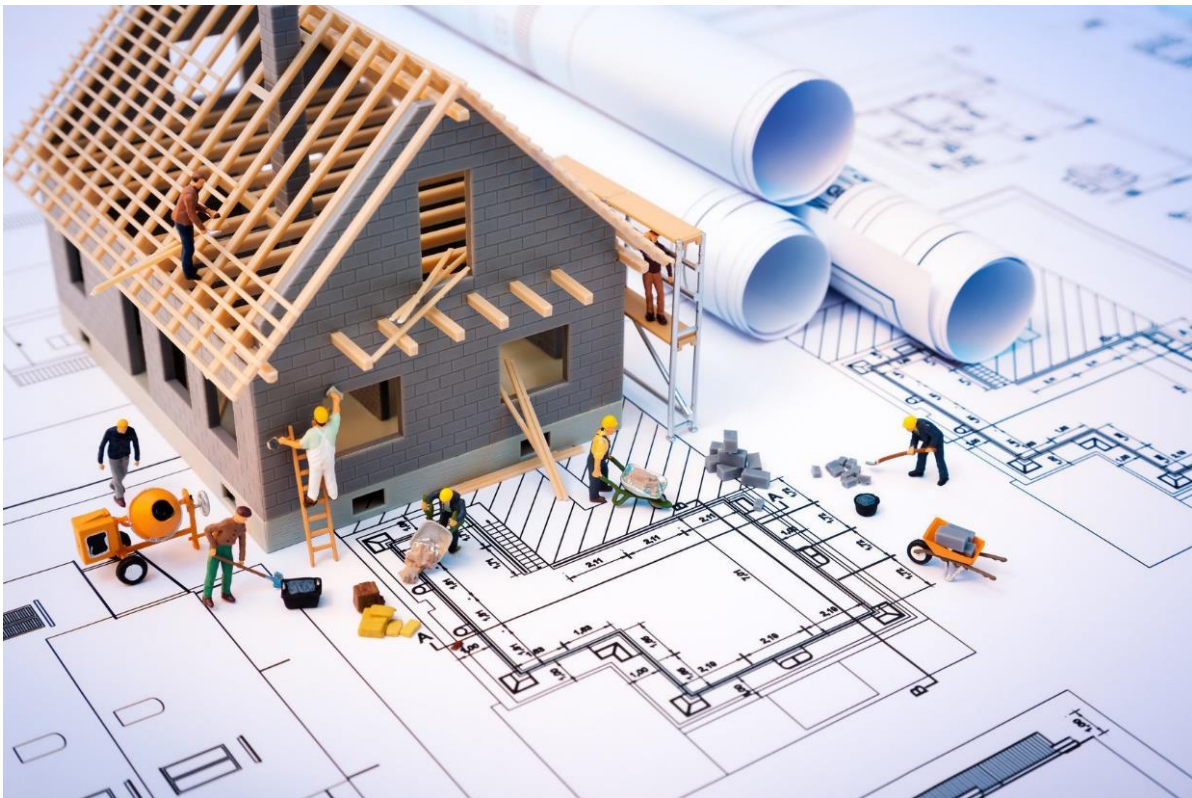




THE KPDA NAIROBI CITY COUNTY GOVERNMENT (NCCG) BUILDING PERMITTING APPROVALS REPORT FOR THE PERIOD JANUARY - JUNE 2019

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



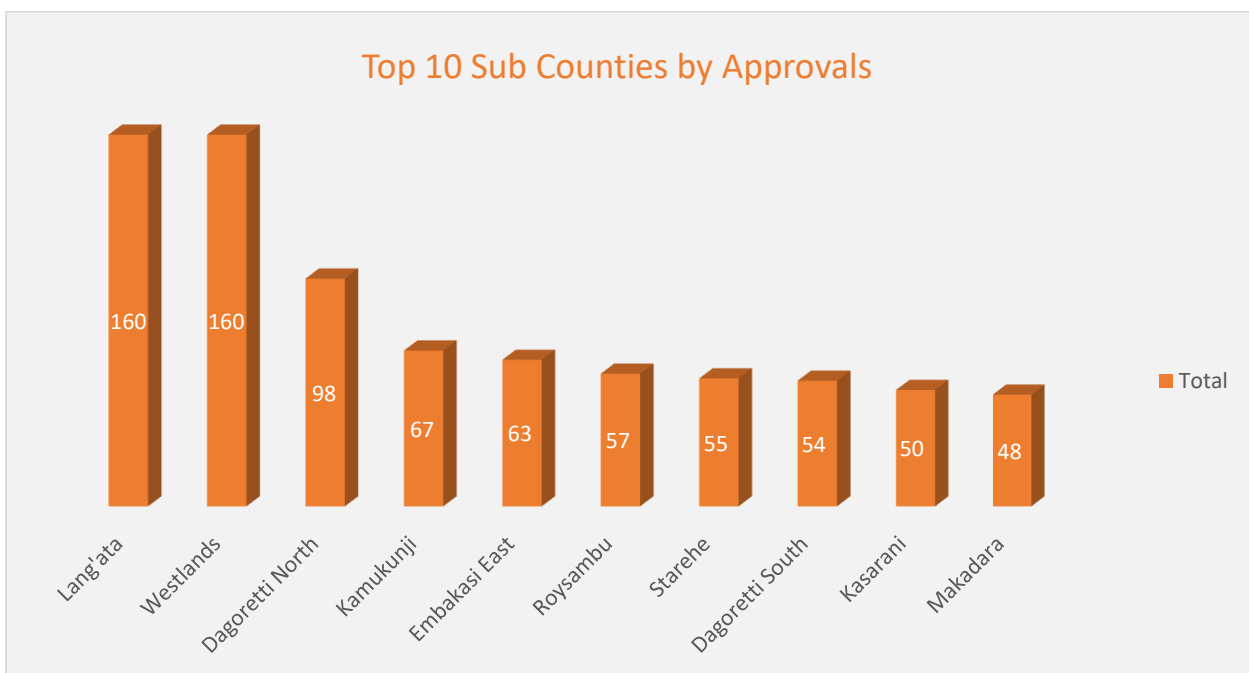
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SUMMARY STATISTICS

- A total of 957 planning permit applications were approved from January to June 2019. They were worth Kshs. 59.54 Billion, giving the county a total of Kshs. 313.4 Million of revenue in terms of submission fees.
- The highest investment of Kshs.4.275 Billion in real estate in Nairobi County went to the proposed renewal of plan No. CPL-AL459- Islamic Centre, done by Adams Charitable Trust in Dagoretti North Sub County. The approval that paid the highest submission fee of Kshs. 22, 978, 000 was for the proposed business Bay Square mixed use development-stalls, retail shops, hotel, residential units to be developed by Ten Commodities Wholesale Limited along General Waruinge Road in Eastleigh, Kamukunji Sub County.
- On average, the estimated value of building developments approved was Kshs. 62, 213, 223.82 with the submission fee averaging Kshs. 327, 839.52.
- Kenyan Building Code of 1997 classifies how buildings of different classes should be constructed. For January to June the approvals made are classified as follows:
 - ♣ 77% (739) - Domestic Class (commercial developments, domestic buildings and offices)
 - ♣ 15% (139) - Public Class (social halls, religious buildings, libraries, schools, etc.)
 - ♣ 8% (79) - Warehouse Class (industries, factories, and go downs)
- From the data, 13% of the 175, 000 acres of the county were approved to be under some sort of construction or renovation with Kasarani, Dagoretti North, Lang'ata and Embakasi Central being the areas where most land activity was taking place during that period in that order.

