



Republic of Kenya
Ministry of Lands &
Physical Planning

NATIONAL ASSEMBLY

PARLIAMENTARY COMPLEX

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**THE REPORT
OF
THE CABINET SECRETARY
TO THE NATIONAL ASSEMBLY
ON
ACHIEVEMENTS
AND PROGRESS
IN THE FINANCIAL YEAR 2020/ 2021**





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Physical Planning**

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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. The report highlights the progress and achievements of the Ministry of Lands and Physical Planning in execution of its mandate in the Financial Year 2020/ 2021.

The Ministry's functions include lands policy and management, physical planning for land use, land transactions, survey and mapping, land adjudication, settlement matters, land registration, national spatial infrastructure, land and property valuation services, administration of public land as designated by the Constitution, land information systems and maintenance of a public land bank.

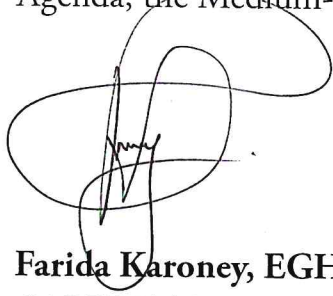
During the Financial Year under review (2020/ 2021), the Ministry made significant progress in the ascertainment of rights and interests in land, settlement of landless Kenyans, processed a total of **410,010 title deeds**, surveyed and demarcated **33,039 parcels** to settle landless households and operationalised **twenty (20) Continuous Operating Reference Stations (CORs)**. It also updated topographical maps in all 47 counties. The Ministry developed and launched the National Land Information Management System (NLIMS). In conjunction with other key stakeholders, the Ministry embarked on the preparation of a National Land Value Index to provide for a credible valuation database for use in investment and land compensation decisions.

Further, the Ministry reviewed the Sector and County Specific Guidelines and Strategies for the 47 counties, established and operationalised five (5) new land registries, formulated sixteen (16) sets of Regulations, 2020 to give effect to the Physical and Land Use Planning Act No. 13 of 2019 and prepared Physical and Land Use Development Plans for urban areas (2No.), industrial park (1No.), special economic zone (1No.) and ranches (3No.) to guide developments, attract investments, provide a framework for infrastructural development and security of tenure. The Ministry profiled and audited all designated public purpose and public utility land since 1963 in Nairobi County for purposes of documentation and reclamation.

The Ministry strives to deliver products and services that satisfy customer needs through operational excellence, value for money and continuously increasing productivity through innovation. As we create opportunities for organisational and individual growth, we seek to harness diversity to advance the Ministry's effectiveness. We will foster partnerships to achieve better coordination and collaboration.

In an effort to drive transformation and service delivery improvement in the lands sector, we developed, launched and started implementing the Strategic Plan 2020-2024. The Strategic Plan is about service delivery improvement through efficient, transparent and accountable land administration and management. It highlights the Ministry's four strategic focus areas: digitalisation, national titling, policy, institutional and legal reforms and decentralisation.

The Strategic Plan provides a monitoring and evaluation framework that provides a consolidated source of information showcasing project progress, allows actors to learn from each other's experiences, building on expertise and knowledge, generates reports that contribute to transparency and accountability, and allows for lessons to be shared more easily and provides a way to assess the crucial link between implementers and beneficiaries on the ground and decision-makers. An Operations Management Framework (OMF) has been introduced which offers a service delivery improvement platform for officers to effectively deliver services to all Kenyan citizens as planned and in tandem with the aspirations envisaged in Kenya Vision 2030, the Big Four Agenda, the Medium-Term Plan (MTP) as well as sector plans.



Farida Karoney, EGH
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. It is one of the main determinants of social, economic and political transformation. The 2019 Census reveals that the Kenya's population stands at 47 million, up from 38 million in 2009. This presents an inter-censal growth rate of 2.2%. With the growing population, the demand on land and land-based resources also increases. This increased demand calls for an advanced records management system for efficient service delivery. The Ministry identified challenges that are hampering effective service delivery, which are captured in its Strategic Plan 2020-2024. These hurdles include manual land records which hinder its efforts towards expeditious land transactions, outdated pieces of legislation, high number of litigation cases leading to delays in the determination of the claims and economic use of the land. These, amongst other issues, led to identification of four (4) strategic focus areas: digitalisation of land records and processes, national titling programme, policy, legal and institutional reform, and decentralisation of land administration services and processes.
- 1.2 Land is a fundamental resource. It supports the Country's efforts toward the realisation of Kenya Vision 2030. The Ministry's functions include lands policy and management, physical planning for land use, land transactions, survey and mapping, land adjudication, settlement matters, land registration, national spatial infrastructure, land and property valuation services administration, administration of public land as designated by the constitution, land information systems and maintenance of a public land bank. Within its mandate, the Ministry prepared various legal documents. The list of documents can be generated together with the application forms from the Ministry's website <https://lands.go.ke>.
- 1.3 These functions must be carried out within a sustainable land use and management policy framework as provided in Article 60 of the Constitution.

- 1.4 The Ministry takes this opportunity to appreciate the commitment of all stakeholders including the its staff, private-sector partners such as KEPSA, civil society organisations, Law Society of Kenya (LSK) and all development partners. The Ministry specially recognises the National Assembly and the National Treasury and Planning for offering guidance and steadfast support in the fulfilment of its mandate in the realisation of the Country's development aspirations.

1.5 VISION AND MISSION STATEMENT

A) VISION

'To be a globally competitive Government Ministry in the sustainable land management of the land resource'

B) MISSION

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

C) VALUES

The Ministry's value system ensures that driving the strategic change is based on shared values that engender trust and link the organisation and people together. Our core values form the basis of our decision-making, our interactions with others, and influence the way we do our work. These core values can be abbreviated as **PICTORIAL**, with each letter representing a specific core value. The Core values are:

- PROFESSIONALISM - delivering value for money; optimizing the scarce land resource for the benefit of the people of Kenya
- INTEGRITY – honesty, accountability and transparency
- CUSTOMER CENTRIC APPROACH ALWAYS
- TEAM SPIRIT & team work - pursue timely attainment of targeted results at all levels through high level coordination, networking and collaboration with all staff.
- ORIENTATION to serve ethically and patriotically
- RESPECT for all peoples of Kenya irrespective of cultural background, gender, creed, or social class
- INNOVATIVENESS and creativity in land management and physical Planning

- ATTENTION TO POLICY, law and government development initiatives and reforms
- Leading to serve together with other stakeholders in the administration and management of the land resource and other natural resources

D) STRATEGIC OBJECTIVES

The strategic objectives are to:

- i. Migrate from manual to fully automated land administration and management services by 2022.
- ii. Enhance national titling
- iii. Initiate policy, institutional and legal reforms
- iv. Decentralise land administration services.

