REPUBLIC OF KENYA

PERMANENT MISSION OF THE REPUBLIC OF KENYA TO UNON AND UNEP

INVITATION FOR EXPRESSION OF INTEREST (EOI)

EOI NO.:	PMKUNON/EOI/01/2026-2027

AQUISITION OF LAND FOR CONSTRUCTION OF AN OFFICE BLOCK TO ACCOMMODATE THE TWO KENYA PERMANENT MISSIONS TO UNON&UNEP AND UN- HABITAT

1. Background

Kenya hosts the United Nations Environment Programme (UNEP) and the United Nations Human Settlements Programme (UN-Habitat), thereby establishing Nairobi as the global capital for environment and human settlements governance. The Permanent Mission of the Republic of Kenya to the United Nations Office at Nairobi (UNON) and UNEP, and the Permanent Mission of the Republic of Kenya to UN-Habitat, serve as the official representatives of the Government of Kenya to these United Nations agencies.

Since their establishment in the 1970s, the two Missions have continued to operate from rented premises, which lack adequate space and essential amenities necessary for the effective discharge of their mandates.

The Government of Kenya, through the State Department for Foreign Affairs, therefore proposes to acquire suitable land for the construction of a purpose-built office block to accommodate the two Missions and enhance their operational efficiency, security, and institutional presence.

2. Objective of the EOI

The objective of this Expression of Interest is to identify and shortlist suitable parcels of land available for sale that meet the Government's requirements for location, size, accessibility, infrastructure, and legal compliance.

3. Scope

This EOI invites landowners, property developers, or their duly authorized agents to submit proposals offering land for sale that meets the specifications outlined in this document.

4. Technical Land Specifications

Interested parties must ensure that the proposed land meets the following minimum requirements:

4.1 Location

- Located within Nairobi City County.
- Preferably within Gigiri's core diplomatic hub, approximately 3 kilometers radius from United Nations Complex.
- Situated in a secure and accessible neighborhood suitable for diplomatic or government office development.
- Easily accessible via major roads and public infrastructure.

4.2 Size

- Minimum size: Approximately 1.0 – 1.5 acres (or as may be determined suitable for a multi-storey office development).
- Regular-shaped plot to facilitate optimal design and development.

4.3 Zoning and Planning

- Zoned for commercial, institutional, or mixed-use development compatible with office construction.
- Free from restrictive covenants that would hinder development.
- Compliance with Nairobi City County planning regulations.

4.4 Infrastructure and Utilities

- Availability of reliable access roads.
- Connection to water, sewer, electricity, and telecommunications infrastructure.
- Adequate drainage and environmental suitability for development.

4.5 Legal Status

- Valid and verifiable Certificate of Title (Freehold or Leasehold with a residue term of a minimum of 50 years).
- Free from encumbrances, disputes, caveats, charges, or litigation.
- Rates and land rent (if applicable) fully paid and up to date.
- Evidence of ownership and authority to sell.

5. Submission Requirements

Interested parties shall submit the following documents:

1. Cover letter expressing interest in selling the land.
2. Copy of Title Deed/Certificate of Title.
3. Recent Original Official Search (not older than three months).
4. Cadastral map and site location map.
5. Evidence of zoning/planning approval status.
6. Proposed asking price (inclusive of all taxes and transfer costs clearly indicat-ed).
7. Company profile (where applicable), including registration documents such as Certificate of Incorporation/ Registration, Valid Tax Compliance Certifi-cate, and Current CR12 (not more than one year) or copy of Identity Card for sole proprietors.
8. Power of Attorney or authorization letter (where submitted by an agent).
9. Disclosure of any encumbrances (if applicable).
10. Any additional relevant supporting documentation.

6. Evaluation Criteria

Submissions will be evaluated based on:

- Compliance with technical specifications.
- Suitability of location.
- Legal status and clarity of title.
- Infrastructure availability.
- Value for money.
- Overall feasibility for development.

Only shortlisted applicants may be invited for further engagement, including site visits and negotiations.

7. Submission Instructions

- EOIs must be submitted in sealed envelopes clearly marked: **"EOI – OFFER FOR AQUISITION OF LAND FOR CONSTRUCTION OF OFFICE BLOCK FOR PERMANENT MISSIONS OF THE REPUBLIC OF KENYA TO UNON & UNEP AND UN-HABITAT."**
- Further information regarding the Expression of Interest (EOI) can be obtained from the Permanent Mission of the Republic of Kenya to UNON&UNEP office situated at 328 Runda Grove from Monday to Friday excluding weekends and Public holidays from 9:00am to 4:30 p.m and the websites : PPIP Portal **www.tenders.go.ke** and **www.mfa.go.ke**
- Expression of Interest in a written form in English Language should be addressed to:

  Ambassador/Permanent Representative
  Permanent Mission of the Republic of Kenya to UNON&UNEP
  P.O. Box 41395-00100 Nairobi, Kenya

- Interested bidders can deposit their bids at the Tender box located at Permanent Mission of the Republic of Kenya to the United Nations Main reception; 328 Runda Grove on or before **13th October, 2026 at 11:00 A.M East African Time.** The Expressions of Interest shall thereafter be opened in public at 328 Runda Grove Mission Boardroom in the presence of applicants or their representatives who will choose to attend
- **Late submissions shall not be considered.**

8. Disclaimer

This Expression of Interest does not constitute a commitment or obligation by the Government of Kenya to purchase any land. The Government reserves the right to accept or reject any submission without assigning reasons, and is not bound to select the lowest-priced offer.

Ambassador/Permanent Representative

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