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.

MURANG'A COUNTY GOVERNMENT

INVESTMENT OPPORTUNITIES IN MURANG'A COUNTY

PUBLIC REQUEST FOR PROPOSALS PURSUANT TO SECTION 12(1)(E) OF THE LAND ACT, CAP 280

The Murang'a County Government is committed to industrializing the county, creating jobs, and enhancing opportunities for value addition to its diverse agricultural products. The ultimate goal is to increase farmers' incomes, improve the overall standard of living for residents, and boost the county's own-source revenue. The additional revenue will support ongoing public projects such as paving more roads, expanding healthcare systems, among others.

In pursuit of this vision, the County hosted its inaugural Investment Conference on **13th–14th June 2025**. During the conference, a market sounding of available opportunities was undertaken, and the County pledged to provide detailed investment opportunities at a later date.

Pursuant to **Section 12(1)(e) of the Land Act, Cap 280**, the **Murang'a County Land Allocation and Leases Management Act, 2023**, and **Regulation 17 of the Murang'a County Land Allocation and Lease Management Regulations, 2024**, the County Government now formally invites interested investors to explore and engage in these opportunities under the following guidelines:

A) MURANG'A INDUSTRIAL PARK – OPPOSITE MAKENJI

Reserve Price (Stand Premium and Annual Rent) per Acre

i. Commercial Zone – Kshs 6.4 million (Premium), Kshs 1.28 million (Annual Rent)
ii. Industrial Zone – Kshs 7 million (Premium), Kshs 1.4 million (Annual Rent)
iii. Recreation Zone – Kshs 6.4 million (Premium), Kshs 1.28 million (Annual Rent)
iv. Affordable Housing Zone – Kshs 6.4 million (Premium), Kshs 1.28 million (Annual Rent)
v. Bus Park – Kshs 6.4 million (Premium), Kshs 1.28 million (Annual Rent)
vi. ICT Hub – Kshs 6.4 million (Premium), Kshs 1.28 million (Annual Rent)
vii. Primary School – Kshs 6.4 million (Premium), Kshs 1.28 million (Annual Rent)
viii. Secondary School – Kshs 6.4 million (Premium), Kshs 1.28 million (Annual Rent)
ix. Infrastructure (Roads, Sewer, Water, Internet, Power) – To be evaluated based on applicant proposals.
x. The 41 acres-resultant parcel from the subdivision of land parcel L.R. No 12157/110-Kshs 6.4 million (Premium), Kshs 1.28 million (Annual Rent)

B) GIKONO LANDFILL

Per acre (Reserve Price, Stand Premium, and Annual Rent) – Proposals will be evaluated.

C) SME PARKS

Per acre (Reserve Price, Stand Premium, and Annual Rent):

- Maragua: 9 pieces
- Kiharu: 7 pieces
- Kangema: 1 piece
- Kandara: 2 pieces
- Kigumo: 3 pieces

Rate: Kshs 1.2 million (Stand Premium), Kshs 240,000 (Annual Rent).

D) EXPORT PROCESSING ZONE (INDUSTRIAL)

Per acre (Reserve Price, Stand Premium, and Annual Rent):
Kshs 7 million (Premium), Kshs 1.4 million (Annual Rent).

NOTES

1. **APPLICATION FEE**

A non-refundable application fee of **Kshs 20,000** is payable via:
o **Name:** Murang'a County Investment Conference
o **Bank Account:** 0220286335186
o **Bank:** Equity Bank Limited
o **Branch:** Murang'a Branch
o **M-Pesa Paybill:** 247247 | **Account No.:** 0220286335186

2. **EVALUATION OF PROPOSALS**

Proposals will be evaluated based on a broad set of considerations, not just reserve prices. Higher bids will carry greater weight. The full evaluation criteria and lease conditions (including tenure) are available on the County website.

3. 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.

4. Successful applicants will be issued a lease for 30 years, renewable.

5. **SUBMISSION DEADLINE**

Interested investors should complete the **Request for Proposal (RFP) form** available at ***www.muranga.go.ke*** by **14th October 2025 (close of business)**. The Murang'a County Land Allocation and Lease Management Committee will review all applications.

6. **OPPORTUNITY DROPPED FROM THIS PHASE** - Mukurwe wa Nyagathanga.

CAIPS, MCCCU Milk Factory and Mariira Farm (further consultations ongoing).

7. **SPECIAL ECONOMIC ZONES REGISTRATION**

For Murang'a Industrial Park, the County is working to register the park under the Special Economic Zones Authority (SEZA).

