I COUNTY GOVERNMENT OF TAVETA

1 DEPARTMENT OF LANDS, PHYSICAL PLANNING, MINING AND URBAN DEVELOPMENT

OFFICE OF THE COUNT EXECUTIVE COMMITTEE MEMBER

P. O. Box 1066, 80304 Wundanyi. Tel.' +254 702 200543. Email: landstaital@gmail.com

TTCG/LPPM&UD/CCECMCORWVOL. 3/133 8th December2025

The Clerk,
Taita Taveta County Assembly

RE: RESPONSE ON MRAMBA COMMUNITY LAND

The above subject matter refers.

1. The current legal status of the land known as Mramba Community Land, including survey, adjudication, and registration progress.

Under the Community Land Act, 2016 (CLA), community land refers to land used or owned collectively by a distinct group of users who are defined by shared ethnicity, ancestry, common culture or livelihood, geographical or ecological space, or any other interest. Where such land is not yet registered, it is provisionally held in trust by the County Government until the registration process is completed. During the transition period, the government shall ensure that community land is protected against illegal alienation, lease, or disposal without community consent.

In 2023, the Mramba Community Land measuring 28,000 Acres) was officially gazetted as one of the areas earmarked for adjudication and registration. Mramba Community comprises residents from eight (8) sub-locations of Bura ward, namely:

1. Nyolo
2. "Ole
3. Mnamu
4. Saghaighu
5. Mrughua

6. Mwashuma/Mlughi
7. Godoma
8. Mwakitau

2. Whether the land has been formally recognized and processed under the provisions of the Community Land Act, 2016.

Yes, Mramba Community Land is formally acknowledged as Community Land under Kenyan law and has been officially gazetted for registration. However, this recognition has not yet translated into full processing or issuance of a title owing to a pending matter in court. A section of the community challenged the process of electing the Community Land Management Committee (CLMC), particularly, arguably, due to the exclusion of community members from the other seven sub-locations. Allegedly, only the Mwakitau sub-location had been scheduled to participate in the elections. The fact that the land remains known as "unregistered community land" suggests the formal process is incomplete.

3. Any titles, leases, or allotments that have been issued on the said land to private individuals, Corporations, or Government Institutions

There is no official record indicating that any land within Mramba Community Land has been leased out or registered, or allotted to private individuals, corporations, or government institutions. However, informally, it is common knowledge that there is a private camp known as Lions Bluff operating under the trade mark Sun World with a 10-year lease from the Mramba Community representatives ("the committee") as part of the Lumo conservancy initiative. However, one cannot completely rule out the possibility of undisclosed or irregular allocations/leases on the Mramba Community Land. This is due to the opaque nature of land alienation processes in Kenya.

Consequently, despite formal recognition, key steps required for full registration remain incomplete; as such, Mramba remains unregistered community land, held in trust by the County Government.

4. Measures being taken by the County Government to protect the Community's interests and prevent illegal occupation or irregular allocation

To protect the Mramba Community Land, the County Government has taken the following steps:

i. The County government listed and gazetted it as one of the community lands for registration; ii. In 2019, the County Government appointed a Task Force to look at the status of all ranches, including Mramba Community Land, and made appropriate recommendations on how the land can be protected.

iii. The County has drafted a Community Land policy and attendant Regulations to strengthen local mechanisms for managing Community Land.
iv. The County Government continues to work closely with Mramba Community, National Government Agencies, and partners to ensure protection and successful registration of the Community Land.
v. Investigate and seek full disclosure of terms and conditions of any lease agreements between Sun World tourist operators and the Mramba community.

5. The planned timeline and actions to finalize the documentation of communal ownership to guarantee secure tenure to the Mramba community.

Actions to finalise registration of Mramba Community Land
To complete registration of Mramba Community Land, the following steps are necessary:

a) First, the County leadership (political) to prevail upon litigants to withdraw the case from the couns in favour of the Alternative Dispute Resolution (ADR) mechanism;
b) Once the matter is in the hands of the community, County Authorities shall ensure that there is inclusive Community engagement by bringing together all eight sublocations to agree on:

i. Leadership and representation, ii. Decision-making procedures, iii. Develop a unified community membership list and governance structure. iv. Keep the community informed through regular updates.

c) Work closely with national government agencies, the Community Land Registrar, and Surveyors, to complete registration processes.
d) Push for the immediate election of CLMC and the start of survey and mapping.

Thank you.



Hon.Christina Zighe Mwashighadi
County Executive Committee Member
Lands. Physical Planning, Mining. and Urban Development