

# KPDA WEEKLY MEDIA REVIEW REPORT AS AT 1<sup>ST</sup> SEPTEMBER 2017

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 [ceo@kpda.or.ke](mailto:ceo@kpda.or.ke)

## CEO DE-BRIEF

### UPDATE ON KPDA MEMBERSHIP

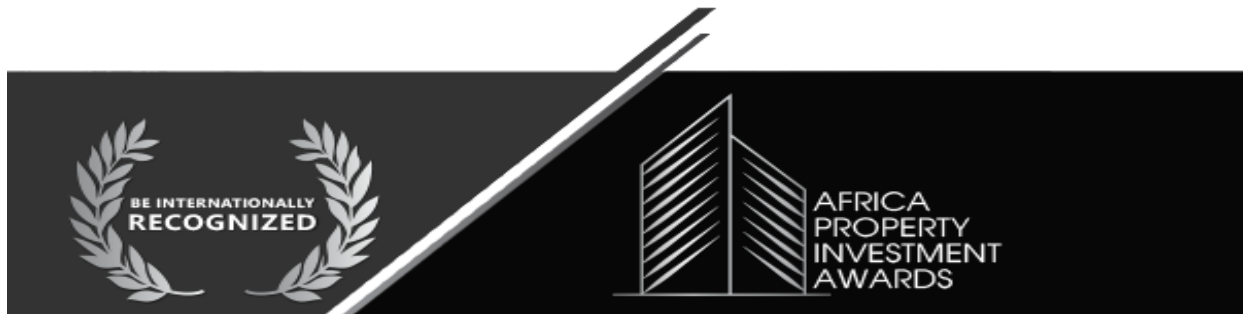
Please join us in welcoming Lifestyle Estate Holdings Ltd who became Premium Members on 30<sup>th</sup> of August 2017!



The KPDA family now has 145 members!

For more information on joining KPDA, please contact the secretariat on 0737 530 290 or 0705 277 787.

2017 AFRICAN PROPERTY AWARDS (API) WINNERS ANNOUNCED!! KARIBU HOMES AND GARDEN CITY BAG PRESTIGIOUS AWARDS!



## AWARDING EXCELLENCE

**Property developers, suppliers and owners recently got the opportunity to showcase their best projects and services from across sub-Saharan Africa at the first ever Africa Property Investment (API) Awards held in August this year.**

The awards, announced today at the API Summit and Expo 2017, recognises innovation and outstanding achievement across the entire property industry in seven categories. The projects were judged on a wide range of criteria including location, infrastructure and transport access, integration into the environment, originality of the concept, technical and architectural quality, services offered, sensitivity to the local community, innovation, sustainability, corporate staff involvement, response to market demands, financial performance, occupancy, and the impact of the project on economic convergence.

The calibre of entries was world class and the judges had a challenging time selecting the winners, nevertheless they managed to hone in on the best projects.

Here are the winners for each category from the 2017 Africa Property Investment Awards.

## API AWARDS CATEGORIES:

**Garden City** is East Africa's first integrated residential, retail and office development. Set on 32 acres the development includes an approximately 45 000m<sup>2</sup> shopping mall, over 200 residential apartments and 20 000m<sup>2</sup> built-to-suit office space. Developed by Actis in line with the Kenyan government's Vision 2030 the project has sustainability at its core and features the largest solar paneled carport in Africa on the mall's rooftop parking area. The developer's vision was to create a "live-work-play" environment to cater to the community in the North-East suburbs of Nairobi.

**Karibu Homes** is a leading Kenyan developer of mass market affordable housing with 1000 homes currently under development. The developer has successfully delivered the first community of affordable housing in Nairobi having already completed Phase 1 of the project with 285 homes built and sold. Work on Phase 2 has started with 500 homes under construction. Since inception the development has had a significant systemic impact on the affordable housing ecosystem in general with both public and private institutions actively seeking to learn something from the development through site visits, panel discussions and scholarships.

