

KPDA WEEKLY MEDIA REVIEW REPORT AS AT 8TH 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

CEO DE-BRIEF

UPDATE ON KPDA MEMBERSHIP

Please join us in welcoming Canaan Properties Ltd who became Associate Members on 1st of September 2017 and Endless Africa Ltd who became Corporate Members on 6th of September 2017!



Canaan Properties Ltd - Associate members



Endless Africa Ltd - Corporate Members

The KPDA family now has 147 members!

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

NATIONAL ENVIRONMENTAL MANAGEMENT AUTHORITY CLARIFICATION ON THE PLASTIC BAN!

There has been widespread misinterpretation on the recently passed plastic ban in Kenya. The National Environmental Management Authority released their clarification on 1st September 2017. To access the article, please click on the link below:

[..\Clarifications on exemptions and application for clearance under the plastic ban gazette notice .pdf](#)

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

KPDA CORPORATE NETWORKING KOROGA EVENT, FRIDAY 27TH OCTOBER 2017 AT THE MINT SHACK RESTAURANT, STARTING AT 6.00PM

On Friday, 27th 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 27th October 2017 at the Mint Shack Restaurant, Nairobi

An interactive and informal networking event!

WHERE: MINT SHACK RESTAURANT

(Located along Peponi Road, Nairobi)

WHEN: Friday, 27th 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 19TH OCTOBER 2017. Kindly send your confirmations to m.mbogo@kpda.or.ke and cc 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:

[Click to download](#)

8TH SEPTEMBER 2017

Daily Nation | Richard Munguti | Friday 8th September 2017
TEN IN SH8BN KAREN LAND CASE OFF THE HOOK

Ten people and a company charged alongside former Cabinet Secretaries Charity Ngilu and Michael Kamau in the Sh8 billion Karen land case have been freed. [Read More](#)

Business Daily | Constant Munda | Friday 8th September 2017
NEW TRIBUNAL TO HANDLE CONTRACTORS' DISPUTES

African Export and Import Bank (Afreximbank) on Thursday wooed fund managers and high-net worth individuals in Nairobi to buy into its depository receipts (DRs) through which it is seeking to raise up to Sh30.97 billion by September 22. [Read More](#)

7TH SEPTEMBER 2017

The Standard | Dalton Nyabundi | Thursday 7th September 2017
TASK FORCE WANTS MAYOR, TOWN CLERK AND TOWN PLANNER ARRESTED OVER SCANDAL

Former top officials of the defunct Municipal Council of Kisumu (MCK) could be arrested and charged with fraud and abuse of office if a report by a task force on land allocation in the town is adopted by the county government. [Read More](#)

Business Daily | Lynet Igadwah | Thursday 7th September 2017
NEW TRIBUNAL TO HANDLE CONTRACTORS' DISPUTES

Contractors working on public projects have won a major breakthrough after the industry regulator set up a separate unit to handle their disputes. [Read More](#)



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

OUR MISSION

To promote the involvement of the private sector in development through advocacy, education, research and ethical standards.

From outside, Jiweke Tavern in Ngong, Kajiado County, looks just like any other bar and restaurant.

For clubs, interior design makes all the difference

By David Mwitari
dmwitari@standardmedia.co.ke

From outside, Jiweke Tavern in Ngong, Kajiado County, looks just like any other bar and restaurant. But inside, things are different. Its richly-coloured furniture and the way the roof has been made points to a specific theme that largely borrows from modern designs. The acoustics and the classical paintings decorating the ceiling attest to this.

Jiweke, a popular entertainment joint, has incorporated a modern design that has given its space a touch of class. Jiweke has an unmistakable character that appeals to those looking for a comfortable environment while enjoying a night out. The club was started in 2015 after demolishing another structure that stood on the same spot and a comprehensive renovation done.

"Entertainment joints' interior designs are these days embracing sleek decorations that ensure patrons' comfort," says Dan Paps, the marketing manager at Jiweke. Like Jiweke, many entertainment joints are embracing the use of modern interior designs as patrons embrace the local or "home pub" mentality culture as opposed to clubbing in town.

Not long ago, before neon lights took over popular clubs, "sina taabu" stools were seen as the most fashionable item in neighborhood bars reserved for the few rich. Today's entertainment joint, however, is defined by sophistication and comfort. Jiweke's Paps says to respond to the shift in clients' expecta-

tions, many bar operators have enlarged and refurbished their establishments, with the spaces having more presentable layouts.

Bernard Ondari, the director of Sting Bar and Grill in Nairobi's Westlands says entertainment joints are now starting to bring home comfort to their space.

