

Approved  
PCA  
14/11/2019

COUNTY GOVERNMENT OF MAKUENI



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TABLE CLERK: O.W.O.	
MAKUENI COUNTY ASSEMBLY	

**COUNTY ASSEMBLY OF MAKUENI**

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**SECTORAL COMMITTEE ON LANDS AND URBAN PLANNING**

**SECOND ASSEMBLY - THIRD SESSION**

**REPORT ON CONSIDERATION OF THE DRAFT VALUATION ROLL FOR  
TOWNS AND MARKETS WITHIN MAKUENI COUNTY - 2018**

Office of the Clerk  
Makueni County Assembly  
WOTE

**NOVEMBER 2019**

## Table of Contents

1.0.	PREFACE .....	2
2.0.	BACKGROUND .....	9
3.0.	DRAFT VALUATION ROLL FOR TOWNS AND MARKETS WITHIN MAKUENI COUNTY - 2018 .....	10
3.1.	DRAFT VALUATION ROLL FOR PUBLIC LAND .....	12
3.2.	PROPERTIES EXEMPTED FROM VALUATION .....	13
3.3.	SUMMARY OF VALUATIONS .....	14
3.4.	RATE STRUCK .....	16
3.5.	COMMITTEE'S CONSIDERATION OF THE DRAFT VALUATION ROLL FOR TOWNS AND MARKETS WITHIN MAKUENI COUNTY - 2018 .....	16
4.0.	OBSERVATIONS, FINDINGS AND CONCLUSIONS .....	17
5.0.	RECOMMENDATIONS .....	19
6.0.	APPENDIXES: - .....	20

## 1.0. PREFACE

**Mr. Speaker, Sir,**

The Sectoral Committee on Lands and Urban Planning is constituted pursuant to the provisions of Section 14(1) b of the County Governments Act, 2012 and Standing Order 217. The Committee is also guided by the Fourth Schedule of the Constitution of Kenya, 2010.

As currently constituted, the Committee comprises of the following Members:

- |                                       |                 |
|---------------------------------------|-----------------|
| 1. Hon. Bonface Felix Mateso, MCA     | – Chairman      |
| 2. Hon. Ben Kyengo Kilonzi, MCA       | – Vice Chairman |
| 3. Hon. Julius Matheka Mutula, MCA    | – Member        |
| 4. Hon. Francis Mulwa Mwanja, MCA     | – Member        |
| 5. Hon. Martina Ngusye Kimilu, MCA    | – Member        |
| 6. Hon. Richard Kasyoki Munywoki, MCA | – Member        |
| 7. Hon. Alfred Kituku Kalunde, MCA    | – Member        |
| 8. Hon. Alexander Mwanza Masila, MCA  | – Member        |
| 9. Hon. Diana Musengya Mwendo, MCA    | – Member        |

**Mr. Speaker, Sir,**

The Committees oversees the Department of Lands and Urban Planning and deals with all matters relating to county physical planning and development including statistics, land survey and mapping, boundaries and fencing, housing; matters related to county land use including zoning, spatial plans, sectoral plans, cities and urban areas plans.

**Mr. Speaker, Sir,**

The mandates of the Committee pursuant to Standing Order 217(5) are to: -

- a) investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations and estimates of the assigned departments;
- b) study the programme and policy objectives of departments and the effectiveness of the implementation;
- c) study and review all county legislation referred to it;

- d) study, assess and analyse the relative success of the departments as measured by the results obtained as compared with their stated objectives;
- e) investigate and inquire into all matters relating to the assigned departments as they may deem necessary, and as may be referred to them by the County Assembly;
- f) to vet and report on all appointments where the Constitution or any law requires the County Assembly to approve, except those under Standing Order 209(Committee on Appointments); and
- g) make reports and recommendations to the County Assembly as often as possible, including recommendation of proposed legislation.

**Mr. Speaker, Sir,**

Article 175 (b) of the Constitution of Kenya stipulates that *"county governments shall have reliable sources of revenue to enable them to govern and deliver services effectively"*. This is one of the three principles that County governments established under the Constitution of Kenya, 2010, shall reflect.

**Mr. Speaker, Sir,**

Article 209 (3) of the Constitution of Kenya provides that *"A county may impose—*

- (a) property rates;*
- (b) entertainment taxes; and*
- (c) any other tax that it is authorized to impose by an Act of Parliament."*

Sub Article (4) of the above Article further stipulates that *"The national and county governments may impose charges for services."*

**Mr. Speaker, Sir,**

Section 3 of the Valuation for Rating Act Cap 266 1984 (revised 2012) stipulates that *"Every local authority (County Government) shall from time to time, but at least once in every ten years or such longer period as the Minister may approve, cause a valuation to be made of every ratable property within the area of the local authority*

*(County) in respect of which a rate on the value of land is, or is to be imposed, and the values to be entered in a valuation roll."*

**Mr. Speaker, Sir,**

Pursuant to the above provisions, the Draft Valuation Roll for Towns and Markets Within Makueni County was tabled in the Assembly on 3<sup>rd</sup> September, 2019 and referred to the Committee on Lands and Urban Planning for consideration.

**Mr. Speaker, Sir,**

A valuation roll is a public document which contains entries for all properties in the assessor's area except those specifically exclude by law.

**Mr. Speaker, Sir,**

Section 3 of the Rating Act envisages that the Rating authority is providing services such as sewer, piped water to plots, service roads, garbage bins and garbage collection from the plots, at a cost.

**Mr. Speaker, Sir,**

The Valuation Roll will, on approval, provide an up to date property rating that shall inform the payment of rates as per the rate struck that will be developed by the County Executive Committee Member responsible for Finance.

**Mr. Speaker, Sir,**

The valued plots within Makueni County, both public and private plots, have Unimproved Site Values (USV) of Kshs. 68,902,925,623.00.

