

GOVERNMENT OF NAIROBI CITY COUNTY



THE NAIROBI CITY COUNTY ASSEMBLY

OFFICE OF THE CLERK

5<sup>TH</sup> SESSION

NBI CA. PLC. 2021 / (002)

15<sup>th</sup> January, 2021

PAPER LAID

I beg to lay the following Paper on the Table of the Assembly, today Friday 15<sup>th</sup> January, 2021

S.P No. 1 OF 2021 ON THE NEW DRAFT VALUATION ROLL.  
(Leader of Majority Party)

Copies to:

The Speaker  
The Clerk  
Hansard Editor  
Hansard Reporters  
The Press

*Approved*  
*15/1/2021*  
*EM*

*Paper laid on*  
*15/01/2021*  
*by Majority leader*  
*John*  
*Clerk*

# NAIROBI CITY COUNTY

Telephone: 2224281  
Web: www.naibocity.go.ke



City Hall  
P. o box 30075-00100  
Kenya  
Nairobi

## OFFICE OF THE GOVERNOR COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

REF NO. VAL. 18/H/24/GKM/jnm

14<sup>th</sup> January, 2021

The Clerk,  
Nairobi City County Assembly  
**NAIROBI**

Dear Sir,



*Handwritten notes in red ink:*  
DLP  
Kundli  
Clerk  
14/1/2021  
DLP  
Kundli  
Clerk  
14/1/2021

RE: **NEW DRAFT VALUATION ROLL**

The above matter refers.

In pursuant of the provisions of the Valuation for Rating Act Cap 266 Section 9(2) Laws of Kenya which provides that a draft Valuation Roll should be laid before a meeting of the County Assembly.

I am therefore forwarding the following for the purpose of laying the Draft Valuation Roll – 2019 before the meeting of County Assembly.

- I. The Draft Valuation Roll – 2019.
- II. The Cabinet memo that approved the preparation of the Valuation Roll.
- III. Kenya Gazette notice that gazetted the Valuers, the Rating Area and the Date of Valuation.

*Handwritten signature of Dr. Jairus Musumba*

**DR. JAIRUS MUSUMBA, PhD**  
**AG. COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE**

*Handwritten notes in blue ink:*  
PCA LRP  
Prepare for  
Windy  
15/01/2021



GAZETTE NOTICE NO. 9311

## THE LAND REGISTRATION ACT

(No. 3 of 2012)

## REGISTRATION OF INSTRUMENT

WHEREAS Maurice Ogola Oloo, of P.O. Box 51, Sidindi in the Republic of Kenya, is registered as proprietor of that piece of land known as South Ugenya/Yiro/578, situate in the district of Siaya, and whereas the resident magistrate's court in civil suit No. 21 of 2005, has ordered that the said piece of land be transferred to (1) Joakimu Dooso and (2) James Andere, and whereas the land registrar has invoked Sec. 79 (2) (b) of the Land Registration Act, 2012 in favour of (1) Joakimu Dooso and (2) James Andere, and whereas all efforts made to compel the registered proprietor to surrender the land title deed issued to the land registrar have failed, notice is given that after the expiration of thirty (30) days from the date hereof, provided no objection has been received within that period, I intend to dispense with the production of the said land title deed and proceed with the registration of the said instrument of transfer and issue a land title deed to the said (1) Joakimu Dooso and (2) James Andere, and upon such registration the land title deed issued earlier to Maurice Ogola Oloo, shall be deemed to be cancelled and of no effect.

Dated the 11th November, 2016.

MR/2477574

D. O. DULO,  
Land Registrar, Ugenya/Ugunja Districts.

GAZETTE NOTICE NO. 9312

## THE LAND ACT

(No. 6 of 2012)

## RIRUTA-NDUNYU (UUPII) ROAD PROJECT

## INQUIRY

IN PURSUANCE of the transitional provisions contained in section 162 (2) of the Land Act, 2012, the National Land Commission gives notice that inquiries to hearing of claims to compensation for interested parties in the land required for the Riruta-Ndunyu (UUPII) Road Project shall be held on the date and place as shown in the schedule here below:

Tuesday, 29th November, 2016 at Mutuini Chief's Office at 9.30 a.m.