## CONGRATULATIONS TO THE WINNERS!

WE LOOK FORWARD TO YOUR 2018 ENTRIES

### BRIEF ON THE VALIDATION OF THE PRIVATE SECTOR REPORT ON THE DRAFT POLICY AND LEGISLATION TO SUPPORT ENHANCEMENT OF COUNTY OWN SOURCE REVENUE

Businesses have been subjected to an unpredictable business environment in the counties since the commencement of devolution. Specifically, KEPSA has noted instances of double taxation, unlawful taxation, punitive trade licensing practices, administrative inefficiencies and lack of transparency of revenue collection, and failure by the county government to provide services to business commensurate to the revenue collected. KEPSA organized a stakeholders' forum on Wednesday 30<sup>th</sup> August 2017 where the **Draft Policy to Support Enhancement of County Governments' Own Source Revenue** was reviewed. To access the policy document, please click on the link below:

<..\..\..\..\Desktop\Memorandum on County Governments Revenue Raising Regulation Process Bill 2017 .pdf>

To download the County Government - Revenue Raising Process - Bill 2017 please click on the link below:

<..\..\..\..\KPDA Committee Matters\Policy and Advocacy Committee\County Government - Revenue Raising Process - Bill 2017 - 3rd August 2017.pdf>

To download the Draft National Policy to Support Enhancement of County Own Source Revenue, please click on the link below:

<..\..\..\..\KPDA Committee Matters\Policy and Advocacy Committee\Draft National Policy to Support Enhancement of County Own Source Revenue.pdf>

THE DEVELOPER'S DIGEST: APRIL TO JULY 2017 ISSUE IS NOW OUT!!!!

The latest issue of *The Developer's Digest* is now out!!

For those who wish to contribute to the KPDA e-newsletter please write to [ceo@kpda.or.ke](mailto:ceo@kpda.or.ke) and we will consider your contribution.

APRIL – JULY 2017 ISSUE

**KPDA**  
KENYA PROPERTY DEVELOPERS ASSOCIATION

*The Developer's*  
**Digest**

A Publication by the Kenya Property Developers Association

**TOPIC OF THIS ISSUE:**  
*Due Diligence Guide in Investing in Kenyan Real Estate*

**IN THIS ISSUE**

- Focus on Policy
- Have Your Say
- NCCG Building Permitting Approval Report

To download the full newsletter, please click on the link below:

<..\..\..\KPDA Newsletter Matters\2nd Issue 2017 April - July\The Developer's Digest, April - July 2017 Issue.pdf>

**THE KPDA END OF YEAR KOROGA IS HERE!! PROUDLY SPONSORED BY KONE KENYA LTD**

**KPDA CORPORATE NETWORKING KOROGA EVENT, FRIDAY 27<sup>TH</sup> OCTOBER 2017 AT THE SPICE ROOTS RESTAURANT - SIMBA UNION CLUB, STARTING AT 6.00PM**

On Friday, 27<sup>th</sup> October 2017, KPDA will hold its famous interactive and informal networking event, the Koroga! We have an extremely enjoyable evening planned for our guests and even include a Cooking Competition in our program! It is time to displace Acorn Group from the winning chair! For more information on the Koroga, please contact the secretariat on 0705 277 787 or 0737 530 290.



PROUDLY SPONSORED BY



**Elevators  
Escalators**

**Invitation to the *End of Year* KPDA Corporate  
Networking KOROGA Event**

**#KPDAKorogaOct2017**

***Friday 27<sup>th</sup> October 2017 at the Spice Roots Restaurant, Simba  
Union Club, Muthaiga Nairobi***

*An interactive and informal networking event!*

**WHERE: SPICE ROOTS RESTAURANT. SIMBA UNION CLUB**  
(Located along Forest Road, Muthaiga, Nairobi)

**WHEN: Friday, 27<sup>th</sup> October 2017**

**TIME: 6.00pm onwards**

The Koroga will run from 6.00pm onwards. Drinks will be served at a cash bar.

**TICKETS FOR THE KOROGA (AUTOMATIC ENTRY INTO THE  
RAFFLE COMPETITION)**

**Members Kshs. 2, 500**

**Non Members Kshs. 3, 500**

❖ Companies wishing to register for the cooking competition are allowed to do so and participate in cooking vegetarian or non-vegetarian starter meals or main meals.

One company may only register to cook one meal.