This is summarized as follows:

	SUB COUNTY	NO. OF PUBLIC PLOTS	NO OF PRIVATE PLOTS	PUBLIC LAND TOTAL U.S.V(Kshs)	PRIVATE LAND U.S.V(Kshs)	PUBLIC & PRIVATE TOTAL U.S.V(KSHS)
1	MAKUENI(WOTE)	92	3743	4,402,795,500.00	1,585,588,053.00	5,988,383,553.00
2	MAKUENI(OTHERS)	1215	3500	13,804,504,500.00	379,831,660.00	14,184,336,160.00
3	KAITI	379	1583	6,373,588,000.00	105,607,770.00	6,479,195,770.00
4	MBOONI	1194	3792	11,754,602,000.00	575,200,847.00	12,329,802,847.00
5	KILOME	330		3,375,008,000.00	438,424,112.00	3,813,432,112.00
6	KIBWEZI WEST	336	4386	5,398,767,000.00	496,454,449.00	5,895,221,449.00
7	KIBWEZI EAST	409	2200	6,486,359,000.00	360,085,832.00	6,846,444,832.00
8	Other Public Utilities	565	-	13,365,395,00.000	-	13,365,395,00.000
9	GRAND TOTAL	4520	14125	64,961,019,000.00	3,941,192,723.00	68,902,925,623.00

**Mr. Speaker, Sir,**

Section 6 and 9 of the Rating Act Cap. 267 allows the rating authority (County Government) to strike a percentage commensurate or sufficient to cover its expenses expected to be incurred during a financial year. The above percentage will be set by the Executive Committee Member in charge of Finance and may vary from year to year depending on budgetary needs.

**Mr. Speaker, Sir,**

In its consideration of the Draft Valuation Roll, and pursuant to the provision of Article 196(1)(b) of the Constitution of Kenya, 2010, the Committee organized a public participation exercise from 29<sup>th</sup> October to 4<sup>th</sup> November, 2019 at all the 30 Wards, with a view of ensuring public awareness on the Valuation Roll as well as getting their views on the document. Public views were noted and considered by the Committee during its consideration of the valuation roll.

**Mr. Speaker, Sir,**

From its consideration of the Draft Valuation Roll, the Committee makes the following observations:

1. That the Valuation Roll conforms with the requirements of Section 6 of the Valuation for Rating Act, Cap. 266, which states that :- *"Every valuer shall prepare every draft valuation roll or draft supplementary valuation roll in such manner as to show to the best of his knowledge and opinion in respect of every ratable property included therein—*

*(a) the description, situation and area of the land valued;*

*(b) the name and address of the ratable owner;*

*d) the value of the unimproved land"*

2. That the County Government adopted "UNIMPROVED SITE VALUE (U.S.V) for the purpose of levying rates.

3. That in arriving at the unimproved site value (U.S.V), the valuer considered the ratable value of any property as opposed to the open market value.

4. That the valuers considered very critically the level of services provided and at what cost to the rating authority, besides a host of other factors before arriving at the ratable value of the listed property.

5. That the Valuation Roll was largely in conformity with the provisions of the Valuation for Rating Act, Cap. 266 and the Rating Act Cap. 267 of the Laws of Kenya.

6. That the Valuation Roll will help boost local revenue collection by the County Government, in form of property rates.

7. That the rates to be charged should be commensurate with the services offered by the County Government.

8. That the County Government should move with speed to improve urban infrastructure such as public toilets, dumping sites, drainage system and roads

9. That a number of plots were yet to be registered

10. That the County Government should hasten the process of issuance of allotment letters/title deeds to plot owners in various market centres in the County.

11. That the County Government should organize sensitization forums/land clinics to sensitize the public on town planning, process of transfer and acquisition of land ownership documents, among other land processes.

**Mr. Speaker, Sir,**

The Committee hereby makes the following recommendations:

1. That the Assembly approves the Draft Valuation Roll for Towns and Markets within Makueni County – 2018.
2. That the County Government carries out civic education on the importance of plot registration.
3. That the Department of Lands, Mining and Physical Planning immediately goes back to the ground, even after the approval of the valuation roll, and ensures that all issues that have been pointed out are urgently resolved and all the unregistered plots are registered/valued.
4. That plot registration be a continuous process and valuation done regularly to accommodate new markets, plots and new property owners.
5. That Department of Lands, Mining and Physical Planning repossesses all grabbed public land within markets, within 90 days and properly plans all market centres in the County.
6. That the County Government fast tracks the process of issuance of title deeds to plot owners.

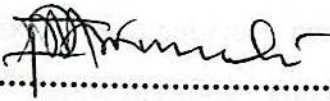
**Mr. Speaker, Sir,**

May I take this opportunity to thank all Members of the Committee for their input and valuable contributions during the consideration of the Draft Valuation Roll.

On behalf of the Committee, I wish to thank the Offices of the Speaker and the Clerk of the County Assembly for the logistical support accorded during the above exercise.

On behalf of the Members of the Sectoral Committee on Lands and Urban Planning, it is my pleasure and duty to present to the Assembly, the Committee's Report on the Draft Valuation Roll for Towns and Markets Within Makueni County – 2018.

Thank you.

SIGNED .....  ..... DATE ..... 14<sup>th</sup> Nov, 2019

HON. FELIX MATEO BONFACE, MCA,  
(CHAIRMAN)

## 2.0. BACKGROUND

Article 175 (b) of the Constitution of Kenya stipulates that “county governments shall have reliable sources of revenue to enable them to govern and deliver services effectively”. This is one of the three principles that County governments established under the Constitution of Kenya, 2010, shall reflect.

Article 209 (3) of the Constitution of Kenya provides that “A county may impose—

(d) property rates;

(e) entertainment taxes; and

(f) any other tax that it is authorized to impose by an Act of Parliament.”

Sub Article (4) of the above Article further stipulates that “The national and county governments may impose charges for services.”

The County Government of Makueni has been performing dismally on own source revenue collection; as illustrated in the following table:

**Table 1: Summary of Annual Revenue Targets, Actual Collections and Deficits**

FINANCIAL YEAR	ANNUAL TARGET (Kshs. in Millions)	ACTUAL COLLECTION (Kshs. in Millions)	DEFICIT (Kshs. in Millions)	ACTUAL COLLECTION AS A PERCENTAGE OF THE ANNUAL TARGET (%)
FY 2013/14	350	189.18	160.82	54.05
FY 2014/15	230	215.34	14.66	93.63
FY 2015/16	400	213.17	186.83	53.29
FY 2016/17	330	216.25	113.75	65.53
FY 2017/18	600	319.28	280.72	53.21
FY 2018/19	670.5	511.70	158.80	76.32

Source: Controller of Budget annual implementation reports and Makueni county budgets

Section 3 of the Valuation for Rating Act Cap 266 1984 (revised 2012) stipulates that “Every local authority (County Government) shall from time to time, but at least once in every ten years or such longer period as the Minister may approve, cause a valuation to be made of every ratable property within the area of the local authority (County) in

*respect of which a rate on the value of land is, or is to be imposed, and the values to be entered in a valuation roll."*

Pursuant to the above provisions, the Draft Valuation Roll for all Towns and Markets Within Makueni County - 2018 was tabled in the Assembly on 3<sup>rd</sup> September, 2019 and referred to the Committee on Lands and Urban Planning for consideration.

