

PUBLIC NOTICE

THE COUNTY GOVERNMENT OF KITUI

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**Ministry of Lands, Infrastructure,
Housing & Urban Development
Head Quarter**

MINISTRY OF LANDS, INFRASTRUCTURE, HOUSING & URBAN DEVELOPMENT

DEVELOPMENT CONTROL WITHIN KITUI COUNTY

In response to the noted illegal developments and occupations of land in Kitui County Towns, Market centres and other urban areas, and pursuant to The Constitution of Kenya 2010 Chapter 5 Article 62 (2) The Physical and Land Use Planning Act 2019, Environmental Management and Co-ordination Act 1999, The Roads Act 2007 and The County Governments Act 2012, the County Government of Kitui intends to and does hereby notify its residents and developers of the following:

The County Government of Kitui has the mandate and power to:

- a) Regulate and control development within her area of jurisdiction (land and buildings),
- b) Control or prohibit subdivision of land or existing plots into smaller areas or otherwise as may be objectionable,
- c) Consider and approve all development applications and grant all development permissions,
- d) Ensure the proper execution and implementation of approved permissions,
- e) Formulate policies and enact laws to regulate zoning in respect of use and density of development,
- f) Reserve and maintain all the land planned for open spaces, parks, urban forests and green belts in accordance with the approved development plans,
- g) Initiate enforcement of the law against those who do not comply with the above.

In view of the above, residents and developers are hereby advised to STRICTLY observe and adhere to the following:

1. All upcoming developments MUST have approval from the County Government and any illegal development SHALL be demolished at owner's cost.
2. All completed developments that have been or were built illegally or without following the right procedures and approvals must be regularized within THREE MONTHS from the date of this notice and be issued with occupational certificates, failure to which they will be condemned. Regularize in this case means: presentation of development application for an existing development for approval consideration.
3. Any illegal developments on reserve land (settlement land, road reserves, riparian areas and on public utilities) should be removed within THREE MONTHS of this notice failure to which they shall be removed without further notice whatsoever, at developer's cost.
4. No approval of building developments, subdivisions and amalgamations, change of use and extensions of use shall be granted for parcels of land or plots whose subdivision schemes have not been fully approved by the County Government.
5. All developments must be done in accordance with land use zoning and development standards as predetermined by the County Government for each particular area.
6. No approvals shall be granted for buildings more than 4 (four) floors without provisions for vehicle parking and lift facilities.
7. It should be noted that alienation of public land and related activities is the role of National Land Commission in consultation with the County Government as per Constitution of Kenya, 2010.
8. The general public is also advised not to buy land without confirming the authenticity of ownership from the County Government of Kitui and/or Land Registrar.
9. All developers are required to comply with all other relevant laws relating to buildings and other development proposals.

All enquiries related to this notice and matters therein to be referred to: Chief Officer, County Ministry of Lands, Infrastructure, Housing and Urban development.

Sarah Kikindi,

**COUNTY EXECUTIVE COMMITTEE MEMBER
MINISTRY OF LANDS, INFRASTRUCTURE,
HOUSING & URBAN DEVELOPMENT**