

A BRIEF ON CIVIC EDUCATION FORUMS ON NYERI MUNICIPALITY DRAFT VALUATION ROLL HELD ACROSS THE FIVE (5) WARDS CONSTITUTING THE NYERI MUNICIPALITY FROM 7TH TO 11TH APRIL, 2019.

The Nyeri County Department of Lands, Housing, Physical Planning and Urbanization held civic education forums across the entire Nyeri Municipality to sensitize the land owners on the ongoing process of preparation of a Valuation Roll for Nyeri Municipality. The department held meetings as per the below schedule:

DATE	WARD	VENUE	TIME
Sunday 7 th April, 2019	Rware Ward	Kangemi Social Hall	04:00pm
Monday 8 th April, 2019	Gatitu/Muruguru	Gatitu Nursery Ground	10:00am
Tuesday 9 th April, 2019	Kamakwa/Mukaro	Kamakwa Market	10:00am
	Kamakwa/Mukaro	Ngangarithi Neighbourhood Ground	01:00pm
Wednesday 10 th April, 2019	Ruring'u/Karia	Ruring'u Museum Hall	10:00am
Thursday 11 th April, 2019	Kiganjo/Mathari	Mathari Memorial Hall	10:00am
	Kiganjo/Mathari	Nyaribo Ground	12:00 noon
	Kiganjo/Mathari	Kirichu Ass. Chief's Ground	02:00pm

Importantly to note, the Muruguru Market meeting didn't proceed as had earlier been scheduled after the department noted a relatively low participant turn out. The meeting was to be conducted on Monday 8th April, 2019 from 01:00pm. The department decided to organize another forum for that particular area at a later date which was to be decided after some consultations with the area administration.

The team that facilitated and conducted the civic education forums comprised of the following officers:

1. Dr. Kwai Wanjaria – County Executive Committee Member
2. Hannah Maranga – Chief Officer
3. Daniel Mukiri - County Director of Lands and Survey
4. Perister Kigwa – Ag. Municipal Manager
5. Esther Githaiga – Ag. Sub County Administrator
6. Joseph Njomo – Principal Physical Planner
7. Respective area Members of the County Assembly
8. Nyeri Municipal Board Members

The civic education forums were part of the ongoing valuation roll preparation process for Nyeri Municipality where the department sensitized the land owners on the full details of the process with much emphasis on the legal basis upon which the process is hinged on. The civic education forums were done concurrently with the draft valuation roll inspection process which was ending on 12th April, 2019. The department thus encouraged the land owners to take advantage of the remaining few days then to inspect their respective land parcels assigned values.

The key issues that were raised by the participants in relation to the ongoing Valuation Roll preparation process were cross-cutting across the five wards and included the following:

- Most of the land owners were concerned whether the freehold land parcels were subject to rating upon the approval of the Valuation Roll.
- They raised concern on why the consultant didn't engage them at the preliminary stages of the process.
- Some land owners claimed that some land values were too much high than they would have expected.

The County Executive Committee Member in-charge of the department of Lands, Housing, Physical Planning and Urbanization summarily responded to the issues raised as follows:

- That the valuation roll preparation process is a legal requirement under the VALUATION FOR RATING ACT (CAP 266) which happens after a substantial

duration of time for all urban areas. This is in pursuit of rationalizing the rating processes which are pegged on land values which keep fluctuating owing to dynamics in the urban development processes.

- That the Nyeri Municipality is a gazetted urban area with a running administration structure but without a clear valuation roll as required by the law. He attributed the lack of the same to the contentious Nyeri County Revenue Administration Act, 2014 which never harmonized land rates and thus leaving many land owners being charged relatively too high land rates while few ones charged relatively very low land rates. Thus, the need for the preparing the Valuation Roll for Nyeri Municipality at this particular moment in line with the above referenced Act and for fairness purposes.
- That H.E the Governor made an executive order exempting the freehold land owners from rating upon the finalization of the valuation roll preparation process and subsequent approval. However, the CECM made it clear that should there be any kind of a change of use from the prevalent agricultural user to any other user within the Nyeri Municipality, a rating shall apply to the specific land parcel but with reference to its value in the subsequent approved valuation roll.
- That much of the work that the consultant had done was much technical which could not have necessarily required public input. However, he apologized to the affected land owners after noting that the consultant would have taken time to inform them on the process which could have reduced all the suspicions that arose after the draft valuation roll was presented to them.
- That the civic education at that particular moment was very strategic as many people were in a position to adequately understand the process as there was a clear base for reference which on this particular case was the draft valuation roll.
- That the department would consider all their presented objections in a very objective manner upon expiry of the inspection process of the draft valuation roll period.
- He finally requested all the land owners to feel free seeking much information relating to the process from the department of Lands, Housing, Physical Planning and Urbanization in case of some unclarified issues that may not have been addressed during the civic education forums. He on that said that the department in line with the County Government's public service philosophy strictly abides to an open door policy where any office including his addresses all concerns including at the individual level

in a prompt manner. He also gave his contacts and the Chief Officer ones for anyone who would prefer calling for any clarification.

The Members of the County Assembly representing the affected five wards erased fears that the Valuation Roll would be imposed to land owners without their concerns and objections being handled expeditiously first. On that, they promised to approve the Valuation Roll only after the issues raised are attended to, and also, after being adequately convinced further that it is in the best interest of the land owners.

The evidence forums sample photos are as presented overleaf:

RWARE WARD



Rware ward civic Education forum

GATITU/MURUGURU WARD



Gatitu/Muruguru Ward Civic Education Forum



The Muruguru market meeting that was called off due to low participant turn out

KAMAKWA/MUKARO WARD



Kamakwa/Mukaro Ward Civic Education Forums

KIGANJO/MATHARI WARD



Kiganjo/Mathari ward Civic Education forums

RURING'U/KARIA WARD



**PREPARED BY:
JOSEPH G. NJOMO
PRINCIPAL PHYSICAL PLANNER
NYERI MUNICIPALITY**