

The County Ministry of Lands, Physical Planning & Urban Development has four major Departments namely:

1. Physical Planning
2. Survey and Mapping
3. Urban Development
4. Land Administration (Registry)

Vision:

A well planned and environmentally friendly County, ample to population needs through sustainable land use and management.

Mission:

To provide sound and effective framework for sustainable land use and eco-friendly environment.

DEPARTMENTAL MANDATES

1. DEPARTMENT OF URBAN DEVELOPMENT

TOPIC	DESCRIPTION	ACTORS/REMARKS
introduction	Vision: well planned and livable urban areas	
Sector /Department	Major achievements	

<p>Urban development sector</p>	<ul style="list-style-type: none"> • Creation of urban development department to spearhead policy and guidance on urban development within the county • preparation of urban development policy strategy paper: a framework that shall guide urban management and development in the county • creation of municipalities: Ngong and Kajiado municipalities as entities to manage urban areas and provide requisite services • Completion of mapping of the municipal boundaries. This defines limits of urban activities and protects agricultural land abutting urban areas • employment of town managers: they are pivotal pillars to the success in implementation of urban projects • creation of urban management Boards: • Partnership initiative with national government under KUSP. Ngong and Kajiado municipalities are to receive funding to assist in infrastructure development. The annual allocation is 215 million for Ngong municipality and 50 million for kajiado municipality. • Signed a partnership agreement with the world bank for continuous funding. <p>Long term strategies</p> <ul style="list-style-type: none"> • Continuously built on policy strategies on land management and development • Develop integrated plans for all our towns and urban areas • Enhance partnerships for bridge financial gaps in service delivery 	
---------------------------------	---	--

<p>Challenges</p>	<ul style="list-style-type: none"> • Rapid growth. The pace and growth of our towns have not been matched with complementary infrastructure. this enhances degradation • Limited resources to invest in support services and infrastructure • Policy and legislative gaps • Un controlled and un regulated land subdivisions (mutilations) 	
<p>Legislative structure</p>	<ul style="list-style-type: none"> • Urban boundaries law • Use of land in urban areas and Taxation • Zoning laws • Compulsory acquisition and compensation laws (complementary to state Laws) • Nature assets and preservation Laws • County monument Act • 	<p>CECM and CO lands</p>

2. DEPARTMENT OF SURVEY AND MAPPING

INTRODUCTION

The first two months of this year were quite dry, being the climax of the long draught experience in the last two years with the majority of pastoralists having migrated out of the county in search of pastures which is the main economic activity in the County thus reducing operation of the office services.

The month of march and April started with heavy rains onward resulting to floods cutting off the pastoralists who had moved out of the county as they try to drive their herds back thus still effecting the number of client seeking assistance from the office.

Despite the drought faced the urban parts of the county kept the department busy coming for validation and dispute resolution on plot and land boundaries and other office administrative duties.

The table below shows the activities carried out during the period.

MONTH	ACTIVITY/TOPIC	TOWN	REMARKS
MAJOR ACHIEVEMENTS			
January	Levelling survey for Kiserian Dam	Kiserian	Heights taken for construction of bridge connecting Kajiado West and Kajiado East.
February	Olchorro Onyore Rd.	Kipeto	Road opened up for grading
	Oloosios, Singiraine, and Elangata Wuas Holding Grounds	Kiserian and Mile 46	Establish the present status of the holding ground with ministry of livestock officials.
	Olkiramatian holding ground	Magadi	As above Parcel partly occupied by NGOs and KWS
	Salvation Army Church site validation.	Noonkopirr	The church site had no validation number New no. given
March	Court order. ELC no. 310 of 2017 Kajiado	Ongata Rongai	Site visited with all parties and their counsels, Report written and filed in court
	Dispute site visit	Noonkopirr	Case of encroachment between a Tongi and

