



**MINISTRY OF LAND AND PHYSICAL PLANNING
STATE DEPARTMENT OF LANDS**

Our Ref.: Our Ref: VAL/142/UWP/KAK/VOL. VII/80/22

Date: 15th November, 2022

**REPORT AND VALUATION OF
AN AGRICULTURAL CUM RESIDENTIAL PROPERTY
PLOT L. R. NO. KAKAMEGA/LUMAKANDA/429 (2
PARTS)
AT MUNYUKI VILLAGE
OFF WEBUYE - ELDORET ROAD
KAKAMEGA COUNTY**

TERMS OF REFERENCE:

We received instructions from NATIONAL GOVERNMENT CONSTITUENCY DEVELOPMENT FUND- LUGARI of P.O BOX 700, Turbo to value the above captioned property and advise on its Current Fair Market value for Purchase for Munyuki Mixed Secondary School- Lumakanda.

Consequently, we have visited and inspected the property and now have the pleasure to report as hereunder.

LIMITING CONDITIONS

This property Report and Valuation is subject to the following conditions:-

- 1) Neither the whole nor any part of this Report and Valuation or any reference to it may be included in any published documents, circular to statement nor published in any way without the prior written approval of **Directorate of Valuation, State Department of Lands** of the form and context in which it may appear.
- 2) Where it is stated in the Report that information has been supplied to the Valuer by another party, this information is believed to be reliable but the Directorate can accept no responsibility if this should prove not to be exactly so. Where information is given without being attributed directly to another party, this information has been obtained by our own search of records and examination of documents or any enquiry from Government or other appropriate departments.
- 3) The responsibility of **The Directorate** in connection with this Report and Valuation is limited to the client to whom the report is addressed.
- 4) The values assessed in this Report are for the subject property and any allocation of values between parts of the property apply only in the terms of and for the purpose of this Report. The values assessed should not be used in conjunction with any other assessment, as they may prove incorrect if so used.
- 5) While due care is taken to note significant building defects in the course of inspection, this is a Report and Valuation and not a structural survey and no guarantee is given in respect of rot, termite or pest infestation or other defects whether exposed or unexposed.
- 6) Where market values are assessed, they reflect the full value and no account is taken of any liability to taxation on sale or of the costs involved in effecting a sale or any other costs related to conveyance.
- 7) Whereas the values assessed herein have been given within the above stated terms of reference, they should not be used outside such terms of reference.
- 8) This Valuation Report is not valid unless it is signed by the Director/Valuer.

REPORT AND VALUATION

DATE OF

INSPECTION: Inspection for this valuation was done on 11th November, 2022.

TENURE

The plot KAKAMEGA/LUMAKANDA/429 is a Freehold interest registered under The Registered Land Act (CAP 300) (Repealed) and The Land Registration Act No. 3 of 2012 (Section 108) at Kakamega Land Registry in the names of BARASA OMINA.

Currently there are two proprietors who occupy the subject property as follows;

PLOT A

METRINE NALIAKA WANJALA

ID/NO. 990115

PLOT B

GLADYS NEKESA KEYA

ID/NO. 7893809

PLOT AREAS:

The entire parcel measures Sixteen (16.5) Hectares or Forty point Seven Seve (40.77) of an acre or thereabouts.

PLOT A measures Zero point Two Six (0.26) acres while Plot B measures One point Zero Four (1.04) acres.

ENCUMBRANCES:

Nil. We do value the property free from any encumbrances.

SITUATION:

The plot is situated at Munyuki village and Sub-location, Lumakanda location of Lugari Sub-county within Kakamega County.

