1. Background Information

This research is based on a critical analysis of the findings of the 2003 Commission of Inquiry into the Illegal/ Irregular Allocation of Public Land in Kenya. The research is based on a critical analysis of the findings of the 2003 Commission of Inquiry into the Illegal/ Irregular Allocation of Public Land in Kenya. Land is a focal point in Kenya’s history. Land was the basis for waging Kenya’s struggle for Independence. Land is pivotal to Kenya’s social, economic, political, and legal relations. The illegal/irregular allocation of public land and the subsequent creation of a land market for these “illegal” parcels of land had started to impact on urban and rural land markets in the form of ‘spiralling land prices; illegal developments; etc. The land that is vested in the Government of Kenya. It includes un-alienated government land, i.e. those lands vested in the Government and over which no title has been issued and unalienated government land to which the government has leased to private individuals or bodies corporate, or which have been reserved for the use of Government ministry, municipal corporations or other public institutions, or land set for a public purpose. Allocation: This is an offer of government land to an individual or body corporate that has been made through the procedure of allocation. It is a letter of offer and does not confer interest in or titles to land. The offer expires after 30 days. Allocation: This is an offer of government land to an individual or body corporate that has been made through the procedure of allocation. It is a letter of offer and does not confer interest in or titles to land. The offer expires after 30 days.

2. Definition of terms

Public land: All land that is vested in the public or held under public tenure. It includes a wide variety of different kinds of land that is administered by central government, local authorities, etc. Types of public land are: unalienated government land, alienated government land, government land, and state land and include state lands and private land, respectively. The land that is vested in the Government of Kenya. It includes unalienated government land, i.e. those lands vested in the Government and over which no title has been issued and unalienated government land to which the government has leased to private individuals or bodies corporate, or which have been reserved for the use of Government ministry, municipal corporations or other public institutions, or land set for a public purpose. Allocation: This is an offer of government land to an individual or body corporate that has been made through the procedure of allocation. It is a letter of offer and does not confer interest in or titles to land. The offer expires after 30 days. Allocation: This is an offer of government land to an individual or body corporate that has been made through the procedure of allocation. It is a letter of offer and does not confer interest in or titles to land. The offer expires after 30 days.

3. Research Objectives and Research Questions

To analyze the impact of irregular/illegal allocation of public land on urban and rural market behaviours 1992-2002.

4. Data Collection

All the data has been compiled from the Ndung’u commission report (volumes 1 and 2).

5. Research Findings

Nearly all land illegally/irregularly allocated was unalienated land.


7. The Way forward to protecting public land in Kenya

8. Future Research Questions

9. Funding Source

Owen Resources