

# MURANG'A COUNTY GOVERNMENT



## REQUEST FOR PROPOSAL FORM FOR LAND ALLOCATION

(As per Section 12(1)(e) of the Land Act, CAP 280)

### 1. Name and details of Investor – Maximum 5 Marks

- i. Sole Proprietor.....1 mark
- ii. Company.....5 marks
- iii. Cooperative/Farmers' entity with more than 2,000 members.....3 marks

### Required Documents

- Certificate of Incorporation (local or international)
- Business/Trade License
- Tax Compliance Certificate (local or international)
- CR-12 (Local applicants)
- Audited Financial Statements for the last 3 years – if a local subsidiary, statements from the parent company will be accepted
- For international bidders applying through local subsidiaries:
- Certificate of Registration of the parent company
- Agreement between the local subsidiary and the international parent supporting the bid

### 2. Address – Maximum 8 Marks

- Phone Number.....1 mark
- Website.....3 marks
- Corporate Email.....2 marks
- Physical Address (GPS coordinates).....2 marks

### 3. Nationality.....No Marks

### 4. Period of Operation/Age of Entity – Maximum 5 Marks

- i. Less than 2 years.....1 mark
- ii. 3–5 years.....3 marks
- iii. Above 5 years.....5 marks

(Provide Certificate of Registration)

### 5. Nature of Business (Current/Proposed) – Maximum 12 Marks

- i. Agro-processing.....12 marks
- ii. Manufacturing.....10 marks
- iii. Medical/Pharmaceutical.....5 marks
- iv. Non-manufacturing.....3 marks

(Provide valid Business License)

### 6. Scheme Design/Layout – Mandatory Requirement

Layout certified by a registered architect (Yes/No). No marks awarded.

### 7. Size of Business (Number of Employees – Current/Proposed) – Maximum 24 Marks

- Small (50 and below).....8 marks
- Medium (51–250).....16 marks
- Large (251 and above).....24 marks

(Provide payroll and a letter from the tax authority)

### 8. Stock Exchange Listing – Maximum 12 Marks

Listed in Stock Exchange? Yes/No.

If yes, state where and provide a Certificate of Listing issued by the Stock Markets Authority.....12 marks

### 9. Financial Institution/Bank/Financier – Maximum 5 Marks

- i. Tier 1 Bank.....5 marks
- ii. Others.....3 marks

(Provide a letter from the bank/financier/venture capital firm)

### 10. Investment Value in Ksh. – Maximum 24 Marks

- i. Ksh. 5M – 100M.....8 marks
- ii. Ksh. 101M – 200M.....16 marks
- iii. Ksh. 201M and above.....24 marks

(Provide Bank Guarantee)

### 11. Pricing

#### Reserve Price per Acre:

#### a) Murang'a Industrial Park (Opposite Makenji):

- Commercial – Kshs .....
- Industrial – Kshs .....

- Recreation Zone – Kshs .....
- Affordable Housing– Kshs .....
- Bus Park– Kshs .....
- ICT Hub– Kshs.....
- Primary School– Kshs .....
- Secondary School– Kshs .....
- Infrastructure: Roads, Sewer, Water, Internet, Power– Kshs .....
- The 41 acres–resultant parcel from the subdivision of land parcel L.R. No 12157/110– Kshs.....
- b) Gikono Landfill Kshs .....
- c) SME Parks: Maragua (9), Kiharu (7), Kangema (1), Kandara (2), Kigumo (3) Kshs.....

**Note:** For every Ksh. 1 million per acre above the reserve price, applicants earn an additional 5 marks.

### 12. Target Market – Maximum 12 Marks

- a. Local.....5 marks
- b. Regional.....8 marks
- c. International.....12 marks

(Provide off-takers' agreements)

### 13. Size of Land Applied For – Maximum 10 Marks

- a. 2 acres and below.....1 mark
- b. 3–10 acres.....3 marks
- c. 11 acres and above.....10 marks

### 14. Annual Turnover – Maximum 5 Marks

- a. Ksh. 10M and below.....1 mark
- b. Ksh. 11M – 100M.....3 marks
- c. Above Ksh. 101M.....5 marks

(Provide audited accounts for the last 3 years)

### 15. Other Financial Propositions – Maximum 18 Marks

Applicants may propose additional financial arrangements beneficial to the County, including (but not limited to) joint ventures, profit-sharing, or other innovative models.

**Note:** If an applicant scores at least 100 marks under criteria 1–14 and presents a strong financial proposition, the County may grant concessions under Criterion 11 (Pricing).

### TOTAL POSSIBLE MARKS: 140

Plus additional marks as per Criterion 11 (Pricing).

### DECLARATION

I, ..... of ID/Passport No. and P.O. Box, on behalf of (Company Name)..., hereby declare that the information provided above is true and correct.

I also authorize Murang'a County Government to verify the above information in confidence.

- Name of Company:.....
- Stamp/Seal of Company:.....
- Name of Authorized Signatory:.....
- Designation:.....
- Phone Contact:.....
- Email Address:.....
- Place of Execution:.....
- Date:.....
- Signature:.....

### SPECIAL CONDITIONS

1. Allocation of plots will be on a *first fully paid-up, first served* basis, subject to meeting set criteria.
2. By applying for the above-stated land, you signify an irrevocable commitment to pay for the land if allocated by the Murang'a County Government, as per the prices indicated herein. Please note that the National Land Commission reserves the right to adjust these prices before issuing formal allocation letters.
3. Successful applicants will be issued a lease for 30 years, renewable.
4. Successful applicants must pay the full consideration within 4 weeks from the date of notification of award.
5. Successful allottees must commence construction within 6 months of allocation and complete at least one phase of the project within 12 months. Failure to comply will lead to repossession by the County.
6. Unless with the permission of the county government, successful allottees shall not lease, sublet, or use the lease document as collateral for loans.
7. Development must be in accordance with the approved master plan unless a variation is consented to by the County.