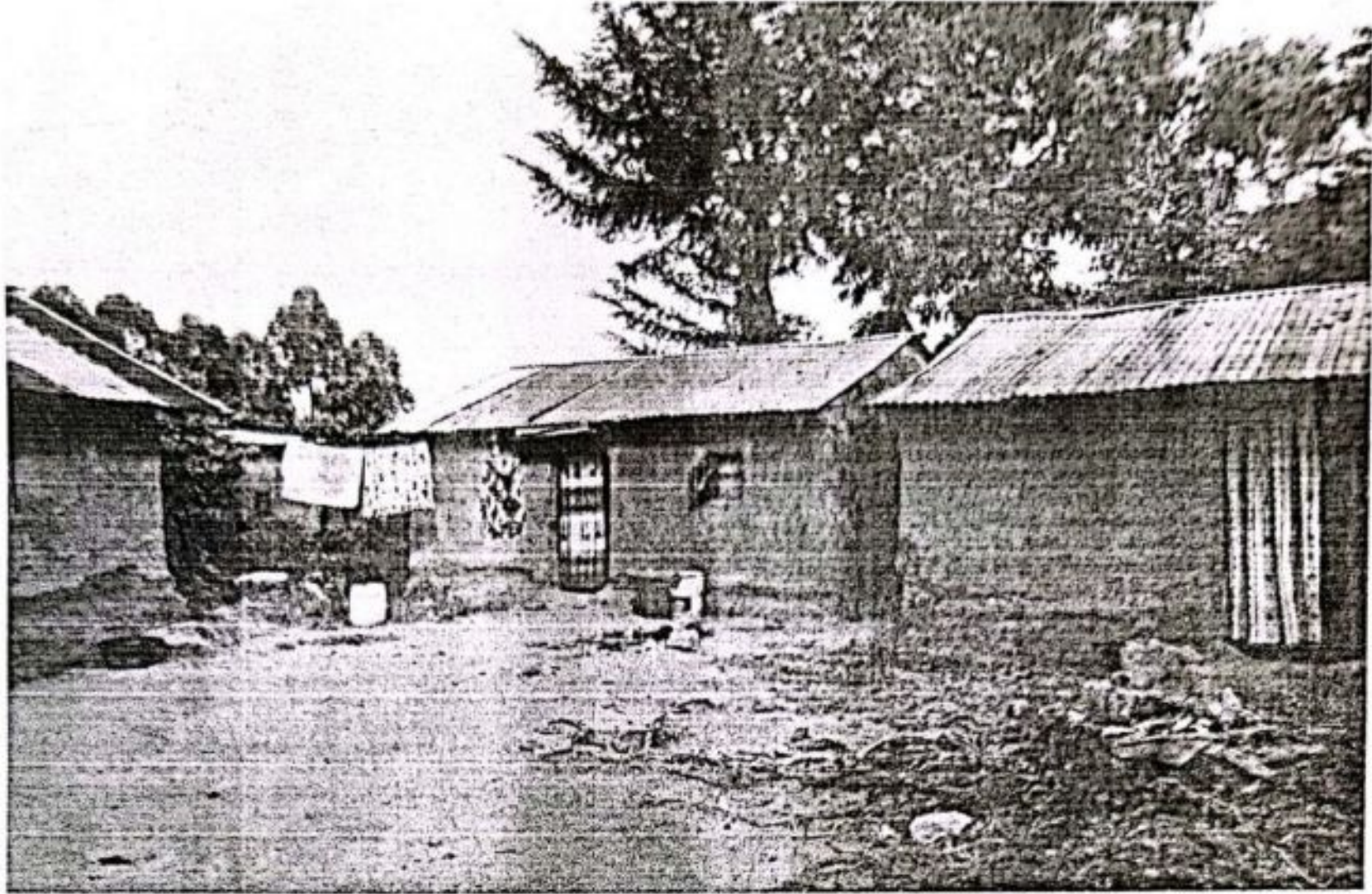
Access to the property is via the Eldoret- Webuye Road, branching at Lumakanda Junction for approximately 5 Kilometres to the subject property and Munyuki area. Munyuki Mixed Secondary School is adjacent to the subject property.

THE PLOT:

This is a regularly-shaped parcel of land with a generally flat terrain that exhibits mixed loamy soils and whose boundaries are marked by corner survey beacons and natural vegetation.