Sh20 million

What it could cost to overhaul a club's interior decor

"Apart from the changing customer tastes, clubs are beginning to mimic home comfort, with the residential-themed environment being adopted,

almost matching that of a luxurious condo or urban townhouse," says Ondari. Sting's expansive kitchen can house several chefs, a sizable number of ringed-in cabinets, a modern grill and cooking burners with enough space for ventilation.

The establishment opened its door for business in June 2017. The double extended space can comfortably accommodate 1,500 at full capacity.

Ondari says the entire interior work, which incorporates seats, lighting, floors and all necessary features that bring out the bar and the grill's modern look, cost Sh40 million.

Home & Away also visited Number 7, another cocktail bar on Koinange Street, Nairobi. Inside Number 7, the bar has an expansive clear open space with wood-

en chairs taking almost half of the sitting space to allow the patrons be motivated by the inscriptions on the walls.

Eugene Mbugua, the managing director of Number 7, says that the interior design was inspired by art. The walls are full of creative art with motivational quotes from all aspects of life.

The writings on the walls are big and bold for everyone to read as they head to the bottle service area to sample drinks in the lounge that is located upstairs. "We decided to go for playful art motivation for our interior design. Even entertainment joints can take design inspiration clues from the landscape, local foods and other world patterns to bring in comfort and fun..." said Mbugua.

According to Biron Ombija, an interior design architect, it is time clubs, bars and other entertainment joints adopted more eco-friendly and sustainable environments to cope with stiff competition and also enable them move with the changing times.

"We may soon start seeing new interior designs that integrate man-made structures into the natural environment and incorporating interesting nature-infused things like sunken drinking spaces, foliage-covered interiors and sustainable rooftop bars," he says.

He says that although it is expensive to create a satisfactory interior look for any entertainment joint, it can cost one more than Sh20 million to renovate a club to modern standards.



A set-up for a pool party at Nairobi's B-Club. Clubs are beginning to mimic home comfort. [David Gichuru, Standard]

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.

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;

Nairobi's satellite towns- Ongata Rongai, Ngong, Kiserian and Kitengela are due for a major facelift...

Rongai, Ngong and Kiserian to get sewer system in facelift

The President said the road from Galleria Mall, off Langata Road, would be a dual carriageway.

By Moses Njagih
mnjagih@standardmedia.co.ke

Nairobi's satellite towns — Ongata Rongai, Ngong, Kiserian and Kitengela — are due for a major facelift that will see them connected to water, sewer systems and road connectivity in a multi-million-shilling infrastructural development project.

The towns, which have sprung up and rapidly developed over the past two decades, creating relief for many residents who have opted to establish settlements on the outskirts of the city, have been in a pathetic state.

They lack such basic amenities as sewer systems and water, and are often faced with blocked drains.

Coming months

But this could be a thing of the past in the coming months after President Uhuru Kenyatta announced a work plan aimed at improving infrastructure in the towns.

The work will involve both the national government and the County Government of Kajiado, where the satellite towns are situated.

Uhuru promised residents

Proposed developments

- Sewer systems and piped water
- Traffic decongestion by upgrading road from Galleria Mall, off Langata Road through Ongata

- Rongai, Kiserian, Ngong and Southern bypass to dual carriageway
- Tarmacking of road connecting Kitengela and Kiserian

that the Government would undertake the major infrastructural development and leave the county government to do the minor works, such as building feeder roads and inter-estate water connectivity.

The President also said the financial requirement for the works had been set aside.

"We want you to live like residents in Nairobi and that is why we have agreed to work closely with the county government to improve the state of these towns," said Uhuru.

"As the national government, we are in the process of putting up sewer systems in all these towns and also have them connected to piped water so that the county government can undertake other duties," he announced when he toured the towns on Tuesday.

Besides the water and sewer lines, Uhuru also revealed the Government's plan to ease the traffic congestion that has become a nightmare for commuters travelling from the towns to the city.

He announced that the road from Galleria Mall, off Langata Road, through Ongata Rongai, Kiserian, Ngong and the Southern bypass, would be upgraded to a dual carriageway.

Former Kajiado West MP Moses ole Sakuda said this would be a major relief for residents who struggle every morning to get to the city.

"More than 80 per cent of people living in these areas work or operate businesses in Nairobi and are forced to be on the road very early or risk being caught up in heavy traf-

"We want you to live like residents in Nairobi and that is why we have agreed to work closely with the county government to improve the state of these towns."

President Uhuru Kenyatta

fic. This is a milestone for us," he said.

During his recent visit to Kitengela, the President also promised the tarmacking of the road connecting Kitengela and Kiserian, which will open up the area.

