



KPDA WEEKLY MEDIA REVIEW REPORT
Weekly Insights into Current Affairs Affecting the Kenyan Real Estate Market

Every Monday, we select a few media articles from the week that we think are worth your time as a player in the property development sector. We look for compelling articles not only about trends in the market, but also policy issues, upcoming technologies and global trends in real estate. We would love to hear from you on what you are engaged in to promote the sector.

Contact us via admin@kpda.or.ke.



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 admin@kpda.or.ke

Please click below for more information:

https://gallery.mailchimp.com/7bca7a3b8f6eed9f612fdccdd/files/Offer_KPDA_Media_Weekly_Review_Report_6.pdf

CEO WEEKLY DE-BRIEF

THE KPDA FAMILY CONTINUES TO GROW!

KPDA now has 119 Members!!

We would like to welcome back to the KPDA fold, **Home Afrika Ltd** who have renewed their subscription with KPDA for 2016. Welcome back home Home Afrika Ltd!

KPDA Corporate Member Acorn Group Ltd have rebranded to **Acorn Management Services Limited**.

PROGRESS REPORT ON KPDA ADVOCATING FOR THE SCRAPPING OFF OF THE CONSTRUCTION LEVY AND NEMA FEES

The KPDA is not going to stand down on this matter. This week KPDA wrote a letter to the Cabinet Secretary for the Ministry of Transport, Infrastructure, Housing and Urban Development, Mr. James Macharia requesting for the scrapping off of the Construction Levy. The Cabinet Secretary for the Ministry of Environment and Natural Resources, Prof. Judi Wahungu also received communication from KPDA requesting for NEMA fees to be scrapped off. The Board of Directors are in the process of trying to secure courtesy visits to these two offices where we will present a case as KPDA and the effects of these levies on the industry at large.

We will keep you posted on any progress we make on these advocacy matters.

NEWMATIC AFRICA LTD OFFERS A TRADE DISCOUNT TO ALL KPDA MEMBERS IN GOOD STANDING!!

We are happy to inform you that KPDA Premium Member, Newmatic Africa Ltd are offering all KPDA Members in Good Standing a 15% overall discount off all the cost of their goods. Please note that this discount only applies to members who are in good standing with the Association.

An Account Manager has been assigned to KPDA Members whose details are as indicated below:

- Patrick Mutie
- Telephone: 0725 040 085
- Email: info@newmaticafrica.com

KPDA would like to thank Newmatic Africa Ltd for extending this benefit to our members.

INVITATION TO THE KENYA GREEN BUILDING SOCIETY (KGBS) ANNUAL CONFERENCE, 24TH - 25TH AUGUST 2016 AT THE STRATHMORE BUSINESS SCHOOL, NAIROBI

Members of KPDA are hereby invited to the **Kenya Green Building Society Annual Conference and Training** to be held from **24th - 26th August 2016** at the **Strathmore Business School, Nairobi**. This is a great opportunity for all attendees to increase their knowledge on Green Buildings, meet and interact with other Green Building enthusiasts from the Kenya Green Building Society (KGBS), Green Building Council South Africa (GBCSA), the Kenyan Government and the private sector as well as enjoy the discounted member rates.

Please find attached the Training and Conference fliers and a call for submission of presentation papers:

https://gallery.mailchimp.com/7bca7a3b8f6eed9f612fdccdd/files/KGBS_August_2016_Annual_Conference_Invitation_to_Participate.pdf

<https://gallery.mailchimp.com/7bca7a3b8f6eed9f612fdccdd/images/74198087-8dd7-47d7-b4de-68bb5e6c44f1.jpg>

Also, there is an opportunity to be an event sponsor as well as present a paper during the conference as below. Call +254 710 869 547 or email admin@kenyagreenbuildingsociety.co.ke for more information.

REMINDER INVITATION TO THE RE/MAX HERITAGE WORLD DIASPORA PROPERTY AND INVESTMENT CONFERENCE IN CANADA 2016

The Re/Max Heritage World Diaspora Property and Investment Conference will take place between 24th to 25th September 2016 in Toronto and the Expo and Tour will take place between 1st and 2nd October 2016 in Ottawa, Canada.