Parcel No.	Registered Owner	Acquired Area (Ha)
Dagorreti/Mutuini/731	Muthami Mbuthia	0.0227
Dagorreti/Mutuini/T.38	Irene Wangui Ndarwa	0.0046
Dagorreti/Mutuini/T.260	David Kago Hosea Kimani	0.0070

Every person interested in the affected land is required to deliver to the National Land Commission on or before the day of inquiry a written claim to compensation, copy of identity card (ID), Personal Identification No. (PIN), land ownership documents and bank account details. The commission offices are in Ardhi House, Nairobi, 3rd Floor, Room 305, 1st Ngong Avenue.

Dated the 28th October, 2016.

MR/2477788

MUHAMMAD A. SWAZURI,  
Chairman, National Land Commission.

GAZETTE NOTICE NO. 9313

## THE CONSTITUTION OF KENYA

## THE COUNTY GOVERNMENTS ACT

## THE NYANDARUA COUNTY ASSEMBLY STANDING ORDERS

## CHANGE OF PLACE OF SITTING OF THE COUNTY ASSEMBLY

NOTICE is given to all Members of the County Assembly and the public that pursuant to Articles 1 and 29 (3) of the County Assembly Standing Orders, the Nyandarua County Assembly shall hold its sittings and the sittings of its Committees for the period 14th November, 2016 to 26th November, 2016 (both days inclusive) at the Manunga Catholic Parish in Kipipiri Sub-County.

Dated the 8th November, 2016.

MR/2477710

JAMES NDEGWA WAHOME,  
Speaker to the County Assembly.

GAZETTE NOTICE NO. 9314

## THE VALUATION FOR RATING ACT

(Cap. 266)

## THE NAIROBI CITY COUNTY

## PREPARATION OF THE GIS BASED DRAFT VALUATION ROLL 2016

IN EXERCISE of the powers conferred by section 3 of the Valuation for Rating Act and by the approval of the Nairobi City County Executive Committee at its 73rd meeting held on 7th September, 2016 vide County Executive Committee Memorandum No. 31 of 2016, the Nairobi City County Government gives notice that the above mentioned Draft Valuation Roll is under preparation and will cover all ratable properties within the jurisdiction of the County.

Dated the 4th November, 2016.

MR/2477718

ROBERT K. AYISI,  
Ag. County Secretary, Nairobi City County.

GAZETTE NOTICE NO. 9315

## THE VALUATION FOR RATING ACT

(Cap. 266)

## THE NAIROBI CITY COUNTY

## TIME FOR VALUATION

IN EXERCISE of the powers conferred by section 2 of the Valuation for Rating Act and by the approval of the Nairobi City County Executive Committee at its 73rd meeting held on 7th September, 2016 vide County Executive Committee Memorandum No. 31 of 2016, the Nairobi City County Government adopts the time of Valuation for the purpose of preparation of the Draft Valuation Roll 2016 as 27th June, 2016.

Dated the 4th November, 2016.

MR/2477718

ROBERT K. AYISI,  
Ag. County Secretary, Nairobi City County.

GAZETTE NOTICE NO. 9316

## THE RATING ACT

(Cap. 267)

## THE NAIROBI CITY COUNTY

## FORM OF RATING

IN EXERCISE of the powers conferred by section 4 (1) of the Rating Act and by the approval of the Nairobi City County Executive Committee at its 73rd meeting held on 7th September, 2016 vide County Executive Committee Memorandum No. 31 of 2016, the Nairobi City County Government adopts Site Value Rating as form of rating.

Dated the 4th November, 2016.

MR/2477718

ROBERT K. AYISI,  
Ag. County Secretary, Nairobi City County.

