

MINISTRY OF LANDS

Telegrams "Lands", Nairobi
Telephone: Nairobi 02718050
When replying please quote



DEPARTMENT OF LANDS
1st NGONG AVENUE,
OFF NGONG ROAD,
P.O. BOX 30089,
NAIROBI.

REPORT AND VALUATION ON

3-24-3 YAKUMO, MEGURO-KU
TOKYO, JAPAN

L. R. ADDRESS: 135-2, 137-2, 137-3

3 Chome Yakumo

Meguro-Ku, Tokyo

LOCATION: The property is off Meguro Dori Road, Yakumo Area. Address at
3-24-3 Yakumo Meguro-Ku Tokyo

TITLE DETAILS: Tenure - freehold

Area:	135 - 2:	782m ²
	137 - 10:	278.33m ²
	137 - 3:	135m ²
	135 - 3:	223.34m ²
	Total:	1431.28m ²

Registered owner: Ms Taeko Kuriyama

Buiding owner: Mr. Nobuo Kuriyama

ENCUMBERANCES: A search will be necessary to establish if there are any
encumberances/ liabilities on the title.

PLANNING REGULATIONS: The plot is zoned Residential with a site coverage of 60%
Floor space ratio is 150%.
Maximum height is 10 metres.

IMPROVEMENTS: General description

The parcel is developed with a chancery and the ambassador's residence.

i. Chancery

Constructed in reinforced concrete walls under a slates roof.

Floor has wall to wall carpets.

Windows are in aluminium casements.

External doors are in solid wooden panels while the internal ones are flush.

Accommodation

Basement parking

Upper ground floor: office space with temporary partitions, utility areas.

Ablution area.

First floor:

Office space with temporary partitions

Ablution areas.

Plinth area: $698.53m^2$ (7516 sq.ft)

ii. Residence

Construction in wood on steel frames under a slates roof.

Floors have wall to wall carpets.

Windows are in aluminium casements.

External doors are double lockable solid wooden panels. Internal doors are flush timber.

Accommodation

Ground Floor: living rooms, dining room

Kitchen

Family room

First Floor: Master bedroom

4 no. bedrooms

Study room

Guest room

Servants quarters - 6 no. rooms

Parking: - 2 no. vehicles

Plinth area: $436.85m^2$ (4700 sq.ft)

SERVICES:

All mains are available- sewer, electricity and water. Central heating system is already in place.

Transport is available by railway, at Hyugaoka station or by road using Toei and Tokyo bus.

International schools are in the neighbourhood so are commercial banks.

REMARKS:

It is noteworthy to mention that the economic lifespan of a building constructed in natural stone is 20 years while a wooden one is 10 years, thereafter only the site is considered valuable. However, I will include a depreciated cost of the building which should be disregarded at the selling price is negotiated.

The plot does not front the road and a portion of it is used as an access road, hence reducing area available for construction.

No embassies are located in this neighbourhood. The plot/building are currently leased to the Kenyan Embassy. Though the buildings are almost 20 years old, they can still be renovated to a more user friendly design/space allocation.

There's still the option of re-development to a more optimum space utilisation. Being sitting tenants, the Embassy has a better bargaining position with the owner of the premises.

As we return our figure the ongoing global economic crisis, particularly on property values will be taken into account.

VALUATION:

The following figures are returned:

Land ----- 1,431,300,000 yens (One billion four hundred and thirty one million, three hundred thousand yens), free from any encumbrances.

OR

Kenya shillings 1,245,231,000 (Kenya shillings one billion two hundred and forty five million two hundred and thirty one thousand only)

Buildings --- 149,318,200 yens (One hundred & forty nine million, three hundred and eighteen thousand, two hundred yens)

OR

Kenya shillings 129,906,834/= (Kenya shillings
one hundred and twenty nine million, nine
hundred and six thousand, eight hundred and
thirty four).

NB: 1. Value of building not to be included in the negotiation.

2. Rate of Exchange 100 yens to Ksh. 82.


TERESIA W. KIMONDIU
SENIOR ASSISTANT COMMISSIONER OF LANDS (VALUATION)
FOR COMMISSIONER OF LANDS.

DATED 25TH MAY 2009