



MINISTRY OF TRANSPORT, INFRASTRUCTURE, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT

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16th October, 2019

Ref: PW/A/100/14/79

Jeremiah W. Ndombi
Clerk of the National Assembly
National Assembly
Parliament Buildings
P.O. Box 41842-00100
NAIROBI

THE NATIONAL ASSEMBLY
PARRERS

DATE: 17 OCT 2019

TABLED BY: Hon. David Phaliny
Chair, Transport Public Works

REMARKS: Lemuo Mase

PARLIAMENT OF KENYA
ASSEMBLY

17/10/19

Dear Jeremiah

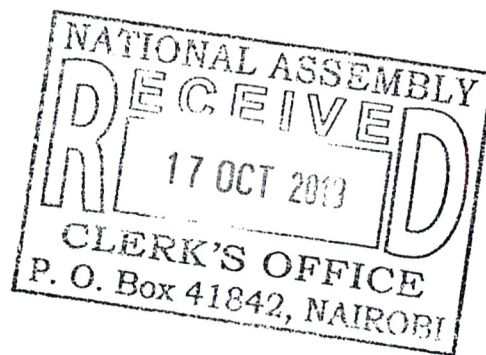
RE: STATEMENT REGARDING STATUS OF UNSAFE BUILDINGS EARMARKED FOR DEMOLITION BY THE HON. DIDMUS BARASA, MP (KIMILILI)

Reference is made to your letter NA/DCS/TPWH/CORR/2019/130 of 9th October, 2019 regarding the above captioned subject.

Find herewith attached, the response to the questions by the Hon. Didmus Barasa, MP (Kimilili) for your necessary action.

Gordon Kihalangwa

Maj. Gen. (Rtd) Dr. Gordon Kihalangwa, CBS
PRINCIPAL SECRETARY



Copy to: Mr. James Macharia, EGH
The Cabinet Secretary
Ministry of Transport, Infrastructure, Public Works,
Housing & Urban Development
NAIROBI

Hon. Christopher Mogere Obure, EGH
Chief Administrative Secretary
Ministry of Transport, Infrastructure, Public Works,
Housing & Urban Development
Works Building
NAIROBI

Aaron Tungo

PLS TNA
[Signature] 17/10/19

12-50 P.

RESPONSE TO REQUEST FOR STATEMENT REGARDING STATUS OF UNSAFE BUILDINGS EARMARKED FOR DEMOLITION BY THE HON. DIDMUS BARASA MP (KIMILILI).

RESPONSE:

1. The number of buildings declared unsafe and therefore earmarked for demolition by relevant levels of government.

A total of 14,895 building structures have been audited, of which

- (a) 723 Permanent Structures have been declared unsafe pending structural audit/integrity testing to pave way for demolition.
Annex 1 (List of buildings/structures earmarked for demolition).
- (b) 86 Permanent Structures have been demolished after structural audit/integrity testing.
Annex (ii) – List of demolished structures.
- (c) 21 Permanent structures have been earmarked for demolition after structural audit/integrity test.
Annex (III) – List of buildings/structures earmarked for demolition.
- (d) Structural Audit/integrity tests being conducted on the other remaining structures
- (e) 9970 illegal structures (Semi Permanent) have been removed from the road, rail and power reserves and riparian lands
Annex (iv) – Table on inspection and audit.

2. Measures the Government has taken against the proprietors and owners of such buildings which have collapsed in the past and led to loss of lives.

A total of 41 structures have been recorded collapsed. The cases have been taken up by the directorate of criminal Investigation (DCI) and the office of the Attorney general (AG).


Annex (V) - List of collapsed structures in the country.

3. What measures have been put in place to ensure that all buildings are safe and certified by the relevant authorities before occupancy.

- (a) Quality Assurance inspections by the County Governments, National Construction Authority (NCA) and other Statutory department and Agencies.
- (b) Structural audits & testing of buildings by the National Buildings Inspectorate (NBI).
- (c) Issuance of Occupation Certificate by the County Governments once buildings are completed and inspected.
- (d) Regularization of buildings that meet minimum habitable standards by the County Governments.
- (e) Sensitization of the public by the Multi Sectoral agency Consultative Committee (MSACC) on unsafe buildings and other structures.
- (f) As a punitive measures to the offenders, NCA has been lauding investigations on the possible causes of building collapses and failures. In cases where a contractor is found to be liable, they are suspended and removed from the register.

Reports were also sent to BORAQS and EBK to take appropriate action on professionals involved. Reports also sent to law enforcement agencies for appropriate action.

- (g) For the last one year or so, the NCA has been conducting an empirical study on causes of failure and collapse of some of the buildings and possible mitigation measures. The research findings are due for public validation at a workshop to be held on 22/10/2019 at Boma Hotel in Nairobi.
- (h) Draft Built Environment Bill, 2019 (currently at the Cabinet approval stage) which envisages a review of the 1968 Building Code, building standards and mandatory building inspection/structural audits of all buildings after every 5 years.

