



FIG Working Week 2012

Rome, Italy 6–10 May

Knowing to:

Manage the territory
Protect the environment
Evaluate the cultural heritage



Controlled Tenancy: A Curse or Blessing to Property Investment in Kenya

Collins KOWUOR, Kenya

TS 03J – Task Force on Property and Housing I (6193)

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*"The Americans couldn't destroy Hanoi, but we
have destroyed our city by very low rents"*

Nguyen Co Thach
Vietnam's Foreign Minister, 1989

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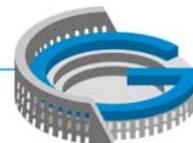




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CONTROLLED TENANCIES IN KENYA

LA BARACCOPOLI DI SOWETO



- Rent Restriction Act
- 1959

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CONTROLLED TENANCIES IN KENYA



- Landlord and Tenant Act
- 1965

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ARGUMENTS IN FAVOUR

- Information asymmetry
- Tax benefits trickle down
- Incentive to renovate dilapidated buildings
- Reduction of tenant instability
- Human rights
- Societal cohesion

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ARGUMENTS AGAINST

- Reduced quality of housing
- Reduced investment
- Higher rents
- Limiting individual's mobility
- Dilapidated buildings
- Housing shortage
- Restrict property rights

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WAY FORWARD

- Simplicity
- Transparency
- Capital recovery
- Predictability
- Enforceability
- Special courts
- Accessibility

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THANK YOU

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