**THE DEADLINE TO RSVP (WITH PAYMENT) IS THURSDAY 19<sup>TH</sup> OCTOBER 2017.** Kindly send your confirmations to [m.mbogo@kpda.or.ke](mailto:m.mbogo@kpda.or.ke) and cc [ceo@kpda.or.ke](mailto:ceo@kpda.or.ke)

**NB:**

- *Please note that registration fees once paid are non-refundable and cannot be transferred to cater for the cost of attending future events.*
- *Participants who attend this event without an RSVP will be surcharged at the door*
- *Non Members will not be allowed to participate in this event without prior payment*

To download the invitation flyer, please click on the link below:

<..\..\..\KPDA Newsletter Matters\2nd Issue 2017 April - July\Invitation to the KPDA Corporate Networking KOROGA Event, 27th October 2017.pdf>

**The Standard | Peter Muiruri | Thursday 31<sup>st</sup> August 2017**  
**REAL ESTATE BATTLE SWITCHES TO 'LIVE, WORK AND PLAY' PROJECTS**

A few metres from the junction of Lower Hill Road and Haile Selassie Avenue, Nairobi, bulldozers will soon start roaring to life and cranes rise to the skies when construction of one of the most ambitious projects in the country starts on the more than three-and-a-half acres just a stone's throw away from the city centre. [Read More](#)

**Business Today | Wilberforce Okwiri | Thursday 31<sup>st</sup> August 2017**  
**MORTGAGE LOANS SHOT TO SH219.9 BILLION IN 2016, REPORT SHOWS**

Demand for mortgage loans increased by 8.1% last year due to an increased appetite for home ownership as opposed to rentals, latest statistics by the Central Bank of Kenya (CBK) indicate. [Read More](#)

**Business Today | Boniface Otieno | Thursday 31<sup>st</sup> August 2017**  
**LAND MINISTRY NAMES NAIROBI ESTATES WITH DANGEROUS BUILDINGS**

Most buildings in Nairobi do not meet safety standards, exposing the capital city as a potential disaster zone. [Read More](#)

**Business Today | Lillian Mutavi | Thursday 31<sup>st</sup> August 2017**  
**ALL CITY HALL'S REVENUE POINTS GO ONLINE**

City Hall has said it will fully automate its revenue channels from Friday in a bid to seal loopholes. [Read More](#)

**Business Today | James Kariuki | Thursday 31<sup>st</sup> August 2017**  
**VIVO SEEKS SH180M FROM SALE OF JOGOO ROAD LAND**

Petroleum products vendor, Vivo Energy, has put on sale its Nairobi Jogoo Road petrol station land and developments for a reserve price of Sh180 million. [Read More](#)



We joined KPDA three years ago and as Optiven Group, we have no regrets. We have massively networked, participated in policy shaping. We have had opportunities to meet decision making individual's including the President, Cabinet secretaries, County Governor's and other key people to lobby on issues affecting the land Issues.

We had many events that presented opportunities to market our products.

Being a member of KPDA is a yes yes. A lot of gains as an organization.

We highly recommend any party out there to join this association.



George Wachiuri - CEO Optiven Group

Today's outdoor rooms incorporate all the furnishings and accessories that have traditionally been associated only with the indoors.

Gardening and landscaping

# Five quick ways to inject life into outdoor rooms



outdoor living space. [Courtesy]

By Hosea Omole  
homeandaway@standardmedia.co.ke

Today's outdoor rooms incorporate all the furnishings and accessories that have traditionally been associated only with the indoors.

From comfortable lounging and dining areas complete with fireplaces and entertainment systems to kitchens complete with barbecue sets, ovens and storage facilities.

To go with these, a number of accessories, specially designed to resist rain, sun, and other weather conditions, are now available to help you add some life to your exterior rooms. Here are five ways to go about it:

## Outdoor wall decor

With outdoor wall décor, you can enhance outdoor vertical surfaces such as boundary walls, exterior walls of the house and retaining walls to add to your overall ambience.

Go for unique pieces that complement your theme and add a personal touch to your exterior room.

Think canvas paintings, mirrors, cast and curved mountable sculptures and even outdoor clocks to enhance those bland vertical surfaces.

## Table top art

Similar to wall art, table art is a great way to add character to your outdoor table for an inexpensive price tag. Options can range from simple candles or a bowl of fruits to extravagant flame bowls and flower vases.

