



**MML**

Project & Development Managers

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Newspaper Review

1<sup>st</sup> - 16<sup>th</sup> January

## **1.0. Money Matters & Market Trends.**

### **1.1. KCB becomes real estate trustee.**

The Bank has received a licence to act as a Real Estate Investment Trust (Reit) trustee, raising the bank's potential to earn non-interest income. Industry regulator Capital Markets Authority (CMA) said the bank had met all the legal requirements to operate as a trustee.

<http://www.businessdailyafrica.com/KCB-gets-regulator-nod-to-operate-as-a-Reit-trustee--/-/539552/2588218/-/7u9d02z/-/index.html>

*Source: Business Daily, Wednesday January 14, 2015*

### **1.2. KQ puts Sh 3bn prime Embakasi land up for sale.**

KQ has invited bids for two parcels of land opposite its Embakasi training school — a 24.71 acre piece of land that was previously a warehouse yard and another 5.56 acres of land which is undeveloped. The airline's investment in freehold land and buildings as at March 2014 was valued at Sh7.05 billion, according to the airline's latest annual report.

<http://www.businessdailyafrica.com/Corporate-News/KQ-puts-Sh3bn-prime-Embakasi-land-up-for-sale/-/539550/2588242/-/I5qnqr/-/index.html>

*Source: Business Daily, Wednesday January 14, 2015*

### **1.3. Buildings owners face Sh 1m fine over solar heaters.**

The Energy (Solar Water Heating) Regulations 2012 require builders of residential and commercial houses whose hot water needs exceed 100 litres per day to include solar water heating systems in their designs. A number of property owners have breached this law and the Energy Regulatory Commission (ERC) says it will start an inspection of buildings to nab those flouting solar rules.

<http://www.businessdailyafrica.com/Building-owners-face-Sh1m-fine-over-solar-heaters/-/539546/2585614/-/uvococz/-/index.html>

*Source: Business Daily, Monday January 12, 2015*

#### **1.4. Jomo Kenyatta-era minister's kin put Sh 4.5bn ranch up for sale.**

Family of the late Bruce Mackenzie the only white Cabinet minister in the Jomo Kenyatta government seeks out buyers for a 1,800-acre ranch in Naivasha. The ranch is being sold as a single block, highlighting continued interest in the Naivasha basin as a vacation and farming location.

<http://www.businessdailyafrica.com/Bruce-Mackenzie-kin-put-Sh4-5bn-ranch-up-for-sale/-/539546/2585650/-/gh838mz/-/index.html>

*Source: Business Daily, Monday January 12, 2015*

#### **1.5. Cement production rises as construction thrives.**

A total of 500,428 tonnes were manufactured in the month, pushing total production by end of November to 5.21 million tonnes. This is far higher than the 5.06 million tonnes churned out in the whole of 2013 and 4.64 million in 2012.

<http://www.the-star.co.ke/news/cement-production-rises-construction-thrives>

*Source: The Star, Wednesday January 14, 2015*

#### **1.6. Kiambu new attraction for investors as prime land in city dwindles.**

The area, once known for coffee farming, has seen an invasion by real estate developers, who are putting up posh homes and gated communities. To ensure more controlled development, the county government has created zones for specific activities

<http://www.nation.co.ke/lifestyle/DN2/Kiambu-County-PROPERTY-DEVELOPMENT/-/957860/2581164/-/1xbi0h/-/index.html>

*Source: Daily Nation, Thursday January 8, 2015*

#### **1.7. Nakuru's growth piles pressure on land.**

Prices of land in Nakuru's Pipeline area, 15 kilometres from the town centre on the Nairobi highway, have continued rising despite the halting of a proposed airport on a 620-acre parcel of land. Hordes of investors had dashed to lock in land banks in anticipation of gains, and sustained demand for residential and commercial development has proved early movers right

<http://www.the-star.co.ke/news/nakurus-growth-piles-pressure-land>

Source: Daily Nation, Thursday January 8, 2015

### **1.8. New Ngong Road to take shape in June.**

The construction of Ngong Road is expected to start in June this year almost 30 months behind schedule. This is due to a unique design that includes a light rail that is expected to be in place.

