

KPDA WEEKLY MEDIA REVIEW REPORT AS AT 3RD NOVEMBER 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

CEO DE-BRIEF

NOTICE ON CHANGES TO KPDA MEMBERSHIP SUBSCRIPTION RATES EFFECTIVE 10TH OCTOBER 2017

Dear KPDA Member,

We are writing to inform you of changes to the KPDA Schedule of Membership Subscription and Registration Fees. This revision has resulted from KPDA becoming VAT registered, hence mandating us to charge 16% VAT on all our membership charges.

The revisions to KPDA fees are reflected in the table below:

CATEGORY OF MEMBERSHIP	CURRENT FEES		REVISED FEES (VAT INCLUSIVE.)	
	Registration (Kshs.)	Subscription (Kshs.)	Registration (Kshs.)	Subscription (Kshs.)
Premium	25,000	60,000	29,000	69,600
Corporate	12,000	25,000	13,920	29,000
Associate	12,000	25,000	13,920	29,000

For more information, please click the link below:

[Notice to Members on Changes in KPDA Membership Fees, 3rd November 2017.pdf](#)

UPDATE ON KPDA MEMBERSHIP

Please join us in welcoming:

- Fairdeal Developments & Infrastructure Ltd who became Corporate Members on 19th on October 2017
- Amazon Projects Ltd who became Corporate Members on 19th of October 2017 and
- Turner & Townsend Ltd who became Associate Members on the 23rd of October, 2017



The KPDA family now has 152 members!

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

KENYA'S IMPROVED PERFORMANCE IN THE WORLD BANK'S EASE OF DOING BUSINESS REPORT

In the World Bank's *Doing Business 2018*, Kenya has moved up 12 spots in this year's global rankings in Doing Business, a clear manifestation of the concerted effort between Government and private sector to improve the business environment is bearing positive results.

For more information, click on the link below:

[Kenya's Improved Performance in the World Bank's Ease of Doing Business Report.pdf](#)

To download the full report, click on the link below

[Click to download](#)

INVITATION TO PARTICIPATE IN KEPSA SECTOR BOARDS

KEPSA is a limited liability membership organization registered in 2003 as the apex body of private sector in Kenya. Sector Committees are the entry point of contact between KEPSA and the Government on Policy advocacy work.

For more information, please click on the link below:

[Click to download](#)

VACANCY FOR INTERN

CANCELLED

REMINDER INVITATION TO THE ISK REGIONAL CONFERENCE, 8TH - 10TH NOVEMBER 2017 AT THE INTERCONTINENTAL HOTEL, NAIROBI

The Institution of Surveyors of Kenya Regional Conference 2017 is scheduled for **8th to 10th November 2017** at the Intercontinental Hotel in Nairobi. The theme of the conference is *'The Land and Property Sector in Africa: Marching into the Future.'* For more information, please contact the ISK secretariat <http://www.isk.or.ke>.

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

[ISK 2017 Regional Conference, 8th - 10th November 2017.pdf](#)

REMINDER INVITATION TO THE TOWN AND COUNTY PLANNERS ASSOCIATION OF KENYA (TCPAK) CONFERENCE WORLD TOWN PLANNING DAY - TOWN AWARDS OF EXCELLENCE, 6TH - 8TH DECEMBER 2017, NYALI, MOMBASA

The Town and County Planners Association of Kenya (TCPAK) is registered and approved professional association for town, land use or physical planners in Kenya. TCPAK invites you to the **Town and County Planning and Development Conference, 6th to 8th December 2017**, at the Travellers Beach Hotel in Nyali, Mombasa. The theme is *"Sustainable Development Planning, Investment & Entrepreneurship."* The event will also be marking the World Town Planning Day and the Town Awards of Excellence 2017.