GAZETTE NOTICE NO. 9317

## THE VALUATION FOR RATING ACT

(Cap. 266)

## THE NAIROBI CITY COUNTY

## DECLARATION

IN EXERCISE of the powers conferred by section 6 of the Valuation for Rating Act, the Nairobi City County Government declares that the "Valuer in preparing any Draft Valuation Roll or Draft Supplementary Valuation Roll, need neither value nor include in the roll the value of the land or the assessment for improvement rate, as required by paragraphs (c) and (e) respectively for this section" and the Valuation Roll and all Supplementary Valuation Rolls prepared during the currency of that Valuation Roll shall be deemed to be valid and proper Valuation and Supplementary Valuation Rolls notwithstanding that they do not contain any such Valuations or that the Valuations have not been made.

Dated the 4th November, 2016.

MR/2477718

ROBERT K. AYISI,  
Ag. County Secretary, Nairobi City County.



GAZETTE NOTICE No. 9318

## THE RATING ACT

(Cap. 267)

## THE NAIROBI CITY COUNTY

## APPOINTMENT OF VALUERS

IN EXERCISE of the powers conferred by section 7 of the Rating Act and by the approval of Nairobi City County Executive Committee at its 73rd Meeting held on 7th September, 2016 *vide* County Executive Committee Memorandum No. 31 of 2016 the Nairobi City County Government appoints the following contracted private Registered Valuers and County's Valuers listed below to undertake the exercise of preparing the Draft Valuation Roll 2016:

George N. Njuguna (Prof.)	ID/No. 11594726
Grace Wakaba	ID/No. 3356242
Peter K. Kimeu	ID/No. 9709863

Nicodemus K. Kimeu	ID/No. 10925684
Cyrus Kariuki Kanyi	ID/No. 3612266
John Mulwa	ID/No. 8994395
Zachariah Makenzi Ndeti	ID/No. 1006111
Owiti Abiero K' Akumu (Dr.)	ID/No. 9759270
Frank N. Nzioka	ID/No. 8365946
Gyneth K. Magiri	ID/No. 13402305
Isaac N. Nyoike	ID/No. 11748588

This public notice supercedes all other public notices on this subject matter.

Dated the 4th November, 2016.

ROBERT K. AYISI,  
Ag. County Secretary,  
Nairobi City County.

MR/2477718

GAZETTE NOTICE No. 9319

## THE COUNTY GOVERNMENT OF KITUI

## HEALTH CENTRES

The following health facilities have been operating as dispensaries and upon inspection, the office of the undersigned recommends gazette of the same as health centres.

Name of Facility	Sub-County	Remarks
Kalisasi Dispensary	Mwingi Central	Recommended for upgrading to Health Centre
Chuluni Dispensary	Kitui East	Recommended for upgrading to Health Centre
Mwitika Dispensary	Kitui east	Recommended for upgrading to Health Centre
Kaumu Dispensary	Kitui east	Recommended for upgrading to Health Centre
Malalani Dispensary	Kitui east	Recommended for upgrading to Health Centre
Mbondoni Dispensary	Mwingi west	Recommended for upgrading to Health Centre
Kavisuni Mission Dispensary	Kitui Rural	Recommended for upgrading to Health Centre
Kathome Dispensary	Kitui Rural	Recommended for upgrading to Health Centre
Kalulini Dispensary	Kitui Rural	Recommended for upgrading to Health Centre
Nthongoni Dispensary	Kitui Rural	Recommended for upgrading to Health Centre
Kisasi Dispensary	Kitui Rural	Recommended for upgrading to Health Centre
Katutu Dispensary	Kitui west	Recommended for upgrading to Health Centre
Kakeani Dispensary	Kitui west	Recommended for upgrading to Health Centre
Tulia Dispensary	Kitui west	Recommended for upgrading to Health Centre
Ndiuni Dispensary	Kitui west	Recommended for upgrading to Health Centre
Kauma Dispensary	Kitui west	Recommended for upgrading to Health Centre
Matinyani Dispensary	Kitui west	Recommended for upgrading to Health Centre
Kyangunga Dispensary	Kitui central	Recommended for upgrading to Health Centre
Tungutu Dispensary	Kitui central	Recommended for upgrading to Health Centre
Kasyala Dispensary	Kitui central	Recommended for upgrading to Health Centre
Kwamutonga Dispensary	Kitui west	Recommended for upgrading to Health Centre
Tyaa Kamuthale	Mwingi north	Recommended for upgrading to Health Centre
Kamuwongo Dispensary	Mwingi north	Recommended for upgrading to Health Centre
Tyaa Kamuthale	Mwingi north	Recommended for upgrading to Health Centre
Kamuwongo Dispensary	Mwingi north	Recommended for upgrading to Health Centre