### **3.0. DRAFT VALUATION ROLL FOR TOWNS AND MARKETS WITHIN MAKUENI COUNTY - 2018**

A valuation roll is a public document which contains entries for all properties in the assessor's area except those specifically exclude by law.

The basis of valuation for preparing a draft valuation roll or a draft supplementary valuation roll is set out in Section 8 of the Valuation for Rating Act, Cap. 266 and it inter alia states;

*"(1) The value of land shall, for the purposes of a valuation roll or supplementary valuation roll, be the sum which the freehold in possession free from encumbrances therein might be expected to realize at the time of valuation if offered for sale on such reasonable terms and conditions as a bona fide seller might be expected to impose, due regard being had, not only to that particular land, but also to other land of similar class, character or position, and to other comparative factors, and to any restrictions imposed on the land, and on the use of the land, by the local authority (County Government) or a town planning authority by or under any bylaws or town (County) planning powers, being restrictions which either increase or decrease the value of the land.*

*(2) The value of unimproved land shall, for the purposes of a valuation roll or supplementary valuation roll, be the sum which the freehold in possession free from encumbrances therein might be expected to realize at the time of valuation if offered for sale on such reasonable terms and conditions as a bona fide seller might be expected to impose, and if the improvements, if any, thereon, therein or thereunder had not been made, due regard being had, not only to that particular land, but also to other land of similar class, character or position, and to other comparative factors, and to any restrictions imposed on the land, and on the use of the land, by the local authority (County Government) or a town planning authority by or under any bylaws or town*

planning powers, being restrictions which either increase or decrease the value of the land.

(3) In arriving at the value of land under this section, the valuer may adopt any suitable method of valuation.

(4) When a valuation roll or supplementary valuation roll includes the value of the unimproved land, the value of any improvements and the value of the land, then the value of improvements shall in no case exceed the amount found by deducting the value of the unimproved land from the value of the land."

The Draft Valuation Roll for Towns and Markets within Makueni County - 2018, was prepared by consultants/valuers appointed by the County Government of Makueni, through a Gazette notice no. 9044 dated 7<sup>th</sup> September, 2018 (appendix 1) pursuant to the provisions of Section 7 of the Rating Act, Cap. 267.

In exercise of the powers conferred by Section 3 of the Valuation for Rating Act, Cap. 266, the County Government gave a notice (appendix 2) in the print media that the Draft Valuation Roll was under preparation and would cover ratable towns and markets within the jurisdiction of the County Government of Makueni. Further and pursuant to provisions of Section 2 of the Valuation for Rating Act, the County Government adopted the time for valuation, for the preparation of the Draft Valuation Roll as at 31<sup>st</sup> December, 2018.

In exercise of the powers conferred by Section 4 (1) (c) of the Rating Act, Cap. 267, the County Government adopted "UNIMPROVED SITE VALUE (U.S.V) for the purpose of levying rates. This was followed by a declaration, in exercise of powers conferred by Section 6 of the Valuation for Rating Act, by the County Government that the "valuer in preparing the Draft Valuation Roll or Draft Supplementary Valuation Roll need neither value nor include in the roll of value of the land or assessment for improvement rate, as required by paragraphs (c) and (e) of the Section."

The Draft Valuation Roll targets the valuation of every ratable property within the following 32 townships and markets:

- Wote, Kathonzweni, Matiliku, Kitise, Mavindini in Makueni Sub County,
- Emali, Makindu, Kibwezi, Kiboko, Kiunduanani, Kasayani in Kibwezi West Sub County,

- Mtito Andei, Kambu, Machinery, Nthongoni, Nzambani, Ivingoni in Kibwezi East Sub County,
- Nunguni, Mukuyuni, Kilala, Kee and Kaumoni in Kaiti Sub County,
- Kikima, Tawa, Mbumbuni, Kalawa, Kalawani in Mbooni Sub County and
- Sultan Hamud, Malili, Salama, Kasikeu and Kiu in Kilome Sub County and its Environs

For the remainder of more than 1057 markets, block valuations for the markets is clustered along areas of proximity and homogeneity.

Section 3 of the Rating Act envisages that the Rating authority is providing services such as sewer, piped water to plots, service roads, garbage bins and garbage collection from the plots, at a cost.

The Valuation Roll will, on approval, provide an up to date property rating that shall inform the payment of rates as per the rate struck that will be developed by the County Executive Committee Member responsible for Finance.

### **3.1. DRAFT VALUATION ROLL FOR PUBLIC LAND**

Rule 3 of the Valuation for Rating Act Cap. 266 states that;

*"(1) For the purposes of assessing the contribution in lieu of rates payable to a local authority in respect of Government land under the Rating Act (Cap. 267), the valuer shall prepare a draft public land valuation roll, which shall be separate from, but at the same time of valuation as, the valuation roll of ratable property in the area of the local authority (County Government).*

*(2) The draft public land valuation roll shall comprise all public land within the area of the local authority (County) which would, if it were not public land, be ratable property (but not land excluded from the roll under rule 4), and shall distinguish between—*

- (a) land of the Government;*
- (b) land of the Kenya Railways Corporation;*
- (c) land of the Kenya Posts and Telecommunication Corporation;*
- (d) the Kenya Ports Authority;*

(e) the Kenya Airways Corporation;

(f) Kenya Airports Authority."

### 3.2. PROPERTIES EXEMPTED FROM VALUATION

Section 27 of the Valuation for Rating Act Cap. 266 provides that;

*"(1) No valuation for the purposes of any rate shall be made in respect of any land which is used, or, is bona fide intended to be used within a reasonable time, directly and exclusively for any of the following purposes—*

*(a) public religious worship;*

*(b) cemeteries, crematoria and burial or burning grounds;*

*(c) hospitals or other institutions for the treatment of the sick;*

*(d) educational institutions (including public schools within the meaning of the Education Act) (Cap. 211) whether or not wholly supported by endowments or voluntary contributions, and including the residence of students provided directly by educational institutions or forming part of, or being ancillary to, educational institutions;*

*(e) charitable institutions, museums and libraries;*

*(f) outdoor sports;*

*(g) National Parks and National Reserves within the meaning of the Wildlife (Conservation and Management) Act (Cap. 376);*

*Provided that nothing in this subsection shall apply to land used for profit or for residential purposes other than those specified in paragraphs (a) and (d) of this subsection.*

*(2) For the purposes of this section the Minister may make rules—*

*(a) determining the principles upon which any land shall be deemed to be used for any of the purposes specified;*

*(b) prescribing the principles for determining the circumstances in which any land shall be deemed to be bona fide intended to be used for any of the purposes specified."*

### 3.3. SUMMARY OF VALUATIONS

The following is a summary showing the number of plots and the Unimproved Site Values (USV) within Makueni County, both public and private plots, with a total USV of Kshs. 68,902,925,623.00.