To download the program for the conference and to view more information on becoming a sponsor of this event, please click on the link below:

[2017 Town and County Planning and Development Conference PROGRAM.pdf](#)

The Standard | Brian Guserwa | Friday 3rd November 2017
THIS NAIROBI HOUSE WILL COST YOU SH1 MILLION IN MONTHLY RENT

If you are dreaming of living in plush Runda estate in Nairobi, then prepare your pocket to part with around Sh250, 000 for a standard house to Sh850, 000 for a double-storey ambassadorial pad. [Read More](#)

Daily Nation | Friday 3rd November 2017
KABOGO ORDERED TO PAY SH 100M FOR INVADING PRIME PLOT

Kabogo ordered to pay Sh100m for invading prime plot

BY SAM KIPLAGAT

Former Kiambu Governor William Kabogo has been slapped with Sh100 million costs for illegally occupying a parcel of land in Westlands, Nairobi.

Justice Elijah Obaga further directed Mr Kabogo to vacate the 5.2-acre parcel of land on Mvuli Road, stating that he was a trespasser.

The judge said the amount to be paid to the land owner, Mr Nayan Patel, is damages he has suffered for failing to develop the land as planned after it was invaded.


"From the evidence adduced herein and the documents produced in this case, it is clear that the title by the first defendant (Nairobi County Government) which was subsequently transferred to the fifth defendant (Caroget Investment ltd) was obtained illegally, unprocedurally and through corrupt schemes," he said. Mr Kabogo testified that he is the director of Caroget Investment Limited and that he acquired the land, estimated to be worth Sh3.5 billion, in 2007. He said he applied to be allocated the land by the defunct Nairobi City Council and paid Sh8 million as stamp duty after his application was granted.

The title was later cancelled but Caroget moved to court and managed to quash the revocation. The court heard that the two parcels were owned by Nairobi Housing and Mr Patel through Aster Holdings bought them in 1993 for Sh1 million. He applied for change of user and later amalgamated the titles with plans to establish a hotel and an apartment. In 2007, Mr Kabogo's company invaded the property and evicted the workers in the premises. Caroget directors said City Council allocated them the parcel in May 2007.

But the judge said the suit property was not available for allocation by the city council because it had already been purchased. He said the county hatched a scheme with Caroget to take over the property. "The suit property's history is that it had been in private ownership since 1946. It ceased to be government land and was therefore not available for alienation by the Commissioner of Lands," he ruled.

Reaction

THE SH3.5 BILLION SUIT PROPERTY



Former Kiambu Governor Kabogo testified that he is the director of Caroget Investment Limited and that he acquired the land in 2007.

Daily Nation | Friday 3rd November 2017
MP TO BLOCK SALE OF 64,000-ACRE RANCH

KILIFI

MP to block sale of 64,000-acre ranch

Ganze MP Teddy Mwambire yesterday said he will move to court to block the sale of the 64,000-acre Giriama Ranch. The ranch in Bamba Ward is owned by Giriama Ranching Company Ltd. Addressing residents of Goshi and Gede towns after meeting 200 representatives of ranch settlers, the lawmaker said locals should have been consulted before a decision to sell the property was made. "It is clear that they do not know what is happening," he said.

— Samuel Kazungu



2ND NOVEMBER 2017

Daily Nation | Millicent Mwololo | Thursday 2nd November 2017
CREATIVITY, CONFIDENCE AND FOCUS HAVE SEEN US SURVIVE HARD TIMES

At a time when the real estate sector is hurting, I trade Company Ltd is reaping huge returns on its investments. The company, which is about 11 years old, is perhaps the only property developer that cuts across the entire spectrum of real estate. [Read More](#)

Daily Nation | Pauline Kairu | Thursday 2nd November 2017
US REAL ESTATE FIRM MODEL SET TO ROCK PROPERTY MARKET

RE/MAX, America's leading real estate franchise, has set up base in Kenya and is expected to revolutionize property transactions. [Read More](#)

The Standard | Caroline Chebet | Thursday 2nd November 2017
STATE BANNED ASBESTOS IN 2006 FOR LINK TO CANCER

NAKURU, KENYA: A lush green kitchen garden tactfully fenced off with rugged asbestos roofing material stands in a homestead in the sprawling Flamingo slum estate in Nakuru. [Read More](#)

The Standard | Peter Muiruri | Thursday 2nd November 2017
KIAMBU COUNTY PLANS TO REGULATE LAND USE TO BOOST FOOD SECURITY.