Table top décor makes for excellent do-it-yourself projects for you and the kids.

Nothing is more rewarding than dining around a tailor-made piece that you have crafted by yourself to go with the evening's menu.

## Floral displays

Floral displays are truly timeless. They have donned outdoor living areas for ages and yet they remain as fresh as ever.

Ornate pots can be grown with beautiful plants and displayed to create amazing effects in the outdoor living space.

The beauty with pots is that you can move them around as frequently as you wish to get a brand new look. Moreover, there are pots for almost every place: Floors, walls ceilings and even railings.

A wide variety of herbs, flowers and sweet smelling plants can be positioned around the outdoor living area to not just for beauty but also for their tantalizing aroma as



You should go for outdoor wall decor that complement your theme and add a personal touch to your exterior room. [Courtesy]

well as for supplies to your outdoor kitchen.

## Wind chimes

There are some beautiful wind chimes on the market, and you should be able to find some that suit your style and budget. However, you could go one step further and make your own. Study how they are made and get your creative juices flowing.

Good wind chimes are soothing and attractive to look at and listen to. But remember to position your

chimes well. Badly positioned chimes can be a nuisance as you relax.

## Rugs

Stylish and good quality outdoor rugs also do more than just keeping a space clean. They are also eye-catching and a welcoming gesture. Good quality rugs can also be mounted on outdoor walls.

- The writer is a landscape architect.

Whether with a bed sheet or a curtain, it is an old tradition to separate open plan rooms for different functions.

## Smart ways to divide space



Whether with a bed sheet or a curtain, it is an old tradition to separate open plan rooms for different functions. While masonry and brick have been used for permanent partitioning, aluminium frame with glass or wooden frames with either soft-board or gypsum are preferred options for temporary partitioning. Here are smarter ways to partition your space for maximum benefits:

### Storage drawers or shelves

Instead of having a function-less partition, consider dividing your space with a cabinet that can store utensils. This is especially useful if placed next to a dining area as it can house the crockery and cutlery. Given that the cabinet

will most likely be in full view, you need to find one that is aesthetically pleasing and will fit into the rest of your décor. Another attractive alternative is to partition the room using open shelf cabinets that allow you to place decorative items on the shelves.

Find a theme to follow that allows some symmetry or asymmetry method of arranging the items so as to achieve harmony and balance. Carefully select the decorative or sculptured items and keep shelves uncluttered for a minimalist but impactful effect. The advantage of the open shelf cabinet is that it still gives a sense of space as one can see through to the other room. For book lovers, a bookshelf divider is a perfect opportunity to display their book collections and encourage family members and guests to get off their screen gadgets and read a hardcopy book.

### Props

Another alternative to meaningful demarcation of rooms is by placing a functional instrument such as a piano in the middle of the space between the living room, kitchen and dining room. Should the artist choose to play the instrument, it would be in full hearing of those in each of the adjacent rooms.

For hot and humid locations, room dividing can be done using white fabric on a curtain rail, which divides the room and provides a cooler, softer a more flexible and versatile partition that gives that Swahili, Mediterranean ambience to the room. [Wangechi Kanyeki]



### THE CORE VALUES OF THE KENYA PROPERTY DEVELOPERS ASSOCIATION

1. **Integrity and Honesty:** Integrity and honesty form the core of our daily decisions. We expect our members to uphold high standards of behavior and take personal responsibility for the decisions they make
2. **Transparency:** We believe that transparency builds trust. We are upfront and visible about decisions and actions we take
3. **Professionalism and Diligence:** We challenge and support our members to work to the highest industry standards. We honor our commitments and stakeholders' needs to the best of our ability
4. **Sustainable Practices:** We are committed to ensuring development serves human needs today while protecting the future of generations to come
5. **High Ethical Standards:** We conduct our daily operations in accordance with the highest ethical standards with full commitment to observance of applicable laws

Sixty artisans recently participated in a mentorship forum organized by the HF Foundation as part of the 'Army of One Million Artisans' programme aimed at improving the quality of technical skills in the construction industry.



