

PROPOSED REDEVELOPMENT OF OLD HOUSING ESTATES WITHIN NAIROBI CITY COUNTY

PROPOSED SHAURI MOYO HOUSING PROJECT

SIZE OF PLOT 140,863 M² (APROX. 34.8 ACRES)
PROJECT PAPER

INTRODUCTION

The County Government of Nairobi is set to undertake an urban renewal and re-development project that will see the construction of 100,000 new housing units in existing old public housing estates. This redevelopment project will ride on the back of a County Comprehensive Urban Renewal Programme (ECURP). Several regions of the capital have already been identified for the construction of the new houses. Some ageing estates have been targeted. These include Bahati, Mbotela, Ziwani, Makongeni, Kaloleni, Jericho and Shauri Moyo. They will be demolished and redeveloped to accommodate more home buyers.

The projects are designed to bridge the gap between demand and supply for housing in the county; less than 35,000 new homes are constructed, which barely meets the need for 120,000 new homes every year. About 100,000 new Kenyans flock to the city in search of employment and opportunity every 12 months. When the total population of Nairobi expands to 14 million by 2050 and to 27 million by the end of this century, without planning interventions, housing may become a crisis. The expected 100,000 new housing units will house approximately 650,000 residents, with the plan to renovate the existing homes currently on existing estates.

(Source: <https://seoulsolution.kr/en/content/kenya-redevelopment-old-public-housing-estates-nairobi?language=en>)

Private initiatives are being encouraged to augment government initiatives in the provision of public facilities. This is through **Public Private Partnerships (PPPs)**. The redevelopment of Shauri Moyo Estate is one such example.

OBJECTIVES

- ❖ To improve the Shauri Moyo built environment by replacing old, run-down or under-utilized areas with new developments which are properly planned with adequate transport and other infrastructure and community facilities;
- ❖ To achieve better utilization of land in Shauri Moyo
- ❖ To improve mobility and accessibility in Shauri Moyo

PHILOSOPHY

To create a self-sufficient environment with Live, Work, Education and Play facilities.