			Nyabera. County Surveyor to give verdict report.
	Sponge city meeting	Kajiado	Aid in translating the town plan to help in improving service drainage to improve water resource management in urban and peri-urban areas.
	Opening Iseuri road	Kajiado	Encroachment cleared ready for grading
	Kitengela dam boundaries. Olngarua	Kitengela	Clearly marked for development by the World Bank
	Opening of Oloirien road	Oloirien	Encroachment cleared and road graded
	Enkorika – Enkasurai road	enkorika	Clearly marked as on plan and graded
	Town Boundary	Ngatu/Imaroro	Town boundary defined and marked road separating the town and parcels to be graded
	Ngatataek – Emotoroki road	Ngatataek	Boundary dispute not resolved. Awaits the Land Registrar determination.
	Dalalekutuk-Kipeto-Ildamat Boundary	Kajiado	Beacon separating the three Sections established. Dispute resolved
	Survey of public land in Sajiloni	Sajiloni	All public areas clearly demarcated.
	Dalalekutuk water catchment – Parcel 125	Oloolera	Review of the land allocated to claim to water catchment area. Report done and forwarded to NLC to finalize.
	Illasit market area	Loitktok	Illasit town market is done along road reserve and on individual parcel. Visited with the CECM Lands and Trade report done on way forward.
April	Beaconing of Entarara Forest	Loitktok	Area surveyed and beacons as on plan. Forest area reclaimed and trees planted.
	Kaj/Kitengela/1876 2 Vs 18761	Kitengela	Complain on road blockage. Picking done and encroachment confirmed.
May	Court Ruling execution. Civil case No. 44 & 43 of	Ilbissil	Pointing out the beacons for plot no, 471 Business. Late Steven Seit.

	2010 Kajiado. Plot boundary alignment.	Kerarapon	Boundary realigned as per the plan in the presence of both parties. George Sekento plot no. 10 Bus and Kasaine Morera. Beacons placed.
	Opening of Nkurunka – Sholinke road	Sholinke	Road clearly marked for grading
	Topic	Description	Remarks
	Special Projects	GIS Installation:	The Lab has been set up with the computers, work stations and plotter/ printer were procured.
		Spatial Plan	In conjunction with the Physical planning department the process of the County Spatial plan has progress well to stakeholders meeting across the County having been concluded during this period.
		Validation of Plots:	Continued data collection of plots ownership in validated towns to make update system with the ground has been going on. This has reduced disputes significantly while records were updated.
		Sponge City:	Continued partnership with NGOs like NIA, AMREF and the Netherlands Government in improving water resource management and service drainage in urban and Pri-urban in the

			County.
	Goals for the next Quarter:	<ul style="list-style-type: none"> ▪ Operationalise the GIS Lab, ▪ Extend validation exercise to Ibissil, Namanga and Loitoktok towns ▪ Work together with physical department to operationalise the spatial plan. 	
	Challenges:	<ul style="list-style-type: none"> • The officers have no office space ▪ No vehicle designated to the department thus affecting its operations on going to the field ▪ Most of the planned activities fail to take of due to low funding by the County ▪ Heavy rains across the county rendered most of areas impassable 	

3. DEPARTMENT OF PHYSICAL PLANNING

TOPIC	DESCRIPTION	REMARKS
Introduction	The physical planning department has a role in ensuring sustainable use of resources in order to secure livelihoods in the county. This has often been achieved through adoption of dynamic urban and rural planning strategies and tools such as; zoning plans, urban integrated development plans, land use regulations and enforcement of physical planning laws.	
Major achievements of Physical Planning department	<ol style="list-style-type: none"> 1. County Spatial Plan – this is a broad policy framework that will guide land use within the County. It is currently at an advanced stage towards completion. 2. Automated development control system. The department is in the process of establishing an automated development control system in partnership with Architectural Association of Kenya (AAK) and World Bank to enhance processing of various development applications, guide decision making and enhance revenue collection related to development applications. 3. The land subdivision guidelines and zoning regulations geared towards enhancing and protecting agricultural land and promoting orderly developments within the County. Draft regulations were submitted to the County Assembly for debate and approval. 4. Validation of plots within town centres in the county to enable 	

