



Kenya Property Developers Association

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REPORT ON THE KPDA CEO MORNING LEARNING SESSION HELD ON TUESDAY 13TH OCTOBER 2015

THEME: 'STREAMLINING LAND PROCESSES AND PROPERTY DEVELOPMENT IN KENYA'



KPDA held its seventh event this year on Tuesday 13th October 2015. The CEO Morning Learning Session which was hosted at the Intercontinental Nairobi was attended by one hundred and four (104) participants drawn from the larger building and construction industry in Kenya. Representatives from companies such as the International Financial Corporation, the World Bank, and Property Link Africa amongst many other companies felt that the theme '*Streamlining Land Processes and Property Development in Kenya*' was a relevant and trending current issue.

The meeting was graced by the Acting Cabinet Secretary for the Ministry of Land, Housing and Urban Development, Dr. Fred Matiang'i, as well as his Principal Secretary, Arch. Mariamu El Maawy. Other speakers at the event were:

- Ibrahim Mwachane - Chairman, Land Development and Governance Institute
- Eng. Maurice Akech - General Manager for Research, Business Development and Capacity Building, National Construction Authority
- Aryn Mussa - Partner, Anjarwalla & Khanna Advocates
- Mona K. Doshi - Partner, Anjarwalla & Khanna Advocates
- Andrew Waititu - Managing Director, SAP Eastern Africa - Izon Future Systems Ltd and
- Harry Njagi - Head of Marketing - Roofing, Mabati Rolling Mills Ltd

In his speech, the CS commended KPDA on organizing the event and recognized the positive move for reforms in the sector to ensure that our economy does not collapse.



Actg. CS, Ministry of Land, Housing and Urban Development, Dr. Fred Matiang'i

'No one has a monopoly of knowledge with regards to the Kenyan land sector and, I honestly believe we need to move forward. Kenya's land sector has the worst form of corruption and racketeering in the management of public resources.

The devil answers his extension at the Kenyan Ministry of Land, Housing and Urban Development.'

Subsequently, the event showed evidence of the grave need for the public sector to work closely with the private sector and other relevant agencies and authorities to ease business processes in the real estate industry.



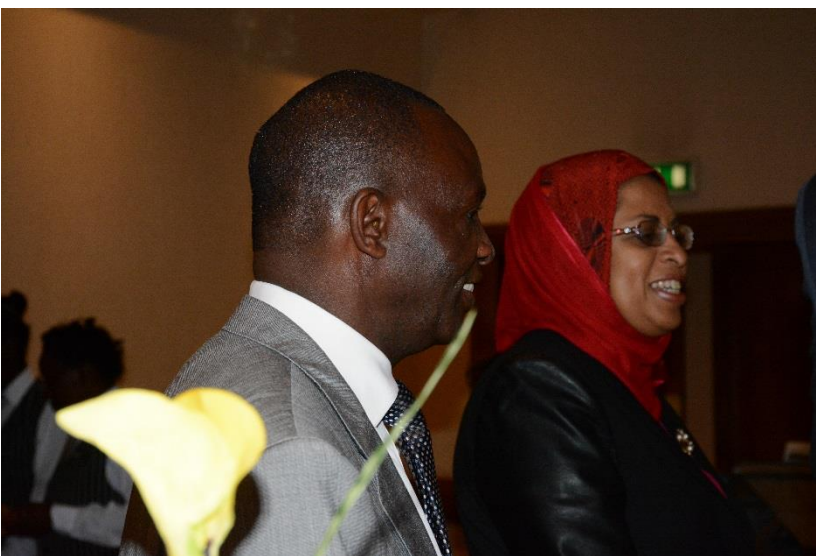
Guests registering to attend the event



L-R: Muchau Githiaka and Andrew Waititu of Ion Future Systems Ltd at the forum

Some of the highlighted challenges facing land process were highlighted as follows:

1. Internal business processes 'kill' a lot of developers' projects;
2. Lack of computerised land records being easily available;
3. There is need to tighten the rules governing the transferral of property rights where there are second and third time purchasers involved;
4. Lack of harmonized legislation to govern the industry;
5. Ill-intended political input in policy matters governing the industry;
6. Insufficient information availed to the public and members of the industry on land processes and administration;
7. Inconsistencies at the Ministry allowing for corruption and mischief that results in business persons losing huge sums of money.



Left to right: Mr. Ibrahim Mwathane, Chairman of the Land Development and Governance Institute and Arch. Mariamu El Maawy, Principal Secretary of the Ministry of Land, Housing and Urban Development

It was agreed that to facilitate efficient and effective land processes and streamlining the property development industry in Kenya, the following factors must be considered:

1. Migration of at least 60% of the sector to a digital platform by implementing a National Land Information System and systemically connecting all corners of the country to broad band internet. In addition to this, property developers were encouraged to take up integrated information systems to help run their businesses more efficiently;
2. Overhaul legislation governing the country to create policies that are helpful to the industry as opposed to being 'punitive' in nature;
3. Implement efficient finance mechanisms to eliminate resistance to change and longstanding bureaucratic ways of thinking that stall progress in this country;
4. The private sector must get more involved in assisting with this change in attitude and way of doing business by not stooping to low levels of paying bribes just so that 'the paths are cleared';
5. The Government's role is to facilitate business and all arms of government, relevant agencies and regulatory authorities should be working together to ensure the success of the industry;
6. Bold, strategic and rational reforms are needed coupled by good will both political and social in nature.



Guests listening to proceedings during the forum

Way Forward

The Ministry of Land, Housing and Urban Development continues to remain committed to pushing for land reforms in Kenya and during his six month service period following his appointment, Dr. Matinag's intentions are a clear indication of that. KPDA continues to appeal to all players in the public sector to work together and partner, thus create an enabling business environment for members of the sector to prosper and thrive.

The Association will continue to hold forums that bring together significant sector players that affect the land processes and property development in Kenya.

Special Thanks

We would like to offer our special thanks to our event sponsors:

- ❖ Mabati Rolling Mills Ltd
- ❖ Anjarwalla & Khanna Advocates
- ❖ Izon Future Systems Ltd