Source: Daily Nation, Friday January 2, 2015

### **1.9. Uganda's real estate sector set to thrive in 2015.**

Prominent commercial buildings are losing tenants to new developers. New developers are discounting their rates in order to secure badly needed revenue streams necessary for repaying bank loans and avoiding seizure of assets due to defaulting. Improved roads and increased commercial farming activity in strategic neighboring areas of Kampala are also likely to spur substantial growth in new housing projects. The sharp rise in demand for low-cost housing and strong uptake of new low-cost housing projects are projected to continue in the coming year.

<http://www.theeastafrican.co.ke/news/Uganda-s-real-estate-sector-set-to-thrive-in-2015/-/2558/2570616/-/1ux7w9z/-/index.html>

Source: The East African, December 27 2014- January 2, 2015

### **1.10 Things looking up for Westlands**

Westlands is fast becoming a commercial hub. It is attracting investors from commercial banks, telecommunications giants and other corporates, as they move their headquarters to the area. The growth is driven by interest from NGOs and multinational corporations and a growing list of local corporate behemoths that need offices that are well maintained. According to Mentor Management Limited's (MML) Nairobi Office Market Report for the second half of 2014, the area is in its peaking phase.

<http://www.standardmedia.co.ke/business/article/2000147975/things-looking-up-for-the-land-west-of-nairobi-s-cbd>

Source: The Standard, Thursday January 15, 2015

## **2.0. Residential Property Market.**

### **2.1. Government plan to put 300,000 housing units underway.**

The structures, expected to rise between 12 and 15 floors, will replace the old, creaky civil servant housing units that sit on prime government land. However, some critics say that the project, though good, could be an overly ambitious one that might disappoint its architects.

<http://www.nation.co.ke/lifestyle/DN2/Govt-plan-to-put-up-300000-housing-units-underway/-/957860/2581158/-/pn78voz/-/index.html>

*Source: Daily Nation, Thursday, January 8, 2015*

## **2.2. KCB and Sandstone team up in plan to develop new city homes.**

Kenya Commercial Bank (KCB) and housing firm Sandstone Development Company Limited have agreed a deal to bring new homes to the market. The venture, called Impala Villas Rimpa in Ongata Rongai is part of wider plans to develop hundreds of new homes in the outskirts of the city.

<http://www.standardmedia.co.ke/business/article/2000146657/kcb-and-sandstone-team-up-in-plan-to-develop-new-city-homes>

*Source: The Standard, Sunday January 4, 2015*

## **3.0. Commercial Hotel Property.**

### **3.1. Muthaiga Golf Club in plan to build 5-star hotel.**

Muthaiga Golf Club has invited global hotel chains to submit expressions of interest (EOI) to build and manage a high-end, 200-room hotel that will be surrendered to the members after an agreed period. The proposed luxury hotel targeting business travellers is expected to open in January 2017 offering accommodation and conference facilities.

<http://www.businessdailyafrica.com/Corporate-News/Muthaiga-Golf-Club-in-plan-to-build-5-star-hotel/-/539550/2585546/-/orylrk/-/index.html>

*Source: Business Daily, Monday January 12, 2015*

### **3.2 Coast hotels bank on conferences for business.**

Hotels at the Coast are now betting on conferences to boost business after a vibrant festive season, as bed occupancy reverts to an average 30 per cent. Christmas and New Year festivities raised bed-occupancy to over 80 per cent, mainly from domestic visitors. However, the numbers have significantly dropped as Kenyans resume work and schools.

<http://www.the-star.co.ke/news/coast-hotels-bank-conferences-business>

*Source: The Star, Friday January 9, 2015*

### **3.3 New hotels eye business on busy Nakuru Highway.**

Several hotels have opened on the Nakuru-Nairobi highway joining a fast developing hospitality industry catering for travellers. More than 20 new luxury and commercial facilities have entered the Nakuru market in recent months, signaling rapid growth of the hotel industry in the county

<http://www.the-star.co.ke/news/new-hotels-eye-business-busy-nakuru-highway>

*Source: The Star, Wednesday January 7, 2015*

## **4.0. Commercial Retail Property.**

### **4.1. New Road carved to ease access to Garden City mall.**

Actis Capital, the developer of the mall, says shoppers will access Garden City Mall through the overpass at the Garden Estate interchange, while those coming from Thika will use exit number seven then branch left into the new road which cuts through Willmary Estate adjacent to the mall.