	SUB COUNTY	NO. OF PUBLIC PLOTS	NO OF PRIVATE PLOTS	PUBLIC LAND TOTAL U.S.V(Kshs)	PRIVATE LAND U.S.V(Kshs)	PUBLIC & PRIVATE TOTAL U.S.V(KSHS)
1	MAKUENI(WOTE)	92	3743	4,402,795,500.00	1,585,588,053.00	5,988,383,553.00
2	MAKUENI(OTHERS)	1215	3500	13,804,504,500.00	379,831,660.00	14,184,336,160.00
3	KAITI	379	1583	6,373,588,000.00	105,607,770.00	6,479,195,770.00
4	MBOONI	1194	3792	11,754,602,000.00	575,200,847.00	12,329,802,847.00
5	KILOME	330		3,375,008,000.00	438,424,112.00	3,813,432,112.00
6	KIBWEZI WEST	336	4386	5,398,767,000.00	496,454,449.00	5,895,221,449.00
7	KIBWEZI EAST	409	2200	6,486,359,000.00	360,085,832.00	6,846,444,832.00
8	Other Public Utilities	565	-	13,365,395,00.000	-	13,365,395,00.000
9	GRAND TOTAL	4520	14125	64,961,019,000.00	3,941,192,723.00	68,902,925,623.00

#### MAKUENI SUB COUNTY

No.	Ward	Number of plots	Total U.S.V (Kshs)
1	WOTE	3743	1,586,317,953.00
2	MUVAU/KIKUMINI	522	26,613,560.00
3	MAVINDINI	280	17,533,000.00
4	KITISE/KITHUKI	1059	61,980,260.00
5	KATHONZWENI	856	188,870,750.00
6	NZAU/KILILI/KALAMBA	671	78,693,290.00
7	MBITINI	112	6,140,800.00
TOTAL		7243	1,966,149,613.00

#### KAITI SUB COUNTY

No.	Ward	Number of plots	Total U.S.V (Kshs)
1	UKIA	583	49,021,960.00
2	KEE	139	11,371,220.00
3	KILUNGU	475	28,813,810.00

4	ILIMA	386	16,400,780.00
TOTAL		1583	105,607,770.00

#### KIBWEZI WEST SUB COUNTY

No.	Ward	Number of plots	Total U.S.V (Kshs)
1	EMALI/MULALA	864	39,604,748.00
2	KIKUMBULYU NORTH	507	32,206,040.00
3	KIKUMBULYU SOUTH	718	59,041,239.00
4	NGUU/MASUMBA	734	44,590,164.00
5	NGUUMO	1036	225,741,030.00
6	MAKINDU	527	95,271,228.00
TOTAL		4386	496,454,449.00

#### KIBWEZI EAST SUB COUNTY

No.	Ward	Number of plots	Total U.S.V (Kshs)
1	MTITO ANDEI	1032	159,456,979.00
2	THANGE	403	131,545,141.00
3	IVINGONI/NZAMBANI	108	11,398,400.00
4	MASONGALENI	657	57,685,312.00
TOTAL		2200	360,085,832.00

#### MBOONI SUB COUNTY

No.	Ward	Number of plots	Total U.S.V (Kshs)
1	KITETA/KISAU	1150	419,217,914.00
2	KAKO/WAIA	317	17,173,600.00
3	KITHUNGO/KITUNDU	909	35,327,564.00
4	MBOONI	591	60,586,401.00
5	TULIMANI	546	24,284,868.00
6	KALAWA	279	18,610,500.00
TOTAL		3792	575,200,847.00

#### KILOME SUB COUNTY

No.	Ward	Number of plots	Total U.S.V (Kshs)
1	MUKAA/ KITAINGO	399	20,835,915.00
2	KASIKEU	1124	392,057,780.00
3	KIIMA-KIU/KALANZONI	641	25,530,417.00
TOTAL		2164	438,424,112.00

### **3.4. RATE STRUCK**

Rates are levied to cover expenses the rating authority (County Government) expect to incur during a financial year. Section 6 and 9 of the Rating Act Cap. 267 allows the rating authority to strike a percentage commensurate or sufficient to meet such expenses. The above percentage will be set by the Executive Committee Member in charge of Finance and may vary from year to year depending on budgetary needs.

### **3.5. COMMITTEE'S CONSIDERATION OF THE DRAFT VALUATION ROLL FOR TOWNS AND MARKETS WITHIN MAKUENI COUNTY - 2018**

In its consideration of the Draft Valuation Roll for Towns and Markets Within Makueni County – 2018, the Committee organized a meeting of all Members of the Assembly and the ECM - Department of Lands, Mining, Physical Planning and Urban Development, in Nairobi, on 20<sup>th</sup> October, 2019, where deliberations were held on the document.

The Committee checked the content of the draft valuation roll for conformity with the provisions of the Valuation for Rating Act, Cap. 266 and the Rating Act Cap. 267.

Further, pursuant to the provision of Article 196(1)(b) of the Constitution of Kenya, 2010, the Committee organized a public participation exercise on the Draft Valuation Roll, from 29<sup>th</sup> October to 4<sup>th</sup> November, 2019 at all the 30 Wards, with a view of ensuring public awareness on the Valuation Roll as well as getting their views on the document.

Some of the notable views from the public included:

- i. That the Department of Lands, Mining and Physical Planning should organize sensitization forums/land clinics to sensitize the public on town planning, process of transfer and acquisition of land ownership documents, among other land processes.
- ii. That the County Government should hasten the process of identification and issuance of allotment letters to the genuine plot owners in various market centres in the County.

- iii. That Department of Lands, Mining and Physical Planning should repossess the grabbed public land designated for markets and plan all market centres in the County.
- iv. That lands offices should be devolved to the ward level to ensure easier access by members of the public.
- v. That the rates to be charged should be commensurate with the services offered by the County Government.
- vi. That the county government should ensure that all listed and valued plots get title deeds.
- vii. That the County Government should move with speed to improve urban infrastructure such as public toilets, dumping sites, drainage system and roads as it plans on levying the new rates
- viii. That the County Government should consider establishing a board to oversee land disputes.
- ix. That there was an urgent need for the establishment of an administration structure to facilitate plot owners in change of use of land, plot transfer and registration of plots.
- x. That the valuation roll for some markets had spelling mistakes
- xi. That some of the plots' measurements recorded in the draft valuation roll for some towns were not as per plot sizes on the ground.
- xii. That several plots in some markets, especially new markets in the County had not been registered, with some markets totally missing in the valuation roll.

