

UHDA Newsletter

UPPER HILL DISTRICT ASSOCIATION

Issue 6

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WELCOME NOTE

Let's talk property.

We are silently but fast dominating in the property world in Kenya. The rate at which buildings are springing up is faster than you can say Upper Hill District Association.

Lilly Tomlin once said that the road success is always under construction. And going by these words, Upperhill is well under way to becoming the financial hub of East and Central Africa.

In this 6th Edition, we have quite some

construction, so to speak. But first, welcome our newest member, Masto Developers Limited. There are few things that have brewed in our office which we have shared in our What's New Section. Our member feature for this edition is KASNEB who recently had a ground breaking ceremony for KASNEB Towers II. Speaking of construction, we are featuring the new buildings in the block.

UHDA and Kenya Property Developers Association, KPDA, has

forged a partnership that will mutually benefit our members. For those new to KPDA, it is the representative body of the residential, commercial and industrial property development sector in Kenya. In addition to that, they work in pro-active partnerships with policy makers, financiers and citizens to ensure that the property development industry grows rapidly but in an organized, efficient, economical and ethical manner.

Welcome. 🌍

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TRANSPORT UPDATES by KURA

KURA is considering opening up a link road to Mbagathi Way behind Kenyatta National Hospital.

This is expected to divert traffic towards Langata Road and reduce the bottleneck and stress experienced at City Mortuary Roundabout. This will be done as part of the Phase 2 project. Other projects being considered is the construction of a bridge across the railway at Madaraka and the expansion of Argwings Kodek and Ralpe Bunche road to ease the congestion experienced in Nairobi Hospital and Hurlingham.

The Constructions of Upper Hill Roads phase 1 is currently at physical progress of 76% and it is expected to be completed by end of September, 2015. The roads measuring 5.4km include; Hospital Road, Elgon Road, Kilimanjaro Road, Bunyala Road, Mara Road and Upper Hill Roads. Currently the contractor is working on drainage works in Bunyala Road and improvement of Equity roundabout and Elgon roundabout completed sizable work on the other Roads.

The future Upper Hill is slowly taking shape despite all the challenges. We thank the Residents of Upper Hill for their patience, understanding and cooperation.

This construction of next phases will include the re-construction and upgrading of Chyulu, Menengai, Mawenzi, Masaba, Kiambere, Ole Sangale, Karuri Gakure, Kenya, Missing Links I, II & III, parts of Hospital, Mara, Upper Hill and Lower Hill Roads measuring approximately 13km.

John Cheboi

Chief Corporate Communications Officer



Kilimanjaro Road from Aerial View



Newly constructed Elgon Road Roundabout

NEW BUILDINGS IN THE BLOCK

It all began as a small quiet sleepy residential town for senior civil servants then it woke up and roared to become the giant of fast growing commercial buildings.

According to KPDA ,from the analysis of the permitting approval activity in Nairobi from April 2014 to April 2015 less

than 2% of the permit applications were done from Upperhill .

From the approved permits, it shows that most of the developments are commercial and public, which is evident that Upperhill is expanding commercially. 🌱



KCB Plaza: 21 storey building fitted with modern technology to manage water and power.



UAP Tower: 33 Storey Building. The apex floors provide quite a scenic view of Nairobi.



Britam Tower: 33 Storey Building with a separate silo for 1,000 vehicles.

Mixed Use Development expected to be the tallest building in Kenya. Currently 45 Floors for tall tower & 30 floors small .



Building Name	Storey Count
Prism Tower	32
Upperhill Chambers	28
4th Ngong Avenue	23
Olympic Plaza	16
Nachu Plaza	15
Real Towers	15
Ad Capital	13



KASNEB

Providing globally competitive professionals

KEEPING UP WITH KASNEB



KASNEB stands for Kenya Accountants and Secretaries National Examinations Board, an international professional examinations body, based in Nairobi, Kenya.

It is established as a State Corporation by the Government of Kenya on 24 July 1969. The Accountants Act, Cap 531 of the Laws of Kenya, which was enacted in July 1977, gave KASNEB retroactive recognition since its inception in 1969. This Act was repealed and replaced by the Accountants Act No. 15 of 2008 which took effect from 30 December 2008.

The Certified Public Secretaries of Kenya Act, Cap 534, reaffirms KASNEB as the examining body for the Certified Public Secretaries (CPS) profession.

KASNEB in 3 words is Globally competitive professionals.

We have been in Upperhill since 1993. In the early 1990's Upperhill was chosen as an ideal location due to easy public transport access, adequate car parking facilities, less traffic congestion and proximity to the Central Business District (CBD). More importantly, the CBD was starting to get congested and Upperhill was seen as the new growth area, with many government offices also relocating to Upperhill.

Any new surprises we should expect from KASNEB?

Yes, we have construction of KASNEB Towers Phase II.



Then the Revised Examination Syllabuses with effect from July 2015.

Lastly, the introduction of Diploma Qualifications with effect from July 2015.

Share with us a quote that you feel supports KASNEB's values

"When passion blends with profession it turns into a masterpiece".
Ramano Pemmaraju.

