

KPDA Media Weekly Review Report as at 22ND May 2020



CEO DE-BRIEF



REQUEST FOR COMMENTS - THE NATIONAL CONSTRUCTION AUTHORITY (DEFECTS LIABILITIES) REGULATIONS 2020

Attached is the National Construction Authority (Defects Liability) Regulations 2020. Please click [HERE](#) to view this document.

Kindly use this engagement [matrix](#) to comment on the regulations.

Attached is a legal opinion by Gilbert Josiah Mungu, Advocate on the document. Please click [Here](#) to view.

We request that you make your submissions to ceo@kpda.or.ke by Tuesday, 26th May 2020

PROPOSED LAND TRANSACTION (ELECTRONIC) REGULATIONS 2020

The Ministry of Lands and Physical Planning in collaboration with the National Treasury, National Land Commission and other key stakeholders is in the process of developing various sets of Regulations to facilitate Ease of Doing Business as far as Electronic End Transactions is concerned so as to enhance transparency, accountability and efficiency in land administration and management.

The taskforce wishes to engage the Kenya Property Developers Association on the draft regulations on **May 25th 2020 at 10.00am**. We have 2 extra slots on the meeting for paid up members. If you are interested, kindly email ceo@kpda.or.ke
Please click [Here](#) to view the letter.



REPUBLIC OF KENYA

PUBLIC NOTICE

**IN THE MATTER OF
THE STATUTORY INSTRUMENTS ACT (No. 23 OF 2013);
THE LAND REGISTRATION ACT (No. 3 OF 2012);
THE LAND ACT (No. of 2012);
THE PHYSICAL AND LAND USE PLANNING ACT, 2019;
THE SURVEY ACT (CAP 299); AND
THE STAMP DUTY ACT (CAP 480)**

NOTIFICATION OF REGULATORY IMPACT STATEMENT ON THE PROPOSED LAND TRANSACTIONS (ELECTRONIC) REGULATIONS, 2020

PURSUANT to section 8 of the Statutory Instruments Act (No. 23 of 2013), the Cabinet Secretary, Ministry of Lands and Physical Planning, in consultation with the Cabinet Secretary, the National Treasury and the National Land Commission hereby notifies the general public that a Regulatory Impact Statement on the proposed Land Transactions (Electronic) Regulations, 2020 has been prepared to assess the impact of the Regulations on the community and businesses.

The proposed Statutory Instruments include the following:

1. Land Registration (Electronic Transactions) Regulations, 2020;
2. Survey (Electronic Cadastre Transactions) Regulations, 2020;
3. Stamp Duty (Valuation) Regulations, 2020;
4. Stamp Duty (Amendment) Regulations, 2020;
5. Land (Amendment) Regulations, 2020;
6. Land (Extension and Renewal of Leases) (Amendment) Rules, 2020;
7. The Land (Allocation of Public Land) (Amendments, Regulations), 2020; and
8. Physical and Land Use Planning (Electronic Development Control and Enforcement System) Regulations, 2020.

The main objective of the proposed Regulations is to give effect to the provisions of the Land Act, 2012, the Land Registration Act, 2012, with regard to the development and implementation of a National Land Information System and the maintenance of a land register and land documents in a secure, accessible and reliable format. Specifically the Regulations seek to:

- (a) establish a digital National Land Information System (NLIS) to provide an efficient and effective land administration system;
- (b) leverage on ICT to improve the way in which information is structured, stored, managed, delivered and used;
- (c) improve ease of doing business by cutting time for property registration;
- (d) provide the legislative framework and platform for facilitating cost effective and reliable paperless transactions in land and accessing land information in a timely manner;
- (e) establish an electronic payment system to improve revenue collection by eliminating revenue leakages;
- (f) reduce paper work and records that takes up lot of space and difficult to access, retrieve and store; delays; and
- (g) promote public confidence in the integrity and reliability of electronic records and electronic transactions.

This is therefore to require all persons likely to be affected by the proposed Regulations to submit written comments on the proposed Land Transactions (Electronic) Regulations, 2020 so as to reach the undersigned not later than fourteen (14) days from the date of publication of this notice.

The draft Regulatory Impact Report and the proposed sets of the Land Transactions (Electronic) Regulations, 2020 are available under the Ministry's website: <https://lands.go.ke>. The proposed Regulations and the Regulatory Impact Statement are also available on request through the Ministry's email address at elandtransactions@gmail.com during normal working hours.