	<p>updating of development plans.</p> <p>5. Valuation roll in partnership with the department of Finance and Economic planning the preparation of valuation roll has been going on where phase 1 covered Kajiado, Ngong, Kiserian, Ongata Rongai, Kware, Noonkopir, Bulbul, Olekasasi B, Oloosirkon, Isinya & Kisaju. Gichagi was also covered.</p> <p>6. Preparation of Local Physical development plans for several towns, Zoning plans and Part Development Plans for public utilities within the county.</p> <p>7. Advisory role on matters concerning physical planning</p> <p>8. Arbitration on matters of physical planning within the county.</p>	
Challenges	<p>Inadequate staff- the department is understaffed with only three planners. There is need for a secretary</p> <p>Financial allocation- the department is allocated with inadequate funds thus the department cannot undertake some major projects</p> <p>Office space -the existing office space is quite small and squeezed. There is no room to accommodate students on attachment and internship.</p>	
Planning legislation	<p>The department largely draws its mandates from the Constitution of Kenya (2010), the County Government Act (2012), the Urban Areas and Cities Act (2011), and the Physical Planning Act (Cap 286).</p>	

4. LAND ADMINISTRATION (PUBLIC LAND REGISTRY)

PREAMBLE

This report is a summary of services offered and Revenue accrued between 1st September 2017 and 15th May 2018. These services range from Confirmation of Ownership Record (searches), Consent to Charge and Plot ownership Transfers.

A. PLOT SEARCHES

During the period under review, the plot owners continued to carry out searches in relation mainly to

1. Ascertain ownership status.
2. With intention to purchase.
3. Establish the current status in relation to any attachments.

The over-riding reason for the searches however, was mainly to establish ownership status for purpose of purchase. It is important to mention here that searches for the validated Trading Centers have reduced over time due to the thorough exercise carried out before issuance of New Generation Letters of Allotment.

Searches conducted over the period under review are **340**.

Revenue accrued from search for the same period stream is **Kshs 166,000**.

Searches conducted for Government official use is **8**.

CONSENT TO CHARGE

Consent to charge over a plot is given upon successful application by a plot owner in order to access credit from a financial institution. Over the period, only 11 applicants were successful and mainly those with lease Titles from the up-market Centres of Rongai, Ngong and Noonkopirr.

This revenue stream managed to raise revenue to the County Government amounting to **Kshs. 88,000**.

B. PLOT TRANSFERS

The transfers done over the reporting period were restricted following tight measures put in place to ensure efficiency and transparency given the cases of fraud before. Some of the pre-requisites for transfers include:

1. Physical presence of the two parties involved.
2. Presentation of Valid identification documents.
3. Payment of stipulated fees to the County Government.

The transfers were restricted only to the 11 Validated Trading Centres.
 A total of number of transfers completed over the period is **180**.
 Revenue accrued from this stream for the reporting period is **Kshs. 1,440,000**.

Total Revenue (A+B+C) = KSHS. 1,694,000

TOPIC	DESCRIPTION	ACTORS
Major Achievements	<p>The County Lands Registry has the following Major Achievements:</p> <ol style="list-style-type: none"> 1. Digitization of All Land Records – All plots Records have been securely captured and stored in the Work flow system. 2. Development of the Registry work flow system – this system has provided for a suitable working environment where services have been made efficient. The workflow system has also facilitated an organized way of doing things where access and retrieval of information has been made easy and reliable. 3. Security: the Registry has been fully secured by installation of CCTV and a Biometric Door where only the authorized staff have access to the strong room. 	

	<p>4. Tamper-proof Letters of Allotment: the new generation Letters of Allotment with Numerous security features and county identifiers have been designed and so far approximately 10,000 pieces have been issued to plot owners in validated Trading centres.</p>	
Challenges	<ol style="list-style-type: none"> 1. Staffing: the Section require some more staff in order to facilitate the efficient service delivery. 2. Capacity Building: This shall go a long way to enhance skills for the staff working in the section. 3. Office Space: Due to voluminous files and copies of ownership documents, there is need for adequate space. 	