"An investment in knowledge pays the best interest". Benjamin Franklin.

Architect's Impression of KASNEB Towers II



WHAT'S NEW

We have a website, finally!

We are proud to present www.uhda.or.ke, our picturesque yet informative website which will link our Association and community with the rest of the world. We have a tab specially for Upperhill which we plan to share useful information about our growing district. So if

you have information about Upperhill you feel should be featured? Write to us and we will feature it.

Also, our Executive Committee has increased to a number of 9 members with the aim strengthening the Association. We will soon

be unveiling this new dynamic team.

As we continue to make strides to enhance our Association we appreciate your continued support. Thank you. 

www.uhda.or.ke



About UHDA

Upper Hill District Association (UHDA) is an association that represents the interests of Property/ Land Owners, Businesses, Residents and Diplomatic Missions based in Upperhill District. We are driven to improve the quality of life in Upperhill by liaising with key authorities in the National and County Government.

Our Vision

Our vision is to see Upper hill District become the financial hub of East and Central Africa.

Membership

To strengthen our lobbying voice, we need more members.

Together with your support you are able to:

- ✓ Play a part in initiating change for the better in Upperhill District.
- ✓ Have pressing matters affecting you handled collectively as an Association.
- ✓ Receive current and regular communication on recent developments in Upperhill through our mailing list and the UHDA Newsletter.
- ✓ Have your company promoted through our

About UPPER HILL

The once small district that boasted to be a residential area for government workers especially from Kenya Railways has transformed over the years to become one of the most sought after areas to set up a thriving business. Welcome to Upperhill, the home of lucrative businesses with changing skylines thanks to the exquisite skyscrapers that have popped over the years. We boast to have key government parastatals and courts, Kenya's public referral hospital, biggest private hospital, medical and dental centres with Kenya Medical Association housed in the area, lavish hotels

[READ MORE](#)

UPPERHILL IN THE FUTURE: A Resident's Perspective

Economics dictates that in the not too distant future, the present day Upperhill resident will become an increasingly rare creature because of the premium price land here fetches. It will soon not make sense to have a single dwelling unit on a half acre piece of land in Upperhill. The owners of these types of properties will be forced to either sell them to developers offering extremely high prices or to develop the land themselves.

At the current price of land in Upperhill, a developer will need to maximize on the number of units for rent or sale in order to recoup the money invested in land. The

developer also has the option of going "high end". Regardless of the chosen option Upperhill residents will see both of the following scenarios take place. The Area will be a commercial zone made up mainly of up market office space and hotels. A 'City within a City' will emerge. It will be similar to Westlands but characterized by mainly new buildings.

The little residential space left will largely be apartments in high rise blocks. These will attract very high rents because of their location near offices and the fact they will be in limited supply.

What this means is that we should expect to see more demolitions of single units and an exodus of residents. However, there will also be an influx of well heeled residents who are willing to pay premium prices in the area. This process is known as Gentrification, and it is the direction to which Upperhill is headed.

By Alan Majisu 



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NCC COLUMN: COUNTY EMBARKS ON RAPID BEAUTIFICATION

GOVERNORS OFFICE

The County Government has put in massive investment to rehabilitate, clear and unblock streets, roads and drains in all areas of the city. During the onset of the recent deluge which pounded the city in unprecedented manner, the Governor in the Daily Nation dated Thursday, 15th June, 2015 wrote “Our City started as a train station and colonial outpost. It was not envisaged that it would one day expand to accommodate four million people. It was located on a swampland and it was not expected to survive without proper drainage.”

It is in recognition of the above that the Governor reviewed that a World Bank funded project is designing new storm water drainage facilities for selected parts of the City. In the meantime, the County has set aside funds to clear and unblock clogged drainage channels and re-construct road works that have been destroyed by the rains.



Further the County administration has engaged the services of about 1000 youths drawn from the 17 sub-counties who have joined the National Youth Services personnel in clearing the clogged drainage and planting seedlings in a bid to beautify the city along its major transport corridor.

Pointing on the County's mandate to maintain a clean and beautiful environment for Nairobi residents, the Governor added that beautification and maintenance of green cover within the city shall be done continuously now and beyond the expected visit of US President Barack Obama scheduled for July 2015.

Reiterating on the significance of the city, the Chief Officer Environment and Forestry, Dr. Leah Oyake said, “Nairobi County being the headquarters of two renowned international organizations, UN Habitat and UNEP ought to maintain impeccable standards of cleanliness since it is the face of our great nation.”

In its beautification project, the County Government has singled out main areas in its first phase which includes Mombasa Road, Uhuru Highway and Waiyaki Way. The exercise will also see the facelift of the Central Business District, Upperhill, Limuru Road, Ngong Road, Forest Road Muranga Road among others.



UHDA MEMBERS



SEALINK HOLDINGS LTD.



EUROSWISS LTD



BRITISH HIGH COMMISSION



ROYAL NGAO HOLDINGS LTD



KIAMBERE MANAGEMENT LTD



Don Bosco Church



MASTO DEVELOPERS LTD.

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