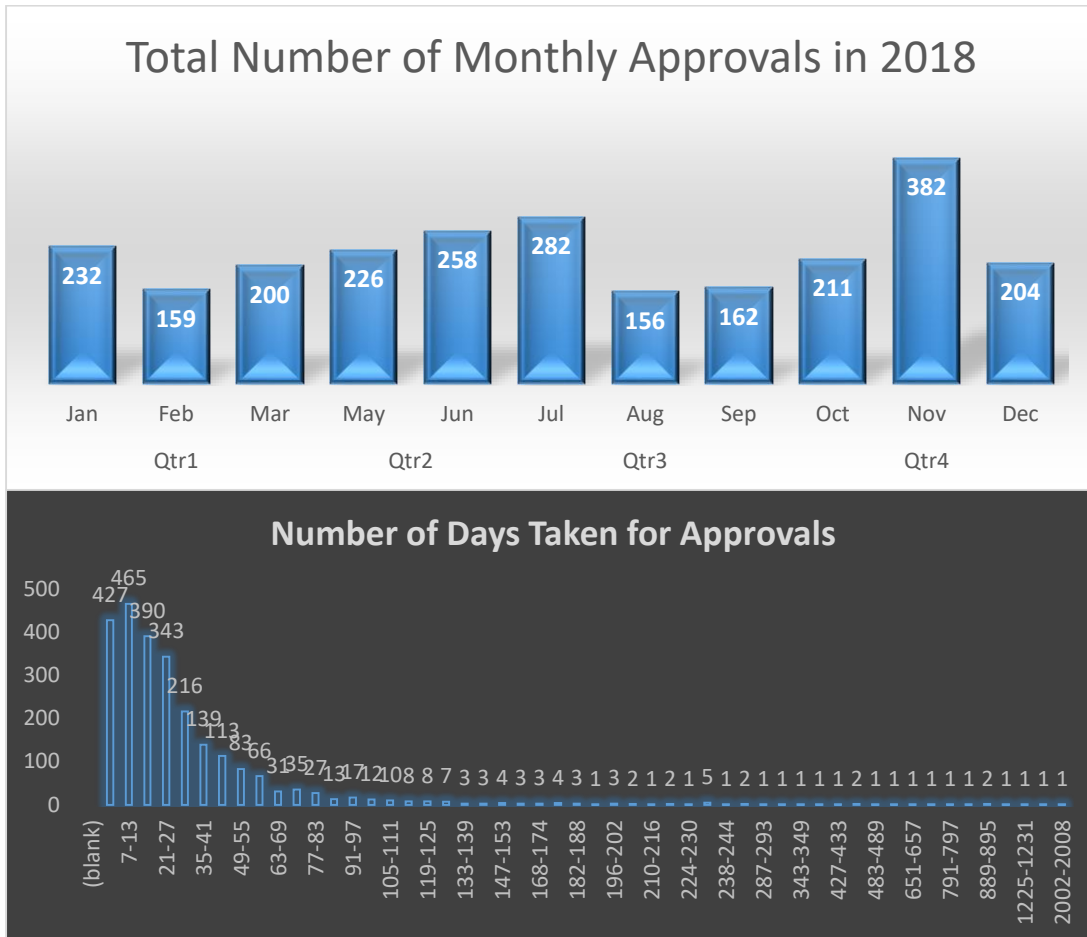
## THE VALUE OF BUILDINGS PERMITTED BY THE NAIROBI CITY COUNTY GOVERNMENT



Out of 2, 472 buildings, 1, 035 cost ten million and below while 11 buildings were valued over Kshs. 1 Billion.

## GRAPHS DEPICTING PERIOD OF APPROVALS

- November was the busiest month for the approving committee, recording 382 approvals. Most of the development projects took 7 to 13 days to be approved whereas a few other projects took over a year to be approved.

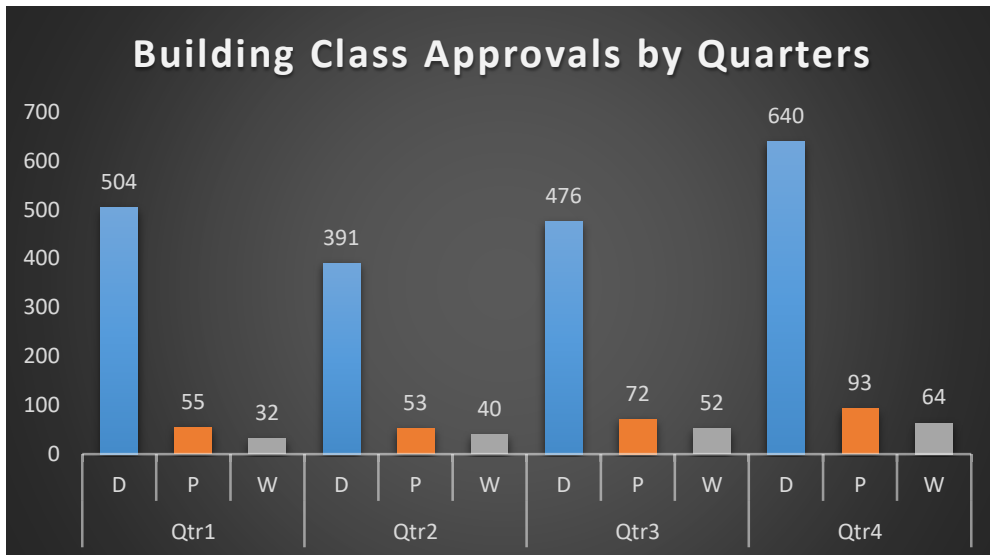


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## COMPARATIVE ANALYSIS BETWEEN THE FOUR QUARTERS OF 2018

		2018 QUARTERS			
		1 <sup>ST</sup> QUARTER (KSHS)	2 <sup>ND</sup> QUARTER (KSHS)	3 <sup>RD</sup> QUARTER (KSHS)	4 <sup>TH</sup> QUARTER (KSHS)
ESTIMATED VALUE		33, 463, 619, 027	30, 054, 132, 149	38, 627, 460, 996	47, 667, 506, 742
SUBMISSION FEE		223, 829, 927	199, 419, 433	372, 092, 454	309, 706, 397
BUILDING CLASS APPROVALS	DOMESTIC	504	391	476	640
	PUBLIC	59	53	72	93
	WAREHOUSE	32	40	52	64

- The highest estimated value was recorded during the October to December quarter of the year with the least value being in the Second Quarter of the year.



- Domestic buildings had the highest number of approvals and most were approved in the fourth quarter (640). Public amenities such as social halls came in second with most approvals taking place in the fourth quarter (93).

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

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