 THE NATIONAL ASSEMBLY PAPERS LAID	
DATE:	17 OCT 2019
	THURSDAY
TABLED BY:	Hon. David Phiri Chair, Transport & Public Works Committee
CLERK:	Lemmus Moses



THE NATIONAL ASSEMBLY
PAPERS LAID

17 OCT 2019

THURSDAY

Hon. David Pokoro
Chief, Transport & Public Works Committee

CLERK-AT-THE-TABLE:

Lemue Mosey

**MINISTRY OF TRANSPORT, INFRASTRUCTURE, PUBLIC
WORKS, HOUSING & URBAN DEVELOPMENT**



**BRIEF ON
THE NATIONAL BUILDING INSPECTORATE
ACTIVITIES**

SEPTEMBER, 2019

1.0 INTRODUCTION

1.1 Background Information

1.1.1 Following a spate of collapsing buildings in Nairobi and other parts of the country on diverse dates claiming several lives and left many people seriously injured, His Excellency President Uhuru Kenyatta was deeply concerned by these incidents that claimed the lives of innocent Kenyans.

1.1.2 In view of the above, The President directed that:

- (i) A comprehensive audit of all buildings including those under construction be conducted throughout the country with a view to profiling those that do not meet the standards for construction and those built without the necessary approvals because of lack of title deeds.
- (ii) Immediate demolition of all buildings and structures that do not meet established standards for habitation.
- (iii) Buildings that meet established standards of construction but have not obtained the necessary approvals for construction because of lack of title deeds be exempted from demolition, but their ownership be regularized through the issuance of title deeds.
- (iv) Committees to vet buildings and structures to determine their suitability for habitation or eligibility for demolition be established incorporating local leaders and other stakeholders.
- (v) The arrest and prosecution of imposters masquerading as Ministry of Land, Housing and Urban Development officials who are reportedly going to some estates marking buildings to be earmarked for demolition without authorization by the Ministry and extorting money from members of the public to exempt those who pay up.
- (vi) He also urged other professional bodies and academic institutions to work hand in hand with the Ministry on this task and come up with a report to be submitted to his office within three (3) months.

The Principal Secretary of the then Ministry of Land, Housing and Urban Development was expected to ensure implementation of the above directives. In this regard, the Principal Secretary formed a task force to undertake an audit of buildings in Nairobi County as directed. During the launch of Outer Ring Road construction, held at Mutindwa market in Umoja, Nairobi on 22nd January, 2015, the President issued a directive that led to the formation of National Buildings Inspectorate. In the executive order of June, 2018, the President gave the directive to The National Buildings Inspectorate to carry out Buildings Inspection services throughout the Country. The Inspectorate was domiciled to the State Department For Public Works.

1.2 Vision

- 1.2.1 To be a world class agency in ensuring a healthy and a safe built environment in compliance with the laid down policies and regulations.

1.3 Mission

- 1.3.1 To ensure a clean, safe, healthy and sustainable built environment through auditing, inspection and testing of buildings and other structures.

1.4 Mandate

From the Executive order No. 1 of 2018 issued by the Presidency. The National Building Inspectorate is one of the Institution under State Department for Public Works with the Mandate of providing National Building Inspection Services. The services are:

- 1.4.1 To profile buildings to ensure they meet safety standards and necessary approvals and demolish those which do not meet standards for habitation.
- 1.4.2 To ensure riparian areas along rivers are secured for recreational spaces, public walks, bicycle lanes with bridges, lightings, water fountains and sheltered seating.
- 1.4.3 To protect way leaves and landscape reclaimed areas to make them free from any structures improving safety and enhancing delivery of service.
- 1.4.4 To integrate and coordinate legal, regulatory, policy and institutional framework to create a multi-sector agency approach able to enforce standards and secure a functional built environment.

1.5 NBI ACTIVITIES

Since NBI was established, it has carried several activities that include audit training for over 120 officers from 28 counties, Inspection of Private property reported to NBI by private owners or concerned citizens, auditing of more than 14,000 buildings in different parts of the Country, Sensitization and Awareness programs as well as demolition.

1.6 MULTI – SECTORAL AGENCY

The National building Inspectorate has played a crucial role of coordinating the multi agency task force committee since its formation. The committee has held over 110 meetings to date.

The Multi Agency committee is composed of various agencies which includes;

1. The National Youth Service (NYS)
2. The Nairobi County Government (NCG)
3. Ministry of Transport, Infrastructure, Public Works, Housing and Urban Development particularly the State departments of Housing and Public Works
4. Ministry of Devolution and Special Programmes
5. The National Construction Authority (NCA)
6. The National Building Inspectorate (NBI)
7. Parliament, particularly the House Committee in charge of Infrastructure and Public Works
8. Board of Registration of Architects and Quantity Surveyors (BORAQS)
9. Institution of Engineers of Kenya (IEK)
10. The National Police Service
11. The Kenya Defence Forces particularly the National Disaster Management Unit
12. Water Resources Authority (WRA)
13. National Environment Management Authority (NEMA)
14. Ministry of Interior particularly, Regional Commissioners and County Commissioners.
15. State Department of Transport particularly the Kenya Railways
16. Ministry of Energy particularly the Kenya Pipeline Company and Kenya Power.
17. State Department of Infrastructure particularly the Materials & Testing Laboratories, KURA & Mechanical and Transport Department
18. The Attorney General's Office.

