HOUSING RESEARCH AND DEVELOPMENT UNIT

UNIVERSITY OF NAIROBI

RENTAL HOUSING

by

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NAIROBI CITY COUNCIL

Seminar on Housing the lower income group —
earning below KShs.500/- per month to be held
on 9th and 10th May, 1977

SUBJECT : HOUSING FOR THE LOWER INCOME GROUPS

In one of the annual conventions of the International
Labour Organisation, it was agreed as a matter of
principle that the rent of a house should approximately
represent a quarter of the Tenant's income. Taking this
agreement as a guiding factor the quarter of KShs.500
is KShs.125/-.

The following are the present City Council rental housing
units with rents up to KShs.120/- (excluding charges for
water and light) indicating name of the estate, number of
rooms and units and approximate year of construction:-

Estate	No. of rooms/units		Present rent per room/unit	Year of construction
Shauri Moyo	918		49/-	1936/1938
Shauri Moyo	18	936	83/-	-do-
Landhies Road	56		32/-	1939/1940
Ziwani	132		32/-	1944/1946
"	240		49/-	-do-
"	1		63/-	-do-
"	36		65/-	-do-
"	126		82/-	-do-
"	10		98/-	-do-
"	6	551	115/-	-do-
Bondeni	40		32/-	1946
"	34		49/-	-do-
"	32		82/-	-do-
"	4	110	115/-	-do-
Kaloleni	206		57/-	1946/1948
"	72		78/-	-do-
"	290		95/-	-do-
"	34	602	114/-	-do-
Bahati	2		35/-	1949/1952
"	28		46/-	-do-
"	1918		49/-	-do-
"	4		54/-	-do-

Estate	No. of rooms/units		Present rent per room/unit	Year of construction
Bahati				
"	4		59/-	-do-
"	4		60/-	-do-
"	2		68/-	-do-
"	3	1965	95/-	-do-
Ofafa I	1324		64/-	1952/1954
Mbotela	2		25/-	1952/1954
"	23		49/-	-do-
"	4		53/-	-do-
"	904	933	64/-	-do-
Gorofani	896		68/-	1950/1952
Makadara (repossessed)	122		49/-	1954
Ofafa-Maringo	1378		104/-	1956/1958
Jericho	332		84/-	1959/1963
"	2360	2692	107/-	-do-
Jerusalem	500		107/-	1958/1963
Embakasi	12		90/-	1958/1960
"	160		50/-	-do-
"	20		70/-	-do-
"	2		80/-	-do-
"	32		106/-	-do-
"	8	234	108/-	-do-
Kariobangi	184		63/-	-do-
"	112		93/-	-do-
"	40		104/-	-do-
"	16	352	108/-	-do-
Ngong Road	40		32/-	1958/1961
"	56		50/-	-do-
"	20		75/-	-do-
"	12	136	109/-	-do-