

# KPDA WEEKLY MEDIA REVIEW REPORT AS AT 1<sup>ST</sup> DECEMBER 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 AIAL Group Ltd who became Associate Members on 1<sup>st</sup> December 2017.



### AIAL GROUP LTD - ASSOCIATE MEMBERS

The KPDA family now has 153 members!

### INVITATION TO THE KPDA LEARNING AND DEVELOPMENT SYMPOSIUM, 4<sup>TH</sup> AND 5<sup>TH</sup> DECEMBER 2017

The Kenya Property Developers Association, in conjunction with Bowmans (Coulson Harney LLP) will be holding a Learning and Development Symposium aimed at educating developers on the JBC Contract. The symposium themed '*The JBC Contract: What Developers Must Know,*' targets middle to high level management representatives involved in property development.

For more information, please click on the link below:

[Click to download](#)

### KPDA MEMBERSHIP FEES SCHEDULE

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

KENYA PROPERTY DEVELOPERS ASSOCIATION - LEARNING AND DEVELOPMENT SYMPOSIUM, MONDAY 4<sup>TH</sup> DECEMBER 2017 AND TUESDAY 5<sup>TH</sup> DECEMBER 2017 AT THE ICEA LION CENTRE, WEST WING, NAIROBI

**THEME:** 'THE JBC CONTRACT: WHAT DEVELOPERS MUST KNOW'

**DATE:** Monday 4<sup>th</sup> December 2017 and Tuesday 5<sup>th</sup> December 2017

**VENUE:** Bowmans Offices - ICEA Lion Centre - West Wing, Nairobi

**TIME:** 8.00am - 12.00noon

**CHARGES:**

- ◆ Kshs. 6, 000 per person for KPDA Members (exclusive of VAT)
- ◆ Kshs. 8, 000 per person for Non KPDA Members (exclusive of VAT)

**TARGET GROUP:** Developers (Middle to High Level Management Representatives).

The Architectural Association of Kenya (AAK) in collaboration with the Kenya Association of Building and Civil Engineering Contractors (KABCEC) established the Joint Building Council to periodically review and publish recommended prices for building material and labour within the Building Construction Industry. The two Associations also publish the Standard Agreement and Conditions of Contract for Building Works (1999 Ed.) also known as 'The Green Book.'

Since the last review in 1999, the construction sector has changed significantly and consequently, many construction projects suffer time and cost overruns, impairing the economic feasibility of projects and consequently providing a fertile ground for costly disputes and claims. It is important therefore to identify the impact of the Green Book construction contract, which is the most commonly used contract in the Kenyan construction industry and its impact on project time and cost performance.

KPDA and Bowmans (Coulson Harney LLP) have jointly organized a follow up through a 2 day **Learning and Development Symposium** on **Monday 4<sup>th</sup> December 2017** and **Tuesday 5<sup>th</sup> December 2017** whose theme will be '*The JBC Contract: What Developers Must Know.*' The symposium will run from 8.00am to 12.00noon at Bowmans' offices on the 5<sup>th</sup> Floor, West Wing of the ICEA Lion Centre Riverside Park, Chiromo Road in Nairobi.

**Objectives of the Symposium**

1. Introduction to Construction Contracts
2. In-depth Overview of the JBC
3. Proposed Amendments to the JBC
4. Way Forward - Lobbying for a Revision of JBC

**PLEASE NOTE THAT ATTENDANCE IS LIMITED AND WILL BE ALLOCATED ON A FIRST COME - FIRST SERVE BASIS WITH A PRIORITY TO KPDA MEMBERS.**

Kindly RSVP (with payment) by **latest Wednesday 29<sup>th</sup> November 2017** with the KPDA secretariat on telephone **0737 530 290** or **0705 277 787** or by email to [ceo@kpda.or.ke](mailto:ceo@kpda.or.ke) with a copy to [m.mbogo@kpda.or.ke](mailto:m.mbogo@kpda.or.ke).

## THE NATIONAL CONSTRUCTION AUTHORITY HOSTS A BREAKFAST MEETING FOR DEVELOPERS, 30<sup>TH</sup> NOVEMBER 2017

The National Construction Authority is the Kenyan regulatory body whose primary mandate is to regulate the construction industry and coordinate its development.

