



REPUBLIC OF KENYA

MINISTRY OF LANDS AND PHYSICAL PLANNING

The Report
of
The Cabinet Secretary to the National Assembly
on
Achievements and Progress
in the
2019/ 2020 Financial Year

June 2020

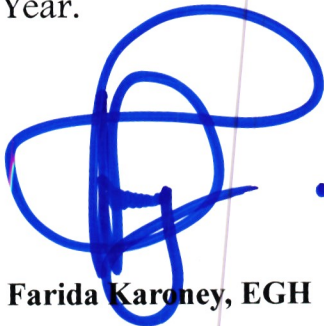
EXECUTIVE SUMMARY

This report has been prepared pursuant to Article 153 (4) (a) and (b), which require cabinet secretaries to provide Parliament with full and regular reports concerning matters under their control. This 2019-2020 report highlights the progress and achievements of the Ministry of Lands and Physical Planning in execution of its mandate.

The Ministry's functions include lands policy development, physical planning for land use, land transactions, survey and mapping, land adjudication and settlement, land registration, national spatial data infrastructure, land and property valuation services, management and administration of land and land-based resources, land information systems and maintenance of public land banks.

The Ministry is focusing on strategic programmes such as digitisation of land records and processes, legal reforms, national titling, decentralisation of land administration and management, resolution of land disputes and conflict management and facilitation of ease of doing business. Over the last two years (2018/2019 and 2019/2020 Financial years), the Ministry has made significant progress in the ascertainment of rights and interests in land and settlement of landless Kenyans.

This 2019-2020 report outlines the vision and mission of the Ministry of Lands and Physical Planning, the Ministry's strategic objectives, the policy and legal framework of land administration and management in Kenya. It gives a breakdown of forty-three (43) achievements made in the 2019/ 2020 Financial Year.



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CABINET SECRETARY

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1.0 INTRODUCTION

- 1.1 The Ministry of Lands and Physical Planning plays a pivotal role in the Country's socio-economic development plan. Land is one of the key enablers of the 'Big 4 Agenda' and Vision 2030. Efficient administration, equitable access, secure tenure, revenue generation and sustainable management of the land-based resources are pertinent to the acceleration of economic growth in the country.
- 1.2 Land reforms, formulation and implementation of policies and legal frameworks for sustainable land development, are critical to the realisation of the Government's 'Big Four' Agenda and the attainment of Vision 2030. Kenya's overall economic growth and development is hinged on effective, transparent and accountable land administration and management.
- 1.3 Kenya has had different regimes of land management since independence. A definitive land policy was formulated in 2009 and is due for review. The Ministry is implementing several strategic policy and administrative interventions to address the issues of land ownership and use. Drawing from the Vision 2030 and the 'Big 4 Agenda', the Ministry prioritised the issuance of titles to landowners, digitisation of land records and processes, decentralisation of land management and legal and administrative reforms during FY 2019-2020.
- 1.4 The Ministry's functions include lands policy development, physical planning for land use, land transactions, survey and mapping, land adjudication and settlement, land registration, national spatial data infrastructure, land and property valuation services, management and administration of land and land-based resources, land information systems and maintenance of public land banks.
- 1.5 These functions must be carried out within a sustainable land use and management policy framework.

- 1.6 The Ministry of Lands and Physical Planning has made significant strides in improving management of land resources in the Financial Year 2019-2020. The Ministry has overseen the implementation of essential priority projects and programmes through enhanced performance and implementation of critical reforms resulting in efficient utilisation of the available resources.
- 1.7 Notwithstanding that these achievements have been realised, the Ministry experienced various hurdles including in some instances weak, conflicting and outdated legislative frameworks for land management. As part of its strategic plan, the Ministry takes on board the lessons learnt and proposes to tackle them during the 2020-2022 period.
- 1.8 The Ministry appreciates the commitment of all stakeholders including the Ministry's staff, private-sector partners such as KEPSA, civil society organisations, the Law Society of Kenya (LSK) and all development partners. It specially recognises the National Assembly and the National Treasury and Planning for guidance and steadfast support in the fulfilment of its mandate and the Country's development aspirations.

1.9 Vision and Mission Statement

1.9.1. Vision

'To be a globally competitive organisation in sustainable land management'

1.9.2. Mission

'To facilitate improvement of the livelihood of Kenyans through efficient administration, equitable access, secure tenure and sustainable management of the land resource'

1.10 Strategic objectives

The strategic objectives are to:

- i. Ensure efficient and effective administration and management of land and land-based resources;
- ii. Formulate and coordinate implementation of policies and legal framework for sustainable land development and;

- iii. Provide efficient and effective support services for delivery of the Ministry's programmes.