The National Building Inspectorate has been coordinating with the Nairobi City County Government (NCCG), the National Construction Authority (NCA), the National Youth Service (NYS), the National Disaster Management Unit (NDMU), National Police Service (NPS) and other agencies in carrying out demolition of the condemned buildings and sensitization of the public on dangers of living in unsafe habitation. Other agencies like NEMA and WRA have dealt with issues on environmental degradation and encroachment on riparian reserves just to mention a few. The various agencies have contributed resources which include but not limited to finances, professional personnel, machinery, testing equipment's towards successful execution of this exercise.

1.7 INSPECTION AND AUDIT

The comprehensive buildings audit exercise in Nairobi and other parts of the Country have been ongoing, analysis of the Data Collected for a possible feed back to the owners, Mapping and zoning of buildings identified on the ground to correlate with the base maps and consolidating data collected for purpose of storage and documentation.

A total 14,895 buildings have been audited with 723 requiring immediate testing and 10,761 as unsafe. We have so far tested 100 buildings. Other structures were on riparian reserve, Railway reserve, Road reserve, Kenya power riparian and pipeline reserve. These structures were marked for removal. We have demolished 10,056 structures in various parts of Country. See the table below.

AUDIT UPDATE

Location	Very Dangerous	Unsafe	Fair	Safe	Sub-Total
Huruma	388	323	400	900	2011
Pipeline	65	98	86	111	360
Umoja/Kariobangi	32	118	155	353	658
Thika Road	100	448	250	155	953
Dagoretti	16	25	58	79	178
Babadogo	38	65	109	148	360
South B	5	10	51	143	209
Nairobi West	9	16	35	278	338
Others-Ruiru, Mathare, KahawaWest	6				6
Kiambu	2	3	10	1	16
Kakamega	1		1		2
Kitui	1	3	2	4	10
Kisii	20	671	9	3	703
Malindi	4	7	19	5	35

Mombasa	3	4	4	8	19
Nyahururu town	3		1		4
Buildings Under Riparian – Nairobi River				2	2
Other counties			27	4	31
Temporary structures on Railway reserve, Pipeline reserve and KPLC Reserve		5200			5200
Temporary & Permanent structures on Road reserve Kibera, Githurai and Dandora	30	3770			3800
Sub Total	723	10,761	1217	2194	14,895

7 INSPECTION AND AUDIT

Fig. 1.00

Key:

- **Dangerous:** These are buildings that are unsound based on visual observation and need an immediate action that includes evacuation if they are occupied. These require further scientific tests to ascertain their structural integrity
- **Unsafe:** These are buildings that may be rehabilitated
- **Fair:** These are buildings which need minor repairs
- **Safe:** These are buildings considered to be structurally sound

Analysis

- Demolished structures (Permanent) **86**
- Earmarked for demolition after testing **19**
- Illegal Structures removed from Railway, Road and Reserves **9970**
- Ongoing structural integrity tests of the rest

1.8 SCIENTIFIC TESTING OF BUILDINGS

- The testing of dangerous was initially conducted by Materials Branch our sister Department but due to the nature of their work they seemed to be overwhelmed as only 12 Number Buildings had been tested out of a possible 723 identified. To Fast track the process the NBI outsourced the services from two private sector testing laboratories namely; M/S Leeds Engineering, Testing & Quality Control and M/S Mass Labs Ltd in 2017/2018 Financial year. Due to budgetary limitations, only one firm was contracted in 2018/2019 Financial year. Currently we have tested a total of 97 Buildings. Initial tests revealed twenty (22) buildings as dangerous and Thirteen (13) were demolished. So far a total of 86 buildings have been demolished after being found dangerous. Twenty two (22) other buildings are earmarked for demolition.

Brief Prepared by:

Eng. Samuel. N. Charagu, HSC

Director, Building Inspection and Audit –National Building Inspectorate.

