

KPDA WEEKLY MEDIA REVIEW REPORT AS AT 12TH JANUARY 2018

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

2018 KPDA MEMBERSHIP SUBSCRIPTION RENEWAL

We would like to inform all our members that KPDA Membership Pro Forma invoices are currently being issued for the renewal of 2018 subscriptions. As indicated, the deadline for payment is **Friday, 26th January 2018**.

| 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 |

WE ADVISE ALL MEMBERS WHO MAKE PAYMENTS THROUGH BANK TRANSFER TO KINDLY ENSURE THEY INFORM THE SECRETARIAT SO AS TO BE ISSUED WITH RECEIPTS AND TO UPDATE OUR RECORDS.

2018 KPDA CALENDAR OF EVENTS

The 2018 KPDA Calendar of Events is now out! We encourage you to review the activities we have scheduled for the year and share any feedback you have with us.

For more information, click the link below;

<http://www.kpda.or.ke/2018-kpda-calendar-of-events>



Teacher: Brian's Mum has 3 property listings. She adds 10 more. What does she have now?

Student: Happiness! Brian's mum has happiness!



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12TH JANUARY 2018

**The Standard | Qureish Raghieb | Friday 12th January 2018
AFFORDABLE HOUSING: A ROAD MAP TO KENYA'S ECONOMIC RECOVERY**

Year 2017 was economically challenging and politically exhaustive for Kenya - factors that have extensively affected Kenyans in all spheres of life. 2018 is predicted to be the year of fiscal realignment and political reconciliation. [Read More](#)

The Standard | Antony Gitonga and Robert Kiplagat | Friday 12th January 2018
SWAZURI: DISPUTE OVER SGR LAND RESOLVED

Controversy over compensation for Naivasha residents who gave up their land for construction of the Standard Gauge Railway (SGR) was caused by miscommunication. [Read More](#)

The Standard | Nathan Ochunge | Friday 12th January 2018
THE 'CURSED' LAND OF HOMA BAY WHERE 'SPIRITS' HAVE ROAMED FREE FOR 80 YEARS

Residents of a community in Homa Bay County in Kokwanyo West location have been forced to desert a piece of land, about seven hectares in size, for fear of death. [Read More](#)

Daily Nation | Philemon Suter | Friday 12th January 2018
OFFICIALS IN KERIO VALLEY TO START COMPENSATION PLAN

Officials in Kerio Valley to start compensation plan

Residents assured that grievances captured by task force will be considered

BY PHILEMON SUTER
philemonsuter@gmail.com

The government has dispatched a delegation of technical officials from various ministries to Kerio Valley to start the process of compensating land owners displaced by the collapsed flourspar mining firm.

The multi-agency team drawn from the Mining ministry, office of the Attorney-General, National Land Commission and the Lands ministry, met with residents at

Kimwarer where they also brought on board the county government of Elgeyo-Marakwet and the provincial administration.

Mr Silas Kinoti, a NLC commissioner, said the technical team's mission was to carry out the implementation of the compensation process and the re-opening of the collapsed company.

"This team you see here includes surveyors, physical planners, valuers and legal experts from the office of the Attorney-General and our mandate is to carry out the implementation of the compensation," said Mr Kinoti.

He said a list of 4,300 land owners were identified as genuine people displaced by the firm.

"The resource document we are working on was prepared by

a task Force which comprised of representatives of the affected residents and government officials," said Mr Kinoti, adding that the list was now supposed to be audited to ensure it is updated and valid.

The technicians will also be returning to the region in the next three weeks to continue with the implementation process, said Mr Kinoti, who is the official in charge of the team.

Mr Raymond Mutiso, the acting director at the Mining ministry,

said the government was aware of the community's grievances presented by their representatives whose proposals were captured in the task force's report.

"We had proposals that the community wanted land for compensation while others suggested money, but all the same the government will compensate every genuine person who was affected," said Mr Mutiso.

Elders and representatives recounted their long wait for pay, appreciating the efforts the government had commenced.

Politician Micah Kigen, who has fought for the rights of the displaced, told the meeting that the community's grievances including other injustices captured in the task force report should adequately be addressed.