NAIROBI, KENYA: The prolonged electioneering period has seen Kenya's real estate sector face one of the most turbulent phases in recent history. [Read More](#)

Business Today | Isabella Mukumu | Thursday 2nd November 2017
HOLIDAY HOMES ON A CLIFF IN NGONG HILLS

Kishan Bhanderi, the project director at Cape Holdings, the developers of 14 Riverside, stands in his office gazing at stretches across a wall of the panoramic views of Champagne Ridge development on the edge of Ngong Hills. [Read More](#)

Get good locks to enhance security

BY JEREMY VAN TONGEREN

A strong lock with keys that are hard to duplicate are important for the security of any premises, so it is worth investing in good quality locks, even though they are expensive.

A main door lock should have a minimum of four levers (flat pieces of metal), and the higher the lever count, the greater the lock's security.

Go for keys that are difficult to copy to avoid unauthorised duplication. When buying a lock, choose one with high-security feature keys.

If you buy or move into a new house, be very careful since you cannot tell whether the contractor's workers or servant(s) of the former occupant have duplicate keys.

If you cannot buy new locks immediately, swap those of the inner doors with those of the outer doors as a minimal precaution.

Take special care of your keys and duplicates; give them only to a trustworthy employee and have them sign for it so that they can hold them to account.

Nowadays you can fit bio-

metric (fingerprint) locks on important doors since they offer better security than conventional locks.

There are also locks that you can link with your mobile phone via Bluetooth with a PIN code to control access.

If you fit padlocks, avoid the spring type that can easily be picked, and protect padlocks at the entry with a steel casing to make it difficult to cut.

Deadlocks (a lock that is opened using a key) or rim bolt locks are recommended for the main door of flats and houses because they cannot be pushed open.

But the condition of your door also matters. In many cases, break-ins and robberies are made easy by weak doors or poor installation, so make sure your door is strong and that its frame is firmly fixed to the wall.

For enhanced security, you can install a fully automatic intruder alarm system that operates even when you are away.

Jeremy Van Tongeren is the deputy chairman, SGA, which specialises in security equipment



PHOTO | CORRESPONDENT
The lock with many levers is a good choice.



PHOTO | MAGDALENE MUTHONI

Self-catering units a hit at the Coast

At Sunset Paradise, guests can prepare their own meals or order from the restaurant

BY MAGDALENE WANJA
mwanja@ke.nationmedia.com

Growing demand for affordable accommodation by visitors at the coast has seen an increase in fully furnished apartments and villas. The apartments and villas, which are drawing large numbers of local and foreign tourists, are preferred mostly by the local middle class.

Sunset Paradise in Shanzu, Mombasa, which offers such facilities, has been receiving more than 7,000 bookings annually. The development, which comprises 60 four-bedroom, 10 three-bedroom, and 10 two-bedroom apartments, charges per unit rather than per head like hotels do. The property's director, Mr Innocent Mugabe, told *DN2* that the units had led to an increase in domestic tourism. The units have a fully equipped kitchen, a dining room and living room.

"It is very convenient for families visiting the coast with children since you have the option of preparing your own meals or eating at our restaurant," said Mr Mugabe. In addition, it allows clients to receive guests at no extra cost. The charges range between Sh10,000 and

Sh20,000, depending on the number of bedrooms.

"This form of accommodation is friendly, especially to budget travellers. For only Sh100,000, a family can enjoy a week-long holiday, with all the expenses met," he said. "One can hire a four- or five-bedroom villa for Sh90,000 per month," said Mr Mugabe, adding that online marketing had boosted the business. He noted that with the evolution of tourism, furnished apartments are the future of accommodation, thanks to its flexibility.

"People want to make decisions without restrictions like those imposed by hotels, where all meals must be taken at set times. Here, we give you any meal whenever you want it. People want to enjoy their holiday without restrictions," he said.

He pointed out that although it is impossible to capture the whole market, more than 60 per cent of travellers now opt for furnished units. Some of the old hotels in the region like Shaza Apartments and Cowrie Shells have also adapted this form of accommodation, leading to increased competition. "This form of accommodation is still not very common but those who learn about it love it," he said.

