

KPDA WEEKLY MEDIA REVIEW REPORT AS AT 24TH OCTOBER 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

THANK YOU FOR ATTENDING THE KPDA KOROGA EVENT, 19TH OCTOBER 2017

We would like to say thank you to KONE Kenya Ltd for sponsoring the recently concluded KPDA Corporate Networking Koroga Event held on 19th October 2017 at the Mint Shack Restaurant in Nairobi.

Asante to all our guests who were in attendance and congratulations once again to The Epic Properties Ltd for winning the cooking competition and to the other winners of the raffle!

KPDA IS LOOKING FOR AN INTERN

Are you passionate about people, research and office administration? If yes, then we're looking for you! The KPDA is looking for an individual to support our team with various tasks. Our ideal candidate should be an individual willing to learn, capable of working in a team as well as autonomously. He/she should have (demonstrable) excellent communication skills, be well-organized, confident, and knowledgeable in a statistical package.

To download the vacancy announcement, please click on the link below:

[..\..\..\Internship Matters\September - December 2017\KPDA Research Support Intern - VACANCY NOTICE.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](#)

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](#)

Business Daily | Brian Ngugi | Tuesday 24th October 2017

STRINGENT COUNTY POLICIES CUT TOWN LAND PRICES IN KIAMBU

Land prices in Kiambu satellite towns have gone down significantly over the third quarter of this year mainly driven by investor caution following stringent administrative measures, with Limuru hardest hit. [Read More](#)

Business Today | Tuesday 24th October 2017

GIGIRI BIG WINNER IN REAL ESTATE SLOW-DOWN

The Hass Property price indices for the third quarter of 2017 show subdued activity as a direct result of uncertainty in the market following the announcement of a fresh election. [Read More](#)

Business Today | Tuesday 24th October 2017

UK-BASED REAL ESTATE CONSULTANCY SETS UP SHOP IN NAIROBI

Mace, the UK-based global construction and consultancy firm, has acquired a significant stake of leading East African quantity surveying company, YMR. [Read More](#)

Daily Nation | Brian Ngugi | Tuesday 24th October 2017

LANDS MINISTRY OFFICIALS TRAINED FOR DIGITAL SHIFT

Lands ministry officials trained for digital shift

Ministry at the forefront of the change with some of its services already available on the eCitizen portal

KNA, NAIROBI
MyGovWeekly

A week-long training session for 40 Lands officers on ePayments and change management ended in Nairobi last week with a call for concerted efforts to enhance revenue collection with the aim of improving service delivery to citizens. The three-part training aims at training 120 Lands officers before the end of the year.

Speaking on behalf of both the Lands CS, Prof. Jacob Kaimenyi and the PS Dr Nicholas Muraguri, Ag. Lands Secretary, Mrs. Esther Ogega, said the Lands Ministry is at the forefront of the change with some of its services already available on the eCitizen portal.

In his address, the chairman of the Taskforce on Government Digital Payments (GDP) Mr. Justus Nyamunga explained to the officers the Government's broad aims on digitization. He said the Government seeks to improve efficiency and service de-

livery thereby automatically improving the efficiency of the private sector and hence the country's economy as a whole.

Mr. Nyamunga said there was no conflict between various arms of Government on sharing and exchanging data and information and hence improving service delivery to the citizens as well as growing revenue.

He assured the officers that his Taskforce will work closely with them to ensure that complete digitization is achieved at the Lands Ministry within the shortest time possible.

Under an agreement made between the GDP and the Lands Ministry, GDP is facilitating the ministry with the provision of online services and enable citizens to pay and transmit those payments to Central Bank of Kenya through regulated channels via the eCitizen portal.

Some online services already being offered via the portal to the ministry include online land searches (for digitized registries only) and Land Rent. This facility will enable the ministry to process and approve applications made by citizens and businesses online. These services include payments of Stamp Duty, Survey fees, Land Registration fees, Stand Premium fees, Adjudication and Settlement fees and Land Administration fees.

The KRA Act appoints KRA as the collector of Stamp Duty and KRA has delegated that authority to the Ministry of Lands.