It is open for anyone with comments on the proposed Regulations to make their comments by way of email or submission of a written memorandum to the email address at elandtransactions@gmail.com

Due to the prevailing global health concerns, the Ministry is encouraging members of the public to submit their comments and proposals for input in the Regulations and the RIA through written submissions and memorandum. The inputs should be sent through email address elandtransactions@gmail.com

The Ministry also welcomes any stakeholder who would prefer virtual interaction on the subject matter to notify the Ministry through the email address given below in order for the Ministry to prepare for such meetings. The virtual meetings will be scheduled as public forum and will take place between **Thursday 14 May to Friday 22 May 2020** starting from **10.00 a.m. to 4.00 p.m.** to discuss the proposed Regulations and the Regulatory Impact Statement and comments received. The Ministry will hold virtual meeting with such stakeholders to discuss their comments from the Ministry of Lands and Physical Planning, Headquarters.

Please send your written comments to:

The Principal Secretary
Ministry of Planning and Physical Planning
Ardhi House, 1st Ngong Avenue
P. O. Box 30450-00100
NAIROBI

OR

Email to: elandtransactions@gmail.com

REQUEST FOR INPUT ON HOUSING FUND REGULATIONS 2020

The Government of Kenya through the Ministry of Transport, Infrastructure, Housing and Urban Development - State Department for Housing and Urban Development, has been tasked with the delivery of 500,000 affordable homes under the Big Four Agenda.

The Department has provided [The National Housing Fund Regulations](#) to the public to provide comments. Given the current situation occasioned by the COVID -19 pandemic, period for feedback has been extended from the 10th of March 2020 to 26th May 2020.



**MINISTRY OF TRANSPORT, INFRASTRUCTURE,
HOUSING, URBAN DEVELOPMENT AND PUBLIC
WORKS**
**STATE DEPARTMENT FOR HOUSING AND URBAN
DEVELOPMENT**
AFFORDABLE HOUSING PROGRAM

HOUSING FUND REGULATIONS 2020

The Government of Kenya through the Ministry of Transport, Infrastructure, Housing, Urban Development and Public Works- State Department for Housing and Urban Development, has been tasked with the delivery of 500,000 affordable homes under the Big Four Agenda.

The Department has provided the Housing Fund Regulations, 2020 to the public to provide their comments. The National Housing Development Fund Regulations 2020, are available for download on our website www.housingandurban.go.ke and on www.bomayangu.go.ke

We published a notice on **10th March, 2020** requesting members of the public to provide comments to the National Housing Development Fund Regulations within 7 calendar days from the **10th March 2020**. However, given the current situation occasioned by the COVID-19 pandemic, we are extending the period for feedback. In this regard, kindly provide comments within 7 calendar days from **19th May, 2020** to the following address:

The Principal Secretary
State Department for Housing and Urban Development
Ministry of Transport, Infrastructure, Housing, Urban Development
and Public Works
P.O. Box 30119 -00100
Wing A, 6th Floor, Ardhi House
1st Ngong Avenue, off Ngong Road
NAIROBI, KENYA
Email: ps@housingandurban.go.ke

PRINCIPAL SECRETARY

KPDA/REITS ASSOCIATION OF KENYA SUBMISSION ON THE TAX (AMENDMENT) ACT 2020

In conjunction with RAK, we have written in response to the call for interested members of the public and organizations to submit representations on the Tax Laws (Amendment) Act 2020

Click [Here](#) for the copy of the submission of The REITs Association of Kenya (RAK) in partnership with Kenya Property Developers Association (KPDA) and Nairobi Securities Exchange (NSE) for your information.

AFRICA 2020: A NEW VISION WEBINAR

Broll Property Group is hosting *Africa 2020: A New Vision Webinar* on Wednesday, 27th May 2020 at 1300hrs - 1400hrs EAT. Below is an invite as well as the registration link for the Webinar.

AFRICA 2020: A New Vision



How do we drive African businesses into a new era?

Please join Broll Property Group as we celebrate Africa Month and explore solutions for the challenges of tomorrow in this series premiere of bespoke and unique pan-African webinar conversations.

In this **inaugural all Africa webinar**, Broll brings its full regional expertise together in one conversation about the new landscape that has risen from the impacts of the coronavirus.

Broll's vision is to engage with like-minded businesses that are ready to rethink the way we enable a newly energised ecosystem of stakeholders.

With solutions already in place, we unite in this webinar to manifest our **collective vision for an Africa that is resilient, adaptive, considerate and prepared** – in 2020 and beyond.

Click on the link below to secure your attendance.