## DISPENSARIES

The following new health facilities have been inspected and recommended to be gazette as dispensaries

Name of Facility	Sub-County	Remarks
Nzala dispensary	Mwingi west	Recommended
Yalatani dispensary	Kitui west	Recommended
Kyondoni Dispensary	Kitui west	Recommended
Mukuanima dispensary	Kitui south	Recommended
Ngatie dispensary	Kitui south	Recommended
Mwaathe dispensary	Kitui south	Not recommended
Katene dispensary	Kitui south	Recommended
Makongoni dispensary	Kitui south	Recommended
UAE dispensary	Kitui south	Recommended
Kakithya dispensary	Kitui south	Recommended
Kavaini dispensary	Mwingi west	Recommended
Makuka dispensary	Kitui east	Recommended
Masasini dispensary	Kitui east	Recommended
Katumbi dispensary-Endau/malalani	Kitui East	Recommended
Twambui dispensary	Kitui east	Recommended
Karunga dispensary	Mwingi central	Recommended



# NAIROBI CITY COUNTY



## PUBLIC NOTICE PREPARATION OF THE GIS BASED DRAFT VALUATION ROLL 2016

### 1) PREPARATION

In exercise of the powers conferred by section 3 of the Valuation for Rating Act CAP 266 of the Laws of Kenya and the approval by the Nairobi City County Executive Committee at its 73rd meeting held on 7th September, 2016, vide County Executive Committee Memorandum No. 31 of 2016, the Nairobi City County Government hereby gives notice that the above mentioned Draft Valuation Roll is under preparation and will cover all rateable properties within the jurisdiction of the County.

### 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 and the approval by the Nairobi City County Executive Committee at its 73rd meeting held on 7th September, 2016, vide County Executive Committee Memorandum No. 31 of 2016, the Nairobi City County Government adopts the time of Valuation for the purpose of preparation of the Draft Valuation Roll 2016 as 27th June, 2016.

### 3) FORM OF RATING

In exercise of the powers conferred by Section 4(1) of the Rating Act 267 of the laws of Kenya, and the approval by the Nairobi City County Executive Committee at its 73rd meeting held on 7th September, 2016, vide County Executive Committee Memorandum No. 31 of 2016, the Nairobi City County Government adopts Site Value Rating as form of rating.

### 4) DECLARATION

In exercise of the Powers conferred by section 6 of the Valuation for Rating Act Cap 266 of the Laws of Kenya, the Nairobi City County Government declares that the "Valuer in preparing any Draft Valuation Roll or Draft Supplementary Valuation Roll, need

neither value nor include in the roll the value of the land or the assessment for improvement rate, as required by paragraphs (c) and (e) respectively for this section" and the Valuation Roll and all Supplementary Valuation Rolls prepared during the currency of that Valuation Roll shall be deemed to be valid and proper Valuation and Supplementary Valuation Rolls notwithstanding that they do not contain any such Valuations or that the Valuations have not been made.

### 5) APPOINTMENT OF VALUERS

In exercise of the powers conferred by section 7 of the Rating Act Cap 267 of the Laws of Kenya and the approval by Nairobi City County Executive Committee at its 73rd meeting held on 7th September, 2016, vide County Executive Committee Memorandum No. 31 of 2016 the Nairobi City County Government appoints the following contracted private Registered Valuers, and County's Valuers listed below to undertake the exercise of preparing the Draft Valuation Roll 2016.