4,300 Land owners identified as genuine people displaced by collapsed flourspar company.

11TH JANUARY 2018

Business Daily | Mwangi Muiruri | Thursday 11th January 2018
KIAMBU TO APPROVE HOUSE PLANS IN FIVE DAYS, GOVERNOR SAYS

Kiambu will soon start approving single-dwelling home plans within five days, Governor Ferdinand Waititu has said. [Read More](#)

Business Daily | Sam Kiplagat | Thursday 11th January 2018
RICH EX-CITY HALL CFO ON SH85,000 PAY FREED OF GRAFT

Jimmy Kiamba, the former chief finance officer at City Hall who owns multi-million shilling property in Nairobi and Machakos despite a modest monthly salary of Sh85,000, was Thursday acquitted of corruption charges. [Read More](#)

Business Daily | James Kariuki | Thursday 11th January 2018
CHURCH TO BUILD GATED COMPLEX IN KAREN AREA

A religious organisation is set to build a multi-million shilling sanctuary, community centre and, a rental estate comprising 198 units. [Read More](#)

The Standard | Bakaru Ang'ela | Thursday 11th January 2018
OFFICIAL VOWS STERN ACTION AGAINST LAND GRABBING CARTELS

The planned construction of the Kitale-Lodwar-South Sudan road has heightened speculation on the price of land in the region, an official has warned. [Read More](#)

The Standard | Peter Muiruri | Thursday 11th January 2018
KONZA, LAPSET, AND RESORT CITIES TO DRIVE UHURU'S ECONOMIC GROWTH

In his inauguration speech on November 28, 2017, President Uhuru Kenyatta outlined four key pillars that would drive his economic agenda in his last term: job creation through manufacturing, food security, affordable healthcare and housing. [Read More](#)

The Standard | Peter Muiruri | Thursday 11th January 2018
ARCHITECTS CALL FOR SAFER BUILDING PRACTICES

Construction. Architects call for safer building practices

■ The Architectural Association of Kenya has challenged both the national and county governments to strengthen agencies and personnel mandated to oversee safe construction of buildings in the country. The plea follows the death of two people after the collapse of an unoccupied, semi-permanent structure that was under demolition in Stage Mapya area of Pipeline in Nairobi. The agencies are National Construction Authority, the National Building Inspectorate, county governments and the National Environment Management Authority. **[Peter Muiruri]**

The Standard | Francis Kamande | Thursday 11th January 2018
HOW TO AVOID BEING CONNED WHEN BUYING PROPERTY

How to avoid being conned when buying property

Many Kenyans planning to buy a home this year are perhaps already searching for bargain deals. For some, the search might end in pain and regret, thanks to fraudsters.

In my position as the chairman of a housing co-operative, I have heard of more than enough heart-breaking stories of investors who have lost their hard-earned money to con-men masquerading as sellers. It is believed that most of the victims are people without or little knowledge on property transactions. But I have also come across fairly knowledgeable buyers who have fallen prey to fraudsters.

Last year, for instance, saw many Kenyans lose their money in a home-buying scheme that turned out to be dubious. When the deal is too good, take to your heels.

At Nachu (National Cooperative Housing Union), we advise potential home buyers to conduct thorough due diligence on any property (land or a house) they plan to purchase, otherwise they might end up buying non-existent property. Make sure the seller is the legal owner of the property or is the one legally authorised to sell it.

“As an investor, you must be sure you are dealing with an authentic firm,”
Francis Kamande, Nachu chairman

Fraudsters disguising themselves as “property agencies” hoodwink would-be buyers by establishing offices with all the trappings of an established property agency, including employing staff who help potential buyers to view the said “properties”. After amassing enough income or running the risk of being caught, these “offices”, “property”, and the “sellers” suddenly vanish, leaving buyers bewildered.

Investigate the company purporting to sell the property. Ask for the firm’s registration certificate, which should be conspicuously displayed in the office for all to see.

And there is nothing stopping you from asking for the audited account reports for the previous year, the minutes for the company’s Annual General Meeting, the loans they have taken and even the businesses they have transacted. Knowing someone or being told of someone who has invested in a property by a particular housing cooperative or developer is not enough.