He said they target both the domestic and regional markets, especially those visiting

the area for extended periods, adding that they get full-bookings during peak seasons and holidays.

The landscaping and location of the hotel are additional attractions, offering a pleasant view as one enjoys the amenities such as a private outdoor swimming pool with a sun terrace and garden.

Many tourists like the location because of it is serene and is close to the Mombasa Marine Park, Mombasa town, Bamburi, Nyali, and Mtwapa. It also has 24-hour security.

"Security is key and whenever people are looking for a destination, it is one of the factors they look out for," said Mr Mugabe.

Mr James Ouma, a domestic tourist, said he prefers furnished units, especially during the school holidays when he travels with his family. "I feel comfortable in such an environment because it feels like a home away from home. It is a great experience because it offers a bonding session," Mr Ouma said.

He noted that it is affordable and is an incentive to local tourism, which had largely been left to the more affluent in society.

Coming up next to the apartments is a building that will accommodate conference facilities which, Mr Mugabe says, will give an all-round experience to their clients who come for conferences.

Uasin Gishu >

Land sale forgery earns man six years in prison

A man charged with forging his father's signature and selling a piece of land to a church will spend six years in jail. The prosecution said David Amikolas Shipiti sold Pastor Boniface Odero Simani a parcel of land that had been bought by another person. He was also charged with using the forged signature of his deceased father to prepare a land sale agreement document, land transfer agreement and a letter of consent to sell the land.

— Titus Ominde

Gardening and landscaping

Poolside living

By Hosea Omole
homeandaway@standardmedia.co.ke

A good swimming pool does more than provide swimming practice for your family. The pool and the area around it can make for great outdoor living space where family and friends can converge for endless fun and entertainment. Here are a few tips to help you upgrade your poolside into a living space.

Patios and decks

A generous hardscape for lounging and entertaining is a must if you want to really enjoy your pool.

The patio or deck around a pool serves both functional and aesthetic purposes. It provides a safe walkway for swimmers and a necessary drainage surface in addition to framing the pool.

Be generous with decking. Poolside furniture and sunbathers take up plenty of space. Typically, a rim of coping stone and three to four feet of hard but comfortable surface will surround a typical pool. But the pool will be more attractive and useful with a wide deck or patio on at least one or two sides.

Think about how you want you use your poolside and the kind of furniture you will need.

Typical options would include a table or two for poolside dining, a lounge area and a course a couple of sun loungers.

Shading

Your poolside should be comfortable at the time that you use it the most. While you will probably need



a lot of sun to warm you up as you swim and immediately after, a lot of your poolside living options will need a bit of shading.

For instant shade, consider a covered area such as a pergola, sail shade or a gazebo to serve also as the centre of your poolside 'room'.

One or two large trees located near the deck or patio could also provide shade in the long-term while

softening the extensive hardscapes around the pool.

Poolside furniture

Poolside furniture play a major role in enhancing your experience around the pool. From privacy screens to lounge sets, dining sets, bar sets and sun loungers, there is a very large collection to choose from.

Go for options that complement the style of your pool. If your pool is informal, almost natural looking, for instance, choose a rustic furniture style to enhance that look and feel. On the other hand if your pool is chic and modern, go with contemporary

rattan or wood composite options.

Plant right

The choice of plants around the pool should be given careful thought. Formal plantings of small trees and shrubs can be considered to provide year-round interest without littering the pool with spent flowers, pollen or leaves.

Larger trees and shrubs are kept far enough so they don't block the sun but just close enough to provide privacy and screen off noise and wind.

—The writer is a landscape architect

"The pool area can be a place of fun and entertainment."

newsnow

Country a hot favourite for international hotels

Top world investors in the hotel industry are eyeing the Kenyan market as the hospitality industry continues to grow. This is according to Global firm PwC in their recently released Hotel Industry Outlook for African countries from the year 2017 to 2021.

"Kenya's security sentiment has improved significantly with the capital city hosting major global events on trade and investment and hosting key global figures," the report says.

This positive outlook has come a time when Kenya been named the ninth top best destination in the world and the top in Africa by Rogue Guides of the United Kingdom in 2016.