For reservations and queries, please contact **Faith Mwaura** through the telephone numbers **020 5284779** or **0718 756 254** or by email fmwaura@remaxheritagediaspora.co.ke.

Kindly click on the link below to get more information on this event:

https://gallery.mailchimp.com/7bca7a3b8f6eed9f612fdccdd/files/ReMax_Heritage_World_Diaspora_Expo_Canada_September_2016_FLYER_II.01.pdf

If you are interested in sponsoring this event, please download the relevant document using the below link:

https://gallery.mailchimp.com/7bca7a3b8f6eed9f612fdccdd/files/ReMax_Heritage_World_Diaspora_Expo_Canada_September_2016_SPONSORSHIP_CATEGORIES.pdf

PROMOTIONAL OFFER FOR KPDA MEMBERS TO ADVERTISE IN THE KPDA MEDIA WEEKLY REVIEW REPORT AT A DISCOUNT!

Dear KPDA Members, we are currently running a promotion valid for all our members in good standing to advertise in our *Media Weekly Review Report* at a 10% discount. **Members will now be paying Kshs. 13, 500 for their adverts to appear for a period of four (4) consecutive weeks.** Kindly contact the secretariat on 0737 530 290 or 0705 277 787 to make your booking.

PROMOTIONAL OFFER FOR KPDA MEMBERS TO ADVERTISE IN THE DEVELOPER'S DIGEST IN 2016 FOR A DISCOUNTED FEE!!!

We would like to invite our members to consider advertising their businesses in the KPDA newsletter, *The Developer's Digest*. With an audience of over 1, 500 contacts from the whole building and construction industry in Kenya, you are sure to attract interest for your business. For more information, please contact the KPDA secretariat on 0737 530 290 or 0705 277 787.

AUGUST 4TH

The Daily Nation | Annie Njanja | Thursday 4th August 2016

SUPERIOR HOMES TO LIST ON NSE GEMS COUNTER

Real estate firm, Superior Homes, is planning to list on the Growth Enterprise Market Segment (Gems) of the Nairobi Securities Exchange (NSE) as part of its strategy to raise capital for expansion. It has appointed Burbidge Capital as the lead advisers, PKF to offer accounting and business advisory services and A&K as transaction lawyers. The funds raised from the listing will help the company embark on new real estate projects, the firm said. [Read More](#)

The Daily Nation | Delfhin Mugo | Thursday 4th August 2016

HOW TO GET THE RIGHT CONTRACTOR

Getting the right contractor for the job is the first step towards the successful completion of a construction project. So it is important to carefully consider the bids by the different contractors to get the most competitive. Yet, many developers do not know what to look out for in the bids they receive. Even though competitive bidding might take time, Mr John Wainaina, a construction manager with Pleng Ltd says, that the benefits of engaging contractors in competitive bidding far outweighs the drawbacks. [Read More](#)

The Business Daily | Edwin Mutai | Thursday 4th August 2016

NAKURU CHIEF ON THE SPOT FOR SALE OF 121 HOUSING UNITS

Nakuru county director of Housing is on the spot over the disposal of 121 housing units to third parties. Auditor-General Edward Ouko says the county director failed to provide records regarding the disposal process and the amounts realised from the sale. In an audit report for the financial statements of the national government, Mr Ouko said housing inventory records maintained by the county director of Housing show that 121 units of medium and high grade houses in Nakuru have changed ownership from government to private. [Read More](#)

The Standard | James Wanzala | Thursday, 4th 2016

NAIROBI SLUM LANDOWNERS REAP FROM JOINT VENTURES

For a long time, ancestral land on Waiyaki Way in Nairobi belonging to residents of Kangemi who are mostly Kikuyus was not to be sold since culture forbade them from doing so. The ones who had no financial muscle would just build iron sheet structures for rentals. Some would just plant crops on the land. However, a new wave is sweeping across the area, thanks to the realisation that selling land or doing joint ventures with developers to build modern gated residential units could change their fortunes. [Read More](#)