The Standard | David Mwitari | Thursday 31<sup>st</sup> August 2017  
**STUDENT HOUSING. UK FIRM SIGNS KSH 7B DEAL WITH ACORN GROUP**

Helios, a private equity fund entity firm from the United Kingdom, has signed a SH 7.4billion with Acorn Group to build hostels for students in Kenya.





On the rough and dusty Isiolo-Merti Road, it is hard to miss the several *makuti*-and grass-thatch...

# Cultural 'bandas' that attract local and foreign tourists

By Nanjinia Wamuswa  
homeandaway@standardmedia.co.ke

On the rough and dusty Isiolo-Merti Road, it is hard to miss the several *makuti*- and grass-thatched *manyattas* in Bulesa area. They are part of the Budha Cultural Centre located in Merti Sub-county in Isiolo County. The *bandas* belong to Budha Women Group.

From outside, the structures look simple. But it is a place that has endeared itself to visitors both local and foreign touring the nearby Biliqo Bulesa conservancy and tourist-attraction areas in the county.

Each *banda* has two neatly made beds, a place for putting clothes and solar lighting lamps. The floors are earthen. "We resolved not to cement the floors of these *bandas* because they are modelled along Borana traditional culture. They have to remain this way but kept very tidy," said the group's chairlady Zainabu Malicha.

The *bandas* are not self-contained - the bathrooms and toilets are found outside. There is a conference hall whose wall is made of stones and *makuti*. Inside the hall, there are several traditional and plastic chairs.

Malicha says they have few traditional chairs and are forced to purchase or hire plastic ones when hosting many visitors. There is a fridge, television screen and video player.

Visitors can stop and have meals like chapati, roasted meat (goat and beef),

*ugali* and rice. Those who love or would want a taste of Borana delicacies can order *koche* (dried and preserved meat) and *kalba* (sour milk), among others.

The group started in 2009 with eight members who included relatives and friends in the neighbourhood.

Members would sit down under a tree and contributed Sh20 each every week for a year.

The group made and sold *makuti*. A breakthrough came when several investors in the hospitality sector started giving them *makuti* orders.

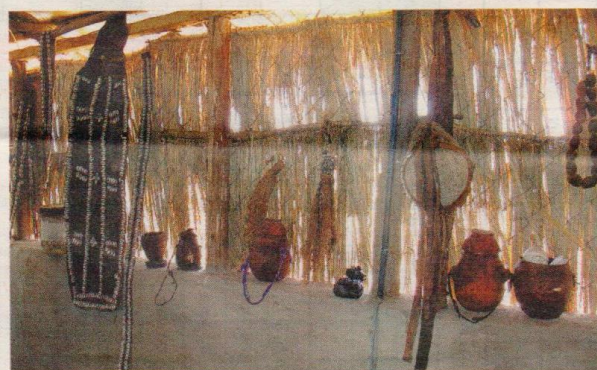
They used the income to build the camps and lodges within Biliqo Bulesa

Conservancy.

After over six months of making and supplying *makuti* within the conservancy, the group got the idea of building a place where visitors could make stop-overs for lunch or spend a night.

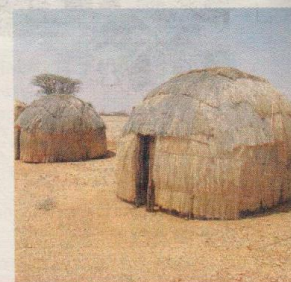
"Unlike those within the conservancy, we wanted to make our own lodges alongside our Borana culture using locally available materials. The members agreed and in 2009, we built our first *banda*," says Malicha, adding that they immediately started getting visitors, forcing them to put up more *bandas*.

The initiative caught the attention of



Some of the Borana artefacts in the conference hall at Budha Cultural Centre in Merti, Isiolo County. [Nanjinia Wamuswa, Standard]

A visitor tests inside a *makuti* and grass-thatched *banda* at Budha Cultural Centre in Isiolo County. [Nanjinia Wamuswa, Standard]



How the *bandas* look from outside. [Nanjinia Wamuswa, Standard]

several non-governmental organisations who donated some money to help in the expansion of the project. Cordaid donated Sh150,000, which the group used to complete and equip the conference hall.