2.0. STRATEGIC FOCUS AREAS

2.1 DIGITISATION OF LAND RECORDS AND PROCESSES

- 2.1.1 Digitalisation is a major component of the Ministry's land reform agenda and is the Ministry's priority project. The development of a National Land Information Management System (NLIMS) is a milestone in a journey that began in 2004 when the Government of Kenya adopted an e-Government strategy. After its adoption, several attempts were made to digitalise land transactions.
- 2.1.2 The Ministry through the support of the Swedish International Development Agency (SIDA) started the Project on Land Administration in Kenya (PILAK). The objective of this Project was to improve Land Administration. The project was set to run from 2009 to 2012 as part of the development of National Land Information Management System to develop business and IT infrastructure, modernise the geodetic framework, reform parcel identification and elements of land rent collection system. The PILAK was implemented in some areas such as: developing business and IT architecture, modernising the geodetic framework, parcel identification reform and elements of land rent collection system.
- 2.1.3 PILAK did not bring to an end the challenges of manual transactions. The Ministry still faced challenges relating to security of paper records, parcel identification, land rent collection, geodetic reference framework, systematic conversion to RLA titles, staff capacity and awareness among others. As a result, the Ministry developed the second phase of the project known as the Project on Land Administration in Kenya II (PILAK II). This second phase was meant to address the identified challenges and to develop and implement a pilot Integrated Geographic Information System (GIS) based National Land Information Management System. The system was to be implemented and funded through MTEF budget for the period 2013 to 2017. However, the system failed and the Ministry reverted to the old system in 2014.
- 2.1.4 This resulted in the re-organisation of land registries using Electronic Document Management System (EDMS). The system brought about huge backlogs and dealt only with land registries, while the Department of Surveys, which is the foundation of land administration, was left out. In 2017, the use of EDMS was stopped.

- 2.1.5 In 2017, Land Information Management System (LIMS) was introduced. This system, like the EDMS, was not GIS-based; the Department of Surveys was not incorporated.
- 2.1.6 To resolve all the highlighted challenges and to link all the Directorates/ Departments (Surveys, Physical Planning, Adjudication and Settlement, Valuation, Land Administration and Land Registration); the Ministry came up with the National Land Information Management System (NLIMS). The system will fast-track searches, registration, valuation, transfer and issuance of titles culminating in accelerated investment and development of land as capital. The system is designed to enhance security of land records, improve accessibility and cut down cost of land transaction. It will operate on an online platform that will allow access to land data on a cost effective, efficient and transparent way and also do away with cash payment. Further, the system will bolster public confidence, enhance access to land-based information and protect public lands. The anticipated benefits of the System therefore include:
- i. Certainty of ownership
 - ii. Security of tenure
 - iii. Increased employee productivity
 - iv. Reduction of land disputes
 - v. Enhanced revenue collection
 - vi. Improved conveyancing
 - vii. Stimulation of the land market
 - viii. Monitoring of the land market
 - ix. Management of public lands
 - x. Improvements in physical and land use planning
 - xi. Recording of land-resource information and easy access to land-based information
 - xii. Supporting environmental management
 - xiii. Integration in land administration, among others.
- 2.1.7 The system development is complete with all directorates/departments interlinked, and ensuring digital movement of records. The digital platform has been developed, data secured and data centre set. The system has been integrated with other core Government databases like Integrated Population Registration System (IPRS), Kenya Revenue Authority (KRA) system, Company Registration Services (CRS) system, Payment Gateway, and Short Messages Services (SMS). The system is live in Nairobi. It was launched in April 2021.

2.2 TITLING PROGRAMME

- 2.2.1 The National Titling Programme was inaugurated in 2013 when the National Titling Centre was established at the Kenya Institute of Surveying and Mapping (KISM) with the following major components:
- i. Accelerated adjudication and settlement programmes
 - ii. Issuance of title deeds to land buying companies and co-operatives
 - iii. Planning and Surveying of market and urban centres
 - iv. School titling programme
 - v. Formalisation of informal settlements
 - vi. Waivers of fees (survey fees and land rent)
- 2.2.2 The programme was as a result of the realisation that lack of security of tenure resulted in serious land disputes and hence a lot of capital is locked up in land since people without title deeds cannot access credit. The aim of the programme is to fast-track the registration of unregistered land in the whole Country through a systematic registration of all property in the Country in order to provide security of tenure to properties. It also aims at fast-tracking adjudication and settlement programmes through Rapid Results Initiatives – to carry out demarcation and surveying as well as resolving adjudication disputes.
- 2.2.3 In addition, the programme has been instrumental in mobilisation of land buying companies in Nairobi, Nakuru, Transzoia and Laikipia Counties to assist in issuance of title deeds to shareholders.
- 2.2.4 The rapid response initiative has generated 5.3 million title deeds (see **Annex 1**) in the eight (8) years since 2013 compared to six (6) million issued in the first 50 years of independence. This has in effect doubled the number of people who have security of tenure and have collateral for loans. The titling programme, therefore, plays a critical role in boosting the 'Big Four' Agenda by empowering land-owners and businesses through ease of access to credit facilities from financial institutions.
- 2.2.5 Through the initiative, the school titling programme was started to secure learning institutions that did not have title deeds.
- 2.2.6 Another major activity is the planning and titling of urban centres in partnership with the County Government. This programme is aimed at ensuring that people holding Letters of Allotment on unsurveyed land get their title deeds.