Conduct a search at the Ministry of Lands and engage a property lawyer to help you establish the legal status of the property – are there any encumbrances such as a bank loan, more than one title deed, is it public land, etc?

[Francis Kamande]



Gardening

Pick the perfect lawn grass



Paspallum

Paspallum is a coarse-bladed dark green grass with pointed tips. Although it will grow well in both sun and shade, its leaves dry out and turn dark-brown soon after the onset of dry weather. It will, however, make an amazing recovery as soon as water becomes available again.

Paspallum spreads by surface stolons (runners) and is suitable for drives and for steep slopes. It is effective for controlling sheet erosion. It is strong and requires little weeding. It is, however, not suitable for sports grounds because heavy foot traffic soon exposes its stolons and the soil beneath.

Cynodon species

Cynodon is the name of a genera that contains a large number of grass species and varieties, some of which are popular lawn grasses. The most common ones include cape royal, bermuda grass, Maadi River and Arabica.

Cape royal produces a dense and fine lawn with wiry stems and narrow, relatively short leaves. It is fairly drought-resistant and is frequently used in semi-arid areas even though it will seldom remain green throughout in such environments.

Bermuda grass is no doubt the sports turf of choice. It produces an attractive, low maintenance lawn that makes excellent sports fields, parks, golf courses, and general utility spaces. It prefers full sun and supplementary watering during dry periods.

- The writer is a landscape architect.

By Hosea Omole
homeandaway@standardmedia.co.ke

The confusion associated with picking the right lawn for your yard is not surprising. Kikuyu, arabica paspallum, Zimbabwe, cape royal, Bermuda, maadi river, buffalo, durban, bahia, carpet - I've even heard of Kidero - these are just but a few names that refer to the different lawn grasses. The difference between one and the other is sometimes not clear: they happen to be all green in the first place.

You don't need to be an expert in lawn grasses to pick the right one;

you only need to be familiar with the most common ones in your area. Here are some of them:

Kikuyu grass

Indigenous to the East African highlands where it thrives on roadsides and forest edges, Kikuyu grass is perhaps the best-known of our lawn grasses. It is a strong and aggressive perennial grass that will crowd off weeds and even invade nearby flowerbeds if not checked. It forms an attractive bright salad-green cover that is thick, soft and somewhat springy.

The lawn will withstand light



trampling, hence no need to stop children from playing on it. Kikuyu grass, however, does not form the best lawn under shady condition and will turn brown soon after the onset of the dry season if supplementary watering is not provided.

Survey. Westlands most ideal office space location

■ Westlands, Mombasa Road, Upper Hill and Nairobi CBD are the most prime locations for commercial real estate, says a new survey. The DataFintech's 12-month analysis between quarter four of 2016 and quarter four of 2017 has also revealed that Westlands recorded the highest growth. It says this has been driven by the multinationals and big businesses that have set up bases in these locations. Both Mombasa Road and Westlands experienced a drop in sales prices over the last 12 months, with Mombasa Road recording a 47.3 per cent drop while Westlands recorded a 36.9 per cent drop. [David Mwitari]

It's a sunny January and your house needs to breathe and bask in the warm sunrays. So get rid of heavy curtains and replace them with light window treatments. For rooms that do not require as much privacy, use neutral coloured sheers such as whites, creams or soft white so that the house is airy and stays cool but still gives you the opportunity to enjoy the sunrays or to have a view of a garden.

Open windows wide to allow in plenty of fresh air. Encourage more outdoor activities such as serving tea or juice and some snacks on a terrace to help your family and friends enjoy the sunshine because it really is a mood lifter. The hot weather also provides the perfect opportunity to professionally wash carpets and clean up of rugs. So strip the floor of the carpets. This will also allow for barefoot walking to cool off feet. Below are some ideas to help you maximise your ambience for the sunny weather:

Use throw cushions

Pay attention to your throw cushions or scatter cushions, as they are commonly called, and replace the festive cushion covers with bright coloured cheerful oranges and yellows to reflect the sunny weather.