The group also makes Borana traditional artefacts that they sell to the locals and foreigners visiting the conservancy. The artefacts, which are displayed in the conference hall, include baskets, pots, bracelets, necklaces, armbands, guards, belts, decorated skins and drums.

Visitors pay Sh300 per night in the *bandas*. Meal prices vary, depending on the food one orders.

The group plans to build more *bandas* and at least three conference halls to meet the rising demand.

Hellen Wright, a tourist, has spent the night at the centre many times: "I first spent a night here two years ago. I was coming from Samburu and heading to Mert Town to find place to sleep." She says she loves the traditional meat known in Borana as *koche*. She says she spends about \$7 dollars (Sh700) on bed and food per night as opposed to the over \$300 (Sh30,000) charged by nearby conservancies.



KPDA supports the property development industry in the following ways:

- ❖ Improving the industry capacity and image by making it a pre-requisite for all members to sign the KPDA Code of Conduct;
- ❖ Promoting public policies that make it easier to do business;
- ❖ Hosting educational seminars on (amongst other themes) upcoming building technologies, legislation governing the industry and the provision of affordable housing;
- ❖ Working with government and private sector players to identify issues of mutual concern and jointly address them;
- ❖ Forging relationships between industry partners for positive collaboration;
- ❖ Providing forums where developers network not only with each other but also, potential business partners as well as local and international investors;
- ❖ Linking our members to new financing, marketing and project management opportunities.

## CONSTRUCTION STOPPED OVER COLLAPSE FEARS

The construction of building in Zimmerman, Nairobi, has been stopped after two adjacent houses showed signs of collapsing.

### Construction stopped over collapse fears

BY LILLIAN MUTAVI

The construction of a building in Zimmerman, Nairobi, has been stopped after two adjacent houses showed signs of collapsing.

The occupants of the two buildings raised concern after cracks started showing soon after the excavation of the new construction's foundation.

The National Construction Authority regional officer Chrispus Ndinyo said that although they had issued a notice of closure and served the Kasarani police boss to enforce it, the owner of the building defied the order.

Mr Ndinyo added that the authority had also marked the building and the adjacent ones for the occupants to vacate with immediate effect.

"A developer in Zimmerman has been excavating to construct a residential house. However, he has affected other houses as they are now unsafe for habitat, risking people's lives," said Mr Ndinyo.

He said the building had not been approved by the county government hence no proper documents to determine the ownership. The official noted that the authority had involved Nairobi County to inspect the adjacent houses to determine their safety. Speaking on the phone, National Disaster Management Unit Communication Officer Pius Masai said they received information that a building was on the verge of collapsing.

## RESIDENTS CELEBRATE FIRST-EVER TARMAC ROAD IN AREA

There is excitement in Kinango constituency, Kwale County, as the first-ever tarmac road in the area takes shape.

Kwale >

### Residents celebrate first-ever tarmac road in area

BY DANIEL NYASSY

There is excitement in Kinango constituency, Kwale County, as the first-ever tarmac road in the area takes shape.

The road, which covers 53 km from Samburu to Kinango, is being constructed by a Chinese firm, Jangxi Youse Construction Company, and so far, has covered about 15 km to Kinagoni.

The road, estimated to cost Sh2 billion, was launched by President Uhuru Kenyatta in March and was scheduled to take 24 months to complete.

Residents at Kwa Kadogo village said they were excited that the road will open up the remote constituency that has not had a tarmac road since independence.

"We are seeing new developments for the first time. We did not imagine that this road

would be tarmacked during our time," said Mzee Nyondo Ruwa. He said its completion will make it easy for residents to travel to the constituency headquarters at Kinango even during the rainy seasons.

A boda boda rider, Mr Mweruphe Kadide, said the road will boost development.

However, Mr Rama Muti, a resident, said contractors got construction materials from his farm and called for compensation.

Offers are invited for the purchase of land with buildings that can serve as a service station or any other investment in Nairobi, along Jogoo Road.

**SALE OF LAND**

Offers are invited for the purchase of land with buildings that can serve as a service station or any other investment in Nairobi, along Jogoo Road.

The sale is for the entire property inclusive of development but less removable equipment and other branded items. Reserve Price is KShs. 180 Million.