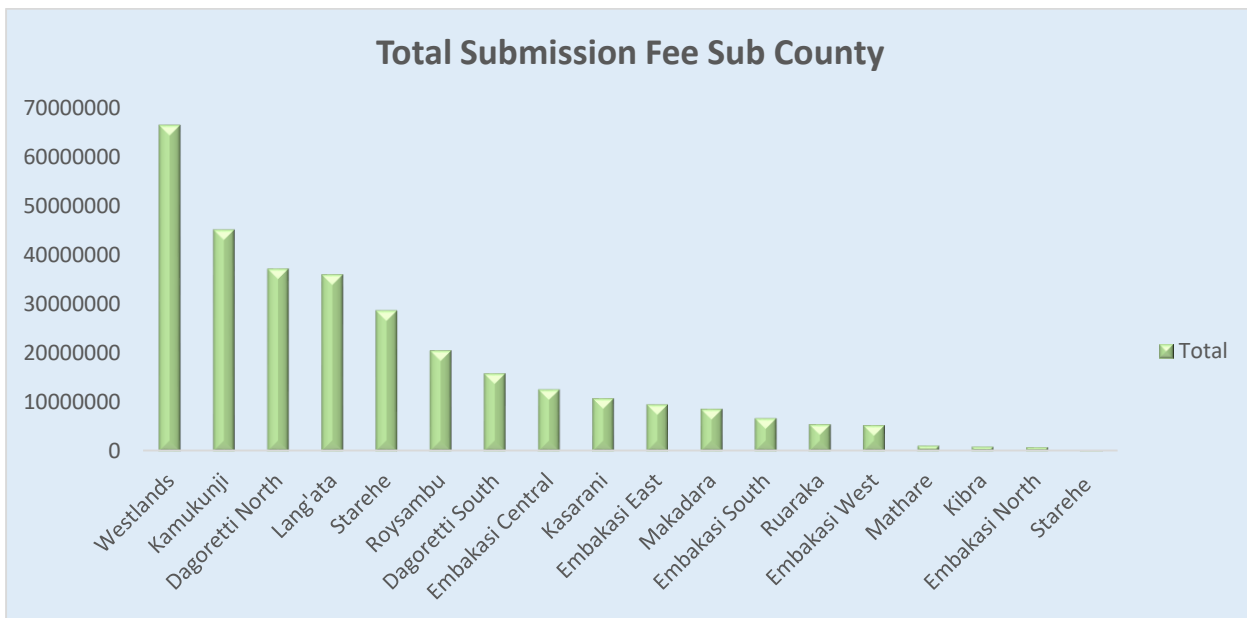
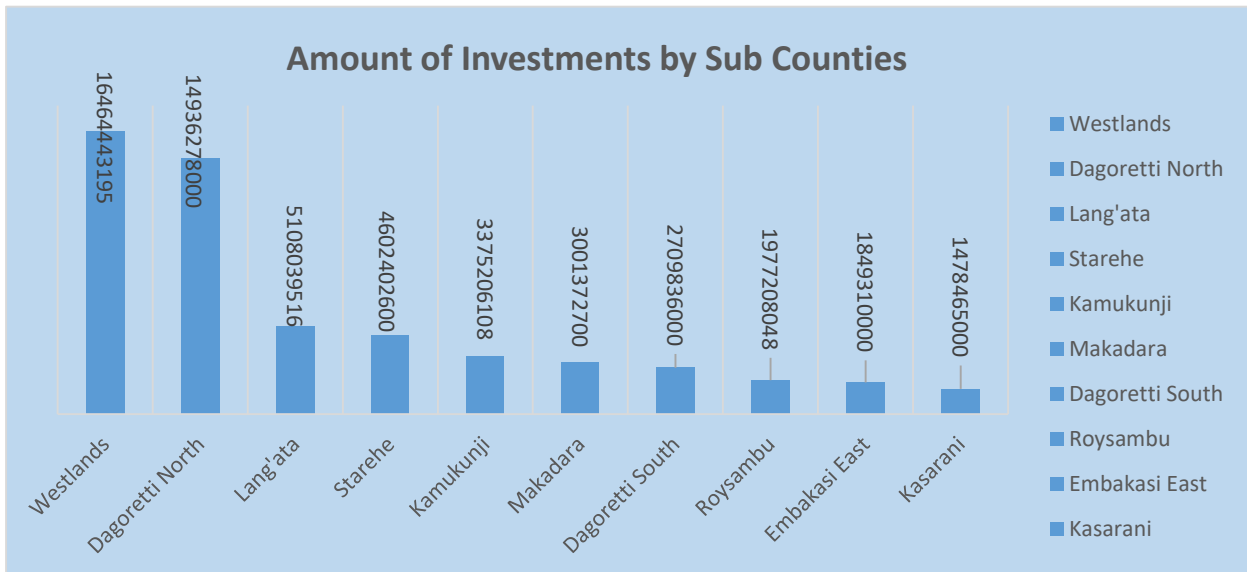
PERMIT APPLICATION ACTIVITY BY SUB-COUNTY

- Lang'ata, Westlands, Dagoretti North, Kamukunji and Embakasi East Sub Counties received the highest number of building permit approvals (160, 160, 98, 67 and 63) respectively.



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- Westlands, Dagoretti North, Lang'ata and Starehe saw the most investment by developers respectively. Westlands also received the highest revenue in terms of submission fees, with Kamukunji and Dagoretti North in second and third positions respectively. On the other hand, Mathare, Kibra and Embakasi North 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.

