



REPUBLIC OF KENYA

MINISTRY OF LAND, HOUSING & URBAN DEVELOPMENT

MINISTERIAL STATEMENT ON RESUMPTION OF PROPERTY DEVELOPMENT AT THE JUNCTION OF LORESHO RIDGE ROAD AND LOWER KABETE ROAD

QUESTIONS

1. Explain why Nairobi City Council has allowed development to resume on the parcel of land, which is riparian and which had been stopped by the authorities following the intervention by the late Prof. Wangari Mathaai.
2. Explain the circumstances that have changed leading to the authorization, if indeed there is of resumption of the development
3. Provide the name of the developer and the date in which the developer acquired title over the piece of land
4. Whom the developer acquired the piece of land from and at what consideration: and
5. Submit documents on the current ownership of the said piece of land

ANSWERS

1. Explain why Nairobi City County has allowed development to resume on the parcel of land, which is riparian, and which had

PARLIAMENT
OF KENYA
LIBRARY

been stopped by the authorities following the intervention by the late Prof. Maathai;

On the resumption of development on LR NO. 209/12184 which has allegedly been allowed by the Nairobi City County, the County Government of Nairobi should be in a position to explain. Kindly note that development control is the direct mandate of the County Government. The County Government also has the responsibility of inspecting construction on the ground.

2. Explain the circumstances that have changed leading to the authorization, if indeed there is, of resumption of the development;

On changing circumstances leading to resumption of development, likewise the County Government is the right arm to respond to the question.

3. Provide the name of the developer and the date on which the developer acquired title over the piece of land;

Current owner of L.R. No. 209/12184 is Sound Equipment Ltd of P. O. Box 42531 Nairobi. The owner acquired the title No. I.R 62771 with an acreage of 2.107Ha. for a period of 99 years with effect from 1.1.1994 on 20th July 1994. It may therefore be assumed that the owner is the current developer of this land.

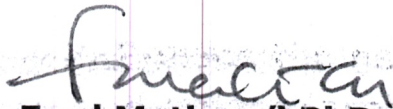
4. Whom the developer acquired the piece of land from and at what consideration

According to our records, Sound Equipment Ltd of P. O. Box 42531 Nairobi bought the said land **L.R. No. 209/12184** at a consideration of **Kshs. 3,090,000/=** from **Hojedac Investment Ltd** of P. O. Box 41061 Nairobi on 13th January 1994.

5) Submit documents on the current ownership of the said piece of land.

Attached please find copies of documents on the current ownership of the land:

- i. Letter approving allocation
- ii. Copy of un-approved PDP No. 42/27/91/2
- iii. Letter of allotment;
- iv. Request to transfer (from Hojedac Investments Ltd to Sound Equipment Ltd.);
- v. Letter of consent to transfer;
- vi. Form of transfer from Hojedac Investments Ltd to Sound Equipment Ltd


Fred Matiang'i PhD
CABINET SECRETARY

22ND October, 2015

FORM OF TRANSFER

I/We M/R HOTEDAC INVESTMENTS LIMITED
of P.O. Box 41061 NAIROBI
in consideration of sum of Kshs. 3,090,000

Paid to me by M/S SOUND EQUIPMENT LIMITED
of P.O. Box 42531 NAIROBI
to hereby transfer to M/S SOUND EQUIPMENT LIMITED

All my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to

M/S SOUND EQUIPMENT LIMITED

Dated this 8th day of JULY 1994

Signed by the vendor

in presence of KIOGORA-MUTAI
ADVOCATE
Box 10930, NAIROBI

Signed by the purchaser.....
in the presence of KIOGORA-MUTAI
ADVOCATE
Box 10930, NAIROBI

SCHEDULE

All that piece of land containing 2.107 HA
or thereabouts situated in CITY OF NAIROBI
and known as L.R. No. 209/12184
allocated to me by letter from the Commissioner of Lands dated 13th JANUARY 1994
I hereby consent the transfer

[Signature]
FOR: COMMISSIONER OF LANDS

156146/5

15th April,

94

HOJEDAC Investments Limited,
BOX 41061,
NAIROBI.

RE: CONSENT TO TRANSFER UNS. RESIDENTIAL PLOT -
SPRING VALLEY NAIROBI

In reference to your letter dated 22/3/94 this is
to inform you that the request to have the plot issued
in the name of M/S SOUND EQUIPMENT LIMITED of P.O.
BOX 42531, NAIROBI has been accepted. *hfe*

U. K. Yamo
(K. YAMO)
FOR: COMMISSIONER OF LANDS

/mn

H O J E D A C I N V E S T M E N T S L T D .

