



**The County Government of Lamu
P. O. Box 74-80500
Lamu, Kenya**

**TERMS OF REFERENCE FOR PROVISION OF CONSULTANTS
SERVICES FOR SURVEY & REGULARIZATION AT MANGAI,
MILIMANI & BASUBA (BLOCK TITLE) IN LAMU EAST SUB-COUNTY**

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1.0 Introduction

The County Government of Lamu has set aside funds for the financial year 2016/2017 for provision of survey services to Mangai, Milimani & Basuba (Block Title) Survey in Lamu East Sub-County. The main objective of the project is to enhance security of tenure through formalization of claims on public land. In order to achieve this, the County Government intends to procure provision of survey services for cadastral survey of the mentioned area.

2.0 Provision of Survey Services to Mangai, Milimani & Basuba (Block Title) Survey

The scope of services will require the consultant to:

- I. Include personnel from the National/County Ministry of Land and National Land Commission to undertake reservation of land, stakeholder sensitization, identification of beneficiaries, dispute resolutions and project supervision.
- II. Undertake a survey data search of all existing surveys in and around the project areas.
- III. Identify and recover existing survey control points in and around the project areas suitable for use as datum points for establishment of controls for the projects.
- IV. Establish survey control points and undertake the controls survey sufficient to place block corner beacons in the whole project area(s).
- V. Establish and survey block corner beacons to delineate all roads.
- VI. Survey and Beacon all plots, show the beacons to beneficiaries and issue beacon certificates where applicable.
- VII. Compile the resulting survey data, field notes, computations, survey plans, list of beneficiaries and submit them to the County Government for further action.
- VIII. The Consultant will be expected to follow up the approvals.
- IX. Follow up preparation and approval of Deed Plans /RIMs in liaison with County Surveyor.
- X. The projects are expected to be completed as shown in the implementation plan.

The County Government of Lamu invites eligible consultants, who must be firms of Licensed Land Surveyors, to indicate their interest in providing the services.

3.0 Methodology

The process of undertaking survey and regularization of the village should be guided by the following:-

- I. Existing legal framework
- II. Benchmarking for best practices
- III. Public participation
- IV. Multi-sectoral/Multidisciplinary approach
- V. Project development objectives
- VI. Terms of Reference.

4.0 Finance

The performance guarantee of 5% of bid price will be needed and may be paid in form of a bank guarantee, issued by an authorized financial institution or an irrevocable letter of credit.

5.0 Expected Outputs

The table below summarizes the implementation timeline and expected outputs from the project.

S/NO	PROJECT TITLE	PROJECT AREA	ESTIMATED NO. OF PLOTS	ITIMELINE (WEEKS)	EXPECTED OUTPUTS
1.	Provision Of Survey & Regularization Services At Mangai, Milimani & Basuba (Block Title) Survey	Mangai, Milimani & Basuba (Block Title) Lamu East Sub-County	800	12	1. Rims 2. Survey plans. 3. List of beneficiaries

6.0 Mode of Payment

No,	Item	Deliverable	Percentage (%)	Timeline (Weeks)
1.	Project Inception and Reconnaissance Survey	Inception Report	20	2 Weeks
2.	Establishment of controls, Re-establishment of boundaries & Preparation of Comprehensive Advisory Plan	1) Subdivision Scheme 2) Ground control survey report	30	4 Weeks
3.	Placement of beacons	Status report (list of beneficiaries and beacon certificates)	40	12 Weeks
4.	Preparation of cadastral plan, submission & approval	Approved Cadastral plan(RIM/Deed plans) and final list of beneficiaries	10	2 Week

7.0 Implementation Framework/Institutional Delivery Framework

- i. The preparation and implementation of the project will require cooperation, collaboration and partnership between the Consultant, County/National Government and Local Community.
- ii. The County Government of Lamu, Ministry of Land, Housing & Urban Development and National Land Commission (NLC) will provide the necessary leadership to steer the process.
- iii. The consultant will facilitate personnel nominated by County Government of Lamu for purposes of reservation of land, Stakeholder sensitization, identification of beneficiaries, dispute resolutions and project supervision.