- 2.2.7 The programme also targets informal settlement such as Kariobangi, Jua Kali Sector B, KCC resettlement, Dandora Block G and others in Nairobi and other counties.
- 2.2.8 Under the Embakasi Ranching Company, 15,000 title deeds were issued in the 2020-2021 Financial Year. So far the Ministry has issued 26,000 title deeds to members of this company.
- 2.2.9. The Ministry is partnering with the Nairobi City County with the support of Nairobi Metropolitan Services (NMS) titling programme to issue titles for schemes that include Mathare North, Mathare re-development, Mathare Valley, Ngei Phase 1 & 2, Huruma, Dandora Phase 1 to 5, Umoja 1, Umoja Innercore sectors, Kayole, Kariobangi light industries, Uhuru estate, Harambee estate and Kimathi estate. The Ministry has processed 8,500 title deeds against the 15,000 records received from NMS.
- 2.2.9 To fast-track the process, the Ministry has been waiving fees including survey fees and land rent to ease the burden on landowners and ensure seamless and faster processing of title deeds.
- 2.2.10 Under Community Land registration, the Ministry is conducting strategic consultations with key stakeholders to fast-track the process. Twenty-four (24) counties with community land have been sensitised on the Community Land Act, 2016, 113 Registrars re-designated to Community Land Registrars and 34 adjudication officers gazetted. So far, ten (10) community land title deeds have been processed: four (4) in West Pokot County, two (3) in Laikipia County, one (1) in Samburu County and two (2) in Kajiado County. Further, the Ministry successfully presided over the election of Community Land Management Committee members in twenty-three (23) communities in Samburu County.

2.3 POLICY, INSTITUTIONAL AND LEGAL REFORMS

- 2.3.1 The Business Laws (Amendment) Act, 2020 amended various land-related legislations including Land Registration Act, 2012 Stamp Duty Act (Cap. 480), Survey Act (Cap. 299), Registration of Documents Act to enable use of electronic documents for registration. The amendments are in tandem with the Government's broader structural reforms for e-government to promote the business transformation agenda (Ease of Doing Business reforms programme).

- 2.3.2 Consequently, the Ministry appointed a multi-agency taskforce vide Gazette Notice No. 2170 published on March 13, 2020 to review the existing legal framework to provide a comprehensive regulatory framework for the end-to-end implementation of the electronic land registration system through the National Land Information Management System being developed. Regulations to anchor the end-to-end processes for land registration from Land Valuation, Registration, Physical Planning, Surveys and Land Administration on the system were approved by Parliament. The regulations will enable land registries to receive electronic registry instruments and other electronic documents and register them with the same effect as receiving and registering paper instruments and documents under the various land related laws.
- 2.3.3 Valuation to determine the value of land in Kenya for purposes of calculating Stamp Duty payable has been a preserve of the Chief Government Valuer. The intensive titling programme by the Government has seen a rise in dealings in land especially in the Counties. Section 10A of the Stamp Duty Act Cap 480 provides for assessment and payment of stamp duty while transferring immovable property. However, in 2018 Parliament amended the Act to allow for appointment of valuers in private practice to carry out valuations for purposes of assessing Stamp Duty. The Amendment permitted registered and practicing valuers to undertake valuations of immovable properties for purposes of stamp duty. This reform was necessitated by the need to enhance efficiency and generally reduce the turnaround time for return of valuation figures. It is also meant to boost government revenue due to the wide reach of private valuers.
- 2.3.4 The introduction of valuations by private valuers through the amendment of Section 10A of the Stamp Duty Act, Cap 480 provides an opportunity to enhance efficiency and thus remedy the unfavourable business environment in this section of the land transactions process. The Regulations spell out the procedure for appointing private valuers, service level agreements between the Ministry of Lands and Physical Planning in regard to professionalism, timeliness and fees payable by transferees for valuation undertaken by private valuers.
- 2.3.5 The Sectional Properties Act was enacted and signed into law on December 11, 2020. The new Act, 2020 provides for, inter alia, the division of buildings into units to be owned by individual proprietors. Individual unit owners will have their own individual titles for their respective properties that will allow flexibility when requesting for financing or disposing off their units.

The independent and complete ownership of the unit will give banks an incentive to advance facilities to apartment owners since charges will now be registered against an owner's individual title.

- 2.3.6 Following the enactment of the Physical and Land Use Planning Act No. 13 of 2019, the Ministry in consultation with stakeholders has formulated 16 sets of subsidiary legislation (Regulations) to operationalise the Act.
- 2.3.7 The Ministry finalised the preparation of the Technical Report on Sectoral Laws and Policies that need to be reviewed to align with recommendations in the Sessional Paper No. 1 of 2017 on the National Land Use Policy and prepared a Cabinet Memorandum on Recommendations for Sustainable Management of Riparian Reserves around Rivers, Lakes, the Sea, Swamps, Dams and Springs.
- 2.3.7 The Ministry, in consultation with the National Land Commission, Council of Governors and other key stakeholders, has embarked on a review of the survey sector related legislation, policy and institutional framework so as to align the same with the Constitution and international best practice. The outcome documents will bring harmony in the survey sector. It will bring clarity on the roles of the national and county governments in relation to survey matters.
- 2.3.8 Review of the National Policy (Sessional Paper No. 3 of 2009) is underway. A joint working group constituting technical officers from the Ministry and the National Land commission has been set up to review the policy.

2.4 CONVERSION

- 2.4.1 The promulgation of the Constitution of Kenya, 2010 ushered in a shift in land policy in Kenya. As a result, the Land Registration Act was enacted in 2012 to give effect to Article 68. The Act revises, consolidates and rationalizes land registration regimes. It repeals all other land registration statutes: the Indian Transfer of Property Act, 1882, Government Lands Act (Cap. 280), Registration of Titles Act (Cap. 281), Land Titles Act (Cap. 282) and Registered Land Act (Cap. 300).
- 2.4.2 Each of these pieces of legislation created its own register making land registration complex. The confusion occasioned by the different regimes became a breeding ground for fraud, delays in service delivery, centralization of land services and threats to the right to property.

- 2.4.3 The Ministry therefore embarked on a process of conversion of all parcels from the ambit of the repealed statutes with a view to migrating to the purview of the Land Registration Act, 2012, Section 6 as read with Paragraph 4 to 9 of the Land Registration (Registration Units) Order, 2017 outlines the conversion procedure.
- 2.4.4 Once conversion is done, the old titles will be cancelled and replaced thereby migrating the parcels to the new regime while retaining the ownership, size and the other interests registered against the respective title.
- 2.4.5 The conversion will mean full use of Registry Index Maps (RIMs) as registration instruments, replacing the deed plans. Boundaries will thus not be affected since RIMs are generated from survey plans with fixed boundaries. Both the RIMs and the survey plans are accessible to land owners on request for verification of boundary details at the Survey of Kenya Headquarters, Ruaraka.