P . O . B O X 4 1 0 6 1 ,

N A I R O B I .

22nd March, 1994

The Commissioner of Lands,
Ministry of Lands,
P.O. Box 30089,
NAIROBI.

RE: LETTER OF ALLOTMENT DATED 13/3/1994

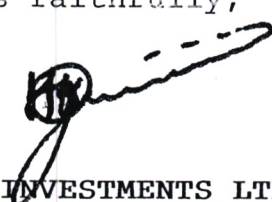
This is to acknowledge receipt of the above letter of allotment dated 13th March, 1994 and wish to confirm my acceptance of the offer.

I enclose hereto bankers cheque amounting to KSH.781,140/= being the amount demand on the said letter.

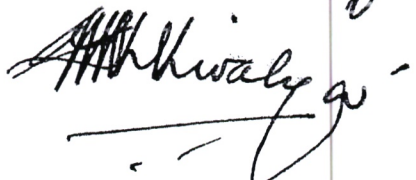
I wish to request you to give me the title and receipt in the name of M/S. SOUND EQUIPMENT LTD, OF P.O. BOX 42531, NAIROBI.

Your assistance in this will be highly appreciated.

Yours faithfully,


JOJEDAC INVESTMENTS LTD.

Encls:

Cashier
accept Payment
as per L/A Plus
100% Consent for

820W,
22/3/94

REPUBLIC OF KENYA

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

REGISTERED

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

M/s. Hojedac Investments Ltd.
P.O. Box 41061,
NAIROBI.

13th January, 1994.

Ref. No. 5663/26.

SIR(S) /MADAM/

UNS. RESIDENTIAL PLOT - SPRING VALLEY NAIROBI

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of the County Council hereby offers you a grant of the above plot shown edged red on the attached plan No. subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA: 2.06 hectares (approximately).

TERM: 99 years from the 1.1.1994

STAND PREMIUM: Sh. 618,000/-

ANNUAL RENT: Sh. 123,600/-

Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: See attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

	Sh.
Stand Premium	618,000/-
Rent from 1.1.94 to 31.12.94	123,600/-
Conveyancing Fees	500/-
Registration Fees	100/-
Rates	Payable on demand
Stamp Duty	39,540/-
Survey Fees	Payable on demand
Road and Road Drains	
Others	

Receipt No. Less Deposit

TOTAL Sh.

781,140/-

[P.T.O.]

RECORD SECTION
TO NOTICE
ON THE CLERK
RECORD KEEPER
14/01/94

51

PPD/42/27/V/51

1st July

91

The Commissioner of Lands
P.O. Box 30089
NAIROBI

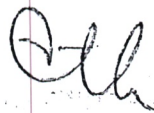
RE: ALLOCATION OF RESIDENTIAL PLOTS MARKED A AND B
- LOWER KABETE ROAD, NAIROBI
- PART DEVELOPMENT PLAN NO. 42/27/91/2

Your letter No. 102749/51/XXI/122 dated 24th June, 1991 requesting me to prepare the above plan refers.

Enclosed please find two prints of my drawing No. 42/27/91/2 dated 28th June, 1991 illustrating the proposed plots for favour of your approval and signature, and to facilitate allocation.

Although you had mentioned in your letter that the plan should take into account the proposed canalisation of the river running through the two plots, such canalisation has not been shown on my drawing since the allottees have not submitted the necessary technical design. I have, however, allowed a 9m. riparian reserve. The allottees may apply for canalisation of the river in the usual manner.

I trust that you will find the plan in order.



GICHUKI THOGO
for: DIRECTOR OF PHYSICAL PLANNING

GT/an.

Encls.