He said this would help to end the gridlock often witnessed on the road, and which costs motorists and commuters many hours.

Kajiado Governor Joseph ole Lenku said the mega infrastructural projects would help to improve the status and living conditions for the many residents who have migrated there.

Suffered long

"Residents here have suffered long due to a lack of these amenities, but we are assuring them that with this partnership with the national government, they will soon be witnessing changes as we begin the work," said Mr Lenku.

"The lack of proper drainage, sewer and water systems has been a major challenge in these towns."

The governor said a substantial amount of money received by the county would be channelled towards improving the planning of the towns.

Uhuru told Lenku to work for the county residents and ensure that their livelihoods were improved.

KPDA also ensures it carries out its mandate through three (3) main committees:

1. **The Institutional Strengthening Committee:** Works to support the Board of Directors in the overall financial running of the Association.
2. **Membership and Outreach Committee:** works to support the secretariat maintain active members as well as increase membership numbers.
3. **Public Policy and Advocacy Committee:** provides strategic advocacy advice, counsel, and options to the Board of Directors.

A waterfall can be ultimate focal point in a garden.

How to make a waterfall

By Hosea Omole
homeandaway@standardmedia.co.ke

A waterfall can be the ultimate focal point in a garden. Unlike other garden features, waterfalls have movement and sound that grab your attention.

Any waterfall typically has two main parts: the cascading structure from which the water pours and the pool into which the water is collected. Here are some tips to help

you set up a waterfall in your backyard:

Location and scale

Select a location that is prominent and can be viewed from the main living areas in the garden. Plan the waterfall itself so that it faces the living area directly for maximum impact. You will also need either a naturally sloping site or a man-made earth berm on which to mount the boulders.

Some modification may be necessary to make the setting look as natural as possible.

Don't construct the fall too high and narrow for the pond. A good rule of the thumb is to build up the ground only as high as the pond is deep. Since most residential ponds are around two feet deep, it means home waterfalls should only be about two feet high.

The more you build the fall to the scale of the pond, the more natural

it will appear and sound.

Cost

The size of your waterfall will affect not just the initial cost of installation but also the long-term maintenance costs. The bigger the splash, the more the cash.

It is therefore important to carefully consider the size of waterfall you really need and provide just that and not an inch more.

Copy nature

Once you have set your grounds, it is time to arrange the rocks. Start by securing a pond liner to cover the pond as well as the berm on which you want to create the fall. Then begin arranging the rocks starting with the largest ones at the bottom to completely cover the parts of the liner that will be above ground.

There is an art to the rock arrangement. First, the choice of stones should be consistent with rocks that are naturally found around the site. Take a long look at images of natural waterfalls. See how rocks naturally lie atop one another and try to recreate this.

Study how water moves under different circumstances. The spill can either be a single fall from the top to the pond or may be broken into multiple falls through intermediate shallow basins on its way to the pond. Depending on how you treat edges of these shallow basins, the spill can either be smooth or rough. Whichever way you choose to go, remember to keep everything looking as natural as possible.

- The writer is a landscape architect.



What are some of KPDA's Major Achievements?

- ❖ Contributes to the excellence within the industry through the promotion of world-class practice standards and sector-specific educational programs; and
- ❖ Compiles and disseminates focused research and analysis to inform sound policy analysis and public education.
- ❖ Following consistent and combined lobbying with industry partners and the National Construction Authority (NCA), the NCA Construction Levy was scrapped off effective 1st January 2017;
- ❖ Our strengthened collaboration with the public sector resulting in KPDA being nominated into the Ministry of Land, Housing and Urban Development Affordable Housing Contact Group;
- ❖ Committed service to policy reforms through our participation on the Kenya Private Sector Alliance (KEPSA) Land, Housing and Urban Development Sector Board;
- ❖ Active and successful joint input into the review of the Proposed 2014-2015 Finance Bill;
- ❖ Established strong ties with significant industry players such as the Nairobi City County Government, the National Construction Authority, the Ministry of Transport, Infrastructure, Housing and Urban Development, the Upper Hill District Association (UHDA), the UN Habitat, the Kenya Private Sector Alliance (KEPSA) amongst others;
- ❖ Demonstrated our commitment towards Kenya having a sustainable, green environment by our continued collaboration with the UN Habitat and the Kenya Green Building Society;
- ❖ Our collaboration with significant market players in the establishment of the National REITs Association which will ensure the smooth implementation of REITs in Kenya as well market REITs to encourage foreign investment in the Kenyan property market;
- ❖ The consistent and informed release of data to our mailing list through our Media Weekly Review Reports and our bi-monthly e-newsletter, *The Developer's Digest*;
- ❖ The successful organization of several events both aimed at providing professional networking and educating platforms

QUESTIONS ON WHY MORTGAGE NUMBERS WENT DOWN AFTER INTEREST RATE CAP

Jane Wangeci was elated when President Uhuru Kenyatta assented to the Banking Amendment Bill 2015 that capped bank interest rates four percentage point above the Central Bank Rate.

