



CAVEAT EMPTOR
"BUYER BEWARE"

TAKE NOTICE THAT ERDEMANN PROPERTY LIMITED (EPL) C/O P.O Box 42541-00100 NAIROBI is the registered proprietor of all that parcel of land known as registration L.R.12867/13-LUKENYA INDUSTRIAL PARK C - LOCATED BEHIND CRYSTAL RIVERS, ATHI RIVER AREA, MACHAKOS COUNTY.

THAT the said property has been **ADVERTISED FOR AUCTION ON TUESDAY THE 26TH DAY OF MARCH, 2024** by **GARAM INVESTMENTS AUCTIONEERS** at their offices on the 5th floor Western Heights, Karuna Road, Westland's through various publications on the newspaper on diverse dates preceding this date.

ERDEMANN PROPERTY LIMITED WISHES TO NOTIFY/WARN ANY PROSPECTIVE BUYER OF THE PROPERTY;

THAT the subject land hosts a **Sewer Treatment Plant System comprising of a holding tank, pump station and sewer main line that has been constructed by Erdemann Property Limited on an area 70 meters by 16 meters (0.117HA) serving over 30,000 people in Athi River area, belonging to and operated by MAVOKO WATER & SEWERAGE COMPANY LIMITED (MAVWASCO) under a Built Operate Transfer Agreement between MAVWASCO and EPL Entered Into On 22nd June 2020 under the terms and conditions therein.**

THAT the above mentioned **auction advertisement has not disclosed the existence of the overriding public interest and proprietary interest of the SEWER TREATMENT PLANT/SYSTEM** belonging to MAVWASCO on the above subject land as the regulatory authority of sewer within Mavoko Athi River area.

THAT the sewer system **is the subject of ongoing case in court HCCOMM/E419/2022: ERDEMANN PROPERTY LIMITED VS CREDIT BANK LIMITED & MAVOKO WATER & SEWERAGE COMPANY LIMITED (INTERESTED PARTY) and currently Nairobi Court of Appeal Number E112/24.**

THAT EPL therefore warns any prospective buyer of this land **of the existing PUBLIC AND PROPRIETARY INTEREST OF MAVWASCO over the treatment plant and system subject to the Agreement entered and which shall override any transfer of Title of L.R.12867/13 unless/before its subdivision.**

TAKE NOTICE that any purported allotment, subdivision, survey, buying or selling, construction upon, or dealings in connection with the said portion of the land that hosts the sewer treatment plant/system in any manner howsoever without its subdivision is unlawful, illegal, fraudulent and further amounts to trespass.

TAKE FURTHER NOTICE that any person (s) purchasing the said portion or parcel of land as aforesaid shall do so at their own risk and **MAVWASCO shall continue the operation of the Sewer system/plant despite the illegal transfer of the said portion of land.**

ERDEMANN PROPERTY & MAVWASCO shall not honor any agreements, contracts or arrangements entered into with any persons purporting to have authority to transact on the said parcel of land **WITHOUT THE SUBDIVISION OF THE PORTION OF LAND MEASURING (0.117HA) FROM THE MAIN LAND REGISTERED L.R.12867/13-LUKENYA INDUSTRIAL PARK C.**

DATED AT NAIROBI THIS 25TH DAY OF MARCH, 2024



COUNTY TREASURY
P.O. BOX 78-90300 | Tel No.: 020 - 2034944
/ www.makueni.go.ke



PUBLIC PARTICIPATION ON THE FY 2024/25 BUDGET

Pursuant to the provisions of the Kenya Constitution 2010 and the Public Finance Management Act 2012, the Government of Makueni County invites the members of the public, professional groups, interested persons, and other stakeholders to attend and submit their views on the FY 2024/25 Budget in all Cluster Blocks, All Sub Wards, Wards and Municipalities as follows:

County Cluster Blocks

Cluster Blocks	Date	Venue	Time
256 Cluster blocks	Tuesday 2 nd - Wednesday 3 rd April 2024	Various Venues-Liaise with Sub County, Ward, and Village Administrators	9:00AM-12:00PM