Please click here to register:

https://us02web.zoom.us/webinar/register/WN_DGM122DjQDyoq6kDF8ACkg

22nd May 2020

Business Daily | Otiato Guguyu | Friday, 22nd May 2020

PAY CUTS FORCE WORKERS TO RESTRUCTURE SH102BN LOANS

Job and pay cuts in the wake of the Coronavirus pandemic have forced workers to restructure bank loans worth Sh102 billion by the end of April, highlighting the impact of the disease on the Kenyan economy. [Read More.](#)

21st May 2020

The Standard | Mwangi Muiruri | Thursday, 21st May 2020

SURVEYORS ON THE SPOT FOR ABETTING SH30B LAND FRAUD

Kenya's economy loses an estimated Sh30 billion annually due to land fraud facilitated by corrupt and quack surveyors, Lands Principal Secretary Nicholas Muraguri has said. [Read More.](#)

Daily Nation | Syovata Ndambuki | Thursday, 21st May 2020

COMMON THINGS ABOUT REAL ESTATE SCAMS

Banda Homes, a real estate development company, was in the news recently for allegedly failing to live up to its contractual obligations to deliver homes on time for investors who had paid a deposit. [Read More.](#)

The Standard | The Conversation | Thursday, 21st May 2020

COVID-19 RESPONSE FAILS RESIDENTS OF CITY SLUMS

Having ravaged some of the world's wealthiest cities, the coronavirus pandemic is now spreading into the megacities of developing countries. [Read More.](#)

The Standard | The Conversation | Thursday, 21st May 2020

STATE TIGHTENS NOOSE ON SHODDY BUILDERS

Building contractors are in a tight corner following new regulations that make them liable for defects in projects for at least seven years after the construction is complete. [Read More.](#)

The Standard | Reuters | Thursday, 21st May 2020

CHINESE CEMENT MAKER BUYS ARM'S TANZANIAN SUBSIDIARY

The Tanzanian unit of Kenya's ARM Cement has been sold to China's Huaxin Cement company, its administrator PricewaterhouseCoopers and Huaxin said yesterday, paving way for completion of one of its production plant. [Read More.](#)

20th May 2020

Business Daily | Otiato Guguyu | Wednesday, 20th May 2020

LANDLORDS SNUB RENT RELIEF AS THIRD OF WORKERS DEFAULT

Majority of landlords have snubbed State calls to reduce rent for workers hit by the effects of Coronavirus, which saw a third of households fail to pay their April rent, the Treasury revealed yesterday. [Read More.](#)

Business Daily | Samson Mbugua | Wednesday, 20th May 2020

TAPPING CAPITAL MARKETS TO REALISE BIG 4 HOUSING GOAL

One of Kenya's Big Four Agenda is bridging the gap in affordable housing by delivering 500,000 housing units by 2023. [Read More.](#)

The Standard | Fredrick Obura | Wednesday, 20th May 2020

KENYANS ACROSS ALL SECTORS WORKED FEWER HOURS IN APRIL, SAY KNBS

Kenyan companies lost hours in April as employees across all sectors reported working fewer hours in compared with the usual hours worked per week. [Read More.](#)

19th May 2020

The Standard | Suleiman Shahbal | Tuesday, 19th May 2020

TO SAVE OUR ECONOMY, STATE MUST TRIM FAT

In early 1992, I was the head of treasury at Citibank, Dubai. I was running a lean team of 15 which contributed almost 25 per cent of the bank's profit. [Read More.](#)

Business Daily | Samson Mbugua | Tuesday, 19th May 2020

PLAN TO ENABLE SMES GAIN MORE FROM HOUSING PROJECT

The state's plan to deliver affordable houses to Kenyans is providing opportunities for Micro, Small and Medium Sized Enterprises (MSMEs) to boost their earnings while deepening their experiences and skill sets on how to handle major projects. [Read More.](#)

Business Daily | James Kariuki | Tuesday, 19th May 2020

PENSION SCHEMES BACK NEW HOME BUYING PLAN

Pension schemes have backed a new proposal that will allow members access up to 40 per cent of their savings to buy a home. [Read More.](#)

18th May 2020

Business Daily | Editorial | Monday, 18th May 2020

BUILDING SECTOR MOVE CALLS FOR VIABLE SOLUTION

Reports that the Nairobi Metropolitan Service (NMS) has disbanded City Hall's planning and technical committee and suspended the processing of applications for residential and commercial building plans did not come as a surprise to many. [Read More.](#)

For more information on the **KPDA Media Weekly Review Report**, kindly contact the KPDA Secretariat on **0737 530 290** or **0725 286 689** or by emailing ceo@kpda.or.ke

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