As part of its 5th year anniversary celebrations, the Authority held a breakfast forum for developers, jointly organized with KPDA on Thursday, 30th November 2017 at the Crowne Plaza Hotel in Nairobi. In attendance were a varied group of representatives from both the property development sector as well as the supplier players of the Kenyan construction scene.

The breakfast form which was sponsored by Savannah Cement Ltd had various high level members of the built environment including:

- NCA Chairman - Arch. Steven Oundo (OGW)
- NCA Executive Director and Registrar of Contracts - Dr. (Arch.) Daniel Manduku
- Savannah Cement Ltd CEO - Ronald Ndgwa
- KPDA Chairman - Mucai Kunyihia

NCA was commended for its work in regulation and inspection which has seen a reduction in cases of collapsed buildings over the last five years. It was also commended for its 'Objective Focused' approach to regulation as opposed to 'Rule Focused' regulation which other regulatory bodies have been known for.

Developers present raised their concerns about low quality building materials in the market as well as the need for a rating system for contractors registered with NCA. Challenges emanating from numerous levies to be paid by developers were also discussed with calls for single centers where developers can pay a total amount for all the levies.

A more detailed report shall be availed in due course.

The National Construction Authority Headquarters  
9th Floor, KCB Towers  
Kenya Road, Upperhill Area Nairobi  
Telephone: 0709 126 102/172/173  
Email: [info@nca.go.ke](mailto:info@nca.go.ke) or [feedback@nca.go.ke](mailto:feedback@nca.go.ke)  
[www.nca.go.ke](http://www.nca.go.ke)

#### **KPDA PARTICIPATES IN THE KIPPRAS ROUND TABLE DISCUSSION ON THE SOURCES OF FINANCING FOR INFRASTRUCTURE PROJECTS IN KENYA AT THE FAIRVIEW HOTEL, WEDNESDAY 22<sup>ND</sup> NOVEMBER 2017.**

The Kenya Institute of Public Policy Research and Analysis (KIPPRAS) on 22<sup>nd</sup> November 2017 at the Fairview Hotel in Nairobi. The aim of the meeting was to discuss the sources of financing infrastructure projects in Kenya.

In attendance was Kenya Vision 2030 Delivery Unit, the Council of Governors, African Development Bank (AfDB), World Bank, Central Bank among other organizations.

Presentations were delivered by the following organizations;

- Kenya Vision 2030 Delivery Unit - *“Packaging Bankable Infrastructure Projects for Financing”*
- Council of Governors - *“Challenges in Financing Infrastructure Projects at the County Level”*
- African Development Bank (AfDB) - *“Are Regional Infrastructure Projects Better Channels of Sourcing for Financing”*

The agreed way forward was for an in-depth research to be carried out which would focus on the value of investing time in developing human capacity, government involvement in ICT financing as well as crowding in as much private financing as possible.

A detailed report on the round table discussions will be shared in due course.

For more information on the round table discussion, please contact the KIPPRAS office through the email address [admin@kippras.or.ke](mailto:admin@kippras.or.ke), by telephone +254 020 4936000, +254 020 2719933/4 or by visiting their website [www.kippras.org](http://www.kippras.org).

#### **INVITATION TO THE STAKEHOLDERS' FORUM ON VALIDATION OF KENYA BUILDING RESEARCH INSTITUTE BILL 2017 AND STRATEGIC PLAN 2017/2018- 2021/22**

Kenya Building Research Centre (KBRC) is an institution under the State Department of Housing and Urban Development.

For more information, click on the link below:

[Click to download](#)

#### **CENTRE FOR AFFORDABLE HOUSING FINANCE IN AFRICA (CAHF) 2017 YEARBOOK - HOUSING FINANCE IN AFRICA**

The Centre for Affordable Housing Finance (CAHF) is a non-profit company with a vision for an enabled affordable housing finance system in countries throughout Africa, where governments, business and advocates work together to provide a wide range of housing options accessible to all.