Add flowers

January can be a somewhat long grouchy and grumpy month because of tight budgets as an aftermath of the festive spending. Find ways of brightening up your living space by using fresh flowers in vases in various parts of the house. Steer away from formal expensive flowers and work with deity filler flowers that brighten up your ambience without costing too much. Utilise flowers from your garden; even a bunch of long grass stems with flowered tips will work wonders if put in vase.

Banish clutter

For households where children have returned to school, this is a perfect opportunity to unclutter the living space. In case you did not donate unused items to charity during the festive season, make it your ambition to travel light in 2018 and get rid of all that stuff taking up space in your closets, pantry and storage area. Workplaces are no exception. Clean up your desk, follow the 15-minute daily filing rule to get rid of all that paper on your desk and you might just be surprised at how that little action clears up your mind and how much quicker it is to retrieve the items you really need. **[Wangeci Kanyeki]**



10TH JANUARY 2018

Daily Nation | Delphin Mugo | Wednesday 10th January 2018
STATE'S PROMISED 500,000 LOW COST HOMES A DROP IN THE OCEAN

Although President Uhuru Kenyatta's announcement that the government would build 500,000 "decent, affordable" homes in the next five years is seen as a step in the right direction, some players in the housing sector feel it is too little too late. [Read More](#)

Daily Nation | Lukorito James | Wednesday 10th January 2018
STATE'S PROMISED 500,000 LOW COST HOMES A DROP IN THE OCEAN

Sectional property ownership is not well understood by many people, so to discuss it, let's begin with a story. [Read More](#)

Daily Nation | Mwangi Muiruri | Wednesday 10th January 2018
SINGLE-DWELLING HOUSE PLANS TO BE APPROVED QUICKLY

Kiambu Governor Ferdinand Waititu has said his government is working on a policy to ensure that single-dwelling house plans are approved within five days to address the backlog inherited from his predecessor's regime. [Read More](#)

Daily Nation | Mwangi Muiruri | Wednesday 10th January 2018
SH40B GOVT INCENTIVES TO MEET 2030 HOUSING TARGET

The government will offer incentives worth Sh40 billion to the private sector to help it realise its target of building 4.3 million housing units by 2030. [Read More](#)

9TH JANUARY 2018

Daily Nation | Joseph Wangui | Tuesday 9th January 2018
NYERI FARMER RISKS LOSING LAND USED TO BAIL OUT FAMILY FRIEND

A farmer risks losing his one-acre land worth Sh2 million to Judiciary after a family friend whom he bailed out using the land's title deed failed to appear in court for trial on 10 criminal charges. [Read More](#)

8TH JANUARY 2018

Business Today | James Kariuki | Monday 8th January 2018
INVESTORS TO GET PLOTS AT BRAND NEW BORDER TOWN

Real estate investors will be invited to put money in a new township to be created around the Kenya-Uganda One-Stop Border Post at Suam where the government wants to excise 123.5 acres from a forest. [Read More](#)

Daily Nation | Monday 8th January 2018
NINE TRILLION SHILLINGS AMBITIOUS PROJECT LAUNCHES IN KWALE

The county of Kwale is set to see a significant boost in agriculture, housing, roads development and power generation in 10 years, but this, significant as it is, will not be done by either the national or county government. [Read More](#)

Business Today | Charles Mwaniki | Friday 5th January 2018
ALL SECTORS FAIL TO RECORD RISE IN LOAN DEMAND

None of the 11 major economic sectors in Kenya recorded a notable rise in demand for loans in the third quarter of last year as political uncertainty affected business activity, a new report by the Central Bank of Kenya (CBK) says. [Read More](#)

Business Today | Reuters | Friday 5th January 2018
WI-FI BUT NO WATER: CAN SMART TECH HELP A CITY'S POOR?