Forms for the tender can be purchased at KShs. 10,000 by way of a bankers cheque addressed to Vivo Energy Kenya Limited on 1<sup>st</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> September, 2017 at Vivo Energy Kenya Head Office, Vienna Court, East Wing, Ground Floor, State House Crescent Road, off State House Avenue, Nairobi. Prospective buyers can view the site on Tuesday 5<sup>th</sup> and Wednesday 6<sup>th</sup> September 2017.

Tender bids submission deadline at Vivo Energy Kenya Head Office, Vienna Court, East Wing, Ground Floor, State House Crescent Road, off State House Avenue, Nairobi will be on Monday **11<sup>th</sup> September, 2017 at 11.00 am.**

Vivo Energy Kenya reserves the right to accept or reject any offer at its sole discretion and shall not be obligated to give reasons.

For further information and a viewing appointment please contact: **Paul Muema at paul.muema@vivoenergy.com**

Terms and Conditions apply.

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Daily Nation | Vivere Nandiemo | Wednesday 30<sup>th</sup> August 2017  
**SLEEPY MIGORI TOWN ARISES**

Once considered a veritable outpost thanks to its isolation and poor planning, Kehancha has become one of the fastest growing towns in Migori County [Read More](#)

Daily Nation | Wednesday 30<sup>th</sup> August 2017  
**MATATU OPERATORS DECRY GRABBED PARKING LOTS IN MOMBASA**

Matatu Welfare Association National Secretary General Sammy Gitau has raised an alarm over a trend where wealthy individuals are grabbing parking space for Public Service Vehicles in Mombasa [Read More](#)

The Standard | Standard Team | Wednesday 30<sup>th</sup> August 2017  
**UHURU'S DIRECTIVE ON RESETTLING SQUATTERS TURNS CHAOTIC**

Two opposing camps faced off on Tuesday during the ongoing demarcation of land at Ndumano village in Mathira East. [Read More](#)

**WHY JOIN THE KPDA FAMILY?**

KPDA's current membership is a diverse make up of all industry players including property development firms, real estate agents and managers, professional firms, industry suppliers, government agencies, institutional investors and managers and financial institutions who are based both in Kenya and globally. Principally, KPDA champions the interests of the industry to ensure a better business environment.

Up to 62 plots of land on which government houses sit in Kisumu may have been grabbed, a new report shows.

**Kisumu** > Ranguma set up taskforce

# Report: State land grabbed by politicians

Team says all culprits should be prosecuted without favour and land repossessed

BY RUSHDIE OUDIA

@rushdieo3  
roudia@ke.nationmedia.com

Up to 62 plots of land on which government houses sit in Kisumu may have been grabbed, a new report shows.

The document, seen by the *Daily Nation*, shows that the houses owned by government institutions in the posh areas of Kisumu in Milimani Estate are in the hands of private individuals.

The report, by an eight-member taskforce appointed by former Kisumu Governor Jack Ranguma to look into land issues, showed that senior Nyanza politicians, prominent businessmen, county officials and former civic leaders are among those who grabbed prime land within the Central Business District.

The task force, which began its work in August last year and was chaired by Mr Aggrey Mwamu, a lawyer based in Kisumu, investigated land issues in Kanyakwar, Kibos, Migosi, Mamboleo, Cemetery, Dunga Beach, Kasagam, Maseno and Milimani Block 10 areas.

The team found that there were no records of payments to indigenous people occupying Kibos area even when the plots there had changed hands to private individuals. Here, land was illegally allocated to individuals by the defunct Municipal Council of Kisumu.

Mr George Weda, who chaired the information and documentation sub-committee within the taskforce, revealed that more than 62 institutional houses in Milimani Estate had been grabbed by powerful people. He recommended thorough investigations into the matter.

"The allocation was done despite warnings from the national government. All these land titles must be revoked and the land reverted to the county government of Kisumu," said Mr Weda.

The report also recommended that other 27 plots in other parts of the city and Block 6, where seven other parcels are on road reserves, be investigated too.

"The culprits must also be charged with illegally acquiring public property. Public officers involved should be charged with abuse of office and buildings on the said pieces of land be demolished at the owners' risk."

