

Public–Private Partnerships in Planning and Land Development; the Opportunities and Challenges in the Kenyan Economy

Wafula Luasi Nabutola (Kenya)

Key words: Affordable housing; Education; Informal settlements; Real estate development; Risk management; Security of tenure; Spatial planning; Urban renewal;

SUMMARY

FIG CONGRESS 2014 – KUALA LUMPUR, MALAYSIA: FIG COMMISSION 8 Public-private partnerships in planning and land development; The Opportunities and Challenges in the Kenyan Economy Introduction: The notion of Public Private Partnerships (PPP) is as old as civilization, only perhaps it was not called PPP, but from time immemorial, various authorities (national and local) have engaged corporates and citizens to meet pressing public needs. Over time these informal arrangements have taken on a whole new meaning. Policies and legislations have been passed in various national or state or indeed county assemblies to give these arrangements the force of law, in order to protect the parties involved. Literatures on success or otherwise of PPP: Literature on PPP shows that there has been success, as well as some serious challenges. In Australia, USA, Canada, India and some parts of Africa, notably in South Africa, PPP became the fall back position for delivering public services, especially infrastructure, today it is the norm. PPP has not always thrived, for example; the City of Paris Water supply reverted back to the public sector when a study demonstrated savings and better services than were being proffered by the private sector. Statement of the topic of my paper and my research question: Given that the PPP principles and ideals are more or less standard, why is there so much variety in success? What are the underlying factors that influence the success or lack of it in these otherwise noble initiatives, which go to fulfill a public need? For a long time Kenya has practised centralized form of government, but following the promulgation of Kenya Constitution 2010, many decision making mechanisms were devolved to the 47 newly created Counties. The counties have been granted major mandates, and they do not have the capacity to discharge these. They are going to rely on the private sector to meet their services delivery obligations. Methodology: My research is mainly empirical, with a touch of theories to underpin it. So it will be quantitative and qualitative, citing examples from the field and from existing professional reports Value and Potential Beneficiaries: Of what value are findings; to whom will they be of use? I see the National and 47 County Governments; the private sector and ultimately the citizens are the beneficiaries. This would conform to the new constitution and render some of the fears and doubts harmless. Wafula Luasi NABUTOLA; Consultant - in – Chief; MyRita Consultants Apt. B11 Wambugu Gardens, Wambugu Road Parklands, Westlands P.O Box 8824 00100 NAIROBI, KENYA Skype: wafula.nabutola Tel 254 20 352 5515 Cellular 254 722 617 444/254 735 328 359 “Engaging the Challenges – Enhancing the Relevance”