2.0 POLICY AND LEGAL FRAMEWORKS FOR LAND MANAGEMENT IN KENYA

2.1 The Constitution of Kenya, 2010

Article 61 of the Constitution of Kenya 2010 stipulates that all land in Kenya belongs to the people of Kenya collectively as a nation, as communities and as individuals. The Constitution provides that the principles of land shall be implemented through a national land policy developed and reviewed regularly by the national government through legislation. Article 40 of the Constitution of Kenya 2010 provides that every Kenyan has the right, either individually or in association with others, to acquire and own property of any description and in any part of Kenya. The Constitution makes further provisions for the protection of all interests in land, including protection against arbitrary deprivation of property.

2.2 Sessional Paper No. 3 of 2009 on National Land Policy

The Sessional Paper No. 3 of 2009 on National Land Policy acknowledges that the National Land Policy is the first comprehensive policy on land that Kenya has developed. It provides an overall framework and defines the key measures required to address issues of land administration, access to land, land use planning, restitution of historical injustices, environmental degradation, conflicts, unplanned proliferation of informal urban settlements, institutional framework and information management. It also addresses constitutional issues, such as compulsory acquisition and development control as well as tenure. It recognises the need for security of tenure for all Kenyans (all socio-economic groups, women, pastoral communities, informal settlement residents and other marginalised groups).

2.3. Sessional Paper No. 1 of 2107 on National Land Use Policy

This policy document provides legal, administrative, institutional and technological framework for optimal utilisation and productivity of land-related resources in a sustainable and desirable manner at national, county and community levels. The policy is premised on the philosophy of economic productivity, social responsibility, environmental sustainability and cultural conservation. It is informed by key principles comprising efficiency, access to

land use information, equity, elimination of discrimination and public benefit sharing.

2.4. National Land Commission Act, 2012

The National Land Commission is established under Article 67 of the Constitution. The commission manages public land on behalf of the National and County Governments; it is also mandated to initiate investigations on its own initiative or on a complaint into present or historical land injustices and recommend appropriate redress. The Commission encourages the application of alternative dispute resolution mechanisms in land conflicts.

2.5. Land Registration Act, 2012

The Land Registration Act applies to registration of interests in land. The Land Registration Act, 2012 revised, consolidated and rationalised the registration of titles to land by repealing the Indian Transfer of Property Act, 1882; the Government Lands Act (Cap 280); the Registration of Titles Act (Cap 281); the Land Titles Act (Cap 282); and the Registered Land Act (Cap 300).

2.6. The Land Act, 2012

This statute gives effect to Article 68 of the Constitution that provides for revision, consolidation and rationalisation of land laws, and sustainable administration and management of land in Kenya.

2.7. The Land Registration (General) Regulations, 2017

These regulations describe the organisation and administration of the registries throughout the country. It provides for electronic registration and conveyance as well as the standard schedules used in registration.

2.8. The Land Regulations, 2017

These regulations provide for the operationalisation of the various land laws. According to the regulations, the National Land Commission should keep a database of all public land and maintain an inventory of land-based natural resources.

2.9. Survey Act (Cap 299)

The Survey Act provides for surveys and geographical names and the licensing of land surveyors, and for connected purposes. The Survey Act gives authority to the Director of Surveys and any licensed surveyor to carry out surveys.

2.10. Urban Areas and Cities Act, 2011

The Act provides for classification and establishment of urban areas and cities, governance and management of urban areas and cities.

2.11. Environment and Land Court Act, (ELC) 2011

Article 162 (2)(b) of the Constitution provides for establishment of a superior court to hear and determine disputes relating to environment and the use and occupation of, and title to, land.

2.12. County Governments Act, 2012

The Act provides for the County Planning to be in harmony with National, County and Sub-County spatial planning requirements and facilitate the developments of a well-balanced system of settlement and ensure productive use of scarce land.

2.13. Law of Contract Act (Cap 23)

The law of Contract Act regulates the making of contracts between parties in Kenya.

2.14. Stamp Duty Act (Cap 480)

The Stamp Duty Act provides for the procedure for payment of revenue and requirements for stamping instruments.

2.15. Physical Land Use and Planning Act, 2019.

This Act repealed the Physical Planning Act of 1996. It now governs matters relating to planning, use, regulation and development of land in Kenya. It aims at solving key challenges previously faced by property owners and developers when seeking to obtain development permission and also seeking to ensure planning and development is undertaken in a rational and cohesive manner at both national and county levels going forward.