(i) Prof. George N. Njuguna	ID/NO. 11594726
(ii) Grace Wakaba	ID/NO. 3356242
(iii) Peter K. Kimu	ID/NO. 9709863
(iv) Nicodemus K. Kimu	ID/NO. 10925684
(v) Cyrus Karuki Kanyo	ID/NO. 3612266
(vi) John Muiwa	ID/NO. 8994395
(vii) Zachariah Makenzi Ndeti	ID/NO. 1006111
(viii) Dr. Owili Abiero K'AKumu	ID/NO. 9759270
(ix) Frank N. Nzioka	ID/NO. 8365946
(x) Gyneth K. Magiti	ID/NO. 13402305
(xi) Isaac N. Nyoike	ID/NO. 11748588

This public notice supercedes all other public notices on this subject matter.

**Ag. County Secretary,  
Nairobi City County**

Customer care:  
020-344194 or 0725-624489

county\_nairobi

NairobiCityCounty

www.naiboricity.go.ke

## KENYA NATIONAL BUREAU OF STATISTICS



### TENDER NOTICE

The Kenya National Bureau of Statistics (KNBS) is a Semi-Autonomous Government Agency established under the Statistics Act, 2006 to collect, compile, analyze, and disseminate socio-economic statistics needed for planning and policy formulation in Kenya. KNBS invites sealed open National tenders as below:-

NO	TENDER NO.	ITEM/SERVICE DESCRIPTION	CLOSING DATES	TARGETED GROUP
1	KNBS/E01/24/2016-2017	Consultancy services to develop the KNBS Communication Strategy	12 <sup>th</sup> December, 2016 at 10:00am	Open

Eligible Tenderers may obtain further information and download the Tender Document free of charge from the Integrated Financial Management Information System (IFMIS) supplier portal (<https://supplier.treasury.go.ke>) and/or Kenya National Bureau of Statistics (KNBS) website; [www.knbs.or.ke](http://www.knbs.or.ke) under "Tenders" portal. Hard copies of the same may be purchased from the KNBS -cash office upon payment of a non-refundable fee of Kshs.1,000.00. Those who download the document must immediately forward their particulars (i.e. Name & Contacts of Applicant) to email: [procurement@knbs.or.ke](mailto:procurement@knbs.or.ke) for purposes of registration.

Original and Completed Tender document plus one copy should be enclosed in plain sealed envelopes marked with tender reference number and be deposited in the Tender Box on 1<sup>st</sup> Floor- Herufi House addressed to:-

**Director General  
Kenya National Bureau of Statistics  
P. O. Box 30266-00100,  
NAIROBI.**

so as to be received on or before 12<sup>th</sup> December, 2016 at 10:00am

Tenders will be opened immediately thereafter in the presence of the Candidates or their representatives who choose to attend at the KNBS Board Room- Herufi House, 1<sup>st</sup> Floor. Any canvassing will lead to automatic disqualification. Late tenders will not be accepted

**DIRECTOR GENERAL  
KENYA NATIONAL BUREAU OF STATISTICS**



**NAIROBI CITY COUNTY****COUNTY EXECUTIVE COMMITTEE MEMORANDUM****NO 31 OF 2016 ON****PREPARATION OF GIS BASED GENERAL VALUATION ROLL****1.0 PURPOSE OF THE MEMORANDUM**

- 1.1 The purpose of this memorandum is to request the County Executive Committee to approve the preparation of GIS based General Valuation Roll to replace the one in use which was prepared in 1980.
- 1.2 To seek for the County Executive Committee's approval of the World Bank contracted Valuers and GIS Experts to carry out the Valuation Roll.
- 1.3 To seek for the County Executive Committee's approval for gazettelement of consultant Valuers and County Valuers who will be involved in the exercise
- 1.4 To seek for the County Executive Committee's approval for gazettelement of Rating Area, the Nairobi City County that extents to approximately 700 sq. km.
- 1.5 To seek for the County Executive Committee's approval for gazettelement of Unimproved Site Value (USV) as the Form of rating.
- 1.6 To seek for the County Executive Committee's approval for date of Valuation to be 27<sup>th</sup> June, 2016.
- 1.7 To seek for the County Executive Committee's approval for gazettelement of all the above approvals in the Kenya Gazette and publication in at least one local daily.
- 1.8 To seek the County Executive Committee's assistance in fast-tracking the enactment of Valuations and Rating Bill.

