



KEMIR FIRM LIMITED

Land Checklist



Land Checklist

A land checklist, also known as a land inspection checklist or land assessment checklist, is a tool used in real estate and land-related transactions to systematically evaluate and document the condition and characteristics of a piece of land. This checklist is typically used by land buyers, land developers, land surveyors, real estate agents, and other professionals involved in land transactions. The checklist helps ensure that all important aspects of the land are assessed and considered before making a decision or completing a purchase.



Land Checklist

1 Define Your Objectives:

Determine your purpose for buying land.

Are you buying for residential, commercial, agricultural, or investment purposes?

Knowing your objectives will guide your search.

2 Research and Budget:

Research the real estate market to understand property prices in the area of interest.

Set a realistic budget that includes not only the purchase price but also additional costs like legal fees, stamp duty, and land rates.

3 Location and Property Search:

Identify the location where you want to buy land.

Consider factors such as proximity to amenities, infrastructure, and future development plans.

Engage a real estate agent or use online listings to search for suitable properties.

4 Property Viewing and Inspection:

Visit the properties you are interested in to assess their condition and suitability.

Pay attention to land boundaries, access roads, and any existing structures.

5 Title Deed Verification:

Verify the authenticity of the land's title deed by conducting a land search at the Ministry of Lands or through a reputable lawyer.

Ensure that the title deed is free from any encumbrances or disputes.

6 Engage Legal Services:

Hire a qualified and experienced lawyer who specializes in property transactions.

Your lawyer will review the title deed, draft sale agreements, and conduct due diligence on the property.



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Sale Agreement:

Once you're satisfied with the property and the legal aspects, your lawyer will draft a sale agreement that outlines the terms and conditions of the sale, including the purchase price, payment schedule, and the expected date of completion.

8

Deposit Payment:

Pay the agreed-upon deposit to the seller or the seller's advocate as stipulated in the sale agreement.

9

Land Valuation:

If required, obtain a valuation report to determine the property's fair market value. This can be used for negotiation purposes.

10

Land Survey:

Conduct a land survey to confirm the boundaries and dimensions of the land. A licensed surveyor should carry out this task.

11

Obtain Consent:

If the land is subject to any specific consents or approvals, such as change of user, sub-division, or rezoning, obtain the necessary approvals from the relevant authorities.

12

Stamp Duty Payment:

Pay the stamp duty on the sale agreement and the transfer of the property as required by law. Your lawyer will guide you through this process.

13

Completion and Transfer:

On the agreed completion date, pay the balance of the purchase price and complete the transfer of the property.

Ensure that the seller provides you with the original title deed, duly transferred in your name.



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Registration of Title:

File the transfer documents with the Ministry of Lands to have the title deed updated in your name. This step finalizes your ownership.

15

Land Rates and Utilities:

Ensure that land rates and utility bills (water and electricity) are transferred to your name to avoid any future disputes.

16

Possession and Development:

Take possession of the land and proceed with any planned development or construction in compliance with local regulations.

Next Steps:

We offer reliable and transparent real estate solutions, contact us:



Call Us: +254 795 055 551
email us: land@kemirfirm.com
Visit Our Website: www.kemirfirm.com