2.16. Land Value Amendment Act, 2019

The Act aims at standardising the value of land in Kenya for the primary purpose of enhancing efficiency and expediting the compulsory land acquisition process.

2.17. Business Laws (Amendment) Act, 2019

The amendments provide legal structure for the ongoing transition from manual to digital systems in land and other related registries. If properly implemented and enforced, registry efficiency will be greatly enhanced and completing land transactions in Kenya will be easier. Additionally, digitising legal processes is a

great step in embracing e-conveyancing. The overall effect of the amendments is that they will enhance ease of doing business in Kenya.

3.0. ACHIEVEMENTS IN THE 2019/2020 FINANCIAL YEAR

This report highlights the achievements and progress realised in the Ministry of Lands and Physical Planning from July 2019 to June 2020:

National Land Titling

1. The Ministry processed a total of 333,980 title deeds out of which 81,968 were from adjudication sections (see Annex 1); 17,495 from settlement schemes for landless households (see Annex 2); 5,839 titles for informal settlements (see Annex 3); 206,678 sub-divisions in counties (see Annex 4); and 22,000 leases for Embakasi Ranching Company in the 2019/ 2020 Financial Year. The titling programme aims to resolve long-standing land-ownership disputes and uncertainties that have locked out land owners and businesses from accessing credit facilities from financial institutions. The rapid response programme has seen 4.5 million titles issued in the seven (7) years since 2013 compared to six (6) million issued in the first fifty (50) years of independence.
2. The Ministry conducted land clinics to sensitise Kenyans on land issues. These clinics have been very instrumental in addressing long-standing issues. In Ruiru, for instance, the land clinic culminated in the resolution of over eleven thousand (11,000) issues, unlocking of 11,000 title deeds. The Ministry will enhance these programme to ensure that the land rights of Kenyans, especially vulnerable groups, are ascertained.
3. The Government is documenting land for public institutions such as schools, hospitals, law courts and prisons. The Ministry of Lands and Physical Planning, together with other stakeholders including the Ministry of Education, the National Land Commission, Institution of Surveyors of Kenya (ISK) and *Shule Yangu Alliance* (an NGO), launched a rapid response programme in 2017 in line with the Presidential Directive on titling of all public schools in a bid to accelerate the process of securing public institutions. Today, out of the 31, 902 public schools in Kenya; 18, 792 have been surveyed. 14,168 titles have so far been prepared and a further 3,322 titles for the said schools are in final stages of processing.

Refurbishment and Decentralisation of Land Administration

4. The Ministry, in collaboration with the National Treasury and Planning, oversaw the construction of four (4) registries: Kitui, Mbeere, Bomet and Ol Kalou. These constructions were completed in December 30, 2019. The construction of these new registries will go a long way in facilitating the decentralisation of the Ministry's services.
5. The Ministry has awarded contracts for construction of land registries in Naivasha, Nandi, Laikipia and Samburu. The completion of these registries will improve work environments for our staff and make land administration available to the residents of these counties.
6. The Ministry also established and operationalised four (4) new land registries in Ruiru, Kiritiri, Tigania West and Marimanti.
7. The Ministry allocated Kshs. 200 million to improve the work environment in land offices across the Country under the *Wizara Mashinani* Programme. *Wizara Mashinani* is a bi-annual programme in the Ministry of Lands and Physical Planning which is aimed at taking land administration and management services closer to the people.

Geo-referencing of Land Parcels

8. The Ministry established Geodetic control points and Continuous Operating Reference Stations to facilitate geo-referencing in Nairobi City County.

Survey and Maintenance of the National and International Boundaries

9. The Ministry in collaboration with other stakeholders, has been inspecting and maintaining international boundaries to safeguard the integrity and sovereignty of the Nation. This collaboration will be enhanced to ensure that the gains that have been made are protected.