2.5. STATE DEPARTMENT FOR PHYSICAL PLANNING

- 2.5.1 The State Department for Physical Planning was created to fast-track the implementation functions and mandates of Physical Planning. To this end, the State Department identified two strategic programmes for consideration by the National Treasury namely: National Sectoral Spatial Programme (NSSP) and County Spatial Support Programme (CSSP). The NSSP entails activities relating to legislation and policy implementation, planning for development of Special Economic Zones, planning for development of Metropolitan areas as identified in Kenya Vision 2030, planning for Resort Cities and Boarder towns, planning for National Strategic Projects and Installations and documentation and reclamation of public land. The CSSP entails preparation of Physical and Land Use Development Plans for selected urban areas, plans for areas covering two or more Counties or parts thereof, upgrading/renewal of informal or formal settlements and partnering with Counties in the preparation of County Spatial Plans.
- 2.5.2 The implementation of these programmes will have a transformational impact on the development of urban areas, informal settlements and counties at large. This in the long run will facilitate the government's efforts to attain balanced rural and urban development, enhanced agricultural production; industrial development and improved livelihoods. The elevation to a State Department will upscale the physical planning activities and therefore enhance physical planning services in the country.

3.0. ACHIEVEMENTS IN THE FINANCIAL YEAR 2020/ 2021

This report highlights the achievements and progress realised in the Ministry of Lands and Physical Planning from July 1, 2020 to June 30, 2021:

DIGITALISATION OF LAND RECORDS AND PROCESSES

1. The Ministry completed the development of the National Land Information Management System (NLIMS), dubbed *ardhisasa*, to facilitate electronic land transactions.
2. The system (NLIMS) is designed to enhance security of land records, improve access to land-based information and cut down the cost of land transactions. It provides an online platform for paperless transactions that are easy, cost effective, efficient and transparent.
3. The system was officially launched by His Excellency the President on April 27, 2021.
4. Land records in the Nairobi Registry (Nairobi Blocks) were digitised and uploaded to the National Land Information Management System (NLIMS). The data on this platform has been interrogated for accuracy, completeness and integrity.
5. The Ministry recruited and inducted 135 officers to strengthen its internal operations.
6. The Ministry employed 1,000 casual workers to support the regular staff in preparing data for ingestion into the National Land Information Management System (NLIMS).
7. The Ministry conducted the second phase of stakeholder engagement. Some of the key stakeholders include: Law Society of Kenya (LSK), Kenya Bankers Association, Kenya Private Sector Alliance (KEPSA), tax and law-enforcement agencies and interested parties, among others, that have a stake in the lands and physical planning sector. The forums were geared towards initiating collaborative approaches in the implementation of key reforms and offer opportunity for feedback on the Ministry's activities and programmes.

8. The Ministry developed and operationalised a customer service centre to support the deployment of the National Land Information Management System.
9. Change management training was conducted to mitigate the effects of unplanned roll-out. One hundred (100) change champions were taken through an intensive and interactive three-day change management training. The top management of the Ministry – the Chief Administrative Secretary, the Principal Secretaries, Directors, departmental heads and their deputies were also trained to support them through the change process, specifically the transition from manual system to the new paperless land administration and information management system.
10. The Ministry trained its technical staff on system use to facilitate smooth transition to online land transactions.
11. In collaboration with the Regional Centre for Mapping of Resources for Development (RCMRD), the Ministry conducted a one-week training on Quantum Geographic Information System (QGIS) in its efforts to equip staff with the requisite skills and knowledge necessary for the successful implementation of the digitalisation programme. A total of two hundred and fifty (250) officers were trained on ICT and modern geo-spatial skills.
12. The Ministry refurbished the National Geospatial Data Centre at the Survey of Kenya in preparation for the launch of the National Land Information Management System (NLIMS). Open-space work stations have been created and physical infrastructure such as breast-feeding rooms, prayer centre, modern computers, laptops, back-up power sources and modern furniture among other equipment have been procured to improve the new work environment.

NATIONAL LAND TITLING

13. The Ministry processed a total of 410,010 title deeds out of which 300,429 (see annex 2) were from sub-divisions in counties (see Annex 1); 63,657 were from adjudication sections (see Annex 3), 4,479 from settlement schemes (see Annex 4); 23,500 titles for Nairobi and Embakasi Ranching Company (Annex 5); 9,348 titles for informal settlements (see Annex 6); 8,597 for dissolved Group Ranches and Municipality area in Samburu County (see Annex 7) and 10 for community lands (Annex 8).
14. The Ministry commenced Land Title Conversion under the Land Registration Act, 2012 and Land Registration (Registration Units) Order, 2017. When complete, this will collapse land registration processes in the repealed land registration laws into one.

15. The Ministry spent KShs. 755M for the acquisition of land for settlement of squatters and the landless in Mikanjuni in Kilifi and Kadzandani (Mafisini) in Mombasa. A 91-acre piece of land in Kilifi was acquired, surveyed and demarcated to accommodate the squatters.
16. The Ministry, in collaboration with other government agencies, commenced planning, settlement and surveying of land parcels in Eastern and South West Mau in September 2020 with a view to profiling settlers in Eastern Mau forest, mapping out public utilities and ecologically sensitive areas, determining acquisition process of existing title deeds and implementing the African Court's decision on the Ogiek's case. The African Court on Human and Peoples Rights, in its 45th Session on May 26, 2017 in Arusha, ruled in favour of the Ogiek Community. To-date, ten (10) schemes comprising 1,394 blocks and 10,184 land parcels have been identified for purposes of resettling the displaced families. However, another case was filed in a Nakuru Court, Petition 11/2020, where temporary orders were issued to stop the eviction of the Ogiek Community from the Forest.
17. The Ministry inspected and maintained international boundaries to safeguard integrity and sovereignty of the Nation. The eight (8) km along Elwak-Mandera boundary was inspected to set out the securitisation perimeter wall.
18. The Ministry prepared 12 Advisory Plans consisting of eight (8) for Miragine, Kanyagia, Passenga, Gathundia, Ngano, Turkana, Kenton and Igwamiti Colonial Villages in Nyandarua County; two (2) for Seketet and Ngaari ranches in Samburu County; one (1) for Mai Mahiu EPZ Buffer Zone in Nakuru County; and one (1) for Kulalu Advisory Plan in Kilifi County.
19. In Samburu, 13 Plans were developed for urban centres.
20. A Master plan for Kenya Leather Park at Kenanie in Machakos County was developed.
21. The Ministry prepared a Preliminary Report on Physical and Land Use Suitability Analysis (Survey) for Othaya and Chaka in Nyeri County. Two (2) Physical and Land Use Development Plans (P&LU DP) for Othaya and Chaka towns in Nyeri County were developed.
22. The Ministry operationalised 20 Continuous Operating Reference Stations (CORs) at Ruaraka in Nairobi, Murangá, Machakos, Kajiado, Chuka in Tharaka Nithi, Kisumu, Eldama Ravine, Nyeri, Kitui, Kibwezi, Wundanyi, Kwale, Kilifi, Naivasha, Nakuru, Narok, Kericho, Bondo, Migori and Eldoret. CORs provide infrastructure to support geo-referencing and collection of geospatial data. (See **Annex 8**).