In the picturesque Barcelona district of El Born, residents can get a better night's sleep nowadays because garbage trucks pass only when bins in the street are full, thanks to high-tech sensors that detect when they need to be emptied. [Read More](#)

4TH JANUARY 2018

The Standard | Peter Muiruri | Thursday 4th January 2018
PLAYERS SAY 2018 HOLDS MORE PROMISE TO DEVELOPERS DUE TO INVESTOR CONFIDENCE

President Uhuru Kenyatta's five-year plan to construct 500,000 houses, access to finance and a conducive political climate are some of the key factors that will shape real estate sector in 2018. [Read More](#)

The Standard | Peter Muiruri | Thursday 4th January 2018
CYTONN: AVERAGE PRICE- TO-RENT RATIO IN KENYA IS LOWER COMPARED TO BUBBLE PERIODS IN PLACES LIKE US

Kenya's real estate sector experienced a slowdown in 2017 owing to the extended electioneering period and continued cash crunch due to the interest rate cap. [Read More](#)

The Standard | Wangeci Kanyeki | Thursday 4th January 2018
ULTRA VIOLET 18-3838 IS THE TRENDING COLOUR IN 2018

Ultra Violet 18-3838 is the trending colour i2018. This is according to Pantone Colour Institute, which guides companies on colour strategies, trend forecasts, brand colour development, and product palette selection. [Read More](#)

Business Today | Thursday 4th January 2018
RETAIL REAL ESTATE BUILD POSITIONS NAIROBI FOR FUTURE GROWTH

From 2000 to 2008, Nairobi added 72 000 square meters of retail real estate to East Africa's largest commercial hub. [Read More](#)

Daily Nation | Lukorito James | Thursday 4th January 2018
THE PROCESS OF SUBDIVIDING LAND

Land subdivision is a process that many who have done describe as arduous and exhausting.

[Read More](#)

3RD JANUARY 2018

Business Daily | Constant Munda | Wednesday 3rd January 2018
REAL ESTATE HITS SIX-YEAR LOW ON POLL JITTERS, CREDIT CRUNCH

The real estate sector grew at the slowest pace in six years in the three months to September last year, hurt by jitters over the prolonged electioneering period and a credit crunch. [Read More](#)

Business Daily | James Ngunjiri | Wednesday 3rd January 2018
REITS LEAVE INVESTORS COUNTING LOSSES

Real Estate Investment Trusts (Reits) prices have remained depressed due to lack of clarity on exact returns from underlying assets, investment analysts have said. [Read More](#)

Business Today | Mwangi Muiruri | Wednesday 3rd January 2018
NIBS TO PUT UP SH400M 5-STAR HOTEL IN UPMARKET KILELESHWA

Nairobi Institute of Business Studies (Nibs) will put up a Sh400 million five-star hotel in the upmarket city suburb of Kileleshwa. [Read More](#)

The Standard | Mwangi Muiruri | Wednesday 3rd January 2018
COURT: DEVELOPER SUES FINANCIER FOR 'EXCESS PAYMENT' OF SH4M

A real estate developer has sued Housing Finance Company of Kenya for overcharging it for the construction of residential houses in Kiambu. [Read More](#)

2ND JANUARY 2018

Business Today | Data Hub | Tuesday 2nd January 2018
KENYA GDP GROWTH (QUARTERLY)

In the third quarter of 2017, Kenya's economic growth decelerated to 4.4 per cent due as prolonged electoral politics and drought took a toll. [Read More](#)

1ST JANUARY 2018

Business Today | James Kariuki | Monday 1st January 2018
APARTMENT BLOCKS RULE THE NAIROBI PROPERTY MARKET

Realtors invested heavily in development of highrise residential apartments located in upmarket areas in the just-ended year, continuing a trend of demolishing single-dwelling units. [Read More](#)

Business Today | Collins odote | Monday 1st January 2018
TACKLE TENURE ISSUES IN INFORMAL SETTLEMENTS

Four years ago, I was part of a research team looking at access to land and basic services in informal settlements. [Read More](#)

Business Today | Edwin mutai | Monday 1st January 2018
OUKO ACCUSES LAW SCHOOL OF LAXITY IN PRIME PROPERTY ROW

Auditor-General Edward Ouko has accused the Kenya School of Law (KSL) of doing little to conclude an 11-year battle that has blocked the institution from repossessing a multi-million shilling home in upmarket Kilimani Estate in Nairobi currently in the hands of Standard Assurance Limited. [Read More](#)