For more information, click on the link below:

<http://www.kpda.or.ke/industry-reports>

## 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](#)

## REMINDER INVITATION TO THE TOWN AND COUNTY PLANNERS ASSOCIATION OF KENYA (TCPAK) CONFERENCE WORLD TOWN PLANNING DAY - TOWN AWARDS OF EXCELLENCE, 6<sup>TH</sup> - 8<sup>TH</sup> 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, 6<sup>th</sup> to 8<sup>th</sup> 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](#)

## BUYRENTKENYA, TECH ADVANCEMENTS IN THE KENYAN PROPERTY MARKET

BuyRentKenya is an online real estate portal which helps Kenyans Buy, Sell and Rent homes with ease. With over a million monthly visits to our website and a cumulative social following of over 200,000, we are a fast growing brand. BRK have recently revamped their website with tech upgrades to make it easy for buyers, sellers and renters who use the site to list or find property. For more information, please download the link below:

[Click to download](#)

## REQUEST FOR QUOTATIONS FOR FENCING THE ALUMNI CENTER PROJECT

The University of Nairobi Alumni Association (UONAA) would like to engage one of KPDA members to put a fence around the plot along riverside drive where the Association want to put up an Alumni Centre. For more information please contact:

Mr. Ken Sawe - Executive Director/CEO - 0725 305 066 OR

Mrs. Jane Mogaka - Administrator - 0721 374 584

### ***DID YOU KNOW?***

The scrapping off of the NCA Construction Levy is captured as an amendment in the Laws of Kenya? To view the amendment, please visit our website using the link below:

<http://www.kpda.or.ke/policies-legislation>



1<sup>ST</sup> DECEMBER 2017

Daily Nation | Alex Njeru and Ken Bett | Friday 1<sup>st</sup> December 2017  
Retain Kaimenyi in Cabinet, lobbies tell Uhuru Kenyatta

Lobby groups from Meru and Tharaka-Nithi counties have called on President Uhuru Kenyatta to retain Land Cabinet Secretary Jacob Kaimenyi and other principal secretaries from the community when he forms his new government. [Read More](#)

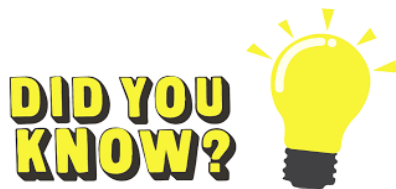
30<sup>TH</sup> NOVEMBER 2017

Daily Nation | Collins Omulo | Thursday 30<sup>th</sup> November 2017  
A Guide to Buying Land without Tears

Mr Dismas Otieno was desperately looking for land to buy so he couldn't believe his luck when someone offered him three acres of prime land at Rodi Kopany in Homa Bay County at a "reasonable" price. [Read More](#)

Daily Nation | Collins Omulo | Thursday 30<sup>th</sup> November 2017  
Sonko Hopes to Keep Promises As His Plans Lag

On his 2017 General Election campaign trail, Nairobi Governor Mike Sonko made a raft of pledges, which were to be fulfilled within the first 100 days in office. Top on the list was digitisation of county operations, revocation of all illegal and irregular contracts signed by the regime of his predecessor, Dr Evans Kidero, and initiating an accountability code for his senior staff. [Read More](#)



**Brass doorknobs disinfect themselves.**

Several metals including brass, copper, aluminum, iron, lead and silver are antimicrobial and **they kill bacteria** and brass is the most antimicrobial of them all.



While many dream of owning a big house one day, those with them know that making such houses feel cosy can be a huge challenge.

**Interiors.** While large houses offer space to do many things, decorating them could be a challenge

# Six ways to make a big home cosy



by **Wangechi Kanyeki**  
homeandaway@standardmedia.co.ke

While many dream of owning a big house one day, those with them know that making such houses feel cosy can be a huge challenge.

Houses with a lot of space to fill, and especially those with high ceilings, can be difficult to decorate.

They could present an uphill task when trying to make them feel comfortable. So how do you do it?

### Use bold colours

A large house can get away with bolder and darker colours such as dark blue or deep red accent walls which help the space feel smaller.

Avoid use of monochromatic neutral colours on all walls, and in particular white walls, as the space will only feel larger. Work with warm colours like earthy reds, oranges and yellows to warm up your spaces.

Bronze and wood finishes will also feel more comfortable than silver and

chromes though the latter may give you a greater sense of sophistication and minimalist ambience.