The team, in their report, criticises the National Land Commission, accusing it of shielding some land grabbers. However, the Commission recently revoked hundreds of title deeds on grounds that they were irregularly acquired, according to a *Kenya Gazette* notice dated July 17.

Mr Weda said that titles of some of the parcels controversially taken away from the rightful owners were yet to be revoked.



There were no records of payments to indigenous people occupying Kibos area even when the plots had changed hands to private individuals,"

**Taskforce led by Mr Aggrey Mwamu**

Business Daily | James Kariuki | Wednesday 30<sup>th</sup> August 2017  
CITY HOUSING DEVELOPER TO BUILD 3-BLOCK APARTMENTS

The Nairobi county government has allowed construction of a three-block 12-storey project comprising 216 housing units on King'ara Road, near the Junction Mall. [Read More](#)

29<sup>TH</sup> AUGUST 2017

Daily Nation | James Ngunjiri | Tuesday 29<sup>th</sup> August 2017  
HUGE DEBT ASIDE, ECONOMY WILL GROW, SAY EXPERTS

The Kenyan economy is expected to sustain growth irrespective of the outcome of a presidential election results petition in the Supreme Court [Read More](#)

Business Daily | Bonface Otieno | Tuesday 29<sup>th</sup> August 2017  
THREE LOCAL DEVELOPERS BAG TOP AFRICAN AWARDS

Three local developers won awards at the African Property Award (API) Summit and Expo 2017 held in Johannesburg, South Africa, last Friday. [Read More](#)

Business Daily | George Omondi | Tuesday 29<sup>th</sup> August 2017  
CONCESSION MODEL IN QUESTION AS RVR HANDS BACK ASSETS

A number of pressing questions still linger as Kenya joins the list of African states whose train concessions deals have failed after a complete take-back of its assets from the Rift Valley Railways (RVR) tomorrow. [Read More](#)

Business Daily | David Herbling | Tuesday 29<sup>th</sup> August 2017  
CYTONN YET TO GET CMA FUND MANAGER LICENCE A YEAR LATER

Real estate-focused private equity firm Cytonn says it has to wait another month to know whether the regulator will grant it a licence applied for a year ago to set up a fund management unit. [Read More](#)

Daily Nation | Ndungu Gachane | Tuesday 29<sup>th</sup> August 2017  
ALLOCATION OF WETLANDS TO FARMERS RAISES STORM.

Residents of Mariki near Maragua Town in Maragua Sub-County have protested the allocation of a 50 acre piece of land to wealthy farmers, whom they accuse of using water meant for domestic purposes for irrigation.

**Murang'a > Official wants team set up to scrutinise titles**

## Allocation of wetlands to farmers raises storm

Residents protest use of water from the area for irrigation

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Residents of Mariki near Maragua Town in Maragua Sub-County have protested the allocation of a 50-acre piece of land to wealthy farmers, whom they accuse of using water meant for domestic purposes on irrigation.

The residents attributed their suffering to the occupation of wetlands by 20 farmers, who are said to have been allocated the land by the now defunct Murang'a County Council in the 1990s through dubious ways.

In a meeting to express their grievances to the authorities, the residents demanded a government order to suspend the use of water from dams in the area for irrigation.

They said the wetlands belong to the community.

The residents led by Mr James Kariuki, protested the use of diesel engines to pump water from two dams, saying most of them had been left with no option but to walk long distances in search of water.

"There is no way we can walk to faraway areas to fetch water while a few individuals have grabbed the riparian areas with water that could serve the whole community," said Mr Kariuki.

However, Mr Kennedy Mbau, one of the accused farmers, defended himself, saying his parent bought land from the defunct local authority.

"I have a valid title deed and I have all the rights to work on my farm without any interference by the neighbours," said Mr Mbau.

In his efforts to resolve the land feud, Deputy County Commissioner Alex Mukindia ordered the formation of a committee that would scrutinise land ownership documents to help unravel how wetlands changed hands.

Mr Mukindia also banned the use of pumps to draw water for irrigation, saying the government would do everything possible to protect wetlands.

He directed chiefs to arrest farmers who defy his order.

"The government must do everything possible to protect and conserve the water catchment areas," he said.

**Reaction**

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**James Kariuki, resident**

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**Kennedy Mbau, farmer**

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