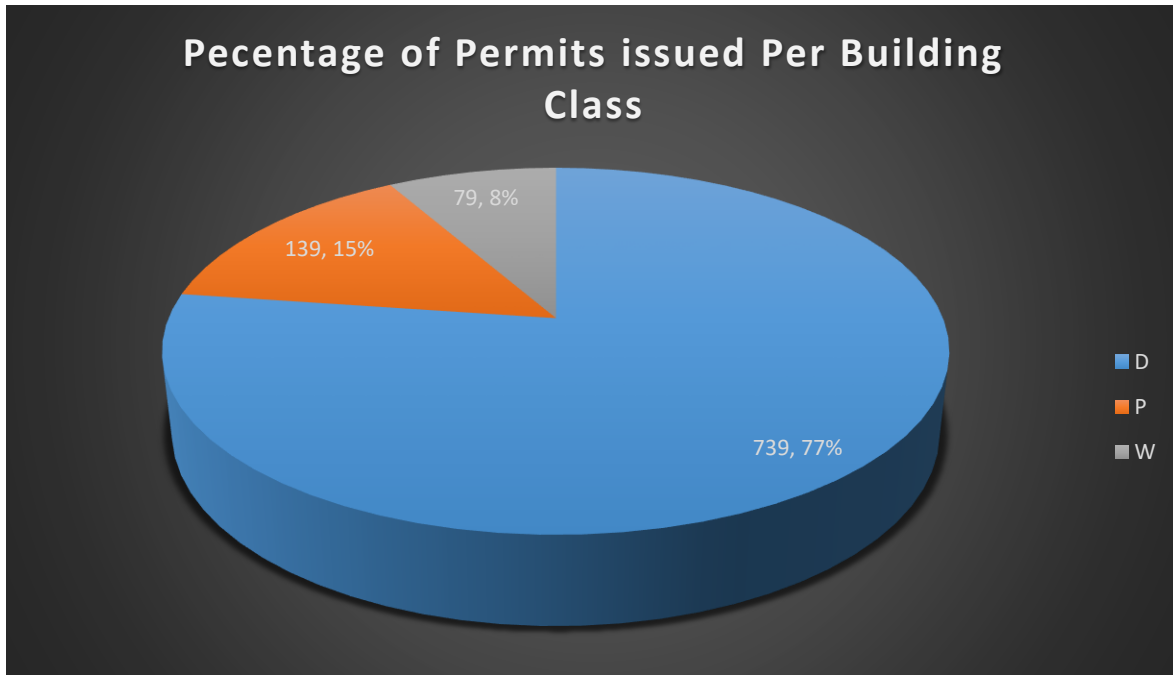
Class P - means a building used or intended to be used either ordinarily or occasionally, as a church, chapel or other places of public worship, or as a hospital, public institution, college or

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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, 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.

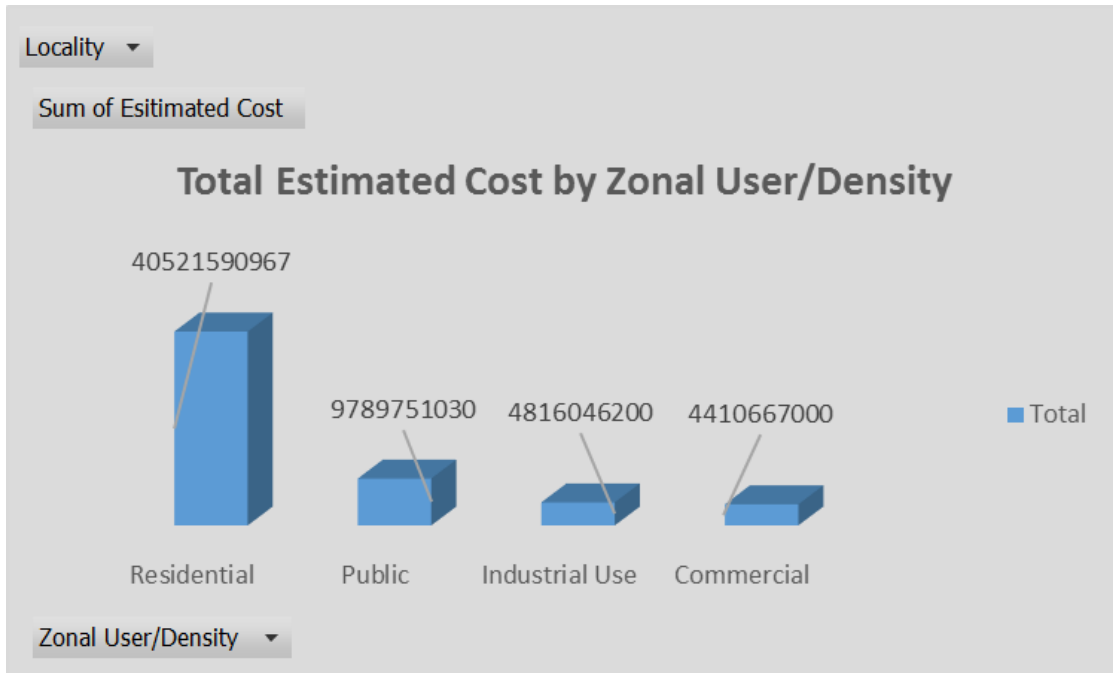
As usual, majority of the approvals made (77%) were submitted under the building class category domestic class which includes domestic buildings, commercial developments and offices.