Questions on why mortgage numbers went down after interest rate cap

Many were hopeful that more people would be able to get home loans. However, this is not the case as banks' approach locked out many in what is either a case of a law doing more harm than good, or lenders creating a scenario to force a review.

By Peter Muiruri
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Jane Wangeci was elated when President Uhuru Kenyatta assented to the Banking Amendment Bill 2015 that capped bank interest rates to four percentage points above the Central Bank Rate. As a budding real estate developer, Wangeci was sure that her bank would gladly consider her loan applica-

tion to further her ambitions.

But she was disappointed when the bank informed her that she did not qualify for the loan due to "lack of a track record in real estate development". "The fact that I had several rental units in Nairobi's Eastlands area did not matter to the bank. To them, I was a risky investor," says Wangeci. Like Wangeci, scores of stakeholders in the real estate sector were upbeat when the law on interest rate cap came into effect in August last year. And true to expectations, there was an increased demand for mortgages due to the perceived affordability and the notion that prospective home owners could qualify for funding.

Financial institutions, on the other hand, were not taken in so quickly by the "good news". To reduce the pile-up of bad loans, commercial banks tightened their credit standards, resulting in lower mortgage disbursements

Developer advised caution, innovation

■ In an opinion in *Home & Away* just as the law was gathering steam one year ago, Ian Henderson, the MD of Superior Homes Ltd, was a little more cautious than most. ■ He wrote: "While the loan interest cap may be good news for borrowers who meet the more stringent loan qualification criteria, it is bad news for those who do not. They are effectively blocked from obtaining a mortgage. ■ "This process reduces the pool of potential buyers which in turn lowers the number of houses sold. Developers must bring innovative financing schemes to the market."

against the increased demand. Last week, the Central Bank of Kenya released the Bank Supervision Report for 2016 that offered a glimpse of how the interest rate cap has affected the real estate sector. Owing to the tighter credit standards by commercial banks, says the report, mortgages saw a 1.5 per cent decrease from 24,458 in December 2015 to 24,085 in December last year. This is the first time for mortgage numbers to decline in five years.

home loans has had the opposite effects. The odds against the move though were quite high. More than 60 per cent of Kenyans live in the rural areas where they use locally available materials and their own savings to build a house. Rarely do they rely on bank loans for home developments.

24,085

■ Number of mortgages by December last year.

Value rose

Despite the loss of 373 mortgage accounts, the value of existing mortgages rose to Sh219.9 billion in December 2016 from Sh203.3 billion in December 2015. CBK attributed the value increase to, among other things, the increase in property prices.

So, what was supposed to see Kenyans trooping to commercial banks for

Of the 32 per cent of Kenyans who live in urban areas, majority live in informal settlements and survive on Sh15,000-Sh20,000 monthly incomes, figures that are too low to qualify for mortgages. Bankers have no incentive to lend to this group. The expected rush for loans has turned into a trickle.

mortgage uptake

The CBK report detailed the results of a survey it conducted among Kenya's financial institutions where the lenders stated their mortgage risk factors.

Key among them were the ability and willingness of the borrower to repay the mortgage, sustainability of the borrower's income, legitimacy of property or collateral as well as the credit history of the borrower. No other group is as risk averse as those in the lower segment of the society - the very same people who were supposed to benefit from the interest rate cap.

Fuelled by anger

In one of its reports released four days after the signing of the Banking Amendment Bill 2015 into law, real estate investment and advisory firm Cytom said the aftereffects follow a predictable script and was "fuelled by anger" and comparable to the Brexit euphoria in in the United Kingdom.

"It (signing of the bill into law) was a very populist move, fuelled by anger but an equally unwise move that we may quickly regret," said the report. According to Jared Osoro, the Kenya Bankers Association (KBA) director of research and policy, such a policy has never

worked anywhere else in the world. The longer tenure of real estate financing, he says, has a bearing on the bottom lines of the lenders.

"Apart from buyers being unable to secure home financing, first-time developers also bear the brunt of such a move since they may have developed a proven record with financiers," says Osoro. KBA fiercely opposed the signing the bill into law.

"It is unfortunate that the unintended consequence of the capping of interest rates was a slow-down in lending by commercial banks."