Sub Wards and Wards' Venues

Sub County	Ward	Sub Ward	Sub Ward Participation			Ward Participation			
			Venue	Date	Time	Venue	Date	Time	
Kaiti	Kilungu	Kithembe	AIC Nunguni Church Hall	8th April 2024	10.00 AM - 1.00 PM	AIC Nunguni Church Hall	12th April 2024	10.00 AM - 1.00 PM	
		Kikoko	Kikoko Catholic Church Hall	9th April 2024	10.00 AM - 1.00 PM				
	Kee	Kee/Kivani	Kivani Social Hall	8th April 2024	10.00 AM - 1.00 PM	Kee Social Hall	12th April 2024	10.00 AM - 1.00 PM	
		Watema	Kyanduya CTTI	9th April 2024	10.00 AM - 1.00 PM				
	Ukia	Ukia	ACK-Social Hall Ukia	8th April 2024	10.00 AM - 1.00 PM				
		Kilala/Iuani	Kilala Sub Ward Administrator's Office Grounds	9th April 2024	10.00 AM - 1.00 PM	Ward Administrator's Office - Kilala	12th April 2024	10.00 AM - 1.00 PM	
	Ilima	Kilungu	Kavanzou Chiefs Camp	8th April 2024	10.00 AM - 1.00 PM				
		Ilima	Akatch Stadium	9th April 2024	10.00 AM - 1.00 PM	Akatch Stadium	12th April 2024	10.00 AM - 1.00 PM	
	Kibwezi East	Mtito Andei	Kambu	Village Admin's Office (Kiteng'ei)	8th April 2024	10.00 AM - 1.00 PM	Kathekani Market	12th April 2024	10.00 AM - 1.00 PM
			Mtito-Andei	Kathekani Market	9th April 2024	10.00 AM - 1.00 PM			
		Thange	Kinyambu	Village Admin Office (Ngiti Mosu Stadium)	8th April 2024	10.00 AM - 1.00 PM	Ward Administrators office (Ngiti Mosu Stadium)	12th April 2024	10.00 AM - 1.00 PM
			Utithi	GRC Machinery	9th April 2024	10.00 AM - 1.00 PM			
		Ivingoni/Nzambani	Nzambani	Nzambani Chief's Office	8th April 2024	10.00 AM - 1.00 PM			
			Nthongoni	Village Admin's Office Nthongoni	9th April 2024	10.00 AM - 1.00 PM	Makutano Social Hall	12th April 2024	10.00 AM - 1.00 PM
	Kibwezi West	Masongaleni	Kyumani	Kyumani Social Hall	8th April 2024	10.00 AM - 1.00 PM	Ulilanzi Market	12th April 2024	10.00 AM - 1.00 PM
			Mukaange	Yumbuni Market	9th April 2024	10.00 AM - 1.00 PM			
Kikumbulyu South		Mikuyuni/Mbuinza	Ward Admin's Office-Kibwezi	8th April 2024	10.00 AM - 1.00 PM				
		Kalungu/Ngandani	Urafiki Centre	9th April 2024	10.00 AM - 1.00 PM	Urafiki Centre - Stembeni	12th April 2024	10.00 AM - 1.00 PM	
Emali/Mulala		Emali	Kwa Kakulu Springhill CTTI	8th April 2024	10.00 AM - 1.00 PM	Springhill Kwa Kakulu CTTI	12th April 2024	10.00 AM - 1.00 PM	
		Mulala	Mulala Chief's Camp	9th April 2024	10.00 AM - 1.00 PM				
Nguu/Masumba		Nguu	Matutu Market	8th April 2024	10.00 AM - 1.00 PM	Masumba County Hall	12th April 2024	10.00 AM - 1.00 PM	
		Masumba	Masumba Social Hall	9th April 2024	10.00 AM - 1.00 PM				
Makindu		Nguumo	Kaunguni/Muuni	Village Admin's Office - Ilatu Market	8th April 2024	10.00 AM - 1.00 PM	Kiundwani Community Library	12th April 2024	10.00 AM - 1.00 PM
			Syumile/Ndovoini	Village Admin's Office - Makutano	9th April 2024	10.00 AM - 1.00 PM			
	Makindu	Makindu	Makindu Village Admin's Office	8th April 2024	10.00 AM - 1.00 PM	Makindu County Hall	12th April 2024	10.00 AM - 1.00 PM	
		Kiboko/Twaandu	Kavete Village Admin's Office	9th April 2024	10.00 AM - 1.00 PM				
Kikumbulyu North	Ngulu	AIC - Kathyaka	8th April 2024	10.00 AM - 1.00 PM	Kisayani Chief's Compound	12th April 2024	10.00 AM - 1.00 PM		
	Kathyaka/Ndetani	Chiefs Compound - Kisayani	9th April 2024	10.00 AM - 1.00 PM					
Kilome	Kasikeu	Kasikeu	Kayatta Market	8th April 2024	10.00 AM - 1.00 PM				
		Kiou	Kwouthithu - Village Admin's Office	9th April 2024	10.00 AM - 1.00 PM	Muani Chief's Camp	12th April 2024	10.00 AM - 1.00 PM	
	Mukaa	Kitaingo	Uvete Play Ground	8th April 2024	10.00 AM - 1.00 PM	Uvete Playground	12th April 2024	10.00 AM - 1.00 PM	
		Mukaa	Enzai - A.I.C Enzai	9th April 2024	10.00 AM - 1.00 PM				