23RD OCTOBER 2017

Business Daily | Victor Juma | Monday 23rd October 2017 MAURITIUS FIRM TO BUY SH308M NAIROBI LAND

Mauritius-based real estate investor Gateway Delta Development Holdings is set to acquire a five-acre plot on Mombasa Road for \$2.9 million (Sh308 million) on which it plans to develop a commercial property. [Read More](#)

Business Daily | James Kariuki | Monday 23rd October 2017 RUNDA PARADISE HANDS SUBCONTRACTORS SH307M

Four Kenyan companies outsourced by a Chinese firm to put up 150 maisonettes at the Sh1.25 billion Runda Paradise earned Sh307 million, according to new regulatory disclosures. [Read More](#)

Business Daily | Editorial | Monday 23rd October 2017 EDITORIAL: AVOID MUSICAL CHAIRS GAME IN LAND INJUSTICES PROBE

The National Land Commission's (NLC) decision to publish regulations governing investigations into historical land injustices, though belated, marks a crucial step to resolving one of Kenya's most intractable problems that has persisted since Independence. [Read More](#)

Daily Nation | Pauline Kairu | Monday 23rd October 2017 KFS SAYS HALF OF NGONG FOREST GRABBED

About half of Ngong Forest has been grabbed, top Kenya Forest Service officials say. [Read More](#)

Daily Nation | Victor Juma | Monday 23rd October 2017 VALUE OF HOUSES INCREASES BY 0.4% IN QUARTER 3 - HASS PROPERTY INDEX

House prices have increased by 0.4 per cent in the third quarter of the year even as people remained cautious over the prolonged electioneering period. [Read More](#)

Daily Nation | Monday 23rd October 2017 CAVEATOR EMPTOR (BUYER BEWARE)

**CAVEAT EMPTOR
(BUYER BEWARE)**

**TITLE NUMBER: KWALE/DIANI BEACH BLOCK/151
(THE "PARCEL OF LAND")**

It has come to the notice of DIGNIFIED HOLDINGS LIMITED that certain persons are in possession of (a) Certificate(s) of Title/Lease to the above Parcel of Land and may have put up the same for sale.
NOTICE is hereby given to the general public and to those who may be interested in purchasing or dealing with the above mentioned Parcel of Land that:

The Parcel of Land occupies the same geographical location as Title Number KWALE/DIANI BEACH BLOCK/60 (formerly L.R No. 5004/14 under Title Number C.R 12859) which is registered in the name of DIGNIFIED HOLDINGS LIMITED. The Title Number KWALE/DIANI BEACH BLOCK/151 was generated as a result of a re-survey of KWALE/DIANI BEACH BLOCK/60 in the year 1972 or thereabouts for the purposes of creation of a road and is the new number assigned to KWALE/DIANI BEACH BLOCK/60 and no lawful Title has been issued under Title Number KWALE/DIANI BEACH BLOCK/151.

THE PURPOSE OF THIS NOTICE is to WARN those who may be interested in the said Parcel of Land or those who may be approached to buy the same or persons or entities who may have already purchased the same and the public at large that:-

- The Land comprised in Title Number KWALE/ DIANI BEACH BLOCK/151 is the property of DIGNIFIED HOLDINGS LIMITED and the company has already instituted legal proceedings to have the right, estate and interest in the Land comprised in Title Number KWALE/DIANI BEACH BLOCK/151 regularized and registered in the name of its rightful owner DIGNIFIED HOLDINGS LIMITED.
- Any other Title in the name of any other person other than DIGNIFIED HOLDINGS LIMITED will not confer any lawful interest in the said Parcel of Land.
- DIGNIFIED HOLDINGS LIMITED has absolutely no intention of disposing of its interest in all that Land comprised in Title Number KWALE/DIANI BEACH BLOCK/151 or Title Number KWALE/DIANI BEACH BLOCK/60.
- DIGNIFIED HOLDINGS LIMITED has filed a suit against THE ATTORNEY GENERAL, SAID B. NDEGE, RAIA A. MKUNGU, OMARI ZONGA, SAID H. KABANGI, HILMI M. AHMED, SAID MWINYIKAI THOMAS, ATHUMAN SAID RIMO, ALI JUUMA NGONYO, YASMIN DUSHMAI SHABAN, DAVID K. KANDIE, SILAS KIPTUI KIPCHILAT and KENNEDY BEGI ONKOBA being High Court Environment and Land Court Case Number 310 of 2014, Mombasa in which the High Court ordered on 24th March, 2017.
- THAT pending the Hearing and determination of this suit, the registration of any dealings and/or transactions of whatsoever nature on the register of the Parcel of Land known as KWALE/DIANI BEACH BLOCK/151 be and are hereby inhibited and this order of inhibition be registered in the register of the Parcel of Land known as KWALE/DIANI BEACH BLOCK/151.
- THAT the Defendants be and are hereby restrained from selling and/or transferring and or charging the suit property pending determination of this suit.