23. The Ministry updated 47 Topographical Maps under the digitalisation programme.
24. The Ministry, in conjunction with other key stakeholders, embarked on the preparation of National Land Value Index to provide a credible valuation database for use in investment and land compensation decisions. Towards this, Value Zone Maps were completed for six (6) counties namely Mombasa, Kericho, Bomet, Kisumu, Narok and Nakuru counties (Naivasha and Gilgil Sub-Counties). The same was validated by stakeholders.
25. In addition, inspection, data collection, validation and production of value maps was finalised pending validation of the same by the stakeholders in 18 counties: Nairobi, Tana River, Kwale, Murang'a, Laikipia, Uasin Gishu, Trans Nzoia, Nyeri, Embu, Kirinyaga, Makueni, Kitui, Tharaka Nithi, Nakuru (larger Nakuru), Kiambu, Meru, Machakos and Nyandarua. This should lead to predictable planning for investment by both the public and private sector.

POLICY, INSTITUTIONAL AND LEGAL REFORMS

26. The Ministry developed, launched and started the implementation of its Strategic Plan 2020-2024. Staff have been sensitised on the Strategic Plan.
27. On 3rd December, 2020, Parliament approved Kenya's accession to the Intergovernmental Convention on International Hydrographic Organisation (IHO). The mandate of the organisation is to facilitate the provision of adequate and timely hydrographic information for world-wide marine navigation and other purposes; through the coordination of the endeavours of National Hydrographic Office at the Survey of Kenya. The main objective of IHO is to facilitate coordination of hydrographic activities among the Member States and international Organisations; and to enhance cooperation on hydrographic activities among States on a regional basis. The Cabinet Secretary, Ministry of Foreign Affairs executed the Instrument of Accession to the Convention on January 7, 2021.
28. Kenya joined the International Hydrographic Organisation (IHO) as a New Member State, a significant milestone in the Country's history. Kenya has been active in the Southern African Islands Hydrographic Commission (SAIHC) as an associate member for many years and technical officers, especially in the Department of Surveys, participated in training courses on Port & Shallow Water Surveys and Maritime Safety Information. These officers also participated in a workshop to develop Regional Maritime Spatial Data Infrastructure (MSDI). On account of this full membership, Kenya will have access to full IHO capacity-building programme and will be able to participate in decision making within the Organisation.

29. The Ministry prepared the Land Sector Gender Policy. This policy document is ready for validation. Besides, a women land rights manual was developed to provide detailed guidance to support the adoption and effective implementation of laws, policies and programmes to respect, protect and fulfil women's rights to land and other productive resources
30. The Ministry continues to review and harmonise sectorial laws and policy frameworks in order to align with the Constitution, National Land Policy, 2009 and National Use Policy, 2017.
31. The Ministry, in consultation with stakeholders, constituted and gazetted a taskforce to review the Survey Act to align it with the Constitution 2010 and sectoral policies. The taskforce has developed zero drafts of Land Surveys Bill, 2021, Surveyors Registration Bill, 2021 and Land Surveying and Mapping Policy.
32. The Sectional Properties Act, 2020 came into force in December, 2020. The law provides for geo-referencing and registration of sectional units.
33. The Ministry, in consultation with stakeholders, constituted and gazetted a committee to develop regulations to operationalise the Sectional Properties Act, 2020. The Committee has formulated draft regulations.
34. The Ministry formulated sixteen (16) sets of Regulations, 2020 to give effect to the Physical and Land Use Planning Act No. 13 of 2019. Public participation is underway on the same. The Regulations are meant to operationalise institutions and guide on the preparation and implementation of Physical and Land Use Development plans at National, Inter-county, County and Local levels.
35. In implementing the National Spatial Plan, the Ministry has prepared Physical and Land Use Development Plans for national strategic projects and installations.
36. The Ministry received inventories containing 80 communities with unregistered community land in 11 counties in readiness for the recognition and registration process as required by the law. The counties are Baringo (5), West Pokot (10), Tana River (4), Turkana (4), Isiolo (7), Wajir (7), Mandera (7), Garissa (6), Lamu (2), Marsabit (4) and Kilifi (24).
37. The Ministry is strategically engaging the remaining counties to submit inventories of community lands within their jurisdictions.
38. The Ministry completed public education and awareness on Community Land Act, 2016 in all the twenty-four (24) counties with community land.
39. On 30th October, 2020, two communities – Ilingwesi and Musul – in Laikipia County successfully registered their community land measuring 8675.5 and 2646.0 Hectares, respectively. The registration of these two (2) communities is symbolic of great achievement and progress made in the implementation of the Act.

The Ministry presided over the election of Community Land Management Committee members in twenty three (23) other communities in Samburu County. The Ministry also prepared another title deed for Mayanianat Community in Laikipia County, Sere-Olipi in Samburu County, four (Chesra, Chemwochoi, Nakwuijit and Sobukwo) in West Pokot County and two (Olkeri and Shompole) in Kajiado County.