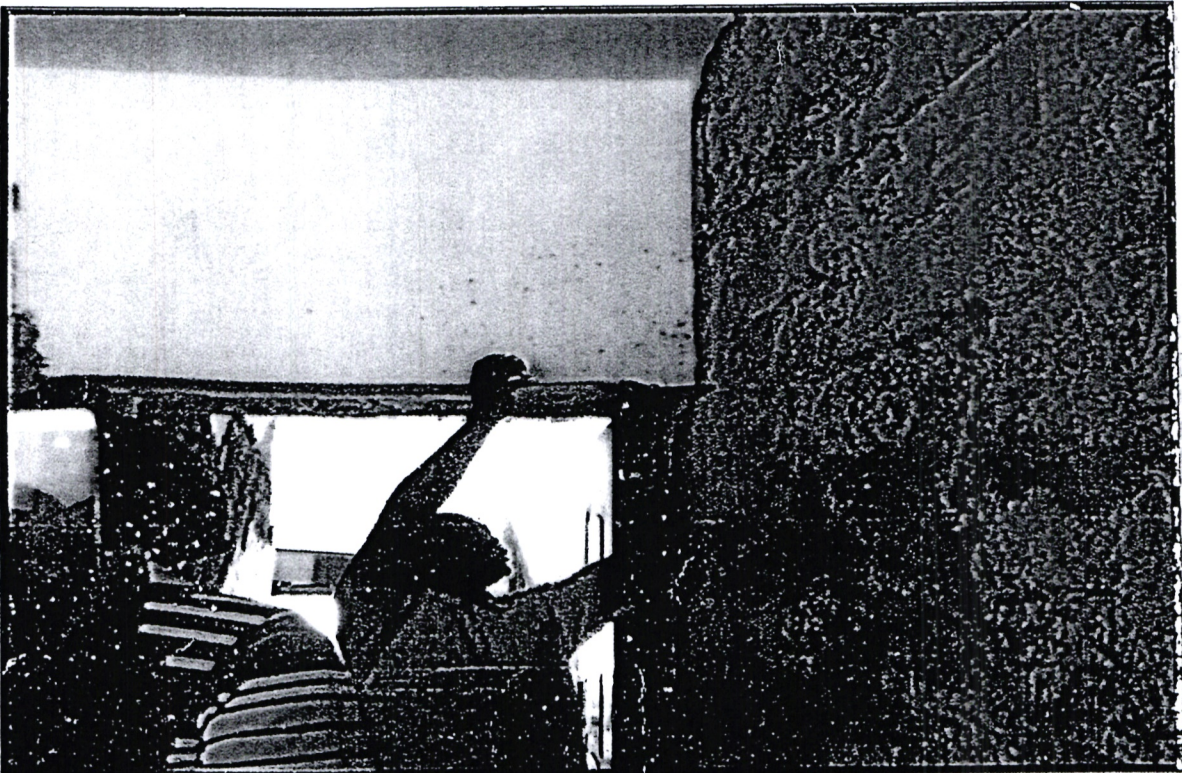


Plate 1. Carrying out non-destructive tests during Audit.

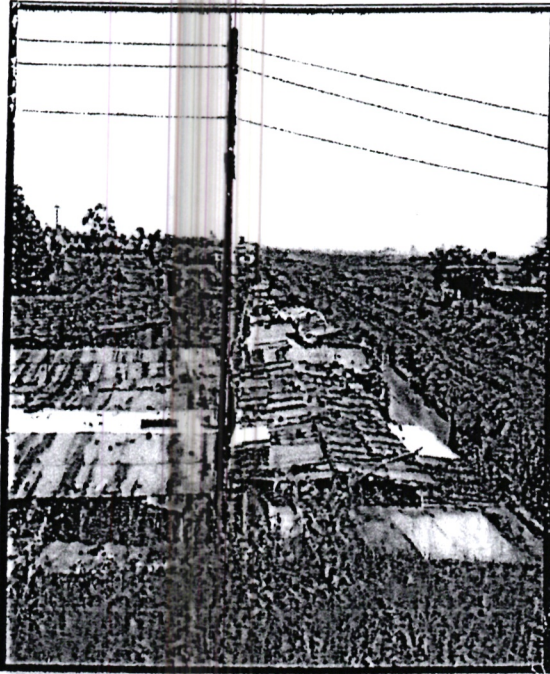


Plate 2: Encroachment on railway reserve before construction of Fence.

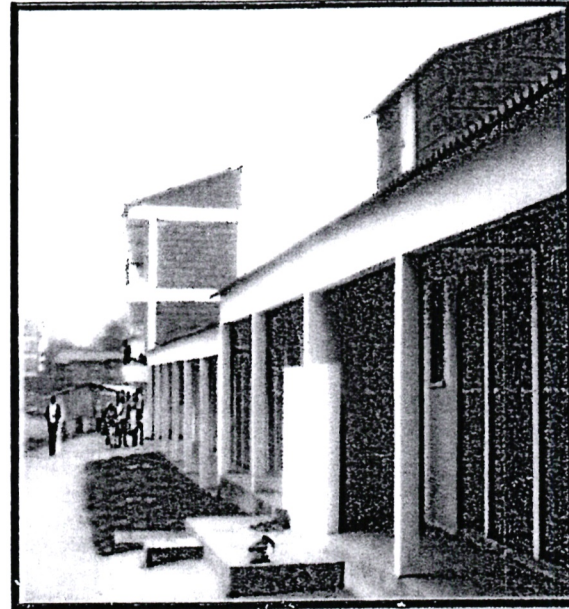


Plate 3: After railway corporation constructed fencing with houses.