	Kiima Kiu/Kalanzoni	Malili	Mavivye Dispensary	8th April 2024	10.00 AM - 1.00 PM	KITECO	12th April 2024	10.00 AM - 1.00 PM	
		Ngaamba	Ngaamba A.I.C	9th April 2024	10.00 AM - 1.00 PM				
	Kitise/Kithuki	Kitise	Kitise ACC's Compound	8th April 2024	10.00 AM - 1.00 PM	Matheani AIC	12th April 2024	10.00 AM - 1.00 PM	
		Kithuki	Kithuki Chief's Office	8th April 2024	10.00 AM - 1.00 PM				
Wote/Nziu	Wote	Wote Social Hall	8th April 2024	10.00 AM - 1.00 PM	Wote Social Hall	12th April 2024	10.00 AM - 1.00 PM		
	Nziu	Nziu Social Hall	9th April 2024	10.00 AM - 1.00 PM					
Makueni	Nzau/Kilili/Kalamba	Nzau	Ndovea Village Admins Office	8th April 2024	10.00 AM - 1.00 PM	Matiliku Chief's Camp	12th April 2024	10.00 AM - 1.00 PM	
		Kalamba	Kalamba Chief's Camp	9th April 2024	10.00 AM - 1.00 PM				
	Mavindini	Mavindini	Mavindini Market - Jukwaa	8th April 2024	10.00 AM - 1.00 PM	Mavindini Market-Jukwaa	12th April 2024	10.00 AM - 1.00 PM	
		Kanthuni	Kanthuni Market - Jukwaa	9th April 2024	10.00 AM - 1.00 PM				
	Kathonzweni	Kathonzweni	Kathonzweni CTTI	8th April 2024	10.00 AM - 1.00 PM	Mbuvo Chief's Office	12th April 2024	10.00 AM - 1.00 PM	
		Mbuvo	Mbuvo Chief's Office	9th April 2024	10.00 AM - 1.00 PM				
	Muvau/Kikumini	Muvau	AIC Mandoi	8th April 2024	10.00 AM - 1.00 PM	ATC Kwa Kathoka	12th April 2024	10.00 AM - 1.00 PM	
		Kikumini	West Ngosini Market	9th April 2024	10.00 AM - 1.00 PM				
	Mbitini	Mutyambua	Kyumbuni Market	8th April 2024	10.00 AM - 1.00 PM	Mutyambua Market	12th April 2024	10.00 AM - 1.00 PM	
		Kyemundu	Mbenuu Market	9th April 2024	10.00 AM - 1.00 PM				
	Kako/Waia	Kako	Kako Market	8th April 2024	10.00 AM - 1.00 PM				
		Waia	Wambiti Social Hall Grounds	9th April 2024	10.00 AM - 1.00 PM	Wambiti Social Hall	12th April 2024	10.00 AM - 1.00 PM	
Mbooni	Kalawa	Kathulumbi	Kilimo Bora CBO Hall	8th April 2024	10.00 AM - 1.00 PM	Kalawa Social Hall	12th April 2024	10.00 AM - 1.00 PM	
		Kalawa	Kalawa Social Hall	9th April 2024	10.00 AM - 1.00 PM				
	Kisau/Kiteta	Kisau	AIC Mbumbuni	8th April 2024	10.00 AM - 1.00 PM	Kwiminia CBO - Kwa Kulomba Social Hall	12th April 2024	10.00 AM - 1.00 PM	
		Kiteta	Kakuswi Play Ground	9th April 2024	10.00 AM - 1.00 PM				
	Mbooni	Kyuu/Nzeveni	KIE Grounds	8th April 2024	10.00 AM - 1.00 PM	KIE Grounds	12th April 2024	10.00 AM - 1.00 PM	
		Mbooni	Kivandini Chief's Compound	9th April 2024	10.00 AM - 1.00 PM				
	Tulimani	Tulimani	Iiani Chief's Compound	8th April 2024	10.00 AM - 1.00 PM	Kalawani Social Hall	12th April 2024	10.00 AM - 1.00 PM	
		Kalawani	AIC Tulimani CTTI	9th April 2024	10.00 AM - 1.00 PM				
Kithungo/Kitundu	Kitundu	Kitundu Social Hall	8th April 2024	10.00 AM - 1.00 PM	Kitundu Social Hall	12th April 2024	10.00 AM - 1.00 PM		
	Kithungo	Katamani Sub-Ward Office	9th April 2024	10.00 AM - 1.00 PM					

MUNICIPALITIES PUBLIC PARTICIPATION

Municipality	Venue	Date	Time
Wote Municipality	Wote Green Park Social Hall	15th April 2024	10.00 AM - 1.00 PM
Emali-Sultan Hamud Municipality	Emali Goat Yard	15th April 2024	10.00 AM - 1.00 PM

All public participation fora are open to all interested persons. Citizens and all thematic groups are encouraged to provide their memoranda, suggestions and written submissions via budget@makueni.go.ke or through the open budget portal <https://makueni.go.ke/202425budget/> by **Monday 15th April 2024**. The County Government values public input and encourages active participation in the budgeting process.

DAMARIS KAVOI

County Executive Committee Member-Finance, Planning, Budget, Revenue and Head of the County Treasury