

# Conversion of Land Reference Numbers to new parcel numbers in respect of the Nairobi Land Registration Unit as per the Special Gazette Notice issued on 31st December 2020

## Background

On December 31st, 2020, a Special Issue of the Kenya Gazette Notice 11348 of 2020 was published with a Notification of the conversion of Land Reference (L.R) Numbers of various properties in Nairobi to new Parcel Numbers. This has been done pursuant to Regulation 4 (4) of the Land Registration (Registration Units) Order, 2017 by the Cabinet Secretary for Lands and Physical Planning, having received from the Registrar the conversion list and cadastral maps in respect of the Nairobi Land Registration Unit.

The said Special Issue of the Kenya Gazette notifies the general public that the Land Reference Numbers specified therein have been converted to new Parcel Numbers with the corresponding acreage respectively.

## Reason for the conversion of the Land Reference Numbers to New Parcel Numbers

The reason for the conversion is to cancel and replace all title deeds that were issued under the old laws that include the Indian Transfer of Property Act, 1882, the Government Lands Act (Cap. 280), the Registration of Titles Act (Cap. 281), the Land Titles Act (Cap. 282) and the Registered Land Act (Cap. 300), which were repealed by enactment of the Land Registration Act No.3 of 2012 and the Land Act No.6 of 2012.

## Why some properties are affected and others are not

Due to the vast number of title deeds in the country they cannot all be converted at once hence the Ministry of Lands and Physical Planning has started with the Nairobi Land Registration Unit and the conversion is being done in batches. The Ministry has therefore only published the first Twenty Nine (29) out of the Two Hundred and Fifty (250) blocks that make up Nairobi that have been converted to date.

## What about properties not affected in this instance of conversion

All the title deeds will be converted at some point and time and the process of the conversion is envisaged to continue until the end of year 2022 and will be done free of charge to the landowners who will be required to apply to the Ministry of Lands for their new title deeds on surrender of the old title deeds.

### **Timelines and duration for complaints arising from the conversion**

The Special Gazette Notice states that from the April 1st, 2021 all land transactions in the land parcels listed in the notification of conversion list will be carried out in the new registers. Furthermore, any person with an interest in land who is aggrieved by the information in the conversion list or the cadastral maps is invited, within the next ninety (90) days from the December 31st, 2021 to:

- (a) make a complaint, in writing in the prescribed Form to the Registrar in respect of the information contained in the conversion list and the cadastral maps; or
- (b) apply to the Registrar in the prescribed Form for the registration of a caution pending the clarification or resolution of any complaint.

### **Conclusion**

The conversion exercise has wide-ranging consequences and therefore all landowners and persons with an interest in land must be watchful and compliant with all the notices or requirements that the Cabinet Secretary or Registrar may prescribe, to enable a smooth transition of their respective properties' records.

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