

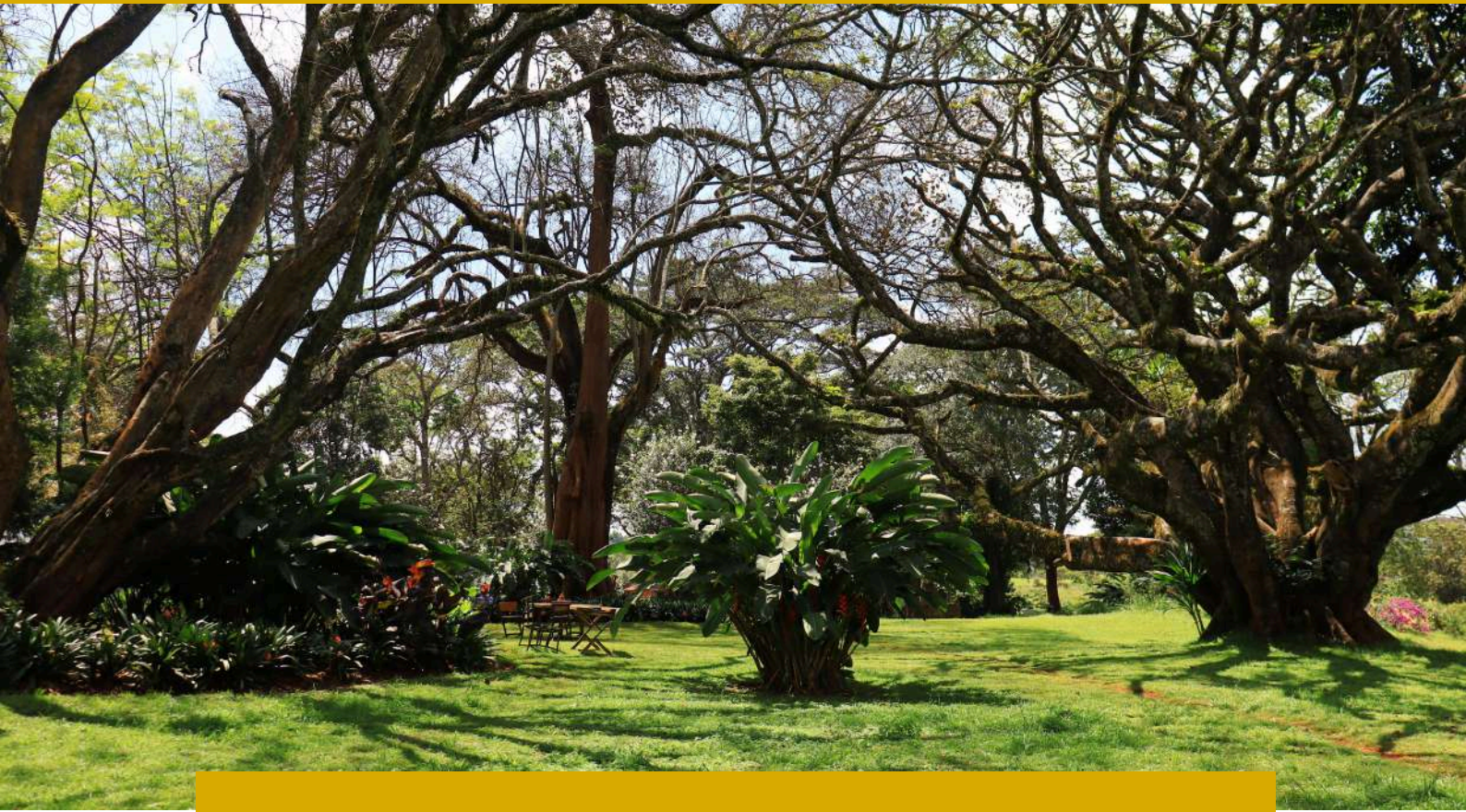


MIGAA

MIGAA GOLF ESTATE

NEWSLETTER

October | 2025



WELCOME TO THIS MONTH'S NEWSLETTER

Message from Management

The year 2025 has been truly remarkable, and Migaa would like to extend heartfelt appreciation to all our clients, residents, and stakeholders for their unwavering trust and continued support.

Throughout the year, we have witnessed significant developments and achieved notable milestones as we continue to deliver on our promise.

At Migaa, we remain firmly committed to building a friendly, secure, and vibrant residential community that upholds the highest standards of quality and living.

We deeply value your feedback, concerns, and suggestions, which guide us in improving our services and shaping a community we can all be proud to call home.