#### **4.0. OBSERVATIONS, FINDINGS AND CONCLUSIONS**

Having considered the Draft Valuation Roll for Towns and Markets within Makueni County - 2018, the Committee makes the following observations:

1. That the Valuation Roll conforms with the requirements of Section 6 of the Valuation for Rating Act, Cap. 266, which states that :- *"Every valuer shall prepare every draft valuation roll or draft supplementary valuation roll in such*

*manner as to show to the best of his knowledge and opinion in respect of every ratable property included therein—*

*(a) the description, situation and area of the land valued;*

*(b) the name and address of the ratable owner;*

*d) the value of the unimproved land”*

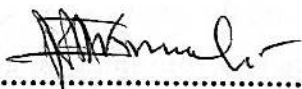
2. That the County Government adopted “UNIMPROVED SITE VALUE (U.S.V) for the purpose of levying rates.
3. That in arriving at the unimproved site value (U.S.V), the valuer considered the ratable value of any property as opposed to the open market value.
4. That the valuers considered very critically the level of services provided and at what cost to the rating authority, besides a host of other factors before arriving at the ratable value of the listed property.
5. That the Valuation Roll was largely in conformity with the provisions of the Valuation for Rating Act, Cap. 266 and the Rating Act Cap. 267 of the Laws of Kenya.
6. That the Valuation Roll will help boost local revenue collection by the County Government, in form of property rates.
7. That the rates to be charged should be commensurate with the services offered by the County Government.
8. That the County Government should move with speed to improve urban infrastructure such as public toilets, dumping sites, drainage system and roads
9. That a number of plots were yet to be registered
10. That the County Government should hasten the process of issuance of allotment letters/title deeds to plot owners in various market centres in the County.
11. That the County Government should organize sensitization forums/land clinics to sensitize the public on town planning, process of transfer and acquisition of land ownership documents, among other land processes.

## 5.0. RECOMMENDATIONS

The Committee hereby makes the following recommendations:

1. That the Assembly approves the Draft Valuation Roll for Towns and Markets within Makueni County – 2018.
2. That the County Government carries out civic education on the importance of plot registration.
3. That the Department of Lands, Mining and Physical Planning immediately goes back to the ground, even after the approval of the valuation roll, and ensures that all issues that have been pointed out are urgently resolved and all the unregistered plots are registered/valued.
4. That plot registration be a continuous process and valuation done regularly to accommodate new markets, plots and new property owners.
5. That Department of Lands, Mining and Physical Planning repossesses all grabbed public land within markets, within 90 days and properly plans all market centres in the County.
6. That the County Government fast tracks the process of issuance of title deeds to plot owners.

SIGNED .....



DATE .....

14<sup>th</sup> Nov, 2019

HON. FELIX MATESO BONFACE, MCA,  
(CHAIRMAN)

## **6.0. APPENDIXES: -**

1. Gazette notice no. 9044 dated 7<sup>th</sup> September, 2018 on the appointment of consultants/valuers to prepare the draft valuation roll for towns and markets within Makueni County
2. Notice by the County Government of Makueni that the Draft Valuation Roll was under preparation
3. Notice appearing on the October 28<sup>th</sup> 2019's Standard Newspaper inviting public views on the Draft Valuation Roll for Towns and Markets within Makueni County
4. Minutes of the Committee

GAZETTE NOTICE NO. 9043

THE CONSTITUTION OF KENYA  
THE COUNTY GOVERNMENTS ACT

(No. 17 of 2012)

## THE COUNTY ASSEMBLY OF EMBU STANDING ORDERS

## SPECIAL SITTING OF THE COUNTY ASSEMBLY

NOTICE is given to all Members of the County Assembly of Embu and the general public that pursuant to Standing Order No. 29 of the Embu County Assembly Standing Orders, on the request of the Leader of Majority Party in consultation with the Lands, Physical Planning and Urban Development Committee, there shall be a special sitting of the County Assembly on the 13th September, 2018 at 10.00 a.m.

The business to be transacted during the said sitting shall be as follows:

- Approval Consideration of the Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plan for Cluster III Towns ISUD Plan 2035 - Embu.
- The Embu Municipal Charter.

In accordance with Standing Order 29 (4) of the Embu County Assembly Standing Orders, the business specified in this notice shall be the only business before the Assembly during the special sitting. The special sitting shall be held in Embu Town, in the County Assembly of Embu Chambers.

Dated the 5th September, 2018.

MR/5319675

JOSIAH MURIITHI THIRIKU,  
Speaker, County Assembly of Embu.

GAZETTE NOTICE NO. 9044

## THE RATING ACT

(Cap. 267)

## COUNTY GOVERNMENT OF MAKUENI

## APPOINTMENT

IN EXERCISE of the powers conferred by section 7 of the Rating Act, Cap. 267, Laws of Kenya, the County Executive Committee of Makeni approves the appointment of—

Bernard W. Kavuya  
Robert S. Nzioki

as valuers to prepare the Draft Valuation Roll for the County Government of Makeni for the year 2018.

Dated the 14th August, 2018.

MR/5155814

PAUL WASANQA,  
County Secretary, Makeni County.

GAZETTE NOTICE NO. 9045

## THE LAND REGISTRATION ACT

(No. 3 of 2012)

## ISSUE OF A PROVISIONAL CERTIFICATE

WHEREAS Jabrod Malsonettes Management Limited, of P.O. Box 60635-00200, Nairobi in the Republic of Kenya, is registered as proprietor/lessee, of all that piece of land known as L.R. No. 209/374/2, situate in Nairobi Township (Hill) in the Nairobi District, by virtue of a certificate of title registered as L.R. 6983/1, and whereas sufficient evidence has been adduced to show that the said grant issued thereof has been lost, notice is given that after the expiration of sixty (60) days from the date hereof, I shall issue a provisional certificate of title provided that no objection has been received within that period.

Dated the 7th September, 2018.

MR/5155567

G. M. MUYANQA,  
Registrar of Titles, Nairobi

GAZETTE NOTICE NO. 9046

## THE LAND REGISTRATION ACT

(No. 3 of 2012)

## ISSUE OF A PROVISIONAL CERTIFICATE

WHEREAS (1) Ravji Harji Vekaria and (2) Rambal Ravji Vekaria, both of P.O. Box 47740-00100, Nairobi in the Republic of Kenya, are registered as proprietors/lessees of all that Plot No. 2 Block A, erected on all that piece of land known as L.R. No. 209/11604, situate in the city of Nairobi in the Nairobi Area, by virtue of a lease registered as L.R. 77864/1, and whereas sufficient evidence has been adduced to show that the said lease has been lost, notice is given that after the expiration of sixty (60) days from the date hereof, I shall issue a provisional certificate of title provided that no objection has been received within that period.