Digitisation of Land Transactions and Ease of Doing Business

10. The Ministry is developing the National Land Information Management System (NLIMS). This system is designed to enhance security of land records, improve accessibility and cut down cost of land transactions. The system will create an online platform for paperless transactions that are easy, cost effective, efficient and transparent. The Ministry will roll out the pilot phase in the financial year 2020/ 2021.
11. Staff are set to undergo change management training in order to support them through the change process, specifically the transition from manual system to the new paperless land administration and information management system.
12. The Ministry is committed to conducting regular stakeholder-engagement forums. Some of the key stakeholders include: Law Society of Kenya (LSK), Kenya Bankers Association and Kenya Private Sector Alliance (KEPSA) amongst others. These forums are geared towards initiating collaborative approaches in the implementation of key reforms. They also offer opportunities for feedback on the Ministry's activities and programmes. Digitisation, like any other technological innovation, is disruptive. The Ministry acknowledges that changes to land management and registration processes will likely have far-reaching impact on many actors inside and outside the Ministry. Other targeted stakeholders include landowners, tax and law-enforcement agencies and interested parties that have a stake in the complex registration transactions. The support and goodwill of these stakeholders is critical to the successful implementation of the programme. These stakeholders need to be engaged to facilitate the transition.
13. The Ministry established a Customer Care Desk. This office was formally launched in November 2019. The Ministry is in the process of procuring a toll-free number to enable customers interact with the Ministry.

14. The Ministry reconstituted its internal Complaints Resolution Committee to enhance service delivery. This Committee draws its membership from officers in non-technical departments. This reconstitution has ensured that the committee executes its mandate independently.
15. The Ministry conducted the Wizara Mashinani Programme in line with the devolved system of governance whose aim is to take services closer to the people. This bi-annual programme proffers an opportunity for the top management to interact with staff at county level, assess their work environments and address their challenges. This programme also allows the Ministry to interact with customers at the county level.
16. The Ministry reduced the property registration process to five (5) steps done in a maximum of twelve (12) working days. Before 2018, the property registration process took over three (3) months. The Ministry is committed to facilitating even quicker transactions. An illustration of this new property registration process is captured in Annex 5.
17. The Covid-19 pandemic significantly affected the operations at the Ministry. The Ministry scaled down its operations in line the Presidential Directive and the guidelines provided by the Ministry of Health. The Government has acknowledged that digital technologies can and will play a critical role in strengthening resilience by enabling fast responses to this crisis while helping alleviate its impact.
18. The Ministry has taken cognisance of the need for digital technologies as enabling environments for human resilience during difficult economic times through cashless payments and digital transactions. E-conveyancing platforms help maintain social distancing and reduce the potential spread of COVID-19. There is no gainsaying that these platforms are gaining traction today. Digital infrastructure is helping communities to safely navigate the pandemic.
19. The Ministry has acknowledged technology as one of the innovative approaches that are helping society respond to and minimise the impact of

the pandemic. The enactment of Business Laws (Amendment) Act, 2019 is key to business in general and the land sector in particular. The Ministry is leveraging technology to spur inclusive growth. The development of National Land Information and Management System (NLIMS) is an initiative that will forestall similar disruptions in land transactions in the future.

National Land Value Index

20. The Ministry, in conjunction other key stakeholders, embarked on the preparation of National Land Value Index to provide for a credible valuation database for use in investment and land compensation decisions. The Ministry developed value zone maps for Mombasa, Kericho, Bomet, Kisumu, Narok and Nakuru counties that should lead to predictable planning for investment by both the public and private sector.
21. The Ministry collected data for five (5) counties – Kajiado, Kiambu, Nakuru (Larger Nakuru), Machakos and Meru. Inspection of data gathered from the aforementioned counties is being undertaken.
22. Data collection for creation of sub-markets and production of value maps was finalised in eleven (11) counties: Nyamira, Kakamega, Garissa, Busia, Bungoma, Vihiga, Lamu, Isiolo, Marsabit, Tana River and Siaya. Once the data for these counties are validated by our stakeholders, value zone maps will be developed.
23. In addition, the Ministry is collecting data in seventeen (17) counties: Taita Taveta, Kwale, Muranga, Laikipia, Uasin Gishu, Trans Nzoia, Kilifi, Nyeri, Embu, Kirinyaga, Nandi, Kisii, Migori, Homabay, Makueni, Kitui, and Tharaka Nithi. Inspection and validation will be carried out once the process of data collection is complete.

Implementation of the National Land Use Policy (NLUP)

24. The Ministry prepared a technical report detailing specific aspects of sectoral laws, policies and regulations to be reviewed and aligned to the National Land Use Policy (NLUP) recommendations.

25. The National Technical Implementation Committee was constituted and operationalised.

26. Preliminary activities for inauguration of the National Council for Land Use Policy was completed.

Capacity Building and Technical Support to the Counties

27. The Ministry developed physical planning manuals and guidelines for counties. These were reviewed and shared with County Governments through the Council of Governors for their input before finalisation.

28. The Ministry provided technical support to Counties in preparation of Plans for Bomet, eight (8) colonial villages in Nyandarua and Malili and Makindu in Makueni counties.