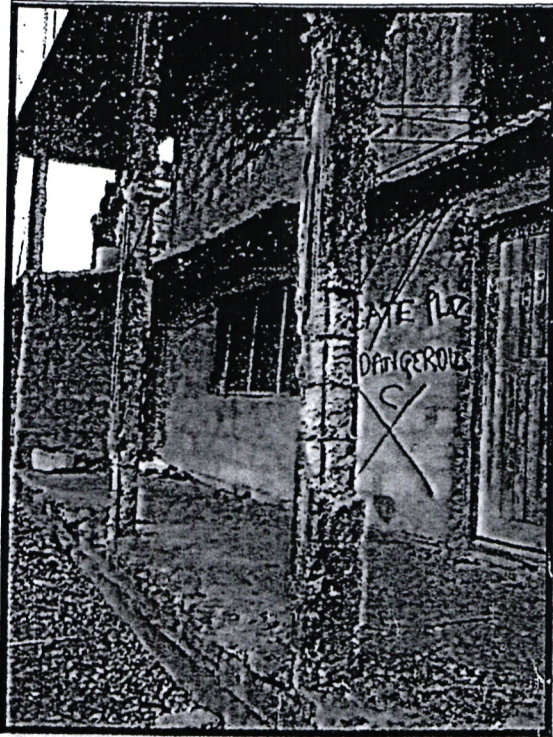


Plate 4: Kilifi audited buildings classified as dangerous and unsafe. Structure at Mtwapa was demolished in May, 2019



Plate 5: Elevation of Building Audited at Huruma, September, 2019. Failed the scientific tests and earmarked for demolition.



Plate 6: Elevation of Building Audited at Gitaru Kiambu, September, 2019



Plate 7: Cutting of beam to pass a waste water pipe thus compromising the structural integrity of the building.

ANNEX(I)

LIST OF BUILDINGS/STRUCTURES EARMARKED FOR DEMOLITION

	Location/LR No.	Type of development	Violations/Issues of concern	Law used	Notice No/Date issued	Approval Documents	Other Information
1.	Huruma/Kiamaiko Plot L.R Nairobi/Block 209/9754/573	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
2.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/590	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
3.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/629	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
4.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/303	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
5.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/340	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided

13	Huruma/Kiamaiko Plot No.H/085	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
14	Huruma/Kiamaiko Plot No.A/13-H/074	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
15	Huruma,Reparian for Ann Muthoni Muthoni	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
16	Malindi Plot No.522	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
17	Malindi, Watamu for Fauz Abdulrazaq	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Audit and scientific tests results
18	Angels Bay, Malindi	Permanent residential	Structurally unsafe	Physical planning and public health		Owned by four owners	Seriously cracked. Loss of reinforcement cover due to corrosion.
19	Huruma/Kiamaiko Plot L.R No.209/9754/125	Permanent residential and	Structurally unsafe	Physical planning and		No approvals but lease document for	Scientific test results provided

6.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/547	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
7.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/153	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
8.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/153	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
9.	Huruma/Kiamaiko Plot L.R Nairobi /Block 218/2/8	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
10.	Huruma/Kiamaiko Plot L.R No. Nairobi Block 209/9754/Open space	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
11.	Huruma/Kiamaiko Plot No.A/13- H/074	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
12.	Huruma/Kiamaiko Plot No.H/080	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided

		commercial		public health		ownership	
20	Zimmerman Plot L.R Nairobi /Block No.269	Permanent residential and commercial	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
21	Pipeline-Kware Estate	Permanent residential and commercial	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided

K N W Z F U U

SUMMARY TABLE OF AUDITED AND DEMOLISHED BUILDING STRUCTURES IN NAIROBI COUNTY						
Location/LR No.	Type of development	Violations/ issue of concern	Law used	Notice No/ Date issued	Approval Documents	Other information
List of buildings/structure demolished						
Shell Petrol Station/ Java Coffee Shop, Ring road, Kileleshwa on L. R. No.	Petrol Station,	-Encroachment of Kirichwa Kubwa -Enchroachment riparian reserve	Emca and Water Act, 2016	21 st September 2017	With NCCG	Demolished on 7 th August, 2018
Ukay Centre 209/11308 and 1870/1/476- Ring road, Westlands	Block of shops and offices – one basement and five levels	-Violation of physical planning act.	Physical planning act, Emca, Water Act 2016	10 th August 2018	With NCCG	Demolished on 10 th August, 2018
E.U. Nairobi Eastern Missing Links Road Project (Westlands Curio Market)	Informal settlement (Temporary Structures)	Construction of 300 illegal temporary structures on the road corridor	2007 Roads Act	May 10 th 2018	Public land	Structures removed July, 2018
Eastlands Roads Phase 1 (komarok – Kangundo Road)	Two permanent structures. One with three floors and the other ground floor	Illegal construction on the road corridor	2007 Roads Acts 1	April 5 th ,2018	Public Land	Demolished