### Try out two tone walls

This is where the bottom half of the wall is painted in a darker colour than the top half of the wall.

The wall can be demarcated with a skirting or simple stick tape in a straight line across the wall to help the painter separate the top colour from the bottom colour. Painting in two tones will make the walls feel shorter than they actually are especially in rooms with high ceilings.

### Add textures

Due to the extra space, large houses tend to feel colder. Add textures to your space by using large printed carpets or one with large stripes will help.

Textured fabric like velvet, corduroy or tweed can be exceptionally hard-working and durable on curtains, sofas and scatter cushions and will add character to your space.



### Use room dividers

These are another tool to use to make large spaces feel smaller.

This can be done using an L shaped seat which not only takes up more space but also immediately adds a comfortable feel to the room.

Alternatively you can divide the sitting room from the dining room by using a console table or by using a screen to divide the spaces.

### Pay attention to the walls

Rather than leave walls bare, it helps to add large paintings or use tapestry hanging on the wall so the eye is drawn upwards towards the vertical space. Keep furniture away from the walls and instead bring sofas closer to each other for extra cosiness around larger surfaced coffee tables.

### Potted plants and vases

Strategically position tall potted plants in the rooms so that they can fill up vertical space.

Talk to your landscape architect who will advise you on the most suitable plants to use indoors, which will purify

## 2 tones

■ Make the wall feel shorter



the air in the house as well as meet your need to fill up empty spaces, especially at room corners.

Large floor vases are another aesthetic option of filling up empty floor spaces and can also be placed at a corner of a staircase landing to add interest to the space.



**Business Daily | Eunice Murathe | Thursday 30<sup>th</sup> November 2017**  
**More Tourists Opt for Furnished Homes**

More holidaymakers staying in Coast are opting for furnished serviced apartments which allow them freedom and privacy and are cheaper than hotels. Paul Kinoti, Director at ACL Real Estate Consultants says the apartments offer a cheaper option to more Kenyans who want to spend less yet eyeing a fine travel to the coastal town. [Read More](#)

**Business Daily | Richard Munguti | Thursday 30<sup>th</sup> November 2017**  
**Battle for Exclusive 16-Acre Kilifi Resort Returns to Court**

The High Court has stopped Kilifi police from evicting an investor from a multi-million shilling 16-acre beach resort previously managed by a Swiss national. Thierry Rouse from Nyon, Switzerland, fled the country to avoid sanctions by the government for failing to pay tax to the tune of Sh200 million. He left behind the high-end Black Marlin Resort, which is now the subject of a takeover attempt. [Read More](#)

**29<sup>TH</sup> NOVEMBER 2017**

**Daily Nation | Eric Wainaina | Wednesday 29<sup>th</sup> November 2017**  
**Gated Estates Titles 'Ready' in January**

More than 5,000 members and land buyers at Kamuthi Housing Cooperative Society will start receiving title deeds from January.



**Business Daily | Bonface Otieno | Wednesday 29<sup>th</sup> November 2017**  
**Embrace New Technologies and Research to Plug Housing Deficit, CS Macharia Urges**

Construction players need to embrace new industrial building technologies if Kenya is to close the 1.85 million housing deficit, a government official has said. [Read More](#)

**Business Daily | Muthoki Mumo | Wednesday 29<sup>th</sup> November 2017**  
**Centum Drops Plan to Buy Sh2.6BN Land in Uganda**

Centum Investments has abandoned a Sh2.6 billion (\$25 million) plan to acquire land in Uganda to expand its agribusiness portfolio. [Read More](#)

## 28<sup>TH</sup> NOVEMBER 2017

Daily Nation | Annie Njanja | Tuesday 28<sup>th</sup> November 2017  
**Hotel Chain Hemingways to Sell New Houses for up to Sh140M**

Hotel chain Hemingways Collection will officially open the sale of Watamu Residences, a new private development of 21 luxury apartments at the Coast, on Friday with the prices ranging between Sh45 million and Sh140 million. [Read More](#)

Business Daily | James Kariuki | Tuesday 28<sup>th</sup> November 2017  
**Kenya Set to Host First China Infrastructure Expo in Africa**