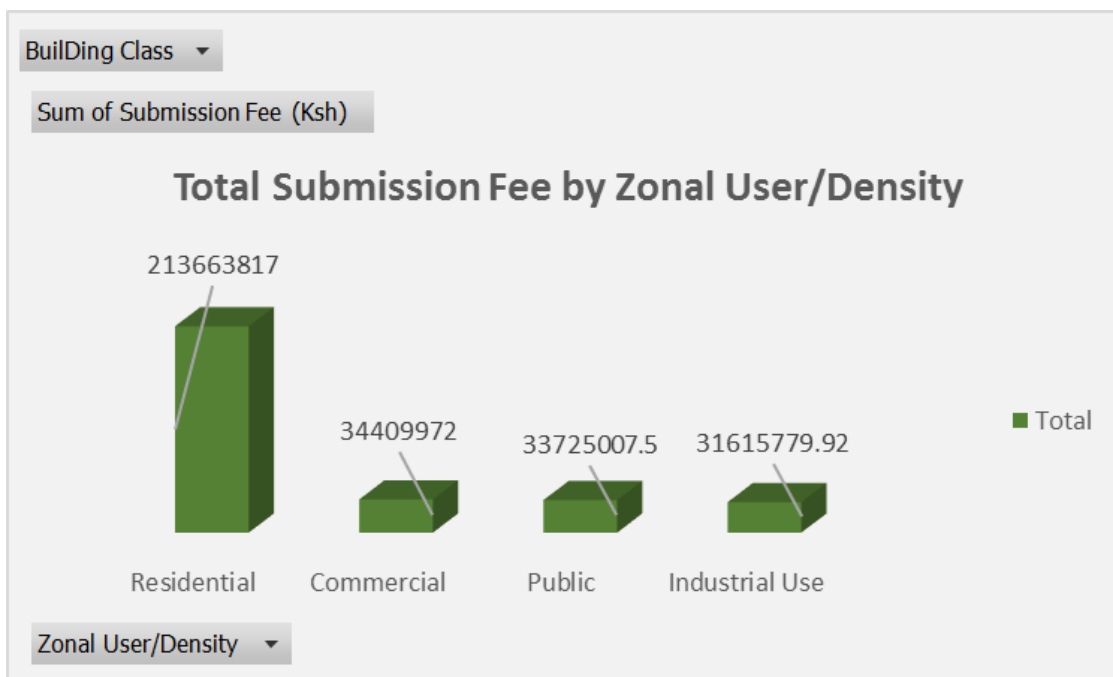
This is an indication that more investments are always going to accommodate the ballooning population in the county that harbors the country's capital city as more people trickle in to mainly work in the county.

More than Kshs. 40 Billion was invested in residential usage while Kshs. 4 Billion was invested in industrial usage in an era when the government is keen on industrialization out of the Kshs. **59, 538, 055, 197** worth of investments.

