



# **UNIVERSITY OF NAIROBI**

## **DEPARTMENT OF REAL ESTATE AND CONSTRUCTION MANAGEMENT**

### **AN ASSESSMENT OF OCCUPANTS' SAFETY IN COMMERCIAL BUILDINGS: A CASE STUDY OF SUPERMARKETS WITHIN THE CBD, HIGH, MEDIUM AND LOW INCOME RESIDENTIAL ZONES IN NAIROBI CITY COUNTY**

**BY**

**NDICHU MARTIN RUNO**

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Arts in Valuation and Property Management.**

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**DECLARATION**

I, NDICHU MARTIN RUNO, hereby declare that this research project is my original work and to the best of my knowledge has never been presented for the award of a degree in any other university.

SIGNED .....

DATE .....

NAME Ndichu Martin Runo (CANDIDATE)

B92/82436/2012

This project has been submitted for examination with my approval as a University of Nairobi supervisor.

SIGNED .....

DATE .....

NAME Dr. Winnie Mwangi (SUPERVISOR)

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## DEDICATION

This work is dedicated to my Family, thank you for setting me on the path less travelled by;

*I shall be telling this with a sigh,*

*Somewhere ages and ages hence:*

*Two roads diverged in the woods, and I . . .*

*I took the one less travelled by,*

*And that has made all the difference.*

.... Robert Frost.....

## **ABSTRACT**

The right to a safe and healthy working environment has gained a lot of interest at the global, regional and national levels. Developing countries have in the recent past experienced advancement in technology and rapid economic growth and industrialization. With these changes, there is therefore need to continuously research and create awareness among policy makers, employers and employees especially on the current occupational health and safety situation, with a view to matching it with the economic and technological advancement.

This research therefore assessed the current level of occupational health and safety in commercial buildings with specific reference to employees and shoppers of supermarkets in Nairobi City County. This was aimed at determining the level of compliance to health and safety regulations and to determine the relationship between location and compliance. The study hypothesizes that the safety and health of supermarket employees and shoppers in Nairobi City County is inadequate and is not dependent on the location of the supermarket.

The study involved conducting questionnaires to the Directorate of Occupational Safety and Health Services (DOSHS), supermarket managers and employees, inspections of supermarket premises conducted by the researcher and a review of both local and international literature. The findings from the study were that the level health and safety in supermarkets is currently inadequate. The study further showed a strong relationship between location and the level of compliance to health and safety regulations. This was found to decline as one moved away from Central Business District and was better in high income estates compared to medium income estates and better in medium income estates as compared to low income zones. Further the study showed a strong correlation between the level of compliance to health and safety regulations and the size of the supermarket chain.

Drawing from the findings of the study, the research recommends that the DOSHS should employ, retain and continuously train staffs, supermarkets should be regularly inspected with priority being given to those located in low and middle income zones and one branch supermarkets since they showed the lowest levels of compliance. Further, employees and employers need to be educated on health and safety regulations and its importance to facilitate effective enforcement.

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## **LIST OF ABBREVIATIONS**

<b>CBD:</b>	Central Business District
<b>CCN:</b>	County Council of Nairobi
<b>COTU(K):</b>	Central Organization of Trade Unions Kenya
<b>DOSHS:</b>	Directorate of Occupational Safety and Health Services
<b>FKE:</b>	Federation of Kenya Employers
<b>GDP:</b>	Gross Domestic Product
<b>H &amp;S:</b>	Health and Safety
<b>ILO:</b>	International Labour Organization
<b>NACOSH:</b>	National Council of Occupational Safety and Health
<b>NEMA:</b>	National Environment Management Authority
<b>OSH:</b>	Occupational Safety and Health
<b>OSHA:</b>	Occupational Safety and Health Act
<b>PPE:</b>	Personal Protective Equipment
<b>UN:</b>	United Nations
<b>UNEP:</b>	United Nation Environment Program
<b>WHO:</b>	World Health Organization

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