

SPECIAL ISSUE

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REPUBLIC OF KENYA

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NATIONAL ASSEMBLY BILLS, 2019

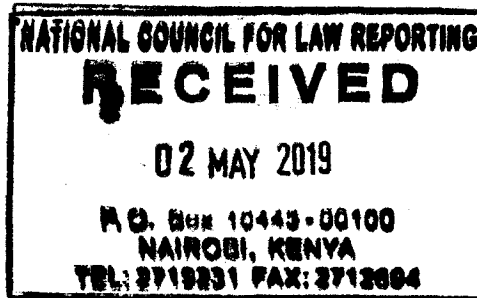
NAIROBI, 29th March, 2019

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THE SECTIONAL PROPERTIES BILL, 2019**A Bill for**

AN ACT of Parliament to provide for the division of buildings into units to be owned by individual proprietors and common property to be owned by proprietors of the units as tenants in common and to provide for the use and management of the units and common property and for connected purposes

ENACTED by the Parliament of Kenya, as follows—

PART I— PRELIMINARY

- 1.** This Act may be cited as the Sectional Properties Act, 2019. Short title.
- 2.** This Act shall apply only in respect of land held on freehold title or on a leasehold title where the unexpired residue of the term is not less than twenty-one years and there is an intention to confer ownership. Application.
- 3.** In this Act, unless the context otherwise requires— Interpretation.
- “board” means the board of a Corporation as provided for in section 26;
- “building” means one or more structures on the same parcel;
- “by-laws”, in relation to a Corporation, means the by-laws of the Corporation as amended from time to time and includes by-laws made in substitution for them;
- “Cabinet Secretary” means the Cabinet Secretary responsible for matters relating to land;
- “cadastral map” has the meaning assigned to it under the Land Registration Act, 2012; No. 3 of 2012.
- “cadastral plan” has the meaning assigned to it under the Land Registration Act, 2012; No. 3 of 2012.
- “certificate of lease” has the meaning assigned to it under the Land Act, 2012; No. 6 of 2012.
- “certificate of title” has the meaning assigned to it under the Land Act, 2012; No. 6 of 2012.