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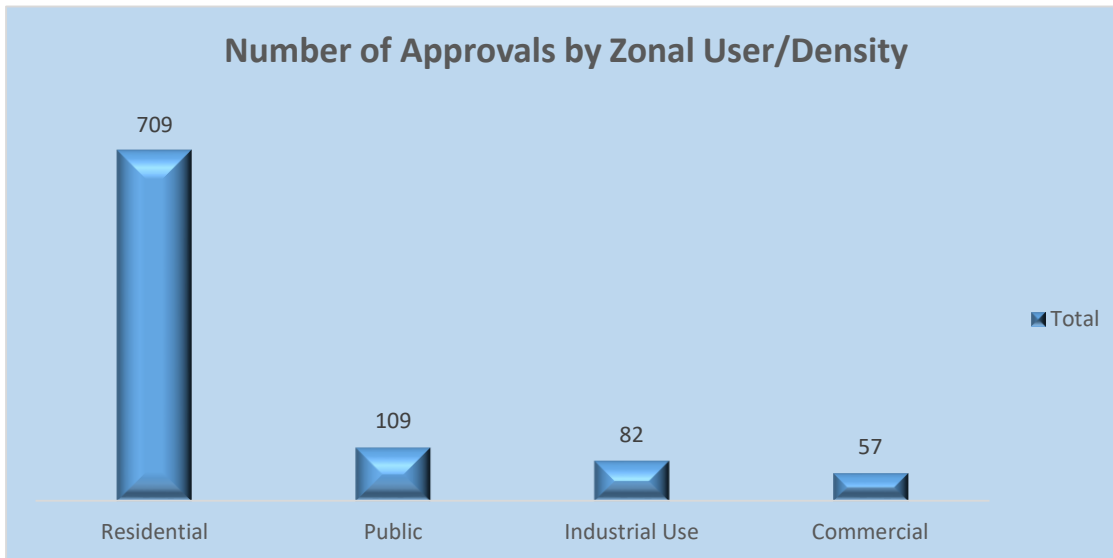


- In terms of submission fees Residential buildings posted the highest amount at Kshs. 213, 663, 817 with Industrial use buildings coming at fourth at Kshs. 31, 615, 779.92



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- Residential buildings recorded the highest number of approvals at 709 in comparison to public, industrial and commercial buildings which were recorded at 109, 82 and 57 respectively.