President Uhuru Kenyatta

Muca Kuniyha, the chairman of Kenya Property Developers Association, says the interest rate cap has so far had a negative effect on the economy by not only creating a cash crunch to first-time developers, but also to new projects by established developers.

"There are tougher terms and a lending percentage that is far much

lower than project cost. Financing used to be 75 per cent of the project but is now below 60 per cent thus a demand for additional capital for other sources. The effect is fewer new projects," says Kuniyha.

There has been sustained pressure from different quarters for the government to review and possibly scrap the interest rate cap and allow market forces to determine the dynamics of borrowing.

Uhuru's concerns

In his state of the nation address in March this year, President Kenyatta voiced his frustration with the regulation, stating that it had failed to provide Kenyans with cheaper money for development purposes.

"It is unfortunate that the unintended consequence of the capping of interest rates was a slow-down in lending by commercial banks. This is an issue that concerns us and is one that I will actively seek to resolve so that credit can start to flow again to the real drivers of our economy," said Kenyatta.

Developers as well as prospective homeowners are waiting to see what measures the government will come up with to address the interest rate cap issue and make lending taps flow again.

WHAT CBK SAID ON THE STATE OF MORTGAGES IN KENYA



Jared Osoro, director of research and policy, Kenya Bankers Association.

9.1 million in 2016 due to increased property prices.

■ The average loan maturity was 12 years, with a minimum of five years and a maximum of 25 years in 2016 compared to average loan maturity of 9.6 years with a minimum of five years and a maximum of 20 years in 2015.

Interest rates

■ The interest rate charged on mortgages on average was 13.46 per cent, or a range between 10.5 per cent and 18 per cent as compared to an average 18.7 per cent in 2015. This was mainly due to interest rate capping which became effective September 14, 2016.

■ About 72.8 per cent of lending to the mortgage market was by five institutions. One medium-sized bank carried 23.5 per cent of the lending while four of the big boys undertook a 49.3 per cent lending.

■ There were 24,085 mortgage loans in the market in December 2016 down from 24,458 in December 2015, a 1.5 per cent decrease due to tighter credit standards by commercial banks.

■ The value of mortgage loan assets outstanding increased from Sh203.3 billion in December 2015 to Sh219.9 billion in December 2016, representing a growth of Sh16.6 billion or 8.1 per cent.

■ The average mortgage loan size increased from Sh8.3 million in 2015 to Sh

■ The outstanding value of non-performing mortgages increased from Sh11.7 billion in December 2015 to Sh22 billion in December 2016. The non-performing loans (NPLs) to gross mortgage loans was 10 per cent, which was above the industry NPLs to gross loans ratio of seven per cent.

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](#)

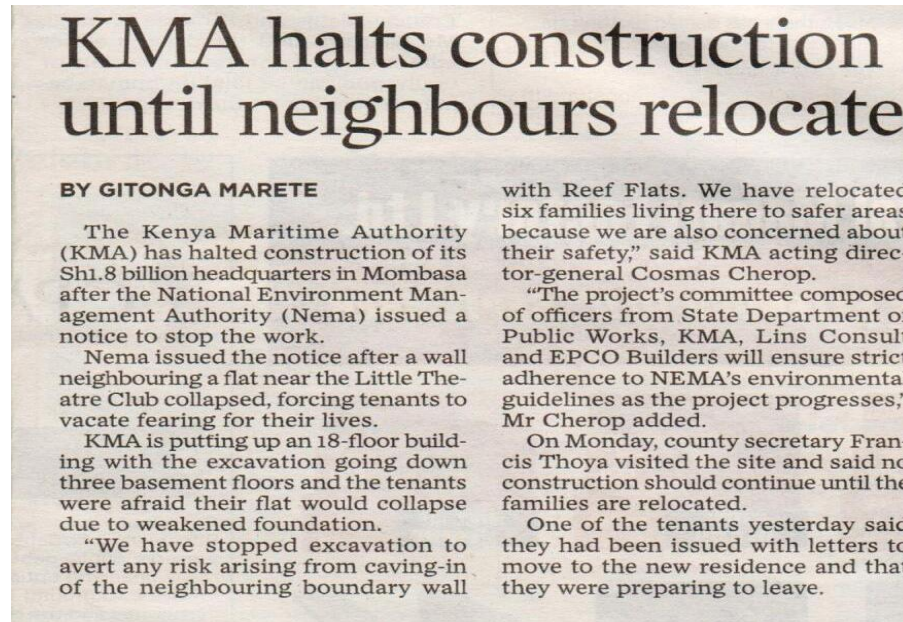
VIVO SEEKS SH180M FROM SALE OF JOGOO ROAD LAND

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](#)

Daily Nation | Gitonga Marete | Wednesday 6th September 2017

KMA HALTS CONSTRUCTION UNTIL NEIGHBOURS RELOCATE

The Kenya Maritime Authority (KMA) has halted construction of its Sh1.8 billion headquarters in Mombasa after the National Environment Management Authority (Nema) issued a notice to stop work.