Dated the 7th September, 2018.

MR/5155874

S. C. NJOROGE,  
Registrar of Titles, Nairobi.

GAZETTE NOTICE NO. 9047

## THE LAND REGISTRATION ACT

(No. 3 of 2012)

## ISSUE OF A PROVISIONAL CERTIFICATE

WHEREAS Irene Walthira Kimunya, of P.O. Box 168-00515, Nairobi in the Republic of Kenya, is registered as proprietor/lessee of all that piece of land known as L.R. No. 8826/233, situate in the south east of Thika Municipality in Machakos District, by virtue of a certificate of title registered as L.R. 175283/1, and whereas sufficient evidence has been adduced to show that the said lease has been lost, notice is given that after the expiration of sixty (60) days from the date hereof, I shall issue a provisional certificate of title provided that no objection has been received within that period.

Dated the 7th September, 2018.

MR/5155866

S. C. NJOROGE,  
Registrar of Titles, Nairobi.

GAZETTE NOTICE NO. 9048

## THE LAND REGISTRATION ACT

(No. 3 of 2012)

## ISSUE OF A PROVISIONAL CERTIFICATE

WHEREAS Cecilia Mwera Karuki, of P.O. Box 738, Njoro in the Republic of Kenya, is registered as proprietor/lessee of all that piece of land known as L.R. No. 519/220/241, situate in Njoro Town in Makueni District, by virtue of a certificate of title registered as L.R. 32345/1, and whereas sufficient evidence has been adduced to show that the said certificate of title has been lost, notice is given that after the expiration of sixty (60) days from the date hereof, I shall issue a provisional certificate of title provided that no objection has been received within that period.

Dated the 7th September, 2018.

MR/5319654

C. N. KITUYI,  
Registrar of Titles, Nairobi.

GAZETTE NOTICE NO. 9049

## THE LAND REGISTRATION ACT

(No. 3 of 2012)

## ISSUE OF A PROVISIONAL CERTIFICATE

WHEREAS (1) Sosannah Ogere Tanicha and (2) Salome Luchany Munubi, both of P.O. Box 28853-00200, Nairobi in the Republic of Kenya, are registered as proprietors/lessees of all that piece of land known as L.R. No. 8285/176, situate in the city of Nairobi in the Nairobi Area, by virtue of a lease registered as L.R. 31738/1, and whereas sufficient evidence has been adduced to show that the said lease has been lost, notice is given that after the expiration of sixty (60) days from the date hereof, I shall issue a provisional certificate of title provided that no objection has been received within that period.

Dated the 7th September, 2018.

MR/5155849

C. C. KETSYENYA,  
Registrar of Titles, Nairobi.

REPUBLIC OF KENYA



## GOVERNMENT OF MAKUENI COUNTY

P.O BOX 78-90300 MAKUENI

Tel. 020-2034944

Web: [www.makueni.go.ke](http://www.makueni.go.ke)

### PREPARATION OF THE DRAFT VALUATION ROLL FOR 2018

#### 1. AREA OF COVERAGE

In the exercise of the powers conferred by section 3 of the valuation for Rating Act CAP 266 of the laws of Kenya, the County Government of Makueni hereby gives notice that the above mentioned draft valuation roll is under preparation and will cover all ratable towns and markets within the jurisdiction of the County Government of Makueni.

#### 2. TIME FOR VALUATION

In exercise of the powers conferred by section 2 of the Valuation for Rating Act CAP 266 of the Laws of Kenya, the county Government of Makueni adopts the time for Valuation, For the purpose of preparation of the Draft Valuation Roll as at 31<sup>st</sup> December, 2017.

#### 3. FORM OF RATING

In exercise of the powers conferred by section 4(1) (c) of the rating Act CAP 267 of the Laws of Kenya, the County Government of Makueni adopts "UNIMPROVED SITE VALUE" (U.S.V) for the purpose of levying rates.

#### 4. DECLARATION

In the exercise of the powers conferred by section 6 of the Valuation for rating act 266 of the Laws of Kenya, the County Government of Makueni declares that the "Value" in preparing any Draft Valuation Roll or Draft Supplementary Valuation Roll need neither value nor include in the roll of value of the land or assessment for improvement rate, as required by paragraphs (c) and (e) respectively of this section.

### ADDENDUM

Bidders are hereby notified of changes in the tender documents for the tender mentioned below. Please refer to [www.makueni.go.ke](http://www.makueni.go.ke) website and download the new document for all tender advertised on 11<sup>th</sup> July, 2018 so as to be received on or before Tuesday 24<sup>th</sup> August, 2018 at 10:00 a.m.

NOTE: Opening date has been extended to Friday 27<sup>th</sup> August, 2018.

No.	Tender Reference Number	Description of tender	Eligibility
1.	GMC/C5/T/01/2018/2019	PROVISION OF STAFF MEDICAL COVER	UNDERWRITERS ONLY

COUNTY SECRETARY,  
COUNTY GOVERNMENT OF MAKUENI,  
P.O BOX 78-90300,  
MAKUENI  
[www.makueni.go.ke](http://www.makueni.go.ke)

MONDAY, OCTOBER 28, 2019 The Standard

Justice. SDA is one of the oldest churches in Burundi with 186,000 members

## SDA cleric arrested in Burundi crackdown

Global church leader writes letter protesting pastor's arrest and encouraging faithful.

By Geoffrey Mosoko  
gmosoko@standardmedia.co.ke

A senior Seventh Day Adventist (SDA) cleric from Burundi has been arrested while trying to travel to Kenya, SDA global head Ted Wilson has said.

Lamee Barishinga, the head of the SDA church in Burundi was arrested by the Burundian government while making arrangements to travel to Nairobi for a church meeting.

Pastor Wilson has now written a letter to SDA faithful in Burujumbura encouraging them to be strong in the face of State brutality.

SDA is one of the oldest churches in Burundi with 186,000 members.

"The images of suffering SDA faithful, who are victims of police brutality, have touched our hearts," Wilson's letter reads.

"We are aware of the intimidation of our members and the abuses and violence they are facing."

### Background

A four-year-old boy has been abducted by unknown gunmen in Thika, Kiambu County. The gang of four is said to have kidnapped him on Friday evening after terrorising his family and robbing them of money. Catherine Nyambura, the mother of Kelson Kimani, who was kidnapped, said she heard her children screaming from inside the house on reaching her gate after

at the time writing a scathing letter to the government of Burundi.