This matter is still pending in Court.

e) Any person having or intending to have any dealing with the said Parcel of Land would be doing so at its; his or her own risk and may lose any payments or developments put up.

DATED at NAIROBI this 20th day of October, 2017.
KAIRU & MCCOURT,
ADVOCATES,
CITY HOUSE (6TH FLOOR), WABERA STREET,
P.O. BOX 51385-00200, NAIROBI.
Tel: 020-2244445/7/8 Tel: 0716 244446/0724 244449
Email: info@kairumccourt.com

**CAVEAT EMPTOR
(BUYER BEWARE)**

**TITLE NUMBER: KWALE/DIANI BEACH BLOCK/149
(THE "PARCEL OF LAND")**

It has come to the notice of BAHATI PROPERTIES LIMITED that certain persons are in possession of (a) Certificate(s) of Title/Lease to the above Parcel of Land and may have put up the same for sale.
NOTICE is hereby given to the general public and to those who may be interested in purchasing or dealing with the above mentioned Parcel of Land that:

The Parcel of Land occupies the same geographical location as Title Number KWALE/DIANI BEACH BLOCK/59 (formerly L.R No. 5004/20 under Title Number C.R 11811) which is registered in the name of BAHATI PROPERTIES LIMITED. The Title Number KWALE/DIANI BEACH BLOCK/149 was generated as a result of a re-survey of KWALE/DIANI BEACH BLOCK/59 in the year 1972 or thereabouts for the purposes of creation of a road and is the new number assigned to KWALE/DIANI BEACH BLOCK/59 and no lawful Title has been issued under Title Number KWALE/ DIANI BEACH BLOCK/149.

THE PURPOSE OF THIS NOTICE is to WARN those who may be interested in the said Parcel of Land or those who may be approached to buy the same or persons or entities who may have already purchased the same and the public at large that:-

- The Land comprised in Title Number KWALE/ DIANI BEACH BLOCK/149 is the property of BAHATI PROPERTIES LIMITED and the company has already instituted legal proceedings to have the right, estate and interest in the Land comprised in Title Number KWALE/DIANI BEACH BLOCK/149 regularized and registered in the name of its rightful owner BAHATI PROPERTIES LIMITED.
- Any other Title in the name of any other person other than BAHATI PROPERTIES LIMITED will not confer any lawful interest in the said Parcel of Land.
- BAHATI PROPERTIES LIMITED has absolutely no intention of disposing of its interest in all that Land comprised in Title Number KWALE/DIANI BEACH BLOCK/149 or Title Number KWALE/DIANI BEACH BLOCK/59.
- BAHATI PROPERTIES LIMITED has filed a suit against THE ATTORNEY GENERAL, SAID M. MABAVU, ANNA W. DEREVA, ABDALLA MWACHIBULO HEMA, FATUMA S. NCHIZUMO, OMAR MASHAKA, MAHFUDH MOHAMED MWAMTUKU and RAMA MATANO MWALURINDA being High Court Environment and Land Court Case Number 31 of 2015, Mombasa in which the High Court ordered on 11th April, 2017.
- THAT pending the Hearing and determination of this suit, the Defendants by themselves or through their servants or agents or through any one deriving Title through them jointly and severally be restrained from alienating, selling, transferring, leasing and/or charging or in any other manner whatsoever from having any dealings with all that Parcel of Land known as KWALE/DIANI BEACH BLOCK/149.
- THAT pending the Hearing and determination of this suit, the registration of any dealings and/or transactions of whatsoever nature on the register of the Parcel of Land known as KWALE/DIANI BEACH BLOCK/149 be inhibited and this order of inhibition be registered in the register of the Parcel of Land known as KWALE/DIANI BEACH BLOCK/149.