Daily Nation | Pauline Kairu | Wednesday 6th September 2017

HOME BUYERS HOLD BACK DUE TO POLITICAL CLIMATE

Demand for housing for purchase slowed down this year due to political tension and stringent disbursement of mortgages by banks, even as the market remains largely a renters' market.

[Read More](#)

Daily Nation | Elizabeth Mulae | Wednesday 6th September 2017

HERE'S HOW TO PARTICIPATE IN PLANNING YOUR LOCALITY

Recently, my neighbours and I received environmental impact assessment (EIA) questionnaires to fill in. [Read More](#)

Daily Nation | Pauline Kairu | Wednesday 6th September 2017

KENYAN FIRMS AMONG WINNERS AT AFRICA PROPERTY AWARDS

Kenyan firms were among the companies that clinched top positions in the property industry at the Africa Property Investment (API) Summit Expo and Awards 2017 in South Africa last the weekend.

[Read More](#)

Business Daily | Lynet Igadwah | Wednesday 6th September 2017

EA SET TO LEAD AFRICA IN RISING DEMAND FOR WAREHOUSING SPACE

Demand for warehousing space is set to grow faster in East Africa than anywhere else on the continent over the next 10 years, increasing pressure on facilities that are hardly meeting market needs. [Read More](#)

Business Daily | Allan Odhiambo | Wednesday 6th September 2017
BAD LOANS RISE TO 9.91PC AS BANKS SEE FURTHER INCREASE

Commercial banks expect a rise in non-performing loans—which in June rose almost half a percentage to 9.91 per cent of total – in quarter three due to effects of slow economy, political uncertainty and poor weather, an industry survey shows. [Read More](#)

5TH SEPTEMBER 2017

Daily Nation | Mary Wambui | Tuesday 5th September 2017
THIKA TRADERS PROTEST ALLOCATION OF LEISURE GARDEN TO HAWKERS

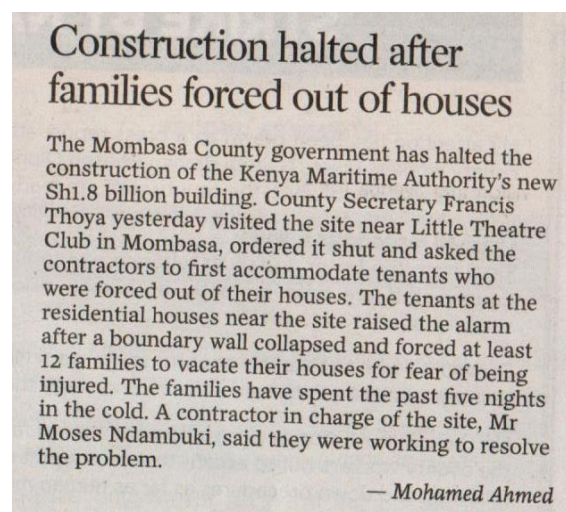
Hundreds of Moi Market traders in Thika Town have demonstrated over the allocation of a leisure garden located in the town centre to hawkers who flooded the town since Kiambu Governor Ferdinand Waititu was declared the Jubilee Party prior to the August 8 election. [Read More](#)

The Star | Cynthia Ilako | Tuesday 5th September 2017
NAIROBI'S RENTAL APPRECIATION DOWN ON POLITICAL UNCERTAINTY

Price appreciation in Nairobi's residential property have dropped this year on the back of increased political uncertainties, analysts have said. [Read More](#)

Daily Nation | Mohamed Ahmed | Tuesday 5th September 2017
CONSTRUCTION HALTED AFTER FAMILIES FORCED OUT OF HOUSES

The Mombasa County government has halted the construction of the Kenya Maritime Authority's new Sh1.8 billion building.