8. Allottees will therefore be subject to SEZ regulations and benefit from incentives such as tax reliefs.

9. **SURVEY MAPS**

Authenticated survey maps can be inspected at the **CECM Lands Office, Murang'a County Headquarters**.

10. **EXPORT PROCESSING ZONE APPLICATIONS**

For EPZ opportunities, the County will only recommend investors to the **Export Processing Zones Authority (EPZA)**, which will then conduct its own vetting.

11. **APPLICABILITY**

This call for proposals applies to **all investors**, including those who had earlier expressed interest during the Investment Conference held on 13th – 14th June 2025.

12. **Clarifications (on or before 14th October 2025)**

» **Trade Department, Murang'a County HQs, 3rd Floor**
Mr. Paul Mugo, CECM Trade and Industrialization
Email: paulmugo@muranga.go.ke / mugojjj@gmail.com | Phone: 0722 985 453

» **County Lands Department, Murang'a County HQs, 1st Floor**
Mr. Jame Gatuna, CECM Lands
Email: ceclands@muranga.go.ke / gatuna@muranga.go.ke | Phone: 0719 640 930

» **Director, Trade**
Ms. Rose Maingi
Email: tradeinmuranga@gmail.com

COUNTY ASSEMBLY OF NYERI

P.O BOX 162-10100, NYERI info@nyeriassembly.go.ke
Tel: +061 2037100
OFFICE OF THE CLERK

NOTICE TO THE NOMINEES AND MEMBERS OF THE PUBLIC

Pursuant to Article 179 (1) (b) of the Constitution, Section 44, 45, 44 (2A) and 58 (A) of the County Governments Act, Cap. 265 and section 5 to 8 of the Public Appointments (County Assemblies Approval) Act, Cap. 265B, the Assembly has received from H.E. the Governor of Nyeri County the names of Nominees for approval by the County Assembly. The Nominees are hereby invited for vetting by the **Assembly Committees on Appointments**; **Finance and Economic Planning and Legal Affairs, County Public Service and Administration on Thursday, 16th day of October, 2025** at the County Assembly in Ruring'u as per the schedule here below:-

No.	Name	Portfolio	Time	Vetting Committee
1.	Mr. Edward Irungu Mwangi	County Secretary	9:00 – 10:00 Am	Appointments
2.	Mr. Zephaniah Mbaka Rwanda	Economic Planning	10:15 – 11:15 Am	Finance and Economic Planning
3.	Mr. Mwangi Stephen Kioni	Finance and Accounting	11:30 Am – 12:30 Pm	Finance and Economic Planning
4.	Mr. Muriuki Nahashon Mung'ora	Governor's Office	9:00 – 10:00 Am	Legal Affairs, County Public Service and Administration
5	Mr. Ronald Mwambia	Chairperson	10:15 - 10:45 a.m.	Appointments
6	Ms. Rosemary Wanjiru Nderitu	Member	11:15 a.m. - 11:45 a.m.	Appointments
7	Mr. Zachary Mathenge Wanjau	Member	12:00 noon – 12:30 p.m.	Appointments
8	Mr. Kariuki Muthui	Member	12:45 p.m. – 1:15 p.m.	Appointments
9	Ms. Pauline Wanjiru Nduuru	Member	1:30 p.m. – 2:00 pm.	Appointments

The Nominees are required to collect the relevant Questionnaire from the Office of the Clerk of the County Assembly during official working hours. Alternatively, the Questionnaire may be obtained from the County Assembly of Nyeri website **https://www.nyeriassembly.go.ke/advert/.** The Questionnaire should then be returned (**in triplicate**), together with true copies of the Nominee's identity card or passport, academic and professional certificates and other testimonials including but not limited to the thesis, journals and publications by **Tuesday, 14th October, 2025 at 5:00 p.m.**

The Nominees should also enclose true copies of current clearance certificates from the following Institutions:- The Ethics and Anti-corruption Commission; the Kenya Revenue Authority; the Higher Education Loans Board; the Criminal Investigation Department; the Credit Reference Bureau and Commission for Higher Education (applicable to those with foreign degrees only).

The originals of the aforementioned documents **must** be availed to the Committee at the approval hearing.

Members of the public are invited to attend the approval hearing sessions. Any member of the public with information having a bearing to the appointment of any of the Nominees mentioned here above is hereby invited to submit in writing the said information or comment by written statement on oath and accompanied by evidence to the Clerk of the Assembly on or before **Tuesday, 14th October, 2025 at 5:00 p.m.**

CLERK,
COUNTY ASSEMBLY OF NYERI