



PRESENTATION
ON REAL ESTATE PORTFOLIO OF
THE UNIVERSITY OF NAIROBI
PRESENTER: T.M.THUITA
ESTATES MANAGER



- Ø For the University of Nairobi to fulfill its mandate, it owns real estate portfolio estimated at over KShs.100billion.
- Ø The University council is mandated under section 19(2) (g, h, i) of the charter for the University of Nairobi to administer all the land owned by the University and the council is the registered owners for all the land.



a) Land:

- * The University owns 118 parcels with a total acreage of 13,425 acres, 13,316 acres dedicated to academic and research and 109 acres for residential use.
- * The parcels are held either on freehold or leasehold basis and are situated in various counties such as Nairobi, Kiambu, Nyeri, Lamu, Makueni, Malindi, Kwale, Mombasa, Kisumu and Kakamega.



- * The user of the parcels are as follows:
- * i) Thirty nine (39No.) has the main user as academic and research with some parcels having student hostels, residential and commercial use.
- * ii) Ten (10No.) having the main user as student hostels and ancillary facilities such as kitchens, dinning halls and playfields.



- * iii) Sixty nine (69No.) with residential user developed with staff houses located outside the campus.
- * The above parcels of land were acquired by the University through various ways:
 - Transfer to the University of the assets of the former Royal College upon change of Name through an Act i.e University of Nairobi Act. The parcels which were also held by Makerere University of East Africa In Kenya were also transferred to the University of Nairobi.



- Purchase by the Government of Kenya from private individuals for use by the University. These are mainly the parcels of land with residential user.
- Allocation by the Government of Kenya. This is where the University has been allocated land for a specific use e.g. Kasarani, Nyeri Extra Mural Plot, Kakamega Extra Mural Plot, Kibwezi.



- Conversion of the former middle level colleges into university campuses such as former Government Secretarial College into Parklands Campus, Kenya Science Teachers College into Kenya Science Campus.
- Purchase by the University for its own use i.e Mombasa and Kisumu.
- Donation of parcels of land by other organizations i.e two parcels donated by PCEA foundation in Kikuyu



- * b) Buildings:
- * Constructed/developed on the above parcels are over 400 buildings used for teaching and research facilities, accommodation for both students and members of staff.
- * Total built up areas for teaching, learning, research and offices is approximately 142, 199 square metres.
- * To increase available space for teaching and office facilities, the University is constructing a tower in Kisumu and University towers in main campus.



- * In short-term, where there is a shortfall in terms of space, the University leases space from private landlords.
- * The University has 632 No. residential units for accommodation of members of staff of various grades.
- * There are 85No. Hostels for students accommodation.



- * c) Services:
- * i. *Transport:*
- * The University has a fleet of 187 No. serviceable motor vehicles and 14No. Motorbikes.
- * ii. *Water supply:*
- * Water is supplied from conventional water supply companies.
- * On average, the University pays a monthly bill of KSh.8million.



- * To supplement the supply from the above sources, the University has sunk 16No. Boreholes with approximate daily output of 5452.5m³
- * The University has water storage capacity of 3344.6m³.
- * The University also has two water bowsers.



- * iii. *Sewerage and waste water disposal system* :
- * Waste water disposal is via trunk sewer for campuses connected to main sewer line , septic tanks and sewerage treatment ponds to the rest.
- * iv. *Power*:
- * Electricity supply is from the main National grid.
- * For backup supply, the University has installed 25no. Generators in all campuses.



THANK YOU