This matter is still pending in Court.

e) Any person having or intending to have any dealing with the said Parcel of Land would be doing so at its; his or her own risk and may lose any payments or developments put up.

DATED at NAIROBI this 20th day of October, 2017.
KAIRU & MCCOURT,
ADVOCATES,
CITY HOUSE (6TH FLOOR),
WABERA STREET,
P.O. BOX 51385-00200, NAIROBI.
Tel: 020-2244445/7/8
Tel: 0716 244446/0724 244449
Email: info@kairumccourt.com

22ND OCTOBER 2017

Business Daily | James Kariuki | Sunday 22nd October 2017 **MUGUKU PROPERTY HIRES LOCAL FIRMS FOR LUCRATIVE JOBS**

Chinese developers of Nairobi's live-work-shop project, The Karen Waterfront, have contracted four Kenyan firms who will take 24 per cent of the Sh2.8 billion job. [Read More](#)

Business Daily | George Omondi | Sunday 22nd October 2017 **NLC ISSUES GUIDELINES FOR INVESTIGATING LAND INJUSTICES**

The National Land Commission (NLC) has published rules to guide investigations into historical land injustices, opening doors to thousands of Kenyans who have raised the emotive issue for decades. [Read More](#)

Business Daily | George Omondi | Sunday 22nd October 2017 **RESIDENTS OPPOSE OIL EXCAVATION BEFORE THEY ARE PAID OFF**

A row is simmering in Kerio Valley with residents bordering Lake Kamnarok Game Reserve in Baringo County vowing not to allow oil extraction in the area citing lack of public participation. [Read More](#)

Daily Nation | George Munene | Sunday 22nd October 2017 **FATE OF SH5BN INDUSTRIAL PARK HANGS IN THE BALANCE**

The plan to construct a Sh5bn industrial park in Kirinyaga County is in jeopardy after the land set aside was grabbed. [Read More](#)

The EastAfrican | George Munene | Sunday 22nd October 2017 **KIGALI DEVELOPERS OPT FOR DEALS WITH BRANDED HOTELS**

Rwanda real estate investors are landing lucrative deals with international hotel brands as the hospitality sector shows signs of better returns. [Read More](#)

21ST OCTOBER 2017

The East African | Sabina Onyango | Saturday 21st October 2017 **STANDARDS CAN HELP BUILD SUSTAINABLE SMART CITIES FOR GROWING POPULATIONS**

The world is projected to have 41 megacities with populations of 10 million or more by 2030. [Read More](#)

20TH OCTOBER 2017

Business Daily | James Kariuki | Friday 20th October 2017 **STALEMATE HITS PROPERTY SALES AROUND NAIROBI**

Real estate players have reported a sharp drop in sale of land and developed properties that has delayed return on investments for the industry. [Read More](#)

Daily Nation | Sam Kiplagat | Friday 20th October 2017 **LOWER COURTS 'CAN HANDLE LAND CASES'**

Thousands of land cases that have stalled in magistrates' courts across the country can now proceed after five judges of the Court of Appeal reversed a decision barring the lower courts from handling the disputes. [Read More](#)

19TH OCTOBER 2017

Business Daily | Sabina Onyango | Thursday 19th October 2017
ROLL OUT INCENTIVES TO SPUR GROWTH IN REAL ESTATE SECTOR

Prices of renting and buying houses for low and middle income segments of the market have been on an upward trend since demand far outweighs the supply. [Read More](#)

Business Daily | Kevin Mwanza | Thursday 19th October 2017
BANKS STEP UP THE PUSH TO HAVE CEILING ON INTEREST RATE LIFTED

Kenya Bankers Association (KBA) has stepped up its campaign to have the law capping interest rates repealed with intense lobbying of parliamentarians to fast track the process. [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

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