29. The Ministry prepared Plans for strategic National Projects such as Military Installations in Laikipia and Marsabit.

30. Facilitation of titling programmes through preparation of Advisory Plans for issuance of title deeds for Kisima in Njoro and Samburu was also done.

Lamu Port South Sudan Transport Corridor (LAPSSET)

31. The Ministry prepared a draft concept note for planning of the Lamu Economic Corridor.

Special Economic Zone (SEZ) Planning in Collaboration with Export Processing Zone Authority (EPZA)

32. The Ministry prepared physical development plans for Kinanie Leather Industrial Park Plan (under review) and Samburu Special Economic Zones.

33. The Ministry prepared an Advisory Plan for Naivasha Industrial Park and Inland Container Depot.

34. The Ministry embarked on the process of identifying and mapping land for development of a Special Economic Zone for Kisumu. The proposed site is at

Ombeyi which is 18Km from Ahero town, on land described as Kisumu/Sidho West/3683 and 3733 and the abutting plots.

Kenya Informal Settlements Improvement Project (KISIP)

35. Thirteen (13) plans were processed and approved to facilitate upgrading of informal settlements and security of tenure.
36. Six (6) physical development plans for informal settlements in Kilifi (3), Kakamega (1) and Uasin Gishu (2) counties were developed.

Policy and Legal Reforms

37. The Ministry has started the review of Sessional Paper No. 3 of 2009 on National Land Policy. Stakeholder engagement has begun. This review is aimed at aligning the policy document with the Constitution of Kenya.
38. The Ministry is in the process of implementing the National Land Use Policy. The Ministry will continue reviewing and harmonising existing policies, legal and institutional arrangements and where necessary develop new ones to improve efficiency in land administration and management.
39. The Ministry, in consultation with County Governments and the National Land Commission, developed Draft Regulations to give effect to the Physical and Land Use Planning Act, 2019. The Regulations were forwarded to the Attorney General's Office for professional drafting. Once this is done, a robust process of stakeholder engagement and public participation will be undertaken before the approval of Parliament is sought.
40. The Ministry, in consultation with the County Government, the National Land Commission and The National Treasury, is developing regulations to facilitate electronic land transactions.
41. The Ministry initiated a raft of legal reforms which saw the enactment of a number of laws:

- i) The Physical and Land Use Planning Act, 2019 came into force on August 5, 2019;
 - ii) Land Value (Amendment) Act, 2019;
 - iii) Business Laws (Amendment) Bill was assented to by the President on March 18, 2020; and
 - iv) Sectional Properties Bill currently before the Senate for review.
42. The Ministry is in the process of implementing the Community Land Act, 2016.
- i) Community Land Registrars have been designated to various registries.
 - ii) Public education and awareness has been conducted in twenty-three (23) out of the twenty-four (24) counties that were earmarked for the exercise. 30,000 people were sensitised in this exercise. The target groups included governors, senators, relevant parliamentary committees, members of parliament, civil society organisations, professional bodies, MCAs, county commissioners, deputy county commissioners, assistant county commissioners, chiefs, assistant chiefs in the respective counties and sub-counties.
 - iii) Copies of the Community Land Act, 2016 and Regulations were provided during the public education and awareness exercise. Copies of IEC (Information Education and Communication) materials have been produced and are ready for distribution to the twenty-four counties.
 - iv) One community land has been registered successfully under this Act. Ilingwesi Group Ranch in Laikipia has been converted into community land.

Revenue Collection/Generation

43. The Ministry collected a total of Kshs. **8,399,158,880.05** as revenue between July 1, 2019 and February 28, 2020. Details of the specific sources are indicated in the table below:

Source of Revenue	Amount Collected (Kshs)
Stamp Duty	7,039,436,699.00
Stand Premium	48,738,057.55
Land Rent	399,552,048.00
Land Adjudication Fee	61,498,579.00
Valuation	121,186,215.00
Conveyance fee	6,323,871.00
Other Land Revenue	714,185,936.20
TOTAL	8,399,158,880.05

4.0 Conclusion

This report summarises the accomplishments of the Ministry of Lands and Physical Planning in the Financial Year 2019/ 2020. It highlights the progress made towards the completion of strategic projects in the Ministry. Relevant annexes have been provided to validate the data in the report. The Ministry of Lands and Physical Planning is committed to conducting transparent, accountable and efficient service delivery. The Covid-19 pandemic is severe and its economic effects are only just beginning to be felt in Africa. The Ministry's operations have been significantly hampered by the global pandemic. The Ministry has seized upon the current urgency to rapidly develop and deploy digital services that are universal and inclusive, and which will help shield Kenya and indeed Africa's most vulnerable from future economic shocks. Indeed, it is on this basis that the Ministry identified digitisation of land transactions as one of its major strategic projects. Its roll-out will mark a significant paradigm shift in land administration and management.