Nairobi Roads Rapid Decongestion Project – Lot 9 Kismayu – Wilson Airport link.	Informal settlement (300 temporary structures)	Illegal construction on the road corridor. The occupants had been compensated cash and modern Market	2007 Roads Act	May 9 th and 13 th August 2018	Public Land	Structures removed
Ngong Road – Kibera – Kungu Karumba – Langata Link Road	Kibera Informal Settlement	Illegal construction on the road corridor	2007 Roads Act	23 rd to 27 th July 2018	Public Land	Structures removed
Mbagathi road, LR. No.209/12227	Hotel and office block	Encroachment of Riparian reserve of Ngong River	Emca Cap 387 Water act	9 th August 2018	With NCCG	Demolished on 9 th August, 2018
Junction of Racecourse road and Kamukunji ring road	Permanent residential and commercial building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	6 th June, 2018	Riparian Reserve	Demolished
Huruma-Mathare river riparian	2 temporary residential ground	Encroachment of riparian reserve	Emca Cap 387	5 th May,2016	Riparian Reserve	Demolished on 7 th May, 2016

	floor structures	of Nairobi River				
Huruma-Mathare river riparian	2 Permanent levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	5 th May, 2016	Riparian Reserve	Demolished on 7 th May, 2016
Huruma-Mathare river riparian	1 Permanent residential two levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	5 th May, 2016	Riparian Reserve	Demolished on 7 th May, 2016
Huruma- Mathare river riparian	1 Permanent residential four levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	5 th May, 2016	Riparian Reserve	Demolished on 7 th May, 2016
Huruma- Mathare river riparian	9 Tempoprary residential one level building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	5 th May, 2016	Riparian Reserve	Demolished on 7 th May, 2016
Mathare- Mathare river riparian	1 Permanent residential four levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	5 th May, 2016	Riparian Reserve	Demolished on 17 th May, 2016
Huruma- Mathare river riparian	Permanent residential 7 levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water act	5 th May, 2016	Riparian Reserve	Demolished 30 th May, 2016
Huruma- Mathare river riparian	1 Permanent residential 6 levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	5 th May, 2016	Riparian Reserve	Demolished on 7 th June, 2016
Huruma -Mathare river riparian	1 Permanent residential 7 levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	5 th May, 2016	Riparian Reserve	Demolished on 9 th June, 2016

Huruma- Mathare river riparian	2 Permanent residential 3 levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	15 th July 2016	Riparian Reserve	Demolished on 15 th August, 2016
Huruma- Mathare river riparian	1 Permanent residential 8 level building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	15 th July 2016	Riparian Reserve	Demolished on 23 rd August, 2016
Huruma- Mathare river riparian	1 Permanent residential 7 levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	15 th July 2016	Riparian Reserve	Demolished on 25 th August, 2016
Huruma- Mathare river riparian	1 Permanent residential 7 levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	15 th July 2016	Riparian Reserve	Demolished on 30 th August, 2016
Huruma- Mathare river riparian	1 Permanent residential 7 levels building	Encroachment of riparian reserve of Nairobi River	Emca cap 387 Water Act	15 th July 2016	Riparian Reserve	Demolished on 25 th August, 2016
Huruma- Mathare river riparian	1 Permanent residential 7 levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	15 th July 2016	Riparian Reserve	Demolished on 30 th August, 2016
Huruma- Mathare river riparian	1 Permanent residential 7 levels building	Encroachment of riparian reserve of Nairobi River	Emca cap 387 Water Act	15 th July 2016	Riparian Reserve	Demolished on 1 st September, 2016
Huruma	1 Permanent residential 8 levels building	Encroachment of riparian reserve of Nairobi River	Emca Cap 387 Water Act	15 th July 2016	Riparian Reserve	Demolished on 14 th September, 2016
Huruma	1 Permanent	Encroachment of	Emca Cap 387	15 th July 2016	Riparian Reserve	Demolished on

	residential 7 levels building	riparian reserve of Nairobi River	Water Act			16 th September 2016
Kariobangi South	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	29 th January, 2018	No approval but Lease document for ownership	Demolished on April 6 th , 2018
Ngei Huruma-Gitathuru. L.R No 209/9754/635	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	29 th January	No approval but Lease document for ownership	Demolished on April 16 th -20 th , 2018
Ngei Huruma-Gitathuru. L.R No 209/9754/531	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	29 th January	No approval but Lease document for ownership	Demolished on April 16 th -20 th , 2018
Ngei Huruma-Gitathuru. L.R No 1(561)	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	29 th January	No approval but Lease document for ownership	Demolished on April 16 th -20 th , 2018
Ngei Huruma-Gitathuru. L.R No 209/9754/571	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	29 th January	No approval but Lease document for ownership	April 16 th -20 th , 2018
Zimmerman NBI/BLK 116/906	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	5 th May, 2018	No approval but Lease document for ownership	March 16 th , 2018 – 20 th March, 2018