FACILITIES

1,152 No. Studio & 1 bedroom units

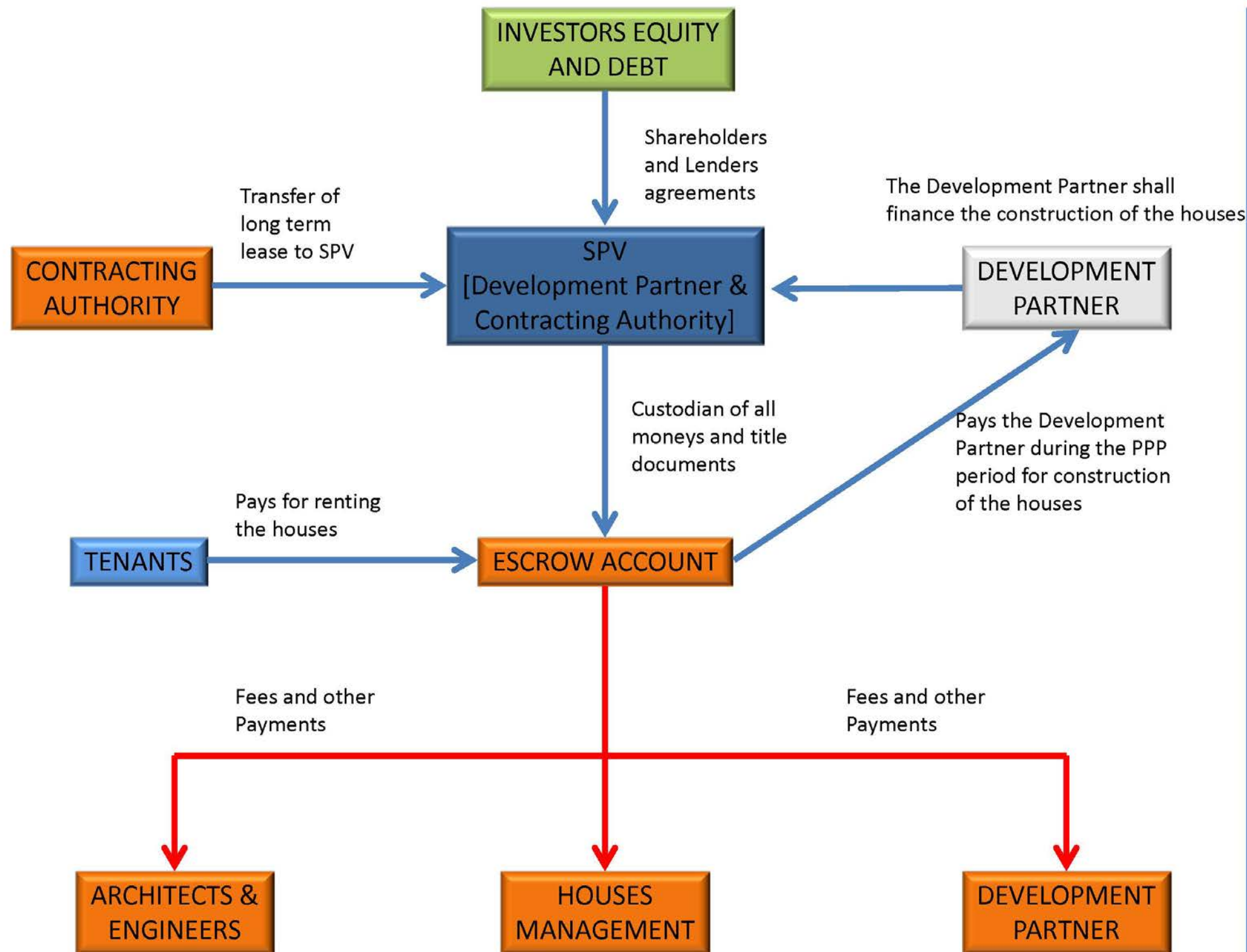
3,072 No. 2 bedroom units

1,536 No. 3 bedroom units

12,553 sqm of Shopping Space

Pre-primary School

BUILD OPERATE TRANSFER [BOT]



PUBLIC PRIVATE PARTNERSHIP TRANSACTION STRUCTURE

- ❖ The project will be undertaken on a Public Private Partnership arrangement.
- ❖ Where the contracting authority will lease the project site to the development partner for construction of the houses.
- ❖ The two parties shall form a special purpose vehicle, the project company to oversee the overall development of the houses.
- ❖ Private investors can contribute funds to the project company for the construction of the houses which funds will be deposited to the Escrow agent.
- ❖ The Escrow agent will be responsible for payments of all fees to the parties involved in the construction of the houses.
- ❖ The development partner will in turn operate the houses during the contract period to realize the cost of construction and profits then transfer it back to the contracting authority.

TABLE OF UNITS

ITEM	UNITS	NO.OF UNITS PER BLOCK	NO. OF BLOCKS	TOTAL NO. OF UNITS	AREA PER UNIT (Average sqm)	NO. OF UNITS PER FLOOR	COMMON AREAS [sqm] INCLUDING LIFTS AND STAIRCASE	GROSS AREA PER FLOOR (sqm)	TOTAL DEVELOPMENT AREA	GROUND FLOOR AREA SURFACE PARKING	TOTAL AREA (GROSS APARTMENT FLOORS) T1	TOTAL GROUND FLOOR AREA PARKING T2
1.0	Studio & 1 Bedroom (24 floors)	288	4	384	42	4	160	994	95,424			
	1bedroom			768	55	8						
2.0	2 bedroom (24 floors)	192	16	3,072	82	8	123	780	299,520			
3.0	3 bedroom (24 floors)	192	8	1,536	120	8	141	1,092	209,664			
	SUB TOTAL		28	5,760					604,608			
5.0	Plant Room		1						120			
6.0	Gate House		3						120			
7.0	Shopping Center (4 floors)		2						12,553			
8.0	School (4 floors)		1						2,960			
	TOTAL								620,361			

2. Plot Ratio = 4.4

3. Plot Coverage =

4. Unit Ratios studio &1 bedroom = 1,152 units = 20%: 2 bedroom = 3,072 units = 53%: 3 bedroom = 1,536 units = 27%