40. Copies of Information, Education and Communication (IEC) on Community Land Act, 2016 were distributed to National Government Administration Officers (NGAO) at the counties and County Governments to support the Ministry's sensitisation initiatives.
41. The modalities for appointment of private valuers by the Chief Government Valuer were developed through robust consultations between the Treasury and National Planning, the Ministry of Lands and key stakeholders in the sector. The outcome of which was the publication of the Stamp Duty (Valuation of Immovable Property) Regulations 2020 on August 5, 2020.
42. Towards this, the Ministry appointed 247 valuers in private practice to carry out valuation for stamp duty with the aim of reducing the number of days taken to register a property while increasing collection of government revenue through stamp duty. These appointments will facilitate access to valuation services in registries where there are no Government Valuers, improve ease of doing business especially by reducing time taken by private investors in registering property and enhancing public-private-sector partnership.
43. The Ministry, in consultation with other stakeholders, prepared electronic land transactions regulations. Six (6) sets of these Regulations were approved by Parliament. They include the Land Registration (Electronic Transactions) Regulations, 2020 being Legal Notice No. 130; The Land (Amendments) Regulations, 2020 being Legal Notice No. 131; The Survey (Electronic Cadastre Transactions) Regulations, 2020 being Legal Notice No. 132; The Survey (Amendment) Regulation, 2020 being Legal Notice No.133; The Stamp (Valuation of Immovable Property) Regulations, 2020; and The Stamp Duty (Amendment) Regulation, 2020.
44. The Ministry prepared the Technical Report detailing specific aspects of sectoral laws, policies and regulations to be reviewed and aligned to NLUP recommendations.
45. The sectoral laws, policies and regulations were reviewed and finalised for dissemination to the relevant sectors; agriculture, environment, urban development, transport and housing.
46. A Cabinet Memorandum on Recommendations for Sustainable Management of Riparian Reserves around rivers, lakes, the sea, swamps, dams and springs

was prepared as part of implementation of National Land Use Policy.

Cabinet approved the establishment of an Interagency Committee to formulate Riparian Reserve Regulations for demarcation and restoration of riparian reserve areas in Nairobi.

47. The Ministry, in implementing the National Spatial Plan (NSP), reviewed the Sector and County Specific Guidelines and Strategies to the 47 counties with the aim of disseminating the same to Counties.
48. In compliance with the Land Registration Act, 2012, the Ministry initiated the process of conversion of title deeds in Nairobi Registration Unit.

DECENTRALISATION OF LAND ADMINISTRATION SERVICES

49. Construction of land registries in Kitui, Mbeere, Bomet and Olkaleu was completed in February, 2020. Construction of additional four (4) land registries in Naivasha, Nandi, Samburu and Laikipia commenced in September 2020 and is expected to be complete by July 2021. The construction of these new registries will go a long way in facilitating the decentralisation of the Ministry's services.
50. The Ministry established and operationalised five (5) new land registries in Ruiru, Kiritiri, Tigania West/Uruu Marimanti and Hola in 2020/2021 financial year. Opening of additional five (5) new land registries has commenced, that is expected to be complete by August 2021, at Loitokitok in Kajiado South, Olopolos/ Kisamis in Kajiado West, Malindi in Kilifi County, Yatta (Kithimani) in Machakos County, Mutomo in Kitui South and Maralal in Samburu County. This will bring services closer to client (public) in order to reduce the travelling cost incurred in long distances to the existing land registries.
51. Amendment of Registry Index Maps have been decentralised to six (6) counties: Bungoma, Narok, Murangá, West Pokot, Baringo and Migori counties. This has significantly reduced turn-around time and improved efficiency in land registration processes in the counties.
52. The Ministry leased one hundred vehicles, which were distributed to all registries across the Country. This has significantly improved service delivery in the counties.
53. The Ministry prepared 7 No. Physical and Land Use Development Plans for Chaka and Othaya towns in Nyeri County, Kinanie Industrial Park in Machakos County, Mai Mahiu EPZ Buffer Zone in Nakuru County, Seketet and Ngaari ranches in Samburu County, and Kulalu Advisory Plan in Kilifi County.

REVENUE COLLECTION/GENERATION

54. The Ministry collected a total of Kshs. **14,150,364,794.2** as revenue between July 1, 2020 and June 30, 2021. Details of the specific sources are indicated in the following table:

SOURCE	AMOUNT COLLECTED (KSHS)
Stand Premium	66,982,603.00
Land Rent	466,545,483.00
KRA Land Rent Collections	486,786,154.00
Stamp Duty	4,539,779.00
KRA Stamp Duty Collections	12,618,005,724.00
Conveyance Fees	7,567,240.00
Land Registration	37,527,313.00
Land Adjudication Fees	445,460.00
Land Valuation Fees	793,725.00
Other Land Revenue	461,171,493.00
Total	14,150,364,794.20

4.0. CONCLUSION

This report summarises the accomplishments of the Ministry of Lands and Physical Planning for the Financial Year 2020/ 2021. The report cuts across the core mandates of the Ministry, highlighting the progress made towards key programmes and activities targeting service delivery and the realisation of ‘the Big Four’ Agenda. Relevant annexes have been provided to validate the data in the report. The achievements were made through strict adherence to core values. Service delivery was, however, interrupted as a result of the Covid-19 pandemic, late release of exchequer and budget cuts. Nevertheless, the Ministry made great strides towards realisation of digitalisation. Full deployment of digital technologies will make land transaction processes simpler, faster and more secure. The Ministry has developed a programme for the roll-out of the National Land Information Management System (NLIMS) across the Country to anchor efficiency, security, transparency and accountability in land administration and management.

ANNEXURES

ANNEX 1: TITLE DEEDS PROCESSED IN THE KENYA SINCE 2013

COUNTY	STATION	NUMBER OF TITLE DEEDS PROCESSED
Mombasa	Mombasa	145,840
Kwale	Kwale	60,271
Kilifi	Kilifi	84,467
Lamu	Lamu	34,157
Taita Taveta	Taita Taveta	109,116
Busia	Busia	82,160
Kakamega	Kakamega	127,223
Vihiga	Vihiga	83,519
Bungoma	Bungoma	67,020
Kitui	Kitui	167,755
	Mwingi	170,659
Machakos	Machakos	314,973
Makueni	Makueni	201,569
	Embu	70,224
	Mbeere	79,568
Meru	Kiritiri	4,972
	Meru Central	167,906
	Meru North	232,448
Tharaka Nithi	Uruu	18,612
	Meru South	132,132
	Marimanti	1,211
Isiolo/Marsabit	Isiolo/Marsabit	1,894
Kiambu	Kiambu	102,616
	Thika	184,905
	Gatundu	1,021
	Ruiru	6,814
Nyandarua	Nyandarua	72,508

