



**MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT**  
**(State Department for Lands and Physical Planning)**

Telegrams: "MINLANDS", Nairobi  
Telephone: Nairobi 718050

When replying please quote

Our Ref.: VAL 852/XXI/23

ARDHI HOUSE  
1<sup>st</sup> NGONG AVENUE  
OFF NGONG ROAD  
P. O. Box 30450  
NAIROBI

March 14, 2023

**REPORT AND VALUATION**  
**UPON**  
**AN EDUCATIONAL PROPERTY**  
**ON**  
**TITLE NOS. NYERI/WARZA/4130 & 4131**  
**(KIENI STAR SENIOR SCHOOL)**  
**MUNYU**  
**NYERI COUNTY**

**TERMS OF REFERENCE:**

We received instructions from the Fund Account Manager, Kieni Constituency to inspect the above property with a view to advising on its Market Value for Purchase Purposes.

Having inspected the property, following is our Report and Valuation:

*Report and Valuation upon Nyeri/Warza/4130 & 4131*

## REPORT AND VALUATION.

- TITLE. NO.:** Nyeri/Warza/4130.
- DATE OF INSPECTION:** The property was inspected on March 9, 2023.
- PLOT AREA:** The entire parcel extends to approximately nought decimal eight nought five three 0.4047 Ha or 1 Acre.
- SITUATION:** The property is located approximately 1.2 kilometers from the Huhoini-Munyu road and approximately 500 meters from the View Point Junior School Huhoini. It is also located adjacent to Kieni Star Senior School, Munyu, Nyeri County.



*A google excerpt of the subject property.  
Co-ordinates: 0°14'59.27"S, 37°5'51.23"E*

- TITLE DETAILS:** The property is registered in the name of **John Muturi Macharia.**
- TENURE:** The title is held under **freehold interest.**
- ENCUMBRANCES:** **Nil (as per copy of search attached).**
- THE PLOT:** Fairly level, regular shaped plot with mixed soils plot whose boundaries are either marked by a live hedge intertwined with

*Report and Valuation upon Nyeri/Warza/4130 & 4131*

chain link, barbed wire to wooden posts. Entrance to the property is via a metal sheets gate mounted on steel posts.

**IMPROVEMENTS:**

The plot was void of any developments as at the time of inspection. However, the parcel had been leased for subsistence farming. Mains electricity and water are readily available for connection to the parcel

**TITLE. NO.:**

Nyeri/Warza/4131.

**DATE OF INSPECTION:**

The property was inspected on March 9, 2023.

**PLOT AREA:**

The entire parcel extends to approximately nought decimal eight nought five three 0.8053Ha or 2 Acres.

**SITUATION:**

The property is located approximately 1.2 kilometres from the Huhoini-Munyu road and approximately 500 meters from the View Point Junior School Huhoini. It is easily identifiable as Kieni Star Senior School, Munyu, Nyeri County.



*A google excerpt of the subject property.  
Co-ordinates: 0°14'59.27"S, 37°5'51.23"E*

**TITLE DETAILS:**

The property is registered in the names of **Ibrahim Gitonga Theuri, Charles Wachira Kanene and Charles Wambugu Wachieni.**

**TENURE:**

The title is held under **freehold interest.**

**ENCUMBRANCES:**

Nil (as per copy of search attached).

**THE PLOT:**

Fairly level, regular shaped plot with mixed soils plot whose boundaries are either marked by a live hedge intertwined with chain link, barbed wire to wooden posts. Entrance to the property is via a metal sheets gate mounted on steel posts.

**IMPROVEMENTS:**

The plot is developed with an administration block, classrooms, dormitories and an ablution block as at the time of inspection. Mains electricity and water from the Mt. Kenya Community Water services are connected to the subject property.

**CONSTRUCTION  
DETAILS:****a) Administration Block/Classrooms**

This is constructed in a hybrid of dwarf masonry walling and treated timber panels beneath a GCI sheets roof. Externally and internally painted. The ceilings are unmade while the floor finish is variously finished in reinforced concrete slab or cement screed though pitted. Windows are either the standard glazed type. Doors are the wooden matchboard type.

*Accommodation:*

Offices

Classrooms

Staffroom

Laboratory

Part dormitory

***Plinth Area: 10,651.5 Sq. Ft***

**b) Dormitory Block**

This is constructed of masonry stone walls beneath a GCI sheets roof. The floor is reinforced though unfinished. Doors are the matchboard type, while the ceiling is unmade.

***Total Plinth Area: 3,272.4 Sq. Ft***

**c) Dining Hall/Kitchen**

This is similarly constructed to the dormitory block.

*Accommodation:*

Kitchen

Store

Dining hall

***Plinth Area: 3,656.7 Sq. Ft***

**d) Ablution Block**

This simply constructed in GCI sheets walling and roof and reinforced concrete slab. It entails 8 No. pit latrines.

***Plinth Area: 390 Sq. Ft***

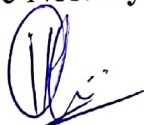
**GENERAL REMARKS:**

Title No. Nyeri/Warza/4130 is situated within the outskirts of Munyu an area locally known as Huhoini, Nyeri County. Its proximity to Kieni Star Senior School places it at an advantage to the expansion plans of the school. Title No. Nyeri/Warza/4131 is situated adjacent to parcel No. Nyeri/Warza/4130, having been operating previously as Kieni Star Senior School places it at an advantage to serve as an educational center.

However, we noted that major renovation works will be required to make good to the existing structures for it be fully operational and habitable as a school.

