



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 ANNOUNCES COLLABORATION WITH AFRICA GRI 2015 IN APRIL

KPDA has officially confirmed collaboration with Africa GRI, Africa's leading real estate meeting featuring 150+ senior-level investors, developers and lenders active in Africa. Taking place on the 21-22 April in Johannesburg, South Africa, the event is the GRI's 3rd instalment in the African market and offers a high-level networking platform for real estate professionals. Over two days attendees will participate in a series of closed-door discussions covering key regions of the African real estate market including Southern, Eastern, Western, Lusophone and Pan Africa.

The Africa GRI attracts an impressive list of industry heavyweights, including leading developers, active foreign investors and hotel companies; Lordship Africa, Abraaj Group, China Africa Development Fund, Etisalat, McCormick Property Development, Phatisa, Nile Investment Group, UACN Property Development Company, Afriland Properties, Diar Capital, Jabilake Properties & Mulitani etc. [Read More](#)

January 22

The Standard | Kevin Oguoko | 22nd January 2015

Inside The Exclusive World of Luxury Homes Sales

Inside the exclusive world of luxury homes sales A Knight Frank 2013 report made mention of the drop in house sales volumes in the mid- property market. This was attributed to the rapid increase in interest rates in 2011, the effects of which were still felt in 2013. Despite this however, "the very top end of the market had been largely unaffected", said the report. Fast forward to last year and the quarter three, Knight Frank Prime Global Index, a property index that looks into the asking price for prime residential rents for tenants in leafy suburbs. According to the index, Nairobi continued its rental increase streak of nine per cent growth, as was the case in the same period the year before. The growth and special characteristics of prime property is supported by another report, the Hass Consult Index. [Read More](#)

January 23

The People Daily | Jasmine Atieno | 23rd January 2014

FANCY APARTMENTS INVADE LEAFY SUBURBS

According to Daniel Ojijo, chief executive of Universal Homes Limited, well-to-do Nairobians and expatriates are driving a current craze for fancy apartments in suburbs like Lavington, Karen and Kilimani, where land owners have stepped in to meet the ever increasing demand.

Sigmo Enterprise, a real estate developing company based in Westlands, is currently developing a project dubbed Duchess Park, a luxurious community project in Lavington Green, along Hatheru Road comprising 62 Apartments. “Duchess is synonymous with royalty and associated with the kingly title ‘Duchess of York.’

We are offering royalty coupled with sheer elegance, a fresh aura in the beauty of nature and spacious living with all the necessary support facilities,” said Gideon Ngure, a manager at Sigmo Enterprise Limited. [Read More](#)

January 27

Standard Newspaper | Standard Reporter | 27th January 2015

HOUSING FINANCE OPENS FIVE BRANCHES AS IT MARKS GOLDEN JUBILEE

Housing Finance has opened five new branches to support its business growth strategy. The branches are located at Sameer Business Park - Mombasa Road, Skypark Towers - Westlands and Thika Road Mall in Nairobi, in Kitengela and Naivasha and together bring its total branch network to 17 branches and one sales center spread around six major urban Centres. Speaking during the launch of activities to mark Housing Finance 50th anniversary, HF’s Managing Director, Mr Frank Ireri said the commercial banking strategy is taking shape and an additional seven new branches are set to be rolled out in 2015, in line with the business growth strategy. Housing Finance, which is currently undertaking a rights issue, intends to raise its involvement in the supply side of middle and lower income housing, which in turn is expected to create significant mortgage lending opportunities for the company. [Read More](#)

The star | Star Reporter | 27th January 2015

BUSINESSMAN ISSUES 14-DAY NOTICE TO WESTON HOTEL OWNER TO RETURN 'GRABBED' AIRPORT LAND

Nairobi businessman Jacob Juma has written to Weston Hotel Director Patrick Osero over the alleged grabbing of two pieces of public land.

In the letter through his lawyer Anyegah Ondieki on Monday, Juma demanded that Osero hand over the land on which the hotel stands to the Kenya Civil Aviation Authority.

The property is located along Lang'ata road opposite Wilson Airport.

In a separate letter to Renton Company, Juma gave Osero notice to relocate a police station built on a piece of land which he claims belongs to Nairobi County.

He claims in the letter that Osero acquired the two pieces of land between 2001 and 2002.

On Weston hotel, he said: "Between the year of 2001 and 2002 you illegally obtained public land originally owned by Kenya Civil Aviation Authority along Langata Road opposite Wilson Airport adjacent to Langata Road Primary School, better particulars of which are within your knowledge. That in furthering your fraud, you have unlawfully purported to construct a hotel on the said property."

Juma gave Osero 14 days to return the allegedly illegal title of the hotel land failure to which he will have it cancelled and returned to KCAA. [Read More](#)

Business Daily | Brian Wasuna | 27th January 2015

KAREN BLIXEN IN TAMARIND TENANCY ROW

Management of Karen Blixen Museum and owners of high-end Tamarind restaurant are engaged in a legal battle over the latter's opening of a seafood eatery on the Karen property it has leased since 2012.

The museum is seeking to stop Tamarind from making further alterations on the famous Grogan Macmillan manor house, which it leased to the restaurant on condition that no modifications would be made to the property.

The museum claims that inspections of the property in April, last year, showed that several changes had been made to the kitchen area, loading area, restaurant space, the Grogan Macmillan house and the generator area contrary to the sub-lease agreement the two parties signed.

Tamarind opened the seafood restaurant on April 30 last year. The museum now wants Tamarind stopped from altering the area any further.