"For more than six months, the Burundi government has increasingly harassed and abused the Seventh-day Adventist Church by imprisoning, beating, and intimidating Seventh-day Adventist church leaders and members," Wilson wrote.

There are claims that Barishinga and his team have been targeted after they led a coup that removed Joseph Ndirakobuca, who is close to the government, from the helm of the church.

"The recent arrests have made it clear that the government of Burundi is interfering with the selection of SDA leadership and is acting contrary to the principles of religious liberty," said Canonice Dimp, Director of Public Affairs and Religious Liberty at the Adventist world church.

Ndirakobuca was toppled in November 2018, after being accused of embezzling church funds and also accepting a position in government.

Burundi's Interior Minister Pascal Barandagaye has refused to accept the nomination of a new SDA head. He has continually insisted on Ndirakobuca as the legitimate SDA leader in Burundi.

Kyambura

## Girl urgently needs Sh1m for surgery

A one-year-old girl needs at least Sh1 million to undergo an open heart surgery at the MP Shah Hospital in Nairobi today.

Laura Bonita needs the procedure to help proper flow of blood into the heart, but her parents have been unable to raise even a quarter of the amount.

Besides the heart condition, Bonita has also braved multiple health conditions such as club foot and general delayed body development.

She also needs a cleft pallet surgery. The surgery can only be done after the open heart operation which will correct malfunctions of her heart vessels.

"There is evidence of poor pulmonary blood flow and mild hypoplasia of the left pulmonary artery," the clinical report authored by Christine Jowi reads.

Bonita has been frequenting Kijabe Mission Hospital for treatment.

According to her parents, Winnie Moseti and Charles Osinde, the heart condition was discovered after doctors recommended the repair of the cleft pallet.

"The doctor who compiled the anesthesia report cancelled the cleft repair and instead said we should first go for an open heart surgery. This is because the heart, in its current state, can not withstand anesthesia," Ms Moseti said.



Jack Magara, a pediatrician, said the condition occurs among infants and once discovered, a surgery must be conducted urgently.

The parents have been desperately raising funds from well-wishers through various social media platforms, and have managed to raise only Sh60,000.

### COUNTY GOVERNMENT OF MAKUENI COUNTY ASSEMBLY OF MAKUENI

In the Matter of Consideration of Makueni County Spatial Plan 2019-2029 and the Draft Valuation Roll for all Towns and Markets Within Makueni County

#### PUBLIC HEARINGS/SUBMISSION OF MEMORANDA

Article 196(1)(b) of the Constitution of Kenya, 2010, provides that "a County Assembly shall facilitate public participation and involvement in the legislative and other business of the Assembly and its Committees."

The County Assembly of Makueni is in receipt of the following documents for its consideration and approval:

1. The Makueni County Spatial Plan 2019-2029, prepared pursuant to the provisions of Part 2 (B) of Fourth Schedule of the Constitution of Kenya and Section 104 of the County Governments Act and committed to the Sectoral Committee on Lands and Urban Planning.
2. The Draft Valuation Roll for all Towns and Markets within Makueni County, prepared pursuant to the provisions of Section 3 of the Valuation for Rating Act CAP 218 and committed to the Sectoral Committee on Lands and Urban Planning jointly with the Sectoral Committee on Finance and Socio-economic Planning.

Pursuant to Article 196(1)(b) of the Constitution, the Assembly invites interested stakeholders and the general public to attend and submit any oral or written submissions they may have on the above two documents during the public participation forums to be held from 29<sup>th</sup> to 31<sup>st</sup> October, 2019 as scheduled below:

#### PUBLIC PARTICIPATION

DAY/DATE	TIME	GROUPS	WARD	VENUES
TUESDAY 29 OCTOBER, 2019	9:00AM - SPATIAL PLAN	GROUP 1	THAKAGE	MACHINERY FOOTBALL PITCH
		GROUP 2	NGUI/MASUMBA	MASUMBA SOCIAL HALL
		GROUP 3	MBONGI	KIKIMA SOCIAL HALL
		GROUP 4	MBITINI	MUTYAMBULA MARKET
		GROUP 5	WOTE/NZIU	WOTE SOCIAL HALL
		GROUP 6	UKJA	KIALA CHIEFS OFFICE
		GROUP 7	MUKAA	ETIZAI ABC
		GROUP 8	KATHONZWEZI	MBUJO TOWNSHIP ATC CHURCH
		GROUP 9	IVH/COHI/NZAR/DANI	MBUJO TOWNSHIP ATC CHURCH
		GROUP 10	NGUUMO	KIBAKAHIE MARKET
WEDNESDAY 30 OCTOBER, 2019	9:00AM - SPATIAL PLAN	GROUP 1	KITHUNGO/KITUNDU	KITHUNGO MARKET
		GROUP 2	KASIKU	KASIKU MARKET
		GROUP 3	KIRUMUHI/MUNAU	AIC KIVA KATHOLIC
		GROUP 4	UKJA	MUNAU MARKET
		GROUP 5	KALAKA GIU/KALANZOHI	TANCAI CATHOLIC CHURCH
		GROUP 6	KALAKA	KALAKA SOCIAL HALL
		GROUP 7	MAKIDOU	MAKIDOU SOCIAL HALL
		GROUP 8	KALAKA/KALAMBA/NZARU	MAKIDOU CATHOLIC SOCIAL HALL
		GROUP 9	PILINDU	NUNGUHI MARKET SHED
		GROUP 10	MAVINDHI	MAVINDHI SALVATION ARMY
THURSDAY 31 OCTOBER, 2019	9:00AM - SPATIAL PLAN	GROUP 1	KISAJU/KITETA	MBUJOHINI REFORMED CHURCH
		GROUP 2	KIKUMBUU/NORHI	JCAS OFFICE NEXT TO AIC CHURCH KASAYANI
		GROUP 3	TULIMANI	KALAWAH SOCIAL HALL
		GROUP 4	ESALU/MULALA	EMALI REDEMPTED GOSPEL CHURCH-MUNYANI
		GROUP 5	KIKUMBUU SOUTH	URUKI SOCIAL HALL-SHYEMDENI MKT
		GROUP 6	KEE	KEE SOCIAL HALL
		GROUP 7	KAKO/WAIA	WAIA SOCIAL HALL
		GROUP 8	MITTO/AFIDI	KATHAKARI KATHIST CHURCH
		GROUP 9	MASON/GALEHI	YIKITIA
		GROUP 10	KITISE/KITIKU	KANZOKA MARKET

Public views/memoranda may also be forwarded to the Clerk of the County Assembly, P.O. Box 572-90300 Makueni, hand delivered to the Office of the Clerk, County Assembly Buildings - Wote or emailed to [info@makueniassembly.go.ke](mailto:info@makueniassembly.go.ke), to be received on or before 31<sup>st</sup> October, 2019 at 5:00pm.

