

KPDA WEEKLY MEDIA REVIEW

Weekly Insights into Current Affairs Affecting the Kenyan Real Estate Market

Every Friday, we select a few media articles from the week that we think are worth your time as a player in the property development sector. We look for compelling articles not only about trends in the market, but also policy issues, upcoming technologies and global trends in real estate. We would love to hear from you on what you are engaged in to promote the sector. Contact us via admin@kpda.or.ke

KPDA LUNCH AND LEARN MEETING

THEME: 'INVESTMENT OPPORTUNITIES IN SUSTAINABLE BUILDINGS AND ENERGY EFFICIENCY'

Date: Tuesday, 21st April 2015

Venue: The Nairobi Serena Hotel

Time: 12.00 noon - 2.00 pm

The Meeting will have speakers from:

- UN HABITAT - Urban Energy Unit, Urban Basic Services Branch
- Kenya Power and Lighting Company Ltd

CHARGES:

KPDA Members: Kshs. 2, 000

Non-KPDA Members: Kshs. 3, 000

Please confirm your attendance by contacting the KPDA secretariat on telephone **0737-530290/0705-277787** or by email to admin@kpda.or.ke.

Kindly RSVP by COB, Thursday, 16th April 2015.

We look forward to seeing you at the meeting.

KPDA MEMBER, MWANZONI LTD OFFERS PMP ACCREDITED TRAINING

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REPORTED WINS FOR THE LANDS SECTOR AT THE 4TH PRESIDENTIAL ROUNDTABLE MEETING

H.E. Uhuru Kenyatta, President of the Republic of Kenya today convened the 4th Presidential Roundtable with the Kenya Private Sector Alliance at State House, Nairobi. The meeting brought together the Deputy President, H.E. William Ruto, Cabinet Secretaries, Development Partners, Senior Government officials and members of the Kenya Private Sector Alliance (KEPSA).

The roundtable had two sessions, with the main session focusing on key issues escalated from the various engagement mechanisms between the government and the private sector. During the session highlighted the progress made in implementing resolutions and recommendations of the 3rd Presidential Roundtable held in December 2014, and reiterated a collective resolve to continue working together to create a conducive business environment and make Kenya a competitive destination for investment.

The Roundtable underscored the important role the Private Sector in promoting economic growth and reiterated its critical role in supporting the Government achieve its economic and development objectives. The Presidential Round Table was acknowledged as an important framework that facilitates dialogue and consensus building between the Government and the Private Sector.

The Government committed to continued engagement with the Private Sector through the Presidential Roundtable. It was agreed that the Private Sector would continue engaging with the Government to resolve all outstanding issues and report progress at the next PRT.

PRT today reiterated the government's commitment and private sector commitment towards ensuring a vibrant private sector and reforms that will ***lower the cost of living; ease and lower cost of doing business; create jobs; and, improve productivity*** of the private sector and the country. These constituted the key goals that we together with the government have put our best foot forward to achieve by addressing various challenges within three thematic areas:

- improving governance and business regulatory environment
- enhancing trade and investment
- promoting human capital development and entrepreneurship

The 4th Presidential Roundtable noted progress on key commitments agreed upon during the last Roundtable convened in December 2014. The Round Table, having discussed various matters on Kenya's economy, endorsed the recommendations contained herein and directed as follows:

Thematic area 1: Improving Governance and Business Regulatory environment

1. **On land reforms**, the Roundtable noted the significant progress in the area of land reforms and urged the need for further progress in finalizing the National Land Policy, National Spatial Plan, Evictions and Resettlement Bill and Community Land Bill.
 - It was agreed that the Evictions and Resettlement Bill, Physical Planning Bill and Community Land Bill would be ready for submission to Cabinet within the next 14 days. The Ministry of Lands, Housing and Urban Development undertook to work closely with the Private Sector in the process of fast-tracking the pending National Land Policy and Land Registration Act within the next 30 days.
 - The Round table also acknowledged ongoing reforms in putting in place infrastructure on a Land Information Management System where infrastructure was now being rolled out to place land registries on the digital platform already being piloted in Nairobi and Mombasa. This had facilitated online searches of the new digitized titles. It was agreed that a designed programme will be ready by June 30 for submission to Treasury to facilitate roll-out across our land registry.
2. **On business regulation**, the meeting considered the need for enabling legislation for business and welcomed steps taken to progress the enactment of the Companies Bill which was due for submission before the National Assembly for enactment during the current session.
3. **On tourism**, efforts were underway to rebrand Kenya. The Roundtable welcomed the tourism sub-committee chaired by the President to support focus on tourism and was informed that the Ministry of East African Affairs, Commerce and Tourism had embarked on a PR initiative to address the issues such as travel advisories that hurt the sector.