Daily Nation | Benson Amadala | Tuesday 5th September 2017
EX-MUNICIPAL COUNCIL STAFF PREY ON LAND SEEKERS

Former employees of the defunct Kakamega Municipal Council could be preying on unsuspecting land seekers, duping them to pay “lease renewal” fees only to find the land has been allocated to another entity. [Read More](#)

Daily Nation | Anita Chepkoech | Tuesday 5th September 2017
BLOW FOR LOCALS AS TEA FIRMS GET BACK LAND LEASES FOR LAND

Indigenous communities displaced by colonialists a century ago have stepped up the fight for compensation after it emerged that leases of tea firms that took over their land have been renewed for another 99 years. [Read More](#)

Business Daily | James Kariuki | Tuesday 5th September 2017
SANLAM SET TO SELL ICONIC CBD OFFICE FOR SH460 MILLION

Listed financial services group Sanlam Kenya Plc is selling its five-storey headquarters building on Nairobi's Kenyatta Avenue, as it prepares to move to its new Westlands home. [Read More](#)

Business Daily | Mwangi Muiruri | Tuesday 5th September 2017
WAIGURU'S SH5 BILLION INDUSTRIAL PARKS PLAN

Kirinyaga will enter into a Sh5 billion public private partnership to set up 10 industrial hubs for value addition of agricultural produce. [Read More](#)

Business Daily | Brian Ngugi | Tuesday 5th September 2017
WESTLANDS LEADS IN OFFICE SPACE AS OVERSUPPLY LOOMS

Approvals in the construction of new office buildings trended down last year but developers say some areas of Nairobi are still headed for oversupply. [Read More](#)

Business Daily | Jenny Luesby | Tuesday 5th September 2017
HASTEN FRESH REGISTRATION OF TITLE DEEDS

More than one in six cases reported to the Advocacy and Legal Advisory Centre (ALAC) in Kenya are about land: disputes over title, conflicts over succession, and battles to assert ownership rights. [Read More](#)

Business Daily | Halima Abdallah | Tuesday 5th September 2017
UGANDA SEEKS MORE LAND FOR OIL PIPELINE

The Ugandan government now wants more land for the pipeline from its Hoima oilfields to the Tanzanian port of Tanga. [Read More](#)

KPDA Membership Admission Requirements

The annual subscription and the registration fees payable by each category of member shall be as follows:

CATEGORY	REGISTRATION FEES	ANNUAL SUBSCRIPTION	TOTAL
Premium Member	Kshs. 25, 000	Kshs. 60, 000	Kshs. 85, 000
Corporate Member	Kshs. 12, 000	Kshs. 25, 000	Kshs. 37, 000
Associate Member	Kshs. 12, 000	Kshs. 25, 000	Kshs. 37, 000

In order to join KPDA, the following should be submitted to the KPDA Secretariat:

- 1) Fill the KPDA Membership Application Form and sign the KPDA Code of Conduct;
- 2) Attach a copy of your company's certificate of registration or incorporation and;
- 3) Make the relevant payment


Submission may be made either physically or electronically.

Kindly contact the Membership Relations Officer, **Maryanne Mbogo** through the telephone number **0737 530 290** or **0705 277 787** or by email m.mbogo@kpda.or.ke.

The energy sector is set for a major transformation after a law that seeks to compel all buildings that use over 100 litres of hot water in a day to install solar water heating systems, comes into effect.

Focus on solar water heaters as law takes effect October

Five year moratorium comes to a close in one month, meaning all large users of bathing water will have to install systems



FRANCIS NDERITU | NATION
Renewable Energy Solutions co-founder Philip Kamau makes a point during the interview on Thursday at the company's offices in Nairobi.

ANOTHER OPTION IS THAT SOLAR COMPANIES ARE NOW INSTALLING THE SYSTEM FOR CLIENTS WHO PAY ONLY FOR THE ENERGY CONSUMED
Mr Philip Kamau

lighting systems.
Financing was one of the biggest setbacks for those who sought to have solar panels although Mr Kamau now says has been made easier.
"Financiers are able to fund these initiatives at preferential rates of 3 to 5 per cent for as long as 10 years. Another option is that solar companies are now installing the system for clients who pay only for the energy consumed at a discounted rate over a period of time before owning the system," said he said.
According to Mr Kamau, who studied BSC in Electrical Engineering at Jomo Kenyatta University of Agriculture and Technology, the upshot of the government directive is to reduce reliance on national power grid.
He said by installing solar panels, institutions can save up to 40 per cent of their power bills.
Mr Kamau, however, says tenants may have their landlords increase rent in the short term in order to cater for the initial cost of setting up the solar system.
Government institutions will also have to rework their budgets in order to cater for the new requirements and meet the ends of the law. And this is where firms dealing in solar products are focussing to net handsome returns.

