**REPUBLIC OF KENYA** 

GOVERNMENT OF MAKUENI COUNTY





## EMALI-SULTAN HAMUD MUNICIPALITY

P.O. BOX 78-90300

MAKUENI

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# **REPORT ON PUBLIC SENSITIZATION ON LAND-BASED REVENUE**

DATE: 27<sup>th</sup> February 2024 Location: AIC Mwembeni-Emali town

#### Attendees:

- 1. CECM-Lands, Urban Planning & Development Environment and Climate Change
- 2. CO-Lands, Urban Planning and Development
- 3. Municipal Board members: Dominic Matheka, Julius Musau
- 4. Municipal Manager
- 5. SCA Kibwezi West
- 6. Director of Land-based Revenue
- 7. Municipal Administrator
- 8. Municipal Physical Planner
- 9. Municipal Receiver of Revenue
- 10. Revenue Officers
- 11. Village Administrator Emali
- 12. Members of the Public (Plot Owners)

### Background

The sensitization session on land-based revenue issues convened key stakeholders, primarily plot owners, to discuss and address critical topics concerning land rents, rates, and related matters. The session aimed to enhance understanding, collaboration, and strategic planning in managing land-based revenue for sustainable development within the municipality.

### **Key Outcomes**

The meeting yielded several crucial outcomes, including:

- 1. Recognition of the importance of benchmarking land rents and rates with practices from other counties to ensure fairness and competitiveness.
- 2. Consensus on extending timelines for notice issuance to enhance mobilization and compliance among plot owners.
- 3. Emphasis on accelerating the digitization of land records for transparency, efficiency, and to combat pilferage.
- 4. Identification of infrastructure improvement priorities to support land development and utilization.
- 5. Commitment to mapping public utilities for better planning and resource allocation, including fencing the Emali Dumpsite.
- 6. Resolution to address issues related to double/multiple plot allocations, ensuring transparency and accountability.
- 7. Plans for the effective transfer of development control functions to streamline processes.
- 8. Provision of verification/validation reports to plot owners along with clear implementation plans.
- 9. Allocation of budget for surveying Emali plots and opening roads within the municipality in the upcoming fiscal year.
- 10. Updating plot ownership documentation for clarity and transparency.
- 11. Measures to address waste management, stormwater control, roaming animal control, and water supply challenges.
- 12. Commitment to review and adjust land rates to reflect market conditions and community needs.
- 13. Digitization of building plans for streamlined processes and easy access to information.
- 14. Consideration of KISIP plans pending discussion, adoption, and approval.

### Conclusion

Moving forward, the Departments of Lands, led by the CECM and Chief Officer, are committed to implementing measures to streamline processes, provide clear verification/validation reports, and address various land-related challenges. The session fostered dialogue and collaboration among stakeholders, paving the way for effective solutions and sustainable development in the municipality.

The CECM-Lands also proposed the establishment of well-defined structures to support persons with disabilities (PWDs) and suggested the opening of a satellite municipal office at the Emali Buspark/Business center. Additionally, a meeting with plot owners within the municipality is scheduled for one month from now to further address concerns and facilitate ongoing collaboration.

This report encapsulates the essence of the public sensitization session and underscores the commitment of all stakeholders to foster positive change and progress in land-based revenue management within the municipality.

Report Prepared by:

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Mark Ndunga <u>Municipal Administrator</u>

Pictorials



Fig 1: MCA-Emali/Mulala Ward addressing plot owners



Fig 2: CECM- Lands addressing plot owners



Fig 3: Chief Officer Lands Urban Planning and Development addressing plot owners



Fig 4 : A plot owner giving his views

Attendance list

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