With the government improving infrastructure around various destinations, the number of visitors increased to 1.31 million in 2016 from 1.18 million in 2015 indicating the level the leisure industry has attracted. "The government is investing in transport infrastructure, including the expansion of airports to accommodate more travelers and a new road, the Dogo-Kundu Road, which will allow tourists to access the south coast by land, as well as improved and



increased conference facilities in Nairobi, which is becoming a popular business conference destination," the report says.

These developments have contin-

ued to attract international hotel brands. Some of the brands expected to open branches in Kenya in the next five years include Sheraton, Ramada, Hilton, Best Western, Radisson, Mar-

riott, and Mövenpick.

Speaking to *Home & Away*, Kenya Association of Hotel and Caterers Mike Macharia said that by 2021, hundreds of jobs will have been created if the positive outlook impact as it is expected.

13

■ New hotels expected to open by 2021.

2,400

■ Expected increase in number of rooms in by 2021.

PwC has pointed out that 13 new hotels are expected to open by 2021. "We project the number of available rooms to increase from 18,600 in 2016 to 21,000 in 2021, a 2.5 per cent compound annual increase," PwC says.

Average room rate growth, slowed in 2016. However, room rates are expected to grow at an average of 3.3 per cent annually through to 2021.

1st NOVEMBER 2017

Daily Nation | (AFP) | Wednesday 1st November 2017

NEW ZEALAND LOCKS OUT FOREIGN HOME BUYERS

REAL ESTATE

New Zealand locks out foreign home buyers

The New Zealand government firmed up plans Tuesday to prevent foreigners from buying houses in the country, saying it wanted the new law in place early next year. New Labour Prime Minister Jacinda Ardern said she aimed to have the ban take effect before the wide-ranging Trans-Pacific Partnership (TPP) trade agreement is ratified in February. The government believes that blocking foreign home buyers and cutting back on immigration numbers will help reduce demand and drive down prices in a heated housing market.

(AFP)

Daily Nation | Benjamin Opiyo | Wednesday 1st November 2017

OUT&ABOUT: HOUSES WHITE SETTLERS LEFT BEHIND

In 1963, when Kenya attained independence, the white settlers left the country leaving behind their farms and iconic buildings behind. [Read More](#)

30TH OCTOBER 2017

Business Daily | Brian Wasuna | Monday 30th October 2017

19 LANDLORDS SUE NAKUMATT FOR SH600M RENT ARREARS

Eviction push came as it emerged that Nakumatt owes the 19 landlords Sh596 million in rent arrears. [Read More](#)

29TH OCTOBER 2017

Daily Nation | Gakuu Mathenge | Sunday 29th October 2017

ARDHI HOUSE CARTELS FRUSTRATE LAND REFORMS

Lands Cabinet Secretary Prof Jacob Kaimenyi has come face to face with vicious cartels at Ardhi House, who are resisting wide ranging reforms aimed at weeding out entrenched corruption in land transactions. [Read More](#)

Daily Nation | James Kariuki | Sunday 29th October 2017

SMALL HOUSING DEVELOPERS FACE DISRUPTION BY GOVERNMENT PLAN

One-man real estate firms dominating the residential housing scene face imminent disruption after the government invited real estate conglomerates to put up 8,000 units using modern technologies. [Read More](#)

25TH OCTOBER 2017

Daily Nation | Delfhin Mugo | Wednesday 25th October 2017

BIG BRANDS OUT FOR A PIECE OF AFRICA'S HOSPITALITY PIE

About five years from now, Africa's hospitality industry will be dominated by global brands, if the current trend is anything to go by. [Read More](#)

Daily Nation | Vivere Nandiemo | Wednesday 25th October 2017

MIGORI PROPERTY MARKET HARD HIT BY POLL ANXIETY

Non-local tenants have moved to what they consider the safer towns of Isibania and Kehancha while tourists who would visit the border town now prefer going to Tanzania. [Read More](#)



We Welcome All Our Members And Partners To Advertise through the KPDA MEDIA WEEKLY REVIEW REPORT. For more information, kindly contact the KPDA Secretariat on 0737 530 290 or 0705 277 787 or by emailing m.mboqo@kpda.or.ke