IMPROVEMENTS:

PLOT A – METRINE NALIAKA WANJALA

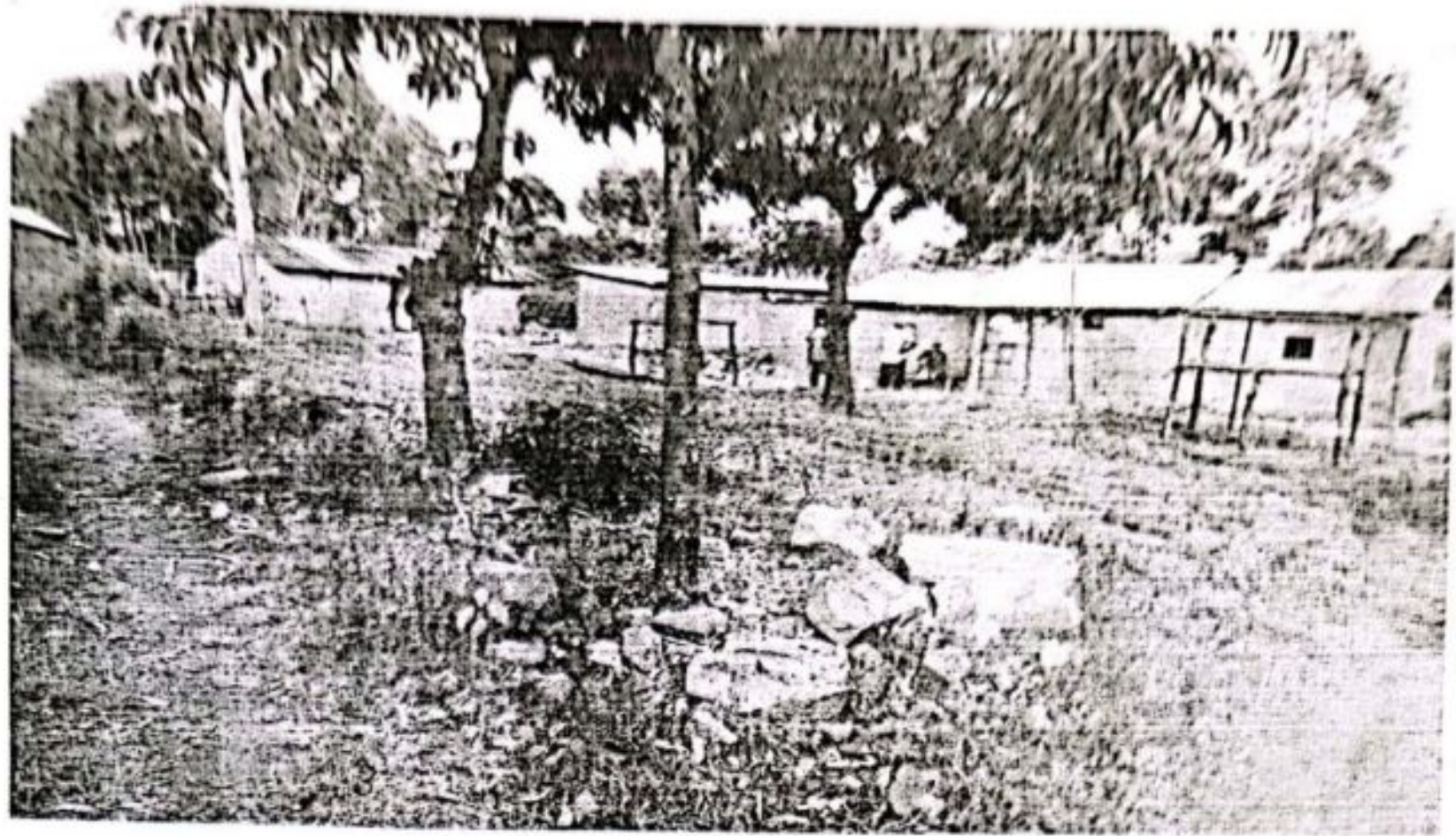


The subject property had 5No. semi-permanent houses and 10No. medium sized trees

The semi permanent houses had the following plinth areas;

House 1	- 50 ft ²
House 1	- 46 ft ²
House 3	- 60 ft ²
House 4	- 40 ft ²
House 5	- 40 ft ²

PLOT B- GLADYS NEKESA KEYA



The subject property had 5No. semi-permanent houses.