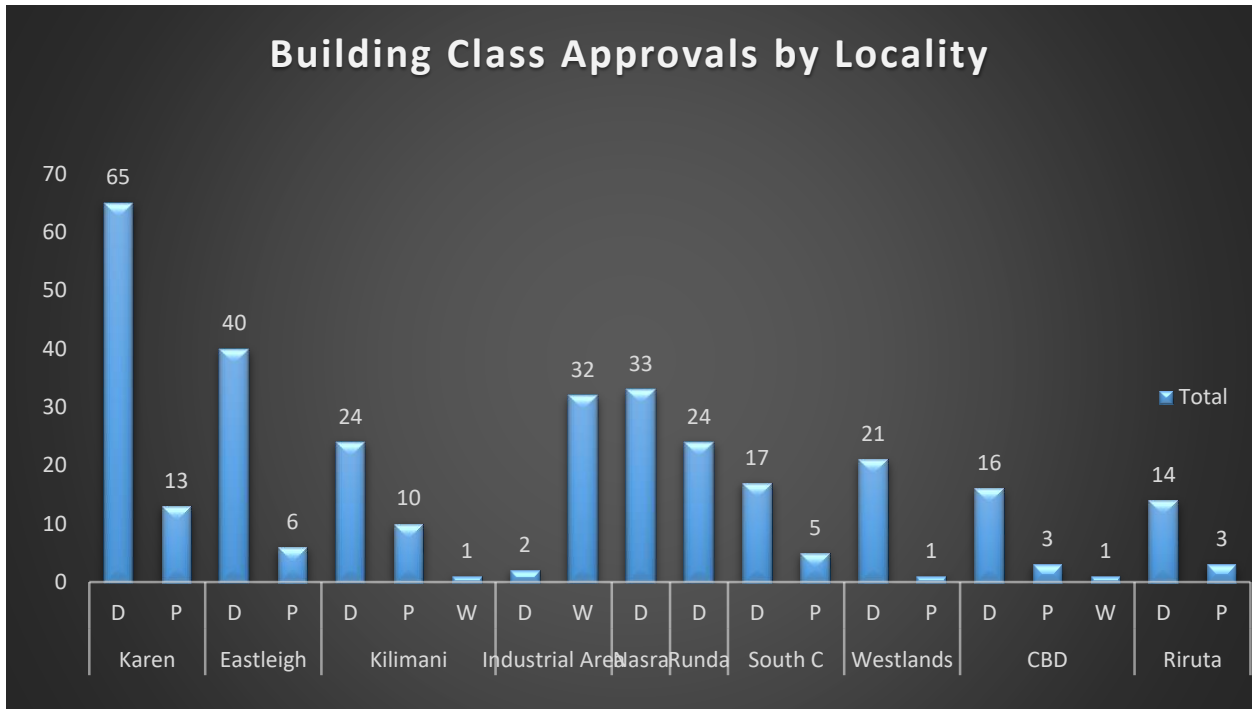


BUILDING CLASS BY LOCALITY



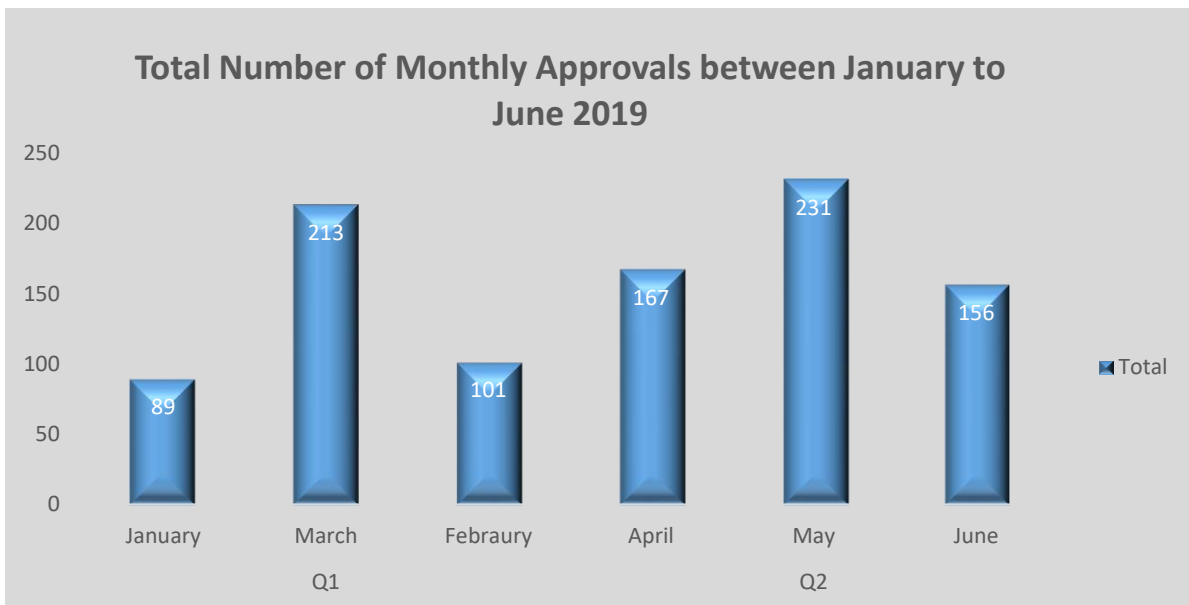
- The highest development permits for January - June 2019 were approved in Karen, Eastleigh, Kilimani and Industrial Area with domestic