BUYRENT KENYA

TGIF MIXER EVENT

Date: Friday 17th April 2015

Kindly click on the link for more information on this exciting networking event:

https://gallery.mailchimp.com/7bca7a3b8f6eed9f612fdccdd/files/BRK_KPDA_Invitation_Letter_FA_01Apr15.docx

THE HOUSING FINANCE FOUNDATION ARMY OF ONE MILLION ARTISANS PROJECT

APPEAL TO KPDA MEMBERS TO TAKE ENGAGE INTERNS

Housing Finance Foundation (HFF), a subsidiary of Housing Finance (HF) has a vision to deliver, facilitate and catalyse industry-relevant and sustainable practical skills required by the building and construction industry through the creation of one million artisans for Kenya and East Africa.

The project intends to improve the quality and quantity of skilled artisans through the development of a competency based education and training (CBET), improve financial access for Technical and Vocational Education Training (TVET) students, institutions and

artisans as well as create markets that work for artisans.

At KPDA, we are keen to support the project and it is with this in mind that we request our members for assistance in the following areas:

1. Consider recruiting interns from the One Million Artisans Project to your respective construction sites and offer them internship opportunities
2. Visit the various TVET site trainings to acclimatise yourselves with how they are run

In this respect, we humbly ask our members to kindly submit their names and companies to the secretariat by latest Friday, 24th April 2015, COB. The interns are expected to commence their workplace internship on 4th May 2015.

We would appreciate for you to share this information with your various network of contacts.

For more information, kindly contact the secretariat on 0737 530 290 or 0705 277 787 or by email on admin@kpda.or.ke.

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APRIL 7

Nation Newspaper | Joshua Masinde | 7th April 2015

HOUSING FINANCE PLANS TO ROLL OUT SH30BN PROJECTS IN NAIROBI

Housing Finance plans to launch real estate projects worth Sh30 billion in Nairobi. The projects will be implemented in the next 12 months through the mortgage lender's building and construction subsidiary, Kenya Building Society (KBS). [Read More](#)

Nation Newspaper | Kalume Kazungu | 7th April 2015

AGENCY REVOKES 117 LAND TITLES ON LAMU ISLAND

The National Land Commission has revoked 117 title deeds to parcels of lands it says were grabbed in Lamu. The land, mainly occupied by sand dunes – the main water catchments – are on Lamu Island in Shella-Kipungani. Commission chairman Muhammad Swazuri ordered investigations on 35 other titles of plots bordering the dunes. “The dunes are the only source of fresh water for residents and should not be interfered with,” said Dr Swazuri at Mkunguni Square in Lamu on Tuesday. [Read More](#)

APRIL 8

Nation Newspaper | 8th April 2015

HOW KENYAN MALLS ARE STIMULATING CUSTOMER EXPERIENCE

Visiting a mall has become part of everyday living and to many it is an experience. Many Kenyans shop, dine, watch a movie, go to the bank and see a doctor at the various malls. Since all these services are under one roof, it makes it easier for the customers to shop and get other services conveniently. Across Nairobi and in other major towns in Kenya several malls both small and large have come up in the last decade and many others are under construction. [Read More](#)

Star Newspaper | Constant Munda | 8th April 2015

DIGITISATION OF TITLE DEEDS TO COVER MORE COUNTIES

Land owners will from next financial year apply and search for title deeds online in a deal reached between the government and the Kenya Private Sector Alliance last Thursday. In a closed door meeting held at State House, the government and Kepsa agreed that the digitisation of the land registry that started in May last year, be extended to other counties from July. The digitisation is currently being piloted in Nairobi and Mombasa. Under the deal, the Ministry of Lands, Housing and Urban Development committed to work closely with Kenya Property Developers Association on a programme that will see phased roll out of the Land Information Management System. [Read More](#)

The Star | 8th April 2015

STUDENTS, MIDDLE CLASS HIT HARD BY HOUSING SHORTAGE

Students and middle income earners are the most affected by the country's housing shortage whose shortfall is estimated at 200,000 units annually. This is according to a report by investment management firm Cytonn Investments released yesterday. [Read More](#)