Annex 1

TITLES PROCESSED FROM ADJUDICATION

ADJUDICATION SECTIONS FORWARDED TO CHIEF LAND REGISTRAR AS AT MARCH, 2020 (PER COUNTY)				
Programme	County	Sub-County	Adjudication Section	No. of Parcels
ADJUDICATION	Kisumu	Nyando	Wawidhi 'B'	8,324
			TOTAL	8,324
	Narok	Transmara	Sikawa	9
			Narok North	44
			TOTAL	53
	Meru	Tigania East	Antuamburi	123
			Kangeta	88
			Naathu	20
			Akirangondu A	104
		Igembe South	Upper Athiru Gaiti 'C'	3,923
		Igembe North	Ntunene II	3,154
		Igembe North	Amwahi Mutuati II 'A'	9,416
		TOTAL	16,828	
	Marakwet	Marakwet	Maina	1,912
			TOTAL	1,912
	Kilifi	Kilifi	Kadzozo Mazimbani	7
			Pentaguo	613
			Miyuni	1677
			TOTAL	2,297
	Taita Taveta	Taveta	Challa Njukini	88
			TOTAL	88
	Embu	Mbeere	Riachina	613
			Wachoro	25
			Makima	129
			Kasavari	678
			TOTAL	1,445

Elgeyo Marakwet	Keiyo	Kocholwo 'A'	641
		TOTAL	641
Homa Bay	Nyatike	Kaler	5
		Kolal	1
	Suba	Kaksingiri 'B'	2,286
	TOTAL	2,292	
Kitui	Mutitu	Kawala	642
	Mwingi	Mathakani 'A'	1,191
	Mutomo	Vote	981
		Kisiio	702
		Ndatani	854
	Kyuso	Ngaaie	3,367
		Kyuso 'C'	1,638
		Ngomeni B'	2,383
		Kavaini	1
		Mwambui	1
		Kamuowongo	4,041
	Mwingi	Kyethani	2,462
	Mutomo	Ngwani	1,974
	Kyuso	Katse	8,818
	Nzambani	Kenze	4,434
TOTAL	33,489		
Makueni	Makueni	Nduu	1,863
		Ndiani	2,930
		TOTAL	4,793
Tharaka Nithi	Tharaka	Lower East Magutuni	260
		TOTAL	260
Kwale	Kinango	Mwaluganje 'B'	193
		Kinango 'B'	1,696
		Kinango 'A'	2,158
		TOTAL	4,047
Baringo	Baringo	Sogon	1,424
		Kaptich Sirwet	217
		Kapkoiwo	3,858
		TOTAL	5,499
GRAND TOTAL			81,968

Annex 2

TTITLES PROCESSED FROM SETTLEMENT SCHEMES

County	Settlement Scheme	Number of Parcels
Laikipia	Lekiji	370
	Solio Ranch (Farms)	1,746
	Solio Ranch (Village)	1,755
	TOTAL	3,871
Taita-Taveta	Kimrigo(AFC Village)	1,623
	Mwachabo phase I	144
	TOTAL	1,767
Mombasa	Changamwe: Municipality block 10 (Mwatate)	64
	Likoni: Municipality block 3 (Kidunguni/Mweza)	586
	TOTAL	650
Lamu	Mkokoni Ph I	648
	Mokowe Farms	432
	TOTAL	1,080
Kitui	Musavani	286
	Masyungwa	881
	TOTAL	1,167
Makueni	Kambu	1,755
	Mkaange	2,287
	Nguu Ranch	1,041
	TOTAL	5,083
Kilifi	Masheheni	490
	TOTAL	490
Uasin Gishu	Ngenyilel	118
	Sugutek	65
	Tapsagoi	74
	Elgeyo Border	250
	Charar	123
	Chegeta	258
	Illula	71

El-lahre	27
Jabali	255
Kahungura	304
Kaptagat	66
Kondoo	321
Lelmolok	163
Kuinet B	82
Mafuta	235
Kuinet A	108
Moiben	2
Mile Thirteen	86
Mvita	139
Mwen Kapkesem	3
Ndalat Extension	31
Sosiani	22
Kimumu	25
EX-Caley	9
Chepsaita	24
Burnt Forest	22
Ndura	203
Timboroa	19
Baharini	139
Ainabkoi West	50
Ainabkoi North	46
Ainabkoi East	47
TOTAL	3,387
GRAND TOTAL	17,495