COUNTY	STATION	NUMBER OF TITLE DEEDS PROCESSED
Samburu	Samburu	8,597
Kirinyaga	Kirinyaga	104,769
Nyeri	Nyeri	80,594
Muranga	Muranga	51,780
Laikipia	Laikipia	140,535
	Rumuruti	4,692
Nakuru	Nakuru	120,374
	Naivasha	68,087
Kajiado	Kajiado	177,590
	Ngong	65,454
Narok	Narok	59,839
	Transmara	27,809
West Pokot	West Pokot	55,975
Trans Nzoia	Trans Nzoia	143,134
Uasin Gishu	Uasin Gishu	85,705
Elgeyo Marakwet	Elgeyo Marakwet	55,210
Bomet	Bomet	61,057
Baringo	Kabarnet	43,170
	Koibatek	27,495
Nandi	Nandi	55,887
Kericho	Kericho	42,275
Nyamira	Nyamira	46,957
Kisii	Kisii	47,698
Kisumu	Kisumu	137,231
	Nyando	87,920
Siaya	Siaya	115,873
	Ugunja/Ugenya	34,550
	Bondo	133,027
Homabay	Homabay	141,442
	Rachuonyo	94,628
Migori	Kuria	29,118
	Migori	88,164
Garissa	Garissa	6,328
Nairobi	Nairobi	174,536
TOTAL		5,316,975

**ANNEX 2: TITLE DEEDS PROCESSED FROM SUBDIVISIONS IN
COUNTY LAND REGISTRIES**

COUNTY	STATION	NUMBER OF TITLE DEEDS PROCESSED
Mombasa	Mombasa	3,940
Kwale	Kwale	4,614
Kilifi	Kilifi	8,813
Lamu	Lamu	3,322
Taita Taveta	Wundanyi	1,973
Garissa	Garissa	7
Isiolo	Isiolo/Marsabit	103
Meru	Meru Central	13,613
	Meru North	4,000
	Tigania West/ Uruu	2,888
	Meru South	5,899
Tharaka Nithi	Marimanti	702
Embu	Embu	2,338
	Mbeere	2,274
	Kiritiri	3,867
Kitui	Kitui	2,081
Kitui	Mwingi	1,347
Machakos	Machakos	32,631
Makueni	Makueni	3,279
Nyandarua	Nyandarua	8,538
Nyeri	Nyeri	5,407
Kirinyaga	Kirinyaga	7,063
Murang'a	Murang'a	6,777
	Kiambu	14,351
	Thika	19,325
	Gatundu	331
Kiambu	Ruiru	3,594
West Pokot	West Pokot	607
Trans Nzoia	Trans Nzoia	3,379
Uasin Gishu	Uasin Gishu	2,431
Elgeyo Marakwet	Keiyo	2,666
Nandi	Nandi	2,213

COUNTY	STATION	NUMBER OF TITLE DEEDS PROCESSED
	Kabarnet	727
Baringo	Koibatek	789
	Laikipia	13,399
Laikipia	Rumuruti	5,254
	Nakuru	5,284
Nakuru	Naivasha	7,584
	Narok	2,871
Narok	Transmara	735
	Kajiado	33,953
Kajiado	Ngong	1,791
Kericho	Kericho	1,754
Bomet	Bomet	296
Kakamega	Kakamega	4,037
Vihiga	Vihiga	2,756
Bungoma	Bungoma	5,011
Busia	Busia	6,970
	Kisumu	7,185
Kisumu	Nyando	1,624
	Siaya	3,502
	Bondo	3,444
Siaya	Ugenya	509
	Homa Bay	2,067
Homa Bay	Rachuonyo	4,073
	Migori	4,840
Migori	Kuria	1,714
Kisii	Kisii	3,137
Nyamira	Nyamira	750
TOTAL		300,429

**ANNEX 3: TITLE DEEDS PROCESSED FROM LAND
ADJUDICATION SECTIONS COUNTRYWIDE IN FY 2020/2021**

COUNTY	ADJUDICATION SECTION	NUMBER OF TITLE DEEDS PROCESSED
Baringo	Sagasak	67
	Maji Moto	1
	Bartum	76
	Sagasak	206
	Sogon	150
	Kaptiriony	37
	Konoo	4
	Kapkoivo	6
	Keturo	45
	Maji Ndege B	3
	Sandai	1,581
	Kapkirwork	2,509
	Keturwo	191
	SUB-TOTAL	4,876
Elgeyo Marakwet	Kocholwo A	533
	Tumeiyo	5
	Chesoi	3,642
	Upper Cheptebo B	1,243
	Kaptum	7
	Lower Segoo	3
	Chepsigot A	11
	Upper Kabito	2
	SUB-TOTAL	5,446
Embu	Gichiche	1
	Wachoro	7
	Riachina	73
	SUB-TOTAL	81
Homa Bay	Kasirme	1
	Kagembo	3
	SUB-TOTAL	4

COUNTY	ADJUDICATION SECTION	NUMBER OF TITLE DEEDS PROCESSED
Kilifi	Mikahani/ Mawemabomu	980
	Baricho Bungale	37
	Bore Singwaya	18
	Vitengeni/Mandamani Block B	25
	Sokoke - Magogoni	15
	Makobeni	66
	Miyuni Mleji	4
	Kalia Ngombe	2
	Kadzoza Mazimbani	2
	Baricho Dakacha	1
	Mwanda Mbalamweni	3,685
		SUB-TOTAL
Kitui	Ngaai	7
	Kamuwongo	5
	Kenze	1
	Kamuwongo	3
	Ngomeni	4
	Yumbu Itiko A	8
	Kavaini	1
	Kituvwi	1,474
	Kaiviria	3,961
	Yumbu Itiko B	2,111
	Kimangao	2,455
	Mivukoni	2,390
Tseikuru	1,207	
	SUB-TOTAL	13,627
Machakos	Mumbuni/Ngoleni	87
	Kivaa	1
	Iiani	2
	SUB-TOTAL	90
Makueni	Kaliani	2
	Utangwa	2
	Kiongwani	3
	Kilome	4
	Mumela	16
	Ngulu	5
	Kasunguni	100
	Kasikeu	388
Wathini	1,830	
	SUB-TOTAL	2,350