NBI/BLK 131/906	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	9 th January 2018	No approval but Lease document for ownership	March 16 th 2018 – 20 th March,2018
Kiamaiko Ngei 1 –Huruma LR No 209/9754/547	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	9 th January 2018	No approval but Lease document for ownership	March 16 th 2018 – 20 th March,2018
Kiamaiko Ngei 1 –Huruma LR No 209/9754/134	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	9 th January 2018	No approval but Lease document for ownership	March 16 th 2018 – 20 th March,2018
Kiambu Road (Muthaiga Police station)	Temporary business structures	Encroachment of Road reserve Land Act No 6 2012	2007 Roads Act	9 th January 2018	Public Land. No approval documents	6 th April 20182018 – 20 th March,2018
Mukuru Kwa Njenga/Mukuru Kwa Reuben/Sinai	2000No. Temporary timber and corrugated iron sheet structures for business and residential use	Illegal Occupation of Railway Reserve	Land Act No. 6 of 2012	7/02/2018	Public Land. No approval documents	Structure owners compensated and Occupants of most structures relocated to Makongeni & Mukuru Stalls by

						the KR Relocation Action Plan
Kianda/Ng'ando	780No. Temporary timber and corrugated iron sheet structures	Illegal Occupation of Railway Reserve	Land Act No. 6 of 2012	20/03/2018	Public Land. No approval documents	12/04/2018 Most of the structures had outlived their usefulness as the occupants had been relocated to permanent houses under the KR Relocation Action Plan(RAP)
Kaloleni/Agare/Makongeni/Mbotela	3000No. Temporary timber and corrugated iron sheet structures	Illegal Occupation of Railway Reserve	Land Act No. 6 of 2012	20/03/2018	Public Land. No approval documents	19/07/2018 KR needed space to construct the wall connecting Makongeni and Lusaka Road.
Mutindwa	200No. Temporary business structures	Illegal Occupation of	Land Act	20/03/2018	Public Land. No approval	19/07/2018

		Railway Reserve	No. 6 of 2012		documents	Black spot that has seen many fatal train accidents
Dandora Railway Station	1No. permanent double storey buildings; 4 single storey buildings 10 temporary timber and corrugated iron sheet structures; 14No. houses under construction at various stages of completion.	Illegal Occupation of Railway Reserve	Land Act No. 6 of 2012	20/03/2018 & 15/08/2018 –	Public Land. No approval documents	20/7/2018 and 20/7/2018 Space required for the construction of Nairobi commuter train station
Airgate Mall (Taji Mall Building)	4storey commercial building	Illegal Occupation of Road and Pipeline Reserve	Physical planning and Public Health Act, Roads Act	16 th August, 2018	Plan approvals available With NCCG.	Building demolished on 15 th to 20 th Sept, 2018
LR/NO. 159/200 Nazra/Kayole	7 Storey Residential cum Commercial	Nasra Kayole	Physical planning and Public Health Act,	2 nd November, 2018	No approval documents	23 rd November, 2018
List of Buildings/structures earmarked for demolition						

Location/LR No.	Type of development	Violations/ issue of concern	Law used	Notice No/ Date issued	Approval Documents	Other information
Huruma Kiamaiko – Plot L.R. Nairobi/Block 209/9754/573	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot L.R. Nairobi/Block 209/9754/590	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot L.R. Nairobi/Block 209/9754/629	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot L.R. Nairobi/Block 209/9754/303	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot L.R. Nairobi/Block 209/9754/340	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Plot L.R.	Permanent	Structurally	Physical planning	To be issued	No approval but	

Nairobi/Block 209/9754/547	residential and commercial building	unsafe	and Public Health Act		Lease document for ownership	
Huruma Kiamaiko – Plot L.R. Nairobi/Block 269 Zimmerman	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot L.R. Nairobi/Block 209/9754/153	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Plot L.R. Nairobi/Block 209/9754/156	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot L.R. Nairobi/Block 209/9754/Open Space	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot L.R. Nairobi/Block 218/2/8 Huruma Kiamaiko – Plot No. A/13-H/074	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	

Huruma Kiamaiko – Plot No. H/080	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot No. H/085	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko Plot (Serial No. 16/06/9/08/C)	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Huruma Kiamaiko – Plot (Serial No. III/16/06/15/06/C)	Permanent residential and commercial building	Structurally unsafe	Physical planning and Public Health Act	To be issued	No approval but Lease document for ownership	
Shauri Moyo	1 Church	On Nairobi river riparian	Emca cap 387 Water Act	To be issued	No approval, Riparian Reserve	
Kamukunji	244 temporary and permanent structures	On Nairobi river riparian	Emca cap 387 Water Act	To be issued	No approval, Riparian Reserve	
Kwa mugunda Kwa mugunda	90 garages, residential and institutions	On Nairobi river riparian	Emca cap 387 Water Act	To be issued	No approval, Riparian Reserve	
Museum hill	62 small scale businesses and	On Nairobi river riparian	Emca cap 387 Water Act	To be issued	No approval, Riparian Reserve	

	workshops					
Kiambiu	625 temporary structures	On Nairobi river riparian	Emca cap 387 Water Act	To be issued	No approval, Riparian Reserve	