**2.0 BACKGROUND**

Land taxation, in the form of Land rates, forms the basis of sustainable and equitable revenue source to facilitate service delivery in the County. These land taxes, which are payable annually, are based on the market value of land, which require revision on regular basis, with the law providing for ten (10) years. However the County has not been able to prepare Valuation Roll regularly, with the Roll in use currently having been done in 1980. ,

Valuation Roll is a public legal document that consists of property information of all rateable properties and exempted properties within the boundaries of a rating authority produced according to legislation.

The County has been funded by the World Bank, through the Nairobi Metropolitan Services Improvement Project (NAMSIP) program, to prepare a GIS based general Valuation Roll. The contract, NO.MOLHUD/NMED/NAMSIP/CONS - 26/2014-2015, was signed on 31<sup>st</sup> May 2016 between the Ministry of Land, Housing and Urban Development and the consultants M/S Geomaps Africa and M/S Royal Valuers Ltd., and the project commencement date was set on 27<sup>th</sup> June 2016 and as such the date of Valuation shall be 27<sup>th</sup> June, 2016.

### **3.0 JUSTIFICATION:**

- 3.1 Valuation roll is a public legal document that consists of property information of all rateable properties within the boundaries of a rating authority produced according to legislation. The County Valuation and Rating Bill, that should govern the process is still pending enactment, as such, to commence the process, the procedures provided for in the Valuation for Rating Act Cap- 266 and the Rating Act Cap -267 laws of Kenya, shall be applied.
- 3.2 There is need to prepare a new general Valuation Roll to replace the one that is being used to levy rates which was prepared in 1980. The values of properties are as they were in 1980 denying the county the enhanced revenue.
- 3.3 The GIS based general Valuation Roll will aid in capturing up to date changes in some of the value factors, new land registrations and any other changes relating to land.
- 3.4 The current land rates billing system, involves getting land rating data from valuation offices and then entering it into rating system manually. This process is slow, cumbersome, tedious, and resource-consumptive process, prone to mistakes and irregularities. The GIS system will allow for data exchanges between the land valuation system and the land rates calculations and billing system. This will reduce leakage and give a more robust system for billing, payment, reconciliation extra.

### **4.0 FINANCIAL IMPLICATIONS:**

- 4.1 The County shall realize the enhanced revenue from land rates once the rates levied are based on the current market values that will be generated in the new Valuation Roll.
- 4.2 The project is funded by the World Bank, through the NAMSIP program to the tune Kshs. 374,424,600.00 inclusive of local indirect and direct taxes.

### **5.0 RECOMMENDATIONS TO THE COUNTY EXECUTIVE COMMITTEE**

The County Executive Committee is requested to:

- 5.1 Approve the preparation of GIS based General Valuation Roll to replace the one in

use which was prepared in 1980.

- 5.2 Approve the appointment of the World Bank contracted Valuers to carry out the Valuation Roll.
- 5.3 Approve for gazettement of Consultant Valuers and County Valuers who will be involved in the exercise.
- 5.4 Approve gazettement of Rating Area, the Nairobi City County that extents to approximately 700 sq. km.
- 5.5 Approve for gazettement of Unimproved Site Value (USV) as the Form of rating.
- 5.6 Approve Date of Valuation to be 27<sup>th</sup> June 2016.
- 5.7 Approve for gazettement of all the above approvals in the Kenya gazette and publication in at least one local paper.

**DATED THE 7<sup>TH</sup> DAY OF SEPTEMBER, 2016**



**CHRISTOPHER KHAEMBA  
COUNTY EXECUTIVE COMMITTEE MEMBER  
URBAN PLANNING AND LANDS**