BY WANJOHI GITHAE
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The energy sector is set for a major transformation after a law that seeks to compel all buildings that use over 100 litres of hot water in a day to install solar water heating systems, comes into effect.
This is according to The Energy (Solar Water Heating) Regulations, 2012 that gave Kenyans a five year moratorium which comes to an end in October.
The regulations provide that a person who contravenes them commits an offence and shall, on conviction, be liable to a fine not exceeding Sh1 million or to imprisonment for a term not exceeding one year, or to both.
This means that buildings, both public and private, will create demand for installation of solar panels thereby resulting in jobs creation in the renewable energy sector.
Another impact is that there will be reduced usage of power from the mains thereby enabling the government to ensure that more people are connected to the national grid.
According to the regulations, those to be affected are commercial buildings such as hotels, lodges, clubs, restaurants, cafeterias, laundries, eating places and similar premises. Also to be under the radar are hospitals, health centres and clinics and similar medical facilities.
Others are institutions such as universities, colleges, boarding schools and similar facilities.
Mr Philip Kamau a co-founder of Questworks- Resol Company a company that offers solar energy products says the cost of solar installations has come down over the years.
"Seven years ago, the price of installing a solar system was as high as 3 dollars per watt. Three years ago, it dropped to 2 dollars per watt and now it is below 1.2 dollars per watt and this has really encouraged institutions to embrace solar energy," he said in an interview with *Smart Company*.
He attributed this to advances in technology especially in Asian market compared to Europe.
Watts are the lowest medium unit for calculating power and 1,000 watts are equivalent to one kilowatt while a million kilowatts are equivalent to 1 megawatt.
Three years ago Questworks-Resol delivered what is still the most acclaimed solar energy project in the country when it installed a 600 kilowatt system at Strathmore University.
It has since been appointed to carry out similar works at the Kenya School of Monetary Studies (KSMS) and also a 140 kilowatt hybrid (solar, battery and generators) system to homes of a prominent tycoon.
It has also been approached by several manufacturing and processing plants for installation of green

4TH SEPTEMBER 2017

The Standard | Fredrick Obura | Monday 4th September 2017
SURVEY: WHY REAL ESTATE INVESTORS ARE TARGETING LANGATA, JUJA, RIDGEWAYS

Are you thinking of investing in real estate in Nairobi, a new survey says you should start thinking Langata, Juja, Ridgeways and Thindigua areas. [Read More](#)

Daily Nation | Monday 4th September 2017
PENSION SCHEMES AND REAL ESTATE - NTV PROPERTY SHOW
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UCHUMI WINS SH2.3BN NAIROBI LAND CASE

Uchumi Supermarkets has received a major shot in the arm after the High Court declared the cash-strapped retailer to be the legal owner of a 20-acre piece of land valued at around Sh2.3 billion [Read More](#)

Business Daily | Mwangi Muiruri | Monday 4th September 2017
STATE SET TO ISSUE DEEDS FOR RUAI LAND-SELLING FIRM

Embakasi Ranching Company has postponed its annual general meeting as the Land, Housing and Urban Development ministry moves to resolve disputes at the firm owning extensive land in the Nairobi outskirts. [Read More](#)

Daily Nation | Wanjohi Githae | Monday 4th September 2017
IDPS PROTEST REDUCTION IN LAND FOR SETTLEMENT

A group of internally displaced people has protested the government's decision to settle them on smaller pieces of land than what had been agreed on.



3RD SEPTEMBER 2017

Business Daily | James Kariuki | Sunday 3rd September 2017 HOUSING TOPS SH53BN NAIROBI BUILDING PROJECT APPLICATIONS

Residential houses dominated the Sh53.5 billion building plans requests filed at City Hall for approval in the first six months of 2017. [Read More](#)

Daily Nation | Wanjohi Githae | Sunday 3rd September 2017 RELIEF AS NLC BACKS FAMILY WHOSE HOUSE WAS DEMOLISHED

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Daily Nation | Benson Wambugu | Sunday 3rd September 2017 LAWYER ELMS IN KAREN LAND DISPUTE LOSES BID TO BLOCK PROSECUTION

A lawyer has lost the second bid to block his prosecution over alleged forgery of a deceased's will in the sale of a Sh500 million five-acre piece of prime land in Nairobi's Karen area. [Read More](#)

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Whatever the HR strategy, existing four- and five-star hotels will have to adopt a defensive mechanism to stem the impending talent attrition. [Read More](#)

The East African | Victor Kiprop | Sunday 3rd September 2017 DISAGREEMENT BIRTHED AN \$800M ASSET COMPANY

In mid-2014, Edwin Dande co-founder and chief executive officer of Cytonn Investments was comfortable in his job. [Read More](#)

2ND SEPTEMBER 2017

Daily Nation | Ken Walibora | Saturday 2nd September 2017 WHY THE INFLUENCE OF GERMANS AT THE COAST HAS ENDURED

Kenya was never colonized by Germany. When Africa was partitioned in the Berlin Conference of 1884/85, Kenya was given to the British and its southern neighbor, Tanzania, to the Germans. [Read More](#)



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