ANNEX (iii)

LIST OF BUILDINGS/STRUCTURES EARMARKED FOR DEMOLITION

	Location/LR No.	Type of development	Violations/Issues of concern	Law used	Notice No/Date issued	Approval Documents	Other Information
1.	Huruma/Kiamaiko Plot L.R Nairobi/Block 209/9754/573	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
2.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/590	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
3.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/629	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
4.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/303	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
5.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/340	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
6.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/547	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health act		No approvals but lease document for ownership	Scientific test results provided
7.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/153	Permanent residential and commercial building	Structurally unsafe ¹	Physical planning and public health act		No approvals but lease document for	Scientific test results provided

HURUMA

						ownership	
8.	Huruma/Kiamaiko Plot L.R Nairobi /Block 209/9754/153	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
9.	Huruma/Kiamaiko Plot L.R Nairobi /Block 218/2/8	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
10	Huruma/Kiamaiko Plot L.R No. Nairobi Block 209/9754/Open space	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
11.	Huruma/Kiamaiko Plot No.A/13- H/074	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
12.	Huruma/Kiamaiko Plot No.H/080	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
13.	Huruma/Kiamaiko Plot No.H/085	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
14.	Huruma/Kiamaiko Plot No.A/13- H/074	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided

15	Huruma, Reparation for Ann Muthoni Muthoni	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
16	Malindi Plot No.522	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
17	Malindi, Watamu for Fauz Abdulrazaq	Permanent residential and commercial building	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Audit and scientific tests results
18	Angels Bay, Malindi	Permanent residential	Structurally unsafe	Physical planning and public health		Owned by four owners	Seriously cracked. Loss of reinforcement cover due to corrosion.
19	Huruma/Kiamaiko Plot L.R No.209/9754/125	Permanent residential and commercial	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
20	Zimmerman Plot L.R Nairobi /Block No.269	Permanent residential and commercial	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided
21	Pipeline-Kware Estate	Permanent residential and commercial	Structurally unsafe	Physical planning and public health		No approvals but lease document for ownership	Scientific test results provided

ANNEXIVE

Table of Buildings Audited.

INSPECTION AND AUDIT

The comprehensive buildings audit exercise in Nairobi and other parts of the Country have been ongoing, analysis of the Data Collected for a possible feed back to the owners, Mapping and zoning of buildings identified on the ground to correlate with the base maps and consolidating data collected for purpose of storage and documentation.

A total 14,895 buildings have been audited with 723 requiring immediate testing and 10,761 as unsafe. We have so far tested 100 buildings. Other structures were on riparian reserve, Railway reserve, Road reserve, Kenya power riparian and pipeline reserve. These structures were marked for removal. We have demolished 10,056 structures in various parts of Country. See the table below.

AUDIT UPDATE

Location	Very Dangerous	Unsafe	Fair	Safe	Sub-Total
Huruma	388	323	400	900	2011
Pipeline	65	98	86	111	360
Umoja/Kariobangi	32	118	155	353	658
Thika Road	100	448	250	155	953
Dagoretti	16	25	58	79	178
Babadogo	38	65	109	148	360
South B	5	10	51	143	209
Nairobi West	9	16	35	278	338
Others-Ruiru, Mathare, KahawaWest	6				6
Kiambu	2	3	10	1	16
Kakamega	1		1		2
Kitui	1	3	2	4	10
Kisii	20	671	9	3	703

GRUBBA

Malindi	4	7	19	5	35
Mombasa	3	4	4	8	19
Nyahururu town	3		1		4
Buildings Under Riparian – Nairobi River				2	2
Other counties			27	4	31
Temporary structures on Railway reserve, Pipeline reserve and KPLC Reserve		5200			5200
Temporary & Permanent structures on Road reserve Kibera, Githurai and Dandora	30	3770			3800
Sub Total	723	10,761	1217	2194	14,895

Fig. 1.00

Key:

- **Dangerous:** These are buildings that are unsound based on visual observation and need an immediate action that includes evacuation if they are occupied. These require further scientific tests to ascertain their structural integrity
- **Unsafe:** These are buildings that may be rehabilitated
- **Fair:** These are buildings which need minor repairs
- **Safe:** These are buildings considered to be structurally sound

Analysis

Demolished structures (Permanent) **86**

Earmarked for demolition after testing **22**

Illegal Structures removed from Railway. Road and Reserves **9970**

Ongoing structural integrity tests of the rest