The above documents can be accessed from the County Assembly's website [www.makueniassembly.go.ke](http://www.makueniassembly.go.ke).

ROBERT MUYOKA  
A/C CLERK OF THE COUNTY ASSEMBLY

### COUNTY GOVERNMENT OF NYERI

P.O. BOX 1112-10100 NYERI Telephone 051 2030700

#### PHYSICAL AND LANDUSE ACT, 2019 NO.13 OF 2019

FORM P.P.A. 3

#### NOTICE OF COMPLETION OF DEVELOPMENT PLANS

##### Title of the development Plans:

- 1) Plan Ref.No,CGN/0493/2019/1-Githuri Local Physical and land use Development Plan
- 2) Plan Ref.No,CGN/0475/2019/1-Warzo Jet Local Physical and land use Development Plan
- 3) Plan Ref.No,CGN/0469/2019/1-Uaso Nyiro Local Physical and land use Development Plan
- 4) Plan Ref.No,CGN/0481/2019/1-Ngani Local Physical and land use Development Plan
- 5) Plan Ref.No,CGN/0477/2019/1-Chieni Local Physical and land use Development Plan
- 6) Plan Ref.No,CGN/0490/2019/1-Karundu Local Physical and land use Development Plan
- 7) Plan Ref.No,CGN/0483/2019/1-Njigari Local Physical and land use Development Plan
- 8) Plan Ref.No,CGN/0483/2019/2-Kihome Local Physical and land use Development Plan
- 9) Plan Ref.No,CGN/0483/2019/3-Gikog Local Physical and land use Development Plan
- 10) Plan Ref.No,CGN/0473/2019/1-Gakanga local physical and landuse plan Development plan
- 11) Plan Ref.No,CGN/0492/2019/1-Chania(Hindire) local physical and land use development plan

Notice is hereby given that the preparation of the above Development Plans was completed on 23<sup>rd</sup> September, 2019. The Development Plans relate to land situated within Nyeri County.

Copies as prepared have been deposited for public inspection at the Offices of the County Executive Committee Member - Lands, Housing, Physical Planning and Urbanization, the offices of Deputy County Commissioners for Nyeri town, Kieni East, Kieni West, Mathira East, Mukunenei and Ohaya. The copies so deposited are available for inspection free of charge by all persons interested at the above mentioned address between hours of 8:00 am and 5:00pm, Monday to Friday.

Any interested person(s) who wishes to make any representation in connection with or objection to the above Development Plans may send such representations in writing to be received by the County Executive Committee Member - Lands, Housing, Physical Planning and Urbanization, Nyeri County P.O. BOX 1112 - Nyeri, not later than sixty (60) days from date of this notice and any such representation or objection shall state the grounds on which it is made.

Dated the 28<sup>th</sup> October, 2019.

DR. KWAI WANJARIA  
COUNTY EXECUTIVE COMMITTEE MEMBER  
LANDS, HOUSING, PHYSICAL PLANNING AND URBANIZATION

**Minutes of the 48<sup>th</sup> Sitting of the Committee on Lands and Urban Planning**

**MINUTES OF THE 48<sup>TH</sup> SITTING OF THE COMMITTEE ON LANDS AND URBAN PLANNING HELD AT COMMITTEE ROOM 3 ON WEDNESDAY 13<sup>TH</sup> NOVEMBER 2019, AT 12.00 NOON.**

**PRESENT**

- |                                       |                 |
|---------------------------------------|-----------------|
| 1. Hon. Bonface Felix Mateso, MCA     | - Chairman      |
| 2. Hon. Ben Kyengo Kilonzi, MCA       | - Vice Chairman |
| 3. Hon. Richard Kasyoki Munywoki, MCA | - Member        |
| 4. Hon. Alexander Mwanza Masila, MCA  | - Member        |
| 5. Hon. Alfred Kituku Kalunde, MCA    | - Member        |
| 6. Hon. Diana Musengya Mwendo, MCA    | - Member        |
| 7. Hon. Julius Matheka Mutula, MCA    | - Member        |
| 8. Hon. Martina Ngusye Kimilu, MCA    | - Member        |

**ABSENT**

- |                                   |          |
|-----------------------------------|----------|
| 1. Hon. Francis Mulwa Mwanja, MCA | - Member |
|-----------------------------------|----------|

**IN ATTENDANCE**

- |                       |                   |
|-----------------------|-------------------|
| 1. Mr. Eutyclus Mwiti | - Committee Clerk |
| 2. Mr. Boniface Kaesa | - Intern          |

**AGENDA**

1. Preliminaries/Prayer.
2. Consideration of the Committee's Report on its consideration of the Draft Valuation Roll for Towns and Markets within Makueni County - 2018
3. Any other Business
4. Adjournment.

**Min 234/LANDS/2019: PRELIMINARIES: -**

The Chairman called the meeting to order at 12.00 noon and opened with a word of prayer.

**Min.235/LANDS/2019: CONSIDERATION OF THE COMMITTEE'S REPORT ON ITS CONSIDERATION OF THE DRAFT VALUATION ROLL FOR TOWNS AND MARKETS WITHIN MAKUENI COUNTY - 2018**

Members considered the Committee's report on the Draft Valuation Roll for Towns and Markets within Makueni County - 2018 and approved it for tabling in the Assembly, having been proposed by Hon. Alexander Mwanza Masila and seconded by Hon. Richard Kasyoki Munywoki.

In its report, the Committee recommended that:

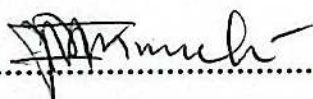
1. That the Assembly approves the Draft Valuation Roll for Towns and Markets within Makueni County – 2018.
2. That the County Government carries out civic education on the importance of plot registration.
3. That the Department of Lands, Mining and Physical Planning goes back to the ground, even after the approval of the valuation roll, and ensure that all issues that have been pointed out are urgently resolved and all the unregistered plots are registered/valued.
4. That plot registration be a continuous process and valuation done regularly to accommodate new markets, plots and new property owners.
5. That Department of Lands, Mining and Physical Planning should urgently repossess all grabbed public land within markets and properly plan all market centres in the County.
6. That the County Government should fast track the process of issuance of title deeds to plot owners.

**Min 236/LANDS/2019:**

**AOB AND ADJOURNMENT**

The meeting was adjourned at 1:10 p.m.

SIGNED .....



DATE .....

14<sup>th</sup> Nov, 2019

**HON. BONFACE FELIX MATEO,  
(CHAIRMAN)**