Star Newspaper | 8th April 2015

TOP FIVE LOCATIONS TO BUY A HOUSE IN KENYA

The fast-growing estate of Runda has become one of the most popular areas for the affluent because of its strategic location and luxury lifestyle. The former coffee plantation has experienced a boom in the property sector as elegant houses are sprouting under guided regulations by the most active resident associations in Kenya. [Read More](#)

Star Newspaper | Mathews Ndanyi | 8th April 2015

HIGHRISE BUILDINGS TO ALTER ELDORET SKYLINE

More than 12 commercial buildings are under construction in Eldoret, developments that will most likely improve the face of the town. The upcoming buildings all have more than

14 storeys, dwarfing Kerio Valley Development Authority's building which is currently Eldoret's tallest with 14 floors. The high number of new commercial buildings has been caused by rising demand for quality office space, malls and colleges. [Read More](#)

Star Newspaper | Star reporter | 8th April 2015

COUNTY TO SEIZE KAREN PROPERTIES

The Nairobi County government will take over properties in Karen whose owners have not cleared their land rate arrears. In a statement issued on April 2, the county government said it will focus on Karen area this month, following successful takeover of properties along Magadi Road which owed Sh9.5 million in land rates.

Star Newspaper | Wafula Nabutola | 8th April 2015

EARLY WARNING SYSTEMS CAN PREVENT COLLAPSE BUILDINGS

The acting Cabinet secretary for Land, Housing and Urban Development Fred Matiang'i ordered the immediate arrest of the owner and contractor, while his Principal secretary Mariamu el Maawy instructed that all buildings under construction must obtain fresh approvals from her office within 60 days. In my mind, these official statements were reactive and pure publicity. It's like closing the gate when the cows have escaped. For policy matters, a well thought-out response or being proactive is preferable. There are draft national policies on maintenance and disaster, including the long drawn Planning and Building Bill (renamed Built Environment Bill), all of which were intended to forestall such incidences. These have been in the pipeline since 2008/2009. Given the possible massive loss of lives when buildings collapse, wastage of materials, effort and time - and the potential loss of income - I am sure they are important. However, policy makers' attitudes do not reflect a sense of urgency to implement these laws. In fact, the country tends to 'move on' even after such tragedy. [Read More](#)

Star Newspaper | Mercy Gakii | 8th April 2015

CHINESE FIRM OPENS FACTORY FOR PREFAB MATERIALS

Prefabricated houses are manufactured offsite, usually in standard sections that are portable and assembled at the construction site just like a typical home. Construction of houses in Kenya is usually via brick and mortar method but a housing shortage is supporting the rise in use of the new prefab technology which is faster and cheaper. The houses are assembled and ready between two weeks to three months depending on size and style of the owner.

Demand for prefab houses is picking although slowly, as more international firms in this business set up in Kenya. [Read More](#)

APRIL 9

Standard Newspaper | Austine Okande | 9th April 2015

JOINT VENTURES KEY TO BIG PROJECTS, BUT WHAT AILS THEM?

“A joint venture comes in to link the landowner and the investor who then get into a contractual agreement to share the outcomes of the venture. Usually, the landowner is not expected to invest any money in the project apart from capital in the form of land,” says Dias. But others warn that with no clear policies on joint ventures in the country, many joint venture projects are likely to fail. [Read More](#)

Standard Newspaper | Harold Ayodo | 9th April 2015

BEWARE, BLACKLISTED PROPERTY ON SALE

Some investors who acquired land and property illegally are disposing of them. They are targeting unsuspecting buyers in fear that the president may order implementation of recommendations of previous inquiries into illegal land allocations. For instance, the Report of the Commission of Inquiry into the Illegal/Irregular Allocation of Public Land stipulates ways that may correct the wanton grabbing of public property. The commission, popularly referred to as the Ndung’u Commission (after its chairman Paul Ndung’u), recommended cancellation of all illegal title deeds on a case-by-case basis. [Read More](#)
Standard Newspaper | 9th April 2015

SURVEYORS INSTITUTION OPPOSES NATIONAL LAND COMMISSION’S DIRECTIVE ON LAND ADMINISTRATION PROCESSES

In a paid advert late last month, the commission said that applications for land allocation, change of user, sub-division of land, renewal of leases, and extension or termination of leases should be submitted to respective county land management boards. But surveyors say this will cause confusion, rather than enhance the land administration. [Read More](#)

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