



19 November 2025

The Management
MIGAA Management Company/Home Afrika Limited
P.O Box 6254-00100
Nairobi, Kenya

RE: FORMAL PROTEST AND DEMAND FOR IMMEDIATE REDRESS REGARDING UNAUTHORISED AND REPETITIVE MODIFICATIONS TO THE MIGAA DEVELOPMENT MASTERPLAN

Dear Sir/Madam,

We, the residents and property owners of Migaa Golf Estate, hereby lodge this formal protest against Home Afrika Limited for the repeated, untransparent, and legally questionable modifications to the Migaa Development Masterplan. These alterations have violated statutory planning requirements, breached legitimate expectations, and materially prejudiced investors who bought into the estate based on a clearly defined vision sold by the developer.

1. VIOLATION OF STATUTORY AND REGULATORY REQUIREMENTS

The modifications to the masterplan—carried out without genuine, structured, and documented stakeholder engagement—are in breach of:

- The Physical and Land Use Planning Act, 2019 (PLUPA)
- The Constitution of Kenya, 2010
- Environmental Management and Co-ordination Act (EMCA), 1999
- The Fair Administrative Action Act, 2015

2. BREACH OF LEGITIMATE EXPECTATION AND CONTRACTUAL INDUCEMENTS

The original Migaa concept presented by Home Afrika Limited was the basis upon which the majority of us purchased land, invested millions in construction, and committed to long-term residency.

3. NEGATIVE CONSEQUENCES ALREADY AFFECTING RESIDENTS

The repeated alterations have resulted in:

- Refusal or delay of building approvals
- Shrinking common areas
- Loss of green spaces
- Unpredictable high-density developments
- Erosion of property values



4. OUR DEMANDS

We hereby demand:

- Immediate cessation of all alterations
- Release of full masterplan alteration history
- Legally compliant public participation forum
- Harmonization of the masterplan with Kiambu County
- Restoration of common areas and green zones
- Written assurance of compliance

5. NOTICE OF INTENDED ESCALATION

Failure to respond within 14 days will result in escalation to:

- Kiambu County Government
- NCA
- NEMA
- Ombudsman
- Environment and Land Court

CONCLUSION

We therefore expect your written response within fourteen (14) days.

Yours faithfully,

Dr Tommie K Muli
(Secretary, Migaa Residents Association)