The Standard | Harold Ayodo | Thursday, 4th 2016

BUYING UNREGISTERED LAND COULD GET YOU INTO TROUBLE

I have identified a parcel of land which is both affordable and in a good location in my rural area. I am about to make a deposit to the seller as mutually agreed and pay the balance in installments. However, I have some reservations as the land is not registered by the Ministry of Lands although elders in the area have confirmed to me that the seller hails from the family that owned the land ancestrally. Can I proceed to buy the property? I would also appreciate your thoughts on merits of buying a registered property. [Read More](#)

The Standard | Mwaghesha Mkala | Thursday, 4th 2016

CONSTRUCTION OF TWO-KILOMETRE FUNZI BRIDGE TO COST SH70M

Sh70 million will be spent on the construction of a two-kilometre bridge that will see Funzi Island connected to the South Coast mainland. The island, known for animal sanctuary, tourism and fishing, has 3000 residents who live in impoverished conditions as they lack proper access to the mainland. Besides three tourist hotels, the island does not have key facilities like hospitals, markets and proper housing units. It is inhabited by the ethnic Shirazi people. [Read More](#)

NEW REPORTS SHOW CHANGING TASTES OF HOME BUYERS

Two reports on the status of the housing sector were released over the last one week. These are the Hass Property Index for the second quarter of 2016 released last week and the Kenya Bankers Association - Housing Price Index released on Monday, also covering the same period. Both reports brought out the fact that consumer preferences were defined by, among other things, size, space and amenities. The biggest take home from the bankers index was that house prices were still rising, albeit marginally. And this, according to the report, showed that the sector was stable. [Read More](#)

AUGUST 3RD

The Daily Nation | Richard Munguti | Wednesday 3rd August 2016

WOMAN IN SH2BN LAND ROW WITH MOI ORDERED TO FILE EVIDENCE

An 82 -year -old widow who has sued retired president Daniel arap Moi for acquiring her 53 acres of land valued over Sh2 billion irregularly has been ordered by the High Court to file evidence to justify claim of ownership. Mr Justice Anthony Ombwayo directed lawyer William Arusei for Mrs Susan Cheburet Chelungui and other lawyers defending parties sued by the widow to file submissions within 21 days. [Read More](#)

The Daily Nation | Brian Wasuna | Wednesday 3rd August 2016

TAJ MALL OWNER LOSES BID TO HALT FRAUD CHARGES IN DEMOLITION ROW

Taj Mall owner Rameshchandra Govind Gorasia has lost his bid to quash a criminal case against him regarding how he acquired title deeds to the land on which his shopping complex is built. High Court Judge George Odunga yesterday ruled that Mr Gorasia's argument that he was an innocent purchaser of the land on which Taj Mall stands should be presented in the chief magistrate as his defence in the case. [Read More](#)

The Daily Nation | Vincent Agoya | Wednesday 3rd August 2016

USIU SUES MOI IN PRIME NAIROBI LAND ROW

Former President Daniel arap Moi has been sued in a land saga pitting the United States International University-Africa against a private developer who claims he bought the property from the former head of state. The private university has roped in the former president, as a second respondent, in the suit against Maestro Connections Health Systems Limited and the chief land registrar, as third, and argues that the parties "could not have transacted on a non-existent land parcel" which changed ownership since 1982. [Read More](#)

The Business Daily | Kiarie Njoroge | Wednesday 3rd August 2016

AVERAGE MORTGAGE RISES TO SH8.3M ON COSTLY UPFRONT FEES

The average mortgage size rose to Sh8.3 million last year due to increase in home prices, locking out a majority of Kenyans from bank-financed housing. The Central Bank of Kenya (CBK) data shows that the average home loan has increased from Sh6.9 million in 2013 and Sh7.5million in 2014, a jump blamed on expensive homes and upfront fees. Mortgage lending increased last year by 23 per cent to Sh203 billion held in 24,458 accounts. This was a growth from Sh164 billion the previous year due to a rising appetite for home ownership as opposed to rentals. [Read More](#)