Kenya will in December host the inaugural Chinese Industrial Fair in Africa where 50 top Chinese companies have confirmed attendance with an eye on lucrative transport and infrastructure projects. [Read More](#)

The East African | James Anyanzwa | Tuesday 28<sup>th</sup> November 2017  
**Region on the Radar of Private Equity Funds**

East Africa remains an attractive investment destination for multinational corporations looking to pump millions of dollars into Africa, despite its rising currency and political risks that have sent shivers down the spines of foreign investors. [Read More](#)

The East African | Dorothy Ndalū | Tuesday 28<sup>th</sup> November 2017  
**Phase II Dar Es Salaam Bus Rapid Transit Project to Get \$159M**

The African Development Bank (AfDB) has pledged \$159.32 million for the second phase of the Dar es Salaam bus rapid transit system, which is expected to start in June 2018. [Read More](#)

## 27<sup>TH</sup> NOVEMBER 2017

Daily Nation | Kevin Mwanza | Monday 27<sup>th</sup> November 2017  
**Soaring Bad Loans Pull Down Housing Finance Earnings**

Mortgage lender Housing Finance (HF) #ticker:HFCK is looking to cost cutting after its net profit for the first nine months of the year plunged 81 per cent as non-performing loans swelled this year following the introduction of interest rate caps. [Read More](#)





The battle for former powerful minister Mbuyu Koinange's Sh. 10 billion estate, which had subsided for some two years has been rekindled by the Court of Appeal.

8 | National News

Succession > Three-judge bench recognises two widows

# Koinange property row back in court

Court of Appeal orders multi-billion-shilling case heard afresh in two weeks

BY RICHARD MUNGUTI  
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The battle for former powerful minister Mbuyu Koinange's Sh10 billion estate, which had subsided for some two years, has been rekindled by the Court of Appeal.

On Friday, a three-judge Bench recognised Ms Margaret Njeri and Ms Eddah Wanjiru — both left out of the initial beneficiaries list as *bona fide* widows of the deceased — as widows of the late Koinange, the father-in-law of First President Mzee Jomo Kenyatta.

And to ensure justice, judges Philip Waki, Milton Asike Makhandia and Kathurima M'Inoti directed that the succession case, which had been rested on September 25, 2015, be heard afresh in 15 days.

The judges cancelled orders distributing the vast estate of the former Kanu stalwart

and secretary-general of the Pan-African Movement for East, Central and Southern Africa, by Family Division judge William Musyoka. They further ordered the case heard by a judge other than Justice Musyoka.

"We are compelled under Rule 31 of the Court of Appeal Rules to remit this matter to the High Court for re-distribution of the estate to the beneficiaries that we have identified," said

the judges.

Koinange died intestate 36 years ago and his succession has been pending.

His children had disputed that Margaret and Eddah were married to their father but the two put up a spirited fight through various litigations.

#### Four wives

The judges, in their 101-page judgment, said the politician had four wives — Ms Loise Njeri and Ms Damaris Wambui, both deceased, Ms Margaret Njeri and Ms Eddah Wambui. Before Justice Musyoka, however, only Loise and Damaris were recognised.

The children from the first two families had alleged that Margaret was married to a brother of Koinange's, Mr Charles Karuga Koinange, and Eddah to Mr Harry Reginald, a Goan.

In her testimony, Eddah had stated that she took the late Koinange, who died on September 3, 1981, to hospital and stayed by till his death.

The court directed administrators of the estate and all other parties to bear their own costs.

#### How judges ruled

#### VAST WEALTH THE APPLE OF DISCORD

The three appellate judges said in their judgment: "During his sojourn on this earth, the deceased acquired and accumulated massive wealth — particularly prime land in Kiambu, Nairobi, Nakuru, Narok and Mombasa counties — in all totalling to 6,000 acres of land worth billions of shillings. This wealth has turned out to be the apple of discord in the deceased's family."

Business Daily | James Kariuki | Monday 27<sup>th</sup> November 2017  
Chinese Firm Avic to Spend Sh40.5BN on Nairobi Hub

Real estate firm Avic International is spending Sh40.5 billion to put up its 30-floor Africa headquarters in Nairobi. [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.mbogo@kpda.or.ke](mailto:m.mbogo@kpda.or.ke)