Annex 3

TITLES PREPARED UNDER THE KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP)

Prepared form July 2019 to March 2020

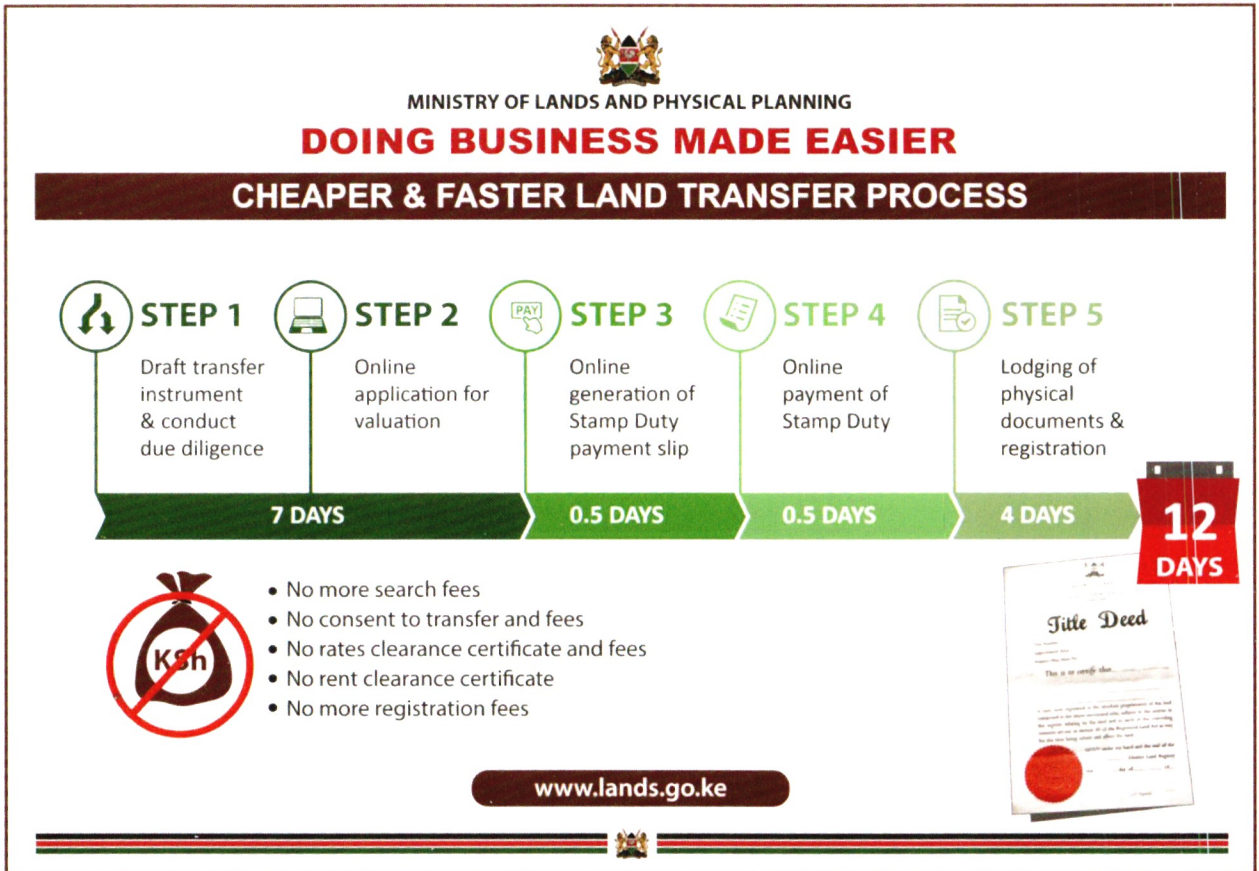
S/No.	County	Settlement	No. of Titles Prepared
1.	Mombasa	Kisumu Ndogo	162
		Kindunguni	460
		Kwa Hakatsa	393
		Misufini	408
		Mwatate	127
2.	Kilifi	Kibokoni	249
3.	Nyeri	Gikomo/Kiawara	352
		Chorongi	25
		Miiri	47
		Kiamwathi	77
		Kiaruhiu	90
		Ngorano	30
		Kanjora	39
		Njoguini	28
		Ruruguti	131
		Giakaibii	21
4.	Nakuru	Kasarani A	1569
		Kasarani B	580
		Eastleigh	184
		Keringet	390
		Tarabete	84
5.	Kisumu	Bondeni	136
		Swahili	118
6.	Uasin Gishu	Kuinet	139
Total			5,839