KYUNA ESTATE

PROPOSED RESIDENTIAL PLOT

NOTE: BASE USED P.D.P. No. 113
REF. 42/27/71/1B/A

MINISTRY OF LANDS & HOUSING

PHYSICAL PLANNING DEPARTMENT

NAIROBI

PART DEVELOPMENT PLAN

SCALE 1 : 2500

DATE 27th June 1991

PREPARED BY

DRAWN BY SIKO H O

DEPARTMENTAL REFERENCE No. 42/27/91/2

DIRECTOR

Physical Planning Department

DATE

28/6/91

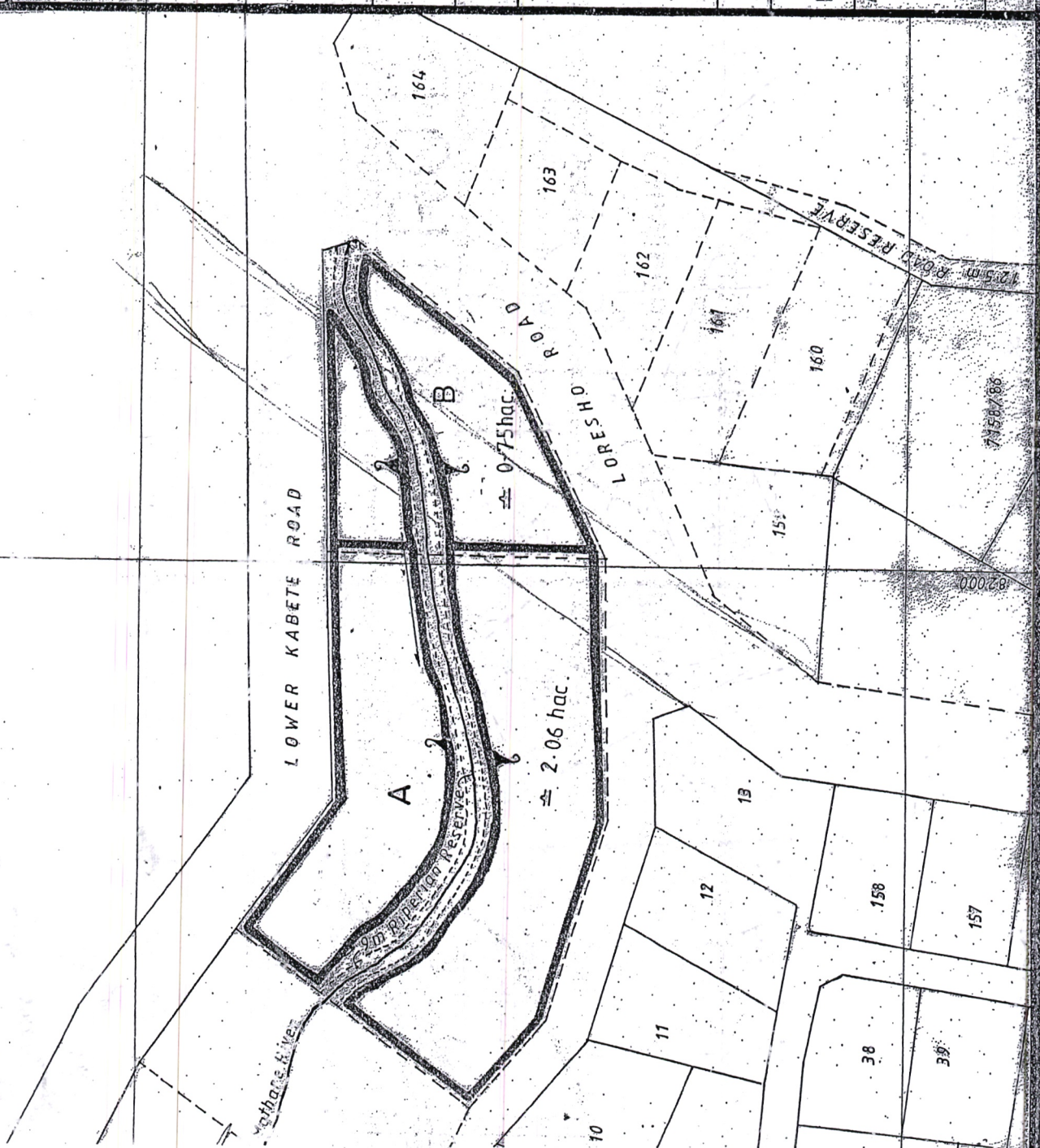
APPROVED

COMMISSIONER OF LANDS

DATE

NAIROBI

APPROVED DEVELOPMENT PLAN No.



MINISTRY OF LANDS AND HOUSING



DEPARTMENT OF LANDS

P.O. Box 30089

NAIROBI

24th June 1991

ams: "LANDS", Nairobi

hone: Nairobi 728060

or 723348

when replying please quote

Ref. No. 102749/31/XXI/122
and date

The Director of Physical Planning,

P.O.Box 45025,

NAIROBI.

NAIROBI ALLOCATION OF RESIDENTIAL PLOT MARKED A AND B
LOWER KABETE ROAD

I have received an approvals to allocate the sites edged red shown on the plan attached herewith for residential development. I shall be grateful if you will prepare Part Development Plan in respect of sites A & B taking into account the proposed canalisation of the river which runs along the two plots.

Please expedite the submission of the said Part Development Plan for my approval.

(F.W.S. MWITHUKIA)

For: COMMISSIONER OF LANDS

FWSM/TN.

28/6/91
Mr. Thogo
Jue

W

See
folio (51)

PDP No 42/27/91/2

Mr. Gichohi
b.n.a
Oth