The Standard | Benson Gathemia | Monday 1st January 2018
TYCOON BRIATORE GIVES KENYA ONE MORE CHANCE

After giving signs that he could give up his multi-million-shilling investment in Malindi, Kenya, Italian billionaire Flavio Briatore seems to have given the Government a second chance to fix the tourism problems that have seen holidaymakers to Malindi dwindle over the years. [Read More](#)

31ST DECEMBER 2017

The Standard | Benson Gathemia | Sunday 31st December 2017
REAL ESTATE BECOMES PROMINENT ON OLX

Real estate has become prominent on online retail site OLX where it registered growth in the last six months. [Read More](#)

29TH DECEMBER 2017

Business Today | Charles Mwaniki | Friday 29th December 2017
STOCK MARKET DEFIES POLITICS TO POST SH567.2 BILLION GAIN

Stock market investors were the biggest winners this year as equities outperformed all other investment classes, including real estate, treasuries, fixed deposits and offshore nests. [Read More](#)

28TH DECEMBER 2017

Business Today | James Kariuki | Thursday 28th December 2017 FOREIGN INVESTORS EYE PIECE OF LOCAL REAL ESTATE IN 2018

Foreign cash is lined up to finance projects in the coming year to plug the 1.5 million national housing deficit. [Read More](#)

Business Today | Constant Munda | Thursday 28th December 2017 JOB LOSS FEARS AFTER SH45BN DEVELOPMENT SPEND DROP

Development spending in five months to November dropped by Sh45.17 billion compared to last financial year, further dimming economic growth and jobs creation. [Read More](#)

Business Today | Bonface Otieno | Thursday 28th December 2017 NAIROBI OFFICES WITH MAN-MADE LAKES

Almost three years after Watermark Business Park was put up for rental, there have been few takers for the office block that boasts a man-made lake. [Read More](#)

Business Today | James kariuki | Thursday 28th December 2017 MAILU GIVES NOD TO SH800M CEMETERY FOR RICH KENYANS

The government has approved the establishment of a Sh800 million Kenya's first private cemetery on 69 acres in Nyandarua County, targeting the fabulously rich. [Read More](#)

27TH DECEMBER 2017

Business Today | James Ngunjiri | Wednesday 27th December 2017 DEMAND FOR HOTEL SERVICES RISES IN SPITE OF SLOW YEAR

The hospitality sector deviated from the poor performance witnessed in other real estate segments to record an upward trend as a result of increased demand for hotel services from both leisure and business travellers. [Read More](#)

Business Today | James Kariuki | Wednesday 27th December 2017 TOUGH COMPENSATION TASK FOR SMALL PLOTS' OWNERS ON SGR LINE

The land agency faces a daunting task in paying out billions in compensation to hundreds of plot owners in heavily subdivided parts of Kajiado, Narok and Nakuru counties for construction of the Nairobi-Naivasha Standard Gauge Railway (SGR) line. [Read More](#)

26TH DECEMBER 2017

Business Daily | James Kariuki | Tuesday 26th December 2017 APARTMENT BUILDERS TARGET KILIMANI WITH EIGHT 14-STOREY BLOCKS

Two firms have sought the regulator's permission to put up eight 14-storey residential apartment blocks housing 480 families within Nairobi's upmarket Kilimani area. [Read More](#)

24TH DECEMBER 2017

Business Daily | Waikwa Maina | Sunday 24th December 2017 REAL ESTATE IN MURANG'A RISES ABOVE SHADOW OF MUNGIKI GROUP

Factories, residential houses, hotels and other commercial structures are slowly replacing banana farms in Maragua, Murang'a County. [Read More](#)

Business Daily | Mwangi Muiruri | Sunday 24th December 2017
KIRINYAGA PLANS SH10BN REAL ESTATE PROJECT AROUND THIBA DAM

Kirinyaga governor Anne Waiguru has proposed Sh10 billion real estate projects around the Thiba dam now under construction at a cost of Sh19 billion. [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

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