Tamarind, however, denies the claims and had filed an application seeking to stop its ejection from the property shortly after being served with an eviction notice. The two suits have been consolidated. [Read More](#)

January 28

The Star | Patrick Vidiya | 28th January 2015

ST CATHERINE SCHOOL PARENTS MARCH TO NGILU'S OFFICE OVER GRABBING OF PLAYGROUND

About 200 parents from St Catherine Primary School in South B, Nairobi have marched to Ardhi House to protest against the grabbing of the school's playground.

The parents accused Nemka Commercial Agency, a private development company, of the land grabbing.

The company sued the school's management for constructing swings on the property which it says it owns.

School sponsors led by Catholic nun Mary Killeen however said City Hall allocated the school seven acres of the land.

Killeen said after the allocation and issuance of an allotment letter, a man identified as Simon Limo claimed to own four acres of the land.

Limo later sold the property to NSSF, which sold it to Nemka's Nelson Mwangi Kamau and David Mburu Gibson, she said.

The playground was being used by the adjacent Mariakani Primary School.

St Catherine's protest comes about a week after one by Lang'ata Road primary school.

Following the chaotic demo, President Uhuru Kenyatta directed the Lands ministry to issue schools with title deeds to prevent land grabbing. [Read More](#)

Daily Nation | Immaculate Wairimu | 28th January 2015

WANT TO INVEST NOW? KONZA IS THE PLACE

The Konza Techno City project will sit on 5,000 acres of land, which was procured from the Malili Ranch, located 60km South East of Nairobi.

The expected realisation of this mega project has seen remarkable development in the surrounding areas. Already, residential houses are springing up, and expected are hotels, universities, primary and secondary schools, banks, horticultural farms and hospitals.

Also planned are direct roads, such as the Konza-Lukenya, Konza-Kitengela, and Konza-Isinya-Maimahiu-Malili roads.

There will, therefore, be a need for residential houses, offices and recreational facilities around the techno city.

The Isinya, Machakos and Konza triangle is served by two major highways that link Kenya to Tanzania and to the port of Mombasa.

There is also a rail network connecting the area, as well as water supply from several boreholes, while electricity is also well-distributed

Notable developmental achievements in Konza so far, according to the Konza Technocity Development Authority (KoTDA) is the completion of a detailed Master Plan for Phase One on 400 acres, drilling and equipping of the initial seven boreholes, with a 1,000 cubic metre capacity, connection of the initial 415 volt power line, and approval of the Strategic Environmental Assessment by the National Environment Management Authority.

According to Peter Gitau, a landowner in the area, the land around Konza town was going for between Sh20,000 and Sh30,000 an acre in 2008. Now, an acre is going for a Sh800,000, as people strategically place themselves to benefit from the Konza ICT city.

“Today, an acre of land located within 15kms from Konza Township does not cost less than Sh700,000, and if you are looking to buy within the township, prices can be as high as Sh3m per acre, a price that will go even higher as Konza takes shape.” [Read more](#)

The Standard | Kevin Oguoko | 28th January 2015

COUNTY GOVERNMENTS MUM BUT COMMUNITIES GRATEFUL

1. Your company, Optiven Limited's flagship product is the value-added plots. How does this differ from other plots on the market? Our value-added plots are more than just mere barren plots on sale. We 'add value' to our plots by providing electricity by setting up a transformer right in the middle of the estate. We also provide water from boreholes dug in the estates and pipe it to each individual plot. On the estate composed of our value added plots, there is allocation of space for a commercial centre and an open recreational space

referred to as the 'green zone' which is maintained by an onsite gardener. 2. How does this differ from serviced plots? Serviced plots do not have 'green zones' like we do, they do not have a serviced internal road connection from the main roads of these remote areas. Some of the road connections we have invested in are as long as ten kilometres. Our provision of these amenities is more sincere and practical, theirs is a mere barren fenced piece of land with a borehole which is not piped to the plot. The sellers of these 'serviced plots' fear the costs of carrying out such essential services, they just want to sell the plots and get out, leaving you with the other real expenses. [Read More](#)

January 29

The Standard | James Wanzala | 29th January 2015

BILLION SHILLING ESTATES

The growth of suburbs such as Athi River, Mlolongo and Syokimau has been attributed to many factors. According to Haroun Nyamboki, the MD of Moke Gardens in Lukenya, some of those factors include proximity to Nairobi's central business district and availability of land at relatively low prices. The construction of Syokimau Railway has also increased real estate investment in the area. "The railway station and expansion of Mombasa Road as well as Katani Road, off Mombasa Road, is a plus to these areas," says Nyakundi. Many people have opted to live in Syokimau and its environs as the train takes about 15 minutes to Nairobi Railway Station. The train is boosting the growth of real estate in Syokimau, Kitengela, Athi River, Machakos and Mombasa Road. Real estate agents agree that even commercial and residential developments in Mlolongo township are changing the fortunes of Mavoko. Initially, Mlolongo was known for its weighbridge, heavy commercial trucks stopover and nyama choma joints. Today, it is booming with real estate developments. Alex Muema, director of Ndatani Enterprises, says the fact that the three nodes (Mlolongo, Athi River and Syokimau) are cosmopolitan makes them attractive for real estate development. "Land prices have shot up in these areas following increased demand, good roads, the Nyumba Kumi initiative by the chiefs, a clean environment and good security provided by the county government," Muema says. According to Muema, a 50 by 100 foot piece of land is fetching Sh5 million in Mlolongo, Sh1.5 million in Athi River and Sh2 million in Syokimau. [Read More](#)

