



REPUBLIC OF KENYA

COUNTY GOVERNMENT OF LAMU

**TERMS OF REFERENCE FOR PROVISION OF CONSULTANTS
SERVICES FOR PLANNING & SURVEY / REGULARIZATION OF WITU
TOWNSHIP IN LAMU WEST SUB COUNTY**

PROCURING ENTITY:.....

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1.0 Introduction

The County Government of Lamu has set aside funds for the financial year 2016/2017 for planning and survey of Witu Township in Lamu West Sub-county.

The main objective of the project is to provide a framework for growth and development of Witu township and enhance security of tenure through formalization of claims on public land.

In order to achieve this, the County Government intends to procure consultancy services for planning and cadastral survey of the mentioned area.

2.0 Planning and survey of Witu Township

The scope of services **SHALL** require the consultant to:

- I. Include and facilitate 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. Prepare an Advisory/Regularization plan for Witu Township
- III. Undertake a survey data search of all existing surveys in and around the project areas.
- IV. 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.
- V. Establish survey control points and undertake the controls survey sufficient to place block corner beacons in the whole project area(s).
- VI. Establish and survey block corner beacons to delineate all roads.
- VII. survey and Beacon all plots, show the beacons to beneficiaries and issue beacon certificates where applicable.
- VIII. Compile the resulting survey data, field notes, computations, survey plans, list of beneficiaries and submit them to the relevant authorities for approval. 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 and Planners, to indicate their interest in providing the services.

3.0 Methodology

The process of undertaking planning and survey of the Township 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 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	TIMELINE (WEEKS)	EXPECTED OUTPUTS
1.	Planning & survey of Witu Township (Approx. 200 Acres)	Witu	2,000	13	1. Advisory Plan 2. Survey Plan 3. List of beneficiaries

5.0 Mode of Payment

No	Item	Deliverable	Percentage (%)	Timeline
1.	Project Inception and Reconnaissance Survey	Inception Report	20	2 weeks
2.	Establishment of Controls, boundaries & preparation of Regularization Plan	1. Ground control survey report 2. Township Advisory Plan	30	4 weeks
3.	Placement of beacons	Status report (list of beneficiaries and beacon certificates)	40	6 weeks
4.	Preparation of cadastral plan, submission & approval	Approved Cadastral plan(RIM/Deed plans) and final list of beneficiaries	10	1 week

6.0 Implementation framework/institutional delivery framework

The preparation and implementation of the project will require cooperation, collaboration and partnership between the Consultant, County/National government and local community.

The County Government of Lamu, National Ministry of Land and National Land Commission will provide the necessary leadership to steer the process as the mandate falls within their domain. **The consultant SHALL facilitate personnel (at least 6 officers) nominated by County Government of Lamu for purposes of reservation of land, stakeholder sensitization, identification of beneficiaries, dispute resolutions and project supervision.**