Annex 4

TITLES PROCESSED FROM SUB-DIVISION									
STATION	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	TOTAL
NAIVASHA	1,489	361	549	274	425	185	386	546	4,215
GARISSA	1	2	5		3	4	-	5	20
MOMBASA	264	186	186	265	255	224	118	267	1,765
KWALE	339	380	260	334	291	422	202	388	2,616
LAMU	2,205	2,416	500	492	512	105	230	511	6,971
ISIOLO	-	-	-		-	-	-	-	-
MERU CENTRAL	950	700	750	800	960	656	615	701	6,132
MERU NORTH	5,845	1,698	5,978	1,679	541	270	677	3,895	20,583
MERUSOUTH	509	528	364	448	491	444	401	288	3,473
EMBU	159	205	109	201	104	101	212	366	1,457
MACHAKOS	2,089	1,544	4,201	3,191	3,075	2,004	2,557	3,587	22,248
NYANDARUA	1,002	1,150	637	742	640	662	589	547	5,969
NYERI	497	685	667	621	685	424	558	622	4,759
MURANGA	343	254	369	360	397	247	435	517	2,922
THIKA	900	1,000	700	880	920	350	679	618	6,047
GATUNDU	12	19	1	15	18	15	25	18	123
KOIBATEK	39	40	66	53	42	25	67	55	387
NAKURU	492	636	603	875	306	401	455	479	4,247
KAJIADO	628	712	1,949	1,240	2,386	2,049	2,684	1,387	13,035
KAKAMEGA	365	329	666	557	242	444	667	448	3,718
VIHIGA	84	280	212	185	216	169	278	245	1,669
MIGORI	390	428	813	667	690	160	752	700	4,600
KILIFI	434	1,323	553	634	601	570	635	656	5,406
BONDO	266	163	122	227	247	244	214	245	1,728
TRANSMARA	49	43	54	66	46	30	67	88	443
ELGEYO MARAKWET	100	37	57	71	66	63	54	73	521
KURIA	154	133	119	137	76	81	66	109	875
HOMABAY	90	110	153	162	230	165	189	134	1,233
UASIN GISHU	226	178	138	141	131	148	254	215	1,431
LAIKIPIA	1,350	2,000	1,500	1,294	1,758	1,708	2,456	1,399	13,465
NGONG	411	398	428	414	408	423	456	554	3,492
KISUMU	248	166	150	211	12	150	304	217	1,458
KISII	183	182	272	155	209	152	231	278	1,662
NYAMIRA	26	44	37	43	49	35	58	94	386

BUNGOMA	-	105	78	80	36	150	46	125	620
RACHUONYO	261	250	285	198	229	278	202	296	1,999
BUSIA	404	396	437	473	451	387	379	514	3,441
TRANSNZOIA	235	304	285	256	259	278	221	315	2,153
KERICHO	121	139	88	129	162	174	132	115	1,060
MAKUENI	337	196	320	380	426	379	356	386	2,780
NYANDO	178	100	116	119	122	153	138	212	1,138
KIRINYAGA	672	910	1,138	950	1,282	910	1,166	1,207	8,235
MBEERE	249	362	394	306	358	251	357	395	2,672
KITUI	267	269	261	223	188	81	256	288	1,833
MWINGI	93	120	47	105	43	89	102	76	675
NANDI	235	262	234	333	186	148	246	244	1,888
BARINGO	19	15	18	7	3	30	78	35	205
SIAYA	255	220	68	290	250	289	236	57	1,665
UGUNJA/ UGENYA	-	-	-	-	-	-	-	-	-
BOMET	21	3	3	7	31	10	44	33	152
NAROK	157	168	305	260	230	126	265	269	1,780
WESTPOKOT	62	30	35	38	65	19	54	71	374
KIAMBU	860	705	815	707	1,050	1,090	1,157	1,010	7,394
TAITATAVETA	14	33	143	4,711	67	55	58	99	5,180
CENTRAL REGISTRY	812	1,584	721	801	1,109	799	998	818	7,642
MARIMANTI	-	-	-	-	-	-	-	-	-
URUU	103	93	95	106	84	46	74	81	682
KIRITIRI	-	-	-	-	-	-	-	-	-
RUIRU	212	180	208	330	316	32	335	255	1,868
NAIROBI REGISTRY	214	204	302	253	283	290	315	325	2,186
TOTAL	27,920	24,978	29,564	28,496	24,262	19,194	24,786	27,478	206,678

Annex 5



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