**VALUATION:**

In our opinion, having considered the terms of reference, prevailing economic conditions and foregoing, we find acceptable the offer price of **Kshs. 17,000,000.00 (Read: Kenya Shillings Seventeen Million)** for purchase purposes of Title Nos. **Nyeri/Warza/4130 & Nyeri/Warza/4131.**

  
**CHARLES OHAWA**  
**PRINCIPAL VALUER**

  
**JACINTA MUTUA**  
**DIRECTOR LAND VALUATION**

**ASSORTED PHOTOGRAPHS OF THE PROPERTY NYERI/WARZA/4130**

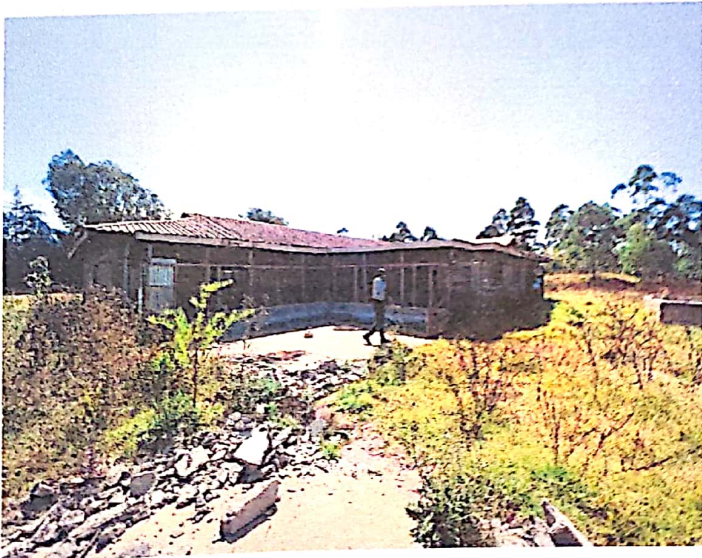


**Entrance to the property**



**Access to the property**

**ASSORTED PHOTOGRAPHS OF THE PROPERTY NYERI/WARZA/4131**



**CERTIFICATE OF OFFICIAL SEARCH NYERI/WARZA/4130**

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. NYERI/WARZA/4130

SEARCH NO. 662/03/2023

On the 9<sup>TH</sup> day of MAR 2023, the following were the subsisting entries on the register of the above-mentioned title:

**Part A – Property Section (easements, etc.)**

Nature of title ABSTRACT

Approximate area 0.4047 Ha (ZERO DECIMAL FOUR ZERO FOUR SEVEN)

**Part B – Proprietorship Section**

2 14.2.2023 JOHN MUTURI MACHARIA

Name and address of proprietor 2 15.2.2023 TITLE BEING ISSUED

Inhibitions, cautions and restrictions /

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

The following applications are pending:

- (a) /
- (b) /
- (c) /
- (d) /

The following certified copies are attached as requested:

- (a) /
- (b) /
- (c) /
- (d) /

Date 9<sup>TH</sup> day MAR 20 23

Seal .....

Signed by the Registrar

Name: .....

Signature: M. M. Mutigire

M. M. Mutigire 446

CPK 05/1/2017 - 5000 - 01/2017



**CERTIFICATE OF OFFICIAL SEARCH NYERI/WARZA/4131**

REPUBLIC OF KENYA

(r.24(3))

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. NYERI/WARZA/4131

SEARCH NO. 559/02/2023

On the 8<sup>th</sup> day of MAR 2022 the following were the subsisting entries on the register of the above-mentioned title:

**Part A – Property Section (easements, etc.)**

Nature of title AB Easement

Approximate area 0.8053 Ha (ZERO DECIMAL EIGHT ZERO FIVE THREE Ha)

**Part B – Proprietorship Section**

Name and address of proprietor 1. 23.11.2022 ISHAHM GATONGA THEODI  
CHARLES WACHIRA KANENE

2. 24.11.2022 CHARLES WAMBURU WACHENI  
TITLE DEED ISSUED

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

The following applications are pending:

- (a) .....
- (b) .....
- (c) .....
- (d) .....

The following certified copies are attached as requested:

- (a) .....
- (b) .....
- (c) .....
- (d) .....

Date 8<sup>th</sup> day MAR 2022

Signed by the Registrar

Seal .....

Name: .....

Signature: [Signature]

P. W. Mwangi 328

FORM 7137 - 9000 - 01/2021

## COMPARABLES

1. Nyeri/Warza/441  
4.04 Ha vacant land  
22,500,000.00 Nov. 2022 (Transfer)
  
2. Nyeri/Warza/2027  
0.4 Ha Vacant land  
1,250,000.00 Aug. 2022 (Transfer)
  
3. Nyeri/Warza/2027  
0.4 Ha Vacant land  
1,000,000.00 May. 2022 (Transfer)

**Call 1,200,000.00 per Acre**

## VALUATION

I.	4130 Land 0.4047Ha/1 Ac @ 1,200,000.00 =	Kshs.	1,200,000.00
II.	4131 Land 0.8053 Ha/1.9899 Ac @ 1,200,000.00 =	Kshs.	2,387,875.00
III.	Admin Block 10,651.5 Sq. Ft @ 1,000 psf =	Kshs.	10,651,500.00
IV.	Dining Hall 3,656.7 Sq. Ft @ 1,200 psf =	Kshs.	4,388,040.00
V.	Dormitory 3,272.4 Sq. Ft @ 1,200 psf =	Kshs.	3,926,880.00
VI.	<u>Ablution Block 390 Sq. Ft @ 800 psf =</u>	Kshs.	<u>312,000.00</u>
	<b>TOTAL</b>	<b>Kshs.</b>	<b>22,866,295.00</b>

**Call Kshs. 23,000,000.00**