

Current building cost per square metre in Nairobi, Coastal and Western Regions - April 2018



Below you will find the general rebuilding rates that have been calculated by using the figures provided by the Institute of Quantity Surveyors published in December 2016 and applied estimated loadings for inflation and professional fees. If you are not VAT registered, these figures should also be increased by the current VAT rate. The rates shown below are general rates for building works excluding site works and care should be exercised in comparing costs of various buildings without considering other factors like location; specification of building materials; walls to floor ratio, floor to ceiling heights; site topography; type of joinery fitting and quality of Electrical and Mechanical installations. Rates in coastal towns like Mombasa are generally higher.

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		Current construction costs per square metre in Kenya		
Building Type		Nairobi Area Kshs.	Coastal Area Kshs.	Western Area Kshs.
A	Commercial			
	Low rise office blocks (four storey max.)	56,952	69,619	68,834
	High rise office blocks (5 +storeys)	71,733	82,200	93,213
	Offices - business parks	68,462	81,741	78,873
	CBD offices - up to 20 floors medium (A-grade)	87,717	81,263	86,043
	CBD offices - high-rise prestige	96,798	100,384	103,252
B	Industrial Complex			
	Factories (Two Storey)	51,207	51,568	50,192
	Warehouses	51,223	42,419	63,098
	Cold storage facilities	52,773	48,758	54,494
	High-tech laboratories/factories	81,239	86,043	86,043
	Steel frame, brickwork to ceiling height, corrugated steel cladding above and roof sheeting	3,585	31,549	34,417
	Administration offices	60,947	58,796	60,230
	Ablution and change room block	57,362	68,834	74,571
	Sheds and barns	10,755	23,303	25,813
	Carport (shaded) - single	6,597	6,883	7,170
	Carport (shaded) - double	6,597	6,883	7,170
	Carport (covered) - single	10,755	11,186	11,472
	Carport (covered) - double	10,755	11,186	1,147
C	Retail Outlets			
	Small scale shopping centres	57,362	60,230	64,532
	Shopping mall	69,372	78,873	78,873
	Line shops	61,808	64,532	69,121

D	Residential			
	High class Maisonettes	71,201	68,834	74,571
	Luxury apartments	74,776	78,395	71,703
	Middle Income apartments	62,156	62,142	67,400
	Town houses - medium standard (Tiara)	62,935	50,192	54,494
	Simple low rise apartment block	53,418	49,475	54,494
	Duplex townhouse - economic	53,537	60,947	66,253
	Prestige apartment block	54,781	60,947	64,819
	Private dwelling houses: - standard	48,758	51,626	54,494
	Private dwelling houses: - middle class	55,211	60,230	63,385
	Private dwelling houses: - luxury	65,393	74,571	77,582
	Private dwelling houses: - exclusive	65,249	82,171	86,043
	Outbuildings	43,022	48,758	49,045
E	Education Institutions			
	Classrooms	51,507	51,368	54,494
	Libraries	53,777	52,802	53,060
	Sanatorium	53,347	56,559	57,362
	Dormitories	48,567	55,526	57,649
F	Car parks			
	Multi-storey parking (above ground)	5,019	51,913	54,494
	Ground level parking (per-cast concrete finish)	7,448	8,317	8,748
	Parking on grade with integral land scaping and ground preparation	6,095	6,453	6,883
G	Social Centres			
	Social clubs	44,456	47,324	45,890
	Conference centres	60,230	58,796	58,796
	Churches (Double Volume Height)	53,777	58,796	57,362
H	Hotels			
	2 Star Hotel	100,312	100,384	102,104
	3 Star Hotel	114,724	120,747	121,894
	5 Star Hotel	123,328	123,615	124,762
	Resort style accommodations	121,894	124,189	126,483
I	Health Facilities			
	Simple clinics (day care)	34,417	48,758	43,022
	Urban area clinics	45,890	60,230	53,060
	Large referral hospitals	86,760	93,930	92,496
	Dispensaries	31,549	37,285	35,851
J	Sport Facilities			
	Stadiums	60,230	68,834	67,400
	Theatres (Double volume height)	67,400	77,439	76,005
	Health clubs	73,137	84,609	81,741
	Playing fields (murrum finish)	17,209	25,813	20,077
	Playing fields (grass finish)	18,643	25,813	20,077
	Simple arena	48,758	55,928	54,494
	Swimming Pools	46,750	49,045	51,626
K	Airports			
	Hangars	205,069	217,976	229,448