The semi permanent houses had the following plinth areas;

House 1	- 100 ft ²
House 1	- 60 ft ²
House 3	- 30 ft ²
House 4	- 60 ft ²
House 5	- 55 ft ²

UTILITY SERVICES

Mains electricity and water are available within the area for ease of connection upon demand. Sewage disposal would be by way of septic tank and soakage pits.

GENERAL REMARKS:

This is a fairly prime agricultural-cum residential plot situated at Munyuki Village some 5 kilometres from Lumakanda Junction off Webuye -Eldoret road.

ENVIRONMENTAL ISSUES & MARKET PROJECTION:

Although this is not an environmental impact assessment report, there was no evidence of pollution or land contamination on the subject plot or its neighborhood that could materially affect the property's value/s. Nothing should prevent this property from being sold at the projected market price in case of sale or foreclosure.

BASIS OF VALUATION:

This was on the basis of Market Value. Market Value is defined as the most probable amount for which the property would reasonably be expected to sell at the date of valuation between a willing buyer and a willing seller in an arm's length transaction after a proper and reasonable marketing period wherein the parties under negotiations have each acted knowledgeably, prudently and without compulsion.

VALUATION METHODOLOGY:

In arriving at the valuation figure below, we have adopted the Comparative analysis of the local property market to value land and the contractor's cost approach to value building structures and market sales or Forest Department and/or Ministry of agriculture recommended unit prices to value trees and crops.

VALUATION CERTIFICATE:

We value the property KAKAMEGA/LUMAKANDA/429 (2 parts) described in details above, subject to our terms of reference, limiting conditions and prevailing economy as at today's date at a Current Fair Market Value of **Kshs.2,160,000/=**

Broken Down thus:-

PLOT A – METRINE NALIAKA WANJALA

- 1. Land (0.26 acres approx.)Kshs. 335,000.00
- 2. ImprovementsKshs. 65,000.00

PLOT B – GLADYS NEKESA KEYA

- 1. Land (1.04 acres approx.)Kshs. 1,695,000.00
- 2. ImprovementsKshs. 65,000.00

(WORDS: KENYA SHILLINGS TWO MILLION ONE HUNDRED AND SIXTY THOUSAND ONLY).



COUNTY LANDS MANAGEMENT CO-ORDINATOR
MINISTRY OF LANDS & PHYSICAL PLANNING KAKAMEGA DISTRICT
15 NOV 2022
EDWIN O. ODUOR, Tel:0720488509
Edwin@countyland.com.ke
P.O. Box 12-30100, KAKAMEGA

EDWIN O. ODUOR B.A (Land Economics) Hons NRB, Msc (Development Planning & Management) Dortmund/Germany &UST Kumasi/Ghana, M.I.S.K
VALUATION SURVEYOR
KAKAMEGA COUNTY

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. KALAMEGA/WUMAKANDA/429

SEARCH NO. 2522/11/22

On the 15TH day of NOV 2022 the following were the subsisting entries on the register of the above-mentioned title:

Part A – Property Section (easements, etc.)

Nature of title ABSOLUTE

Approximate area 16.5 HA (SIXTEEN POINT FIVE HECTARES)

Part B – Proprietorship Section

Name and address of proprietor 2.5-2-86 BARASA OMINA

Inhibitions, cautions and restrictions 3.21-2-86 LAND CERTIFICATE ISSUED

Part C – Encumbrances Section (leases, charges, etc.)

NU

The following applications are pending:

(a) NU

(b)

(c)

(d)

The following certified copies are attached as requested:

(a) NU

(b)

(c)

(d)

Date 15TH day NOV 2022

Signed by the Registrar

Name: G.O. Nyang'oro
Signature: [Signature]