The People Daily | The Reporter | Wednesday, 3rd 2016

LAND COMMISSION FILES CASE AT COURT OF APPEAL OVER SGR

The National Land Commission (NLC) has moved to the Court of Appeal to challenge prohibitory orders issued by the High Court in Mombasa stopping the construction of the Sh327 billion Standard Gauge Railway (SGR) in Miritini. This after two companies, Miritini Free Port and African Gas and Oil, claiming ownership of 132 hectares on the section of the SGR obtained orders to stop the project. [Read More](#)

AUGUST 2ND

The Business Daily | Doreen Wainainah | Tuesday 2nd August 2016

SHORTAGE HITS LOW-END HOUSING MARKET ON DEVELOPER RENT BIAS

The lower end residential housing market has been hit by short supply of units for sale as developers prefer renting to selling, the Kenya Bankers Association (KBA) has said. While releasing the latest KBA Housing Price Index, the association said the new units being put up are mainly targeting the mid segment of the market. “The new units being put up in the market are mainly targeting the middle end of the market, with the lower end experiencing supply constraints arising mainly from the tendency of developers inclining more towards renting than selling,” said. [Read More](#)

The Business Daily | The Reporter | Tuesday 2nd August 2016

LAND BOARDS OVERDUE

When in April Land Cabinet Secretary Jacob Kaimenyi suspended all land control boards to root out corrupt officials, the move was welcome. Corruption should not be tolerated in any sector, much less in crucial land dealings. However, what is not welcome is the delay that has followed what was to initially take two weeks with thousands of transactions stalling across the country. The freeze in transacting in the important factor of production is hurting such sectors as real estate and banking through reduced lending and the economy is the loser. [Read More](#)

AUGUST 1ST

The Business Daily | Thomson Reuters Foundation | Monday 1st August 2016

KENYA'S RAPID URBANISATION TAKES TOLL ON MAASAI COMMUNAL LAND

KITENGELA, Kenya, It's just before sunset, the time of day when Maasai herdsman Josphat Ole Tonkei would have been counting his herd of cows after hours in the grazing fields, a few years ago. Today Tonkei must wait until darkness to perform the check. The routes to grazing fields and water points have been blocked and he has to take a long, alternative route to reach his "Manyatta", or homestead, where he counts his herd. [Read More](#)

The Business Daily | Kiarie Njoroge | Monday 1st August 2016

FREEZE IN LAND TRANSFERS LIFTED IN NAIROBI, KAJIADO AND KIAMBU

Property transactions in major urban centres such as Nairobi, Kajiado and Kiambu have resumed after a three-month lull following the appointment of land control boards in 10 counties. Land secretary Jacob Kaimenyi announced the new boards that also include Nakuru, Makeni, Baringo, Uasin Gishu, Kakamega, Nyandarua and Tharaka Nithi counties through a Kenya Gazette notice. [Read More](#)

JULY 31ST

The Daily Nation | Vincent Achuka | Sunday 31st July 2016

GLUT FEARS MOUNT AS HOUSING UNITS OUTSTRIP DEMAND

Many recent reports indicate the country is facing a glut of housing. Studies by real estate research firms show that in the past six months supply has exceeded demand in several segments of the property market. Save for the low income segment – which is usually overlooked by investors – availability of units has reached “hyper” supply. Hyper is the third stage of the property market cycle after recovery and expansion. It occurs when supply starts to exceed demand. [Read More](#)

JULY 28TH

The Standard | Moses Michira | Thursday 28th July 2016

KRA TO PITCH CAMP IN BANKING HALLS TO DIRECTLY COLLECT TAX FROM LANDLORDS

Kenya Revenue Authority will before September station help-desks in banking halls to help tenants directly pay taxes on their rent. It is the toughest policy measure yet to net elusive landlords already listed in the tax bracket as KRA strives to collect Sh1.35 trillion in revenue in the current financial year. KRA boss John Njiraini revealed the latest move after announcing that his agency had missed the target by nearly Sh7 billion for the past financial year. [Read More](#)



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