<http://www.businessdailyafrica.com/Corporate-News/New-road-carved-to-ease-Garden-City-mall-access/-/539550/2588276/-/105f3l0z/-/index.html>

*Source: Business Daily, Wednesday January 14, 2015*

### **4.2. Uchumi set to open new branch after rights issue.**

Uchumi supermarket is set to open a new outlet in Moshi, Tanzania, in its first major investment after conclusion of a Sh896 million rights issue last year. The new outlet will be located at the Kilimambogo Mall in Moshi, Tanzania, where Uchumi is the anchor tenant and has already secured 20,000 square feet space.

<http://www.businessdailyafrica.com/Corporate-News/Uchumi-set-to-open-new-branch-after-rights-issue/-/539550/2588282/-/bo1wxx/-/index.html>

*Source: Business Daily, Wednesday January 14, 2015*

### **4.3. Westgate Mall targets May re-opening after 20 months.**

A two-phase reconstruction of the high-end mall started late last year and is expected to end in the next four months, people familiar with the matter said. Businesses on the first floor will open their doors to the public in May, but the anchor tenant, Nakumatt Supermarket, will have to wait longer for its space to be fully renovated.

<http://www.businessdailyafrica.com/Corporate-News/Westgate-Mall-targets-May-re-opening/-/539550/2585566/-/1h39vgz/-/index.html>

*Source: Business Daily, Monday January 12, 2015*

#### **4.3. Java coffee shop to open 26<sup>th</sup> outlet in the CBD**

The new outlet will be located at Phoenix House, nestled between Kenyatta Avenue and Standard Street. Java House has been growing its footprint in the country with plans to have at least five new branches before the end of the year. The coffee chain last year announced plans to invest between Sh344 million and Sh430 million to open new outlets.

<http://www.businessdailyafrica.com/Corporate-News/-/539550/2585556/-/ursc2vz/-/index.html>

*Source: Business Daily, Monday January 12, 2015*

### **5.0. Commercial Office Property.**

#### **5.1. Demand for office space hits new high.**

High demand for commercial buildings and offices has seen investors in Nairobi rush to cash in on the trend, triggering a surge in the value of construction plan approvals to a 23-month high. A recent report by Mentor Management Ltd Nairobi Office Market Update: On the Brink of Oversupply indicated that Nairobi will experience an oversupply of offices next year.

<http://www.businessdailyafrica.com/Demand-for-office-space-hits-new-high/-/539552/2585194/-/i30w3/-/index.html>

*Source: Business Daily, Monday January 12, 2015*

#### **5.2. Top Belgian financial Services firm to make Nairobi regional hub.**

SWIFT is hunting for an executive to head the Nairobi regional office, boosting Kenya's claim to the status of regional financial services hub. The payments processing network is now training its eyes on the fledgling mobile money industry as well as clearing and settling deals in the capital markets. The Nairobi office becomes the second in Africa after SWIFT's pioneer hub in Johannesburg.

<http://www.businessdailyafrica.com/Corporate-News/SWIFT-to-make-Nairobi-regional-hub/-/539550/2589340/-/lup9syz/-/index.html>

*Source: Business Daily, Thursday January 15, 2015*

## **6.0 Commercial Industry.**

### **6.1 State to break ground for Athi River leather complex.**

The government will in the next few weeks break the ground for the construction of a 17 billion shillings leather processing facility in Athi River. The facility, dubbed the leather city will be set up on a 500 acres piece of land, and is expected to spur investor interest in the sector that had succumbed to lack of raw materials and high cost of production.

[http://www.standardmedia.co.ke/ktn/index.php?videoID=2000087819&video\\_title=government-set-to-construct-leather-processing-facility-in-athi-river](http://www.standardmedia.co.ke/ktn/index.php?videoID=2000087819&video_title=government-set-to-construct-leather-processing-facility-in-athi-river)

*Source: The Standard, Wednesday January 14, 2015*