infrastructures dominating in these areas except in Industrial Area where Warehouses and Factories dominated.

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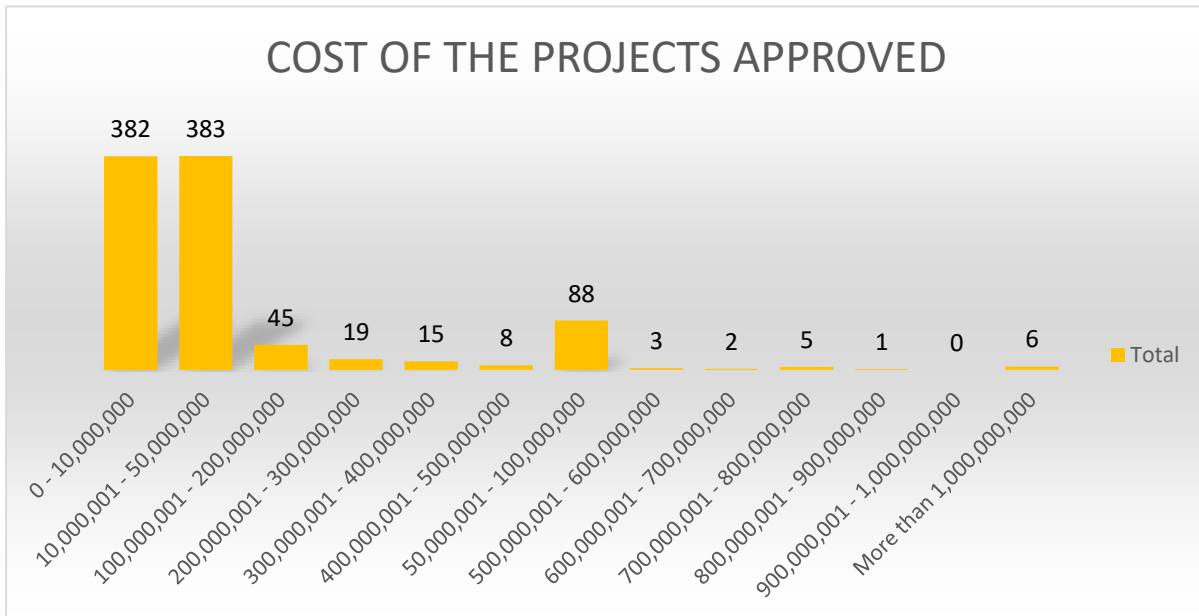
GRAPHS DEPICTING PERIOD OF APPROVALS

