

COUNTY GOVERNMENT OF NYERI

WHEN REPLYING PLEASE QUOTE
OUR REFERENCE NO AND DATE.
ALL CORRESPONDENCES TO BE
ADDRESSED TO THE COUNTY
EXECUTIVE COMMITTEE MEMBER
LHP&U



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DEPARTMENT OF LAND, HOUSING, PHYSICAL PLANNING AND URBANIZATION

1. CONSULTANCY SERVICES FOR PREPARATION OF COMPREHENSIVE VALUATION ROLL FOR RATABLE PROPERTY IN NYERI TOWN.

Introduction

The Constitution of Kenya 2010 identifies property taxes as one of the main source of revenue. Over the years, the defunct local authorities collected rates revenue as provided for under the Rating Act (chapter 266) and the Valuation for Rating Act (chapter 267).

County Government of Nyeri rely on rates revenue as one of its key funding streams in provision of services to the public. The County has expanded in many aspects yet the number of rate payers has remained quite low going by the registers and valuation roll in place. It is therefore desirable that the property tax burden be extended to be borne by as many of the property owners within the municipality as may be practically included in the valuation roll.

Objective: The overall objective of the consultancy is to establish the economic viability of imposing land rates and property transaction taxes within Nyeri Municipality.

Scope of assignment

The specific tasks to be performed by the consultant will be:

1. Undertake a complete land audit verifying all properties within the given boundaries and compare the valuation roll with the latest deeds of the municipality.
2. Reconcile all cadastre data with the valuation roll and a spatial representation of the valuation roll to assist in the matching and reconciling of data be undertaken.
3. To review the legislative and institutional framework for levying, administering and all matters relating to land rates, land transaction taxes and other property-based taxation in respect of County government as provided for under the Constitution of Kenya and other relevant legislations.

4. To assess/review the existing county administrative structures and determine the suitability or otherwise of the existing structures to levy and administer land rates and other property-based taxes and make necessary recommendations.
5. Undertake a profile of the residents or potential rateable land in the target areas established above to determine the ability of imposing the proposed land rates and other property-related taxes.
6. Recommend the basis of rating that is affordable to the potential rate payers and complies with the provisions of the law.
7. Prepare an inventory of properties that qualify for rating as provided for under the Rating Act and Valuation for Rating Act in each of the selected target areas providing the details of the land registration number, rateable owner and land area and GIS map.
8. Assess the potential revenue per annum to be achieved from rating by generating a basis for valuation.

Technical Competencies;

Firms should submit their expression of interest that will include;

- Company profile. Provide company profile with firm's background, physical address, telephone contacts, facilities, organizational structure, directors and key staff to include experience and qualifications, products and services offered
- Provide evidence of at least five (5) similar projects done in the past.
- Certificate of incorporation/ registration.

2. CONSULTANCY SERVICES FOR PREPARATION OF COUNTY SPATIAL PLAN (CSP).

Pursuant to the constitution of Kenya, the county Government Act (2012), the physical planning Act (CAP) and the urban areas and cities act (2011), the county Government of Nyeri intends to prepare a GIS – based County Spatial Plan (CSP) that will cover the entire geographical boundaries of Nyeri County. The CSP shall provide a strategic vision on spatial development of the County over a period of ten (10) years.

Overall objective

To provide a comprehensive spatial framework to guide and co-ordinate land use activities and promote sustainable development within the county.

The **key output** will be a GIS – based County Spatial plan that will guide development in the entire Nyeri County in form of a written statement consisting of a development policies, strategies, and actions/measures; and graphical illustrations (maps, diagrams and models).

TECHNICAL COMPETENCIES

- Clear understanding of the planning process.
- Experience in GIS mapping.
- Competency of the firm's human resource base and specialization to undertake the assignment.
- Evidence of similar projects done in the past.

3. FEASIBILITY STUDY ON REDEVELOPMENT/URBAN RENEWAL OF DILAPIDATED COUNTY RESIDENTIAL HOUSES IN BLUE VALLEY ESTATE – NYERI TOWN

Scope of Assignment

The feasibility study is intended to offer the following insights:

1. To establish the viability of development of the underutilized land and give various options for development.
2. To give a detailed assessment of the technical, economic, financial, environmental and sociological benefits that may accrue from such development.
3. To give an assessment of the cost outlay and implication to the County Government of each option.
4. To establish the permits, licenses and authorizations required from various institutions to come up with the proposed project.
5. Recommendations for way forward and steps that may be taken to secure financing for the project.

Technical Competencies:

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