

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:



**Mark Ndunga**  
**Municipal Administrator**

### **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*









DEPARTMENT OF LANDS, URBAN PLANNING & DEVELOPMENT, ENVIRONMENT AND CLIMATE CHANGE  
EMAL-SULTAN HAMUD MUNICIPALITY  
OFFICE OF THE MUNICIPAL MANAGER  
P.O. BOX 78-90300  
MAKUENI

ATTENDANCE LIST

Web: www.makueni.go.ke

Email: emalsultan.municipality@makueni.go.ke

Activity: Public Sensitization on Land-based Revenue

\* Venue: AIC MUEMBENI

Date: 27th FEB 2024

NO	NAME	DESIGNATION	ID NUMBER	GENDER		PHONE NO.	SIGNATURE
				MALE	FEMALE		
1.	JAMES M. NARBUK	PLOT OWNER	2601999	✓		072724716	[Signature]
2.	Plus M. NAAABUKI	PLOT OWNER	2608540	✓		0729660382	[Signature]
3.	Daniel MUKHANGI		7954145	✓		0724404022	[Signature]
4.	DANIEL MACHARIA	PLOT OWNER	0714110	✓		0721286471	[Signature]
5.	SIMON MUKSOT	PLOT OWNER	2400150	✓		0720381232	[Signature]
6.	JIMMY K. MUNYOKI	PLOT OWNER	2267088	✓		0722694245	[Signature]
7.	DOMINIC A. MACHETA	PLOT OWNER	1833977	✓		0721326214	[Signature]
8.	JENNY M. MACHETA	PLOT OWNER	5222649	✓		0713522088	[Signature]
9.	JAMES M. MACHETA	PLOT OWNER	1168472	✓		0712327232	[Signature]
10.	SIMON K. MACHETA	PLOT OWNER	7710422	✓		0720703000	[Signature]
11.	ROSEMARY KAVATHA KITARA	PLOT OWNER	8062679	✓		0716094409	[Signature]
12.	JAMES M. KIMUNYOKI	PLOT OWNER	1131111	✓		0721111100	[Signature]
13.	JENNY MACHETA	PLOT OWNER	2522255	✓		0710468244	[Signature]
14.	ELIZABETH K. MUMBI	PLOT OWNER	20527160	✓		0727608903	[Signature]
15.	DANIEL M. MACHETA	PLOT OWNER	11267621	✓		0721531055	[Signature]
16.	MURIELA MUMBI	PLOT OWNER	1108292	✓		072568913	[Signature]

17	Paul Ngala Muthira	2605596				0710615	[Signature]
18	SIMON MULWA	PLOT OWNER	2608557	✓		0728655700	[Signature]
19	NICHOLAS MWINJI	PLOT OWNER	2609010	✓		0721950544	[Signature]
20	NICHOLAS MWINJI	PLOT OWNER	2627925	✓		0722257127	[Signature]
21	RUTH MUKHANI	PLOT				0721800374	[Signature]
22	EMILY MULLINGE	Plot	2612821			071581022	[Signature]
23	DIVINE KIC						
24	DEA NGINJI	PLOT OWNER				0713519520	[Signature]
25	ROSEMARY KAVATHA MUKHANI	PLOT OWNER	7001151	✓		0721343060	[Signature]
26	NEEL VILLI	OFFICE OF M.P	24178135	✓		0721230287	[Signature]
27	ANGELINA WASSIM MUMBI		5953129			0724225876	[Signature]
28	ROSAWIA MUMBI	Plot owner	1123315			0721202012	[Signature]
29	JENNY MACHETA	Plot owner				0721636014	[Signature]
30	FRANCIS KALU	Plot owner	2608501	✓			[Signature]
31	JEREMIAH MACHETA	REPRESENTATIVE	18506332	✓		0795699843	[Signature]
32	Rosemary Njoki	Plot	7388457			0721441854	[Signature]
33	Georgina MUMBI	PLOT OWNER		✓		0715790223	[Signature]
34	Sammy MUMBI	Plot Owner	1121901			0720650616	[Signature]
35	DEAN KAVATHA	Plot Owner	2120543			0715427333	[Signature]
36	DICKSON KATHINDO	Plot owner	1092479	✓		0721346310	[Signature]
37	JULIUS MUSA	BOARD MEMBER	21579292	✓		0708527182	[Signature]
38	Margaret Muthira	Plot owner	21819590		✓	072073374	[Signature]
39	BARTHELEMY K. MUMBI	REP. MIA	24462326	✓		0724434460	[Signature]
40	DIANA M. MUMBI	Plot owner	22699352	✓		072527725	[Signature]
41	REUBEN MUMBI	Plot Owner / Chair	11224041	✓		0713116351	[Signature]
42	Lucas Mumbi	DCP	11402634			0720555001	[Signature]
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