COUNTY	ADJUDICATION SECTION	NUMBER OF TITLE DEEDS PROCESSED
Meru	Ruiru Rwarera	1
	Kangeta	9
	Akaiga	10
	Amwathi Mutuati IIA	173
	Mbeu I	3
	Kiguchwa	2
	Athinga Athanja	2
	Akirangonde	2
	Kianjai	6
	Antuamburi	6
	Naathu	13
	Mweru III	2
	Ndoleli Antubetwe Kiongo	2
	Antuamburi	2
	Antuamburi	1
	Amwathi Maua	2
	Amungeti E	1,124
	Akirangonde C	8,865
	Lower Athiru Gaiti B	4,440
	Athinga Athanja	1
Ankamia	10,900	
	SUB-TOTAL	25,566
Migori	Konyango/ Kawere	5
	Kakoth	5
	Kachie A	3
	SUB-TOTAL	13
Narok	Enoormbarbali	497
	Kipise	1
	Nkararo	1,146
	Leshuta	77
	Nkararo	60
	Olooturot	1,706
	Ildamat	658
	SUB-TOTAL	4,145
Siaya	Nyangoma	165
Taita Taveta	Kishushe	2,451
West Pokot	Chebon	8
TOTAL		63,657

ANNEX 4: TITLE DEEDS PROCESSED FROM SETTLEMENT SCHEMES COUNTRYWIDE IN FY2020/2021

COUNTY	SETTLEMENT SCHEME	NO. OF PARCELS
Kilifi	Mambrui Extension	48
Machakos	Tumu Tumu Squatters	186
Makueni	Kaunguni Sett. Sch.	1,721
Mombasa	Miritini squatter settlement	204
Nakuru	San Marco Sett. Scheme	161
	Mau Summit sett. Sch.	320
	Giwa IDP Sett. Sch.	569
Taita Taveta	Mwachabo Phase II	1,260
TOTAL		4,469

ANNEX 5: TITLE DEEDS PROCESSED IN THE NAIROBI LAND REGISTRY FROM JULY 2020 TO JUNE 2021

Registration Area	Number of titles
Embakasi Ranching Company	15,000
Under Nairobi Metropolitan Services	8,500
TOTAL	23,500

**ANNEX 6: TITLE DEEDS PROCESSED UNDER THE KENYA
INFEORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP)**

	INFORMAL SETTLEMENT	NUMBER OF TITLES
	Korogocho	2,210
	Mbagathi Riverside	192
	Garissa	6,328
	Kilifi	618
	TOTAL	9,348

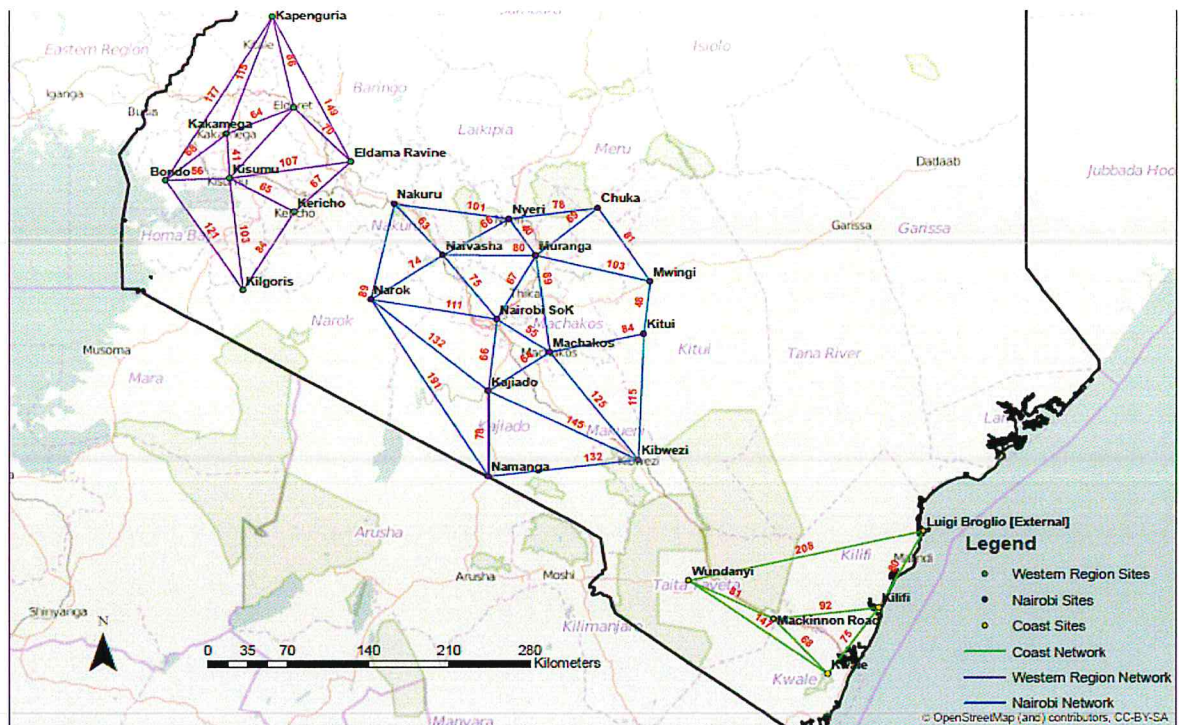
**ANNEX 7: TITLE DEEDS PROCESSED IN SAMBURU COUNTY
FROM JULY 2020 TO JUNE 2021**

	GROUP RANCH	NUMBER OF TITLE DEEDS
	Loosuk	253
	Suguta Marmar	413
	Malaso	285
	Logarate	519
	Lowoitng	249
	Lolmolok	452
	Ngaari	2,474
	Seketeti	515
	TOTAL	5,160
MARALAL MUNICIPALITY		
	Milimani Residential area	1,318
	Maralal Town	2,119
	TOTAL	3,437
	GRAND TOTAL	8,597

ANNEX 8: TITLE DEEDS PROCESSED UNDER THE COMMUNITY LAND ACT, 2016

No.	COUNTY	TITLES
1.	Laikipia	3
2.	Samburu	1
3.	Kajiado	2
4.	West Pokot	4
TOTAL		10

ANNEX 9: IMAGE OF THE CORS SUB NETWORK IN KENYA





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