- May was the busiest month for the approving committee, recording 231 approvals. Most of the development projects took 1 to 7 days to be approved whereas a few other projects took over a year to be approved.



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



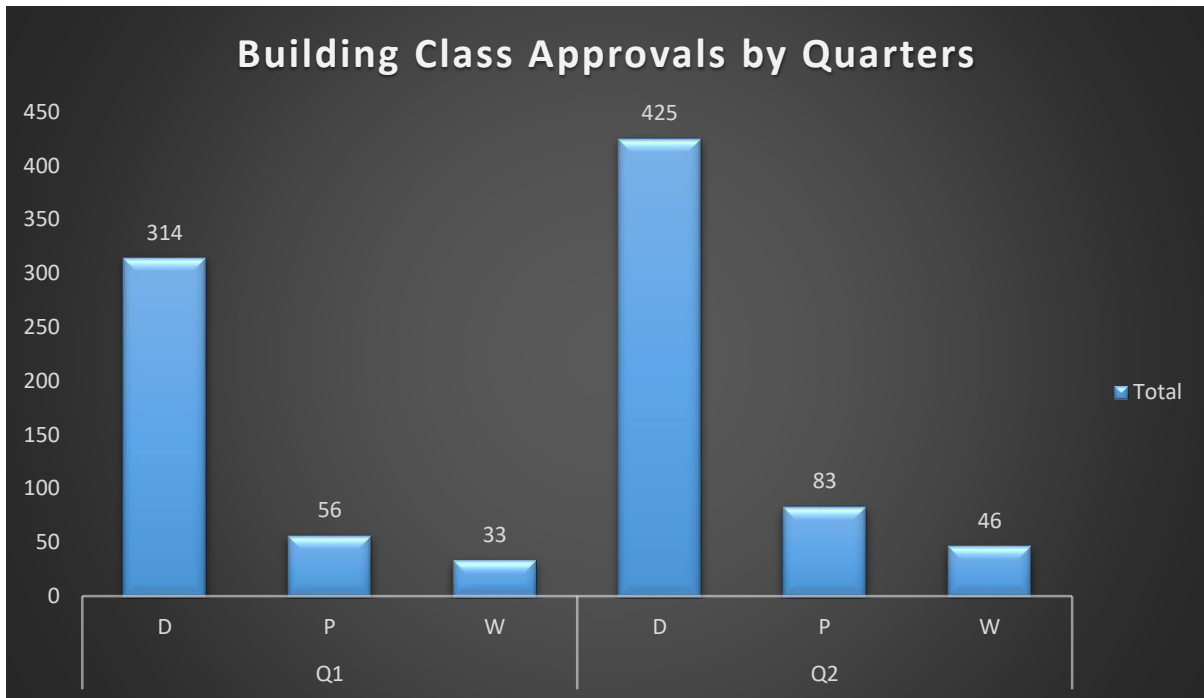
- Out of 957 buildings, 382 cost ten million and below, 383 cost between ten and fifty million and 192 projects were valued over fifty million.

COMPARATIVE ANALYSIS BETWEEN THE TWO QUARTERS OF 2019

		2019 QUARTERS	
		1 st QUARTER (KSHS)	2 nd QUARTER (KSHS)
ESTIMATED VALUE		32, 189, 186,059	27, 348, 869,138
SUBMISSION FEE		168, 865, 426.5	144, 549,149.5
BUILDING CLASS APPROVALS	DOMESTIC	314	425
	PUBLIC	56	83
	WAREHOUSE	33	46

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- The highest estimated value was recorded during first 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 second quarter (425). Public amenities such as social halls came in second with most approvals taking place in the second quarter (83).

FOR MORE INFORMATION, KINDLY CONTACT THE KPDA SECRETARIAT

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