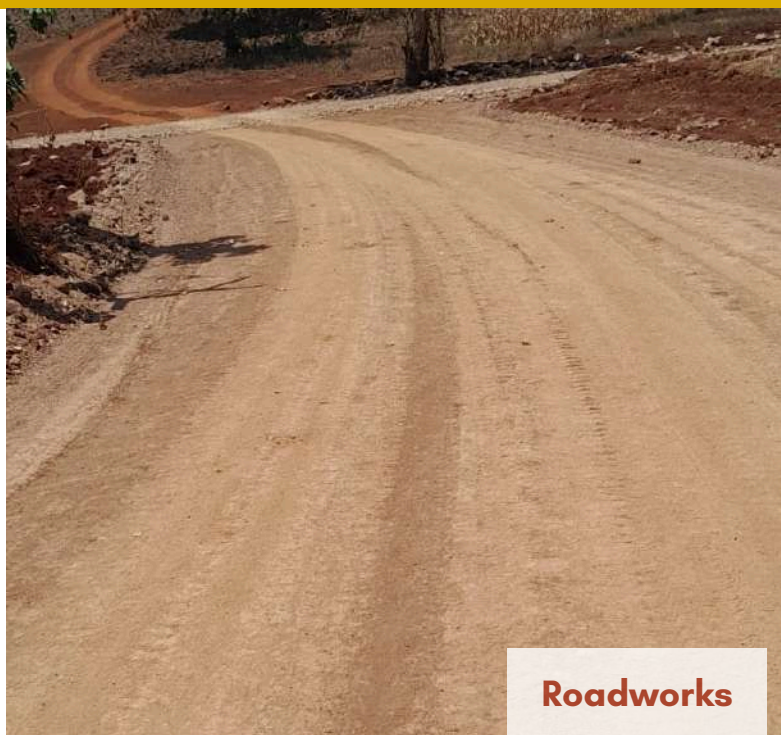
1. ROADS AND DRAINAGE UPDATE

We are pleased to share that tremendous progress continues to be made in the maintenance and improvement of our road and drainage infrastructure.

- **Spine Road Maintenance:** Regular upkeep of the spine road is ongoing to ensure it remains in excellent condition.
- **Feeder and Access Roads:** We are consistently laying debris and murram on feeder and access roads used by residents and developers, ensuring all roads remain motorable throughout the year.



Drainage



Roadworks

- **Drainage:** Our teams are actively removing debris from drainage channels to maintain smooth stormwater flow.
- **Western PDS:** Stripping, grading, and murram laying works are currently underway at the Western PDS section.
- **Cabro Works:** Preparations are ongoing to lay cabro paving from the gate to Mitini and up to the entrance of the Centre Piece. Plans are also underway to extend cabro paving along the entire spine road for improved accessibility and aesthetics.



Cabro paving

2. WATER UPDATE

We recognize that water is essential to life, and we remain committed to ensuring a reliable and sustainable water supply for all our residents.

- **Water Reticulation:** We continue to extend and maintain the water reticulation network to serve all occupied areas within the estate.

- **Partnership with Kiambu Water:** We are pleased to report that discussions with Kiambu Water are at an advanced stage to facilitate direct water supply to the estate. Kiambu Water has confirmed plans to source water from Athi Water at the Lioki take-off point, pending final funding approval from the National Government. The process is expected to be concluded, and supply connections finalized, by early next year.

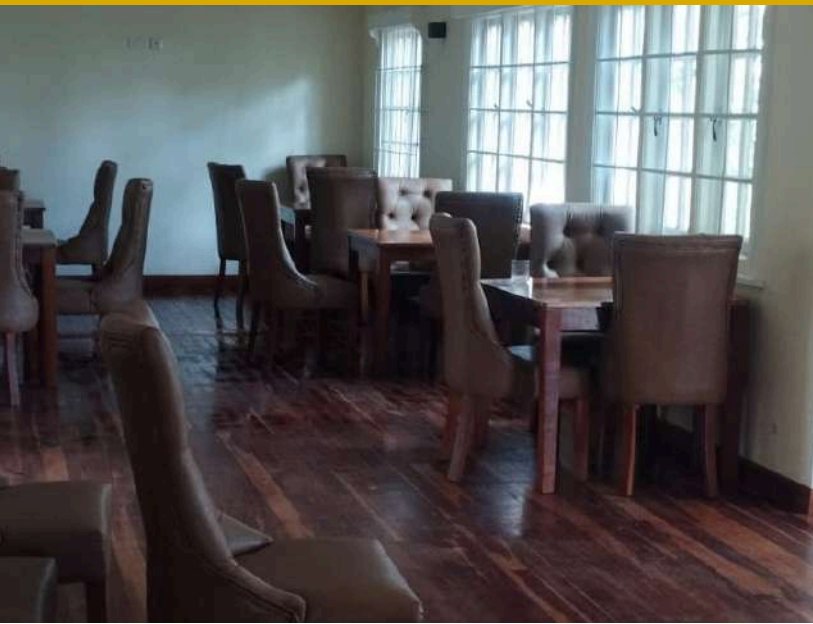
3. ELECTRICITY UPDATE

We are delighted with the ongoing partnership between Migaa and homeowners in enhancing street lighting across the estate. When residents and Migaa collaborate, great progress is achieved, and we truly appreciate this spirit of cooperation.



- **Street Lighting:** The joint efforts between residents and Migaa have significantly improved lighting within the estate, enhancing both safety and convenience.
- **Strategic Partnerships:** The Directors are in advanced discussions with the Ministry of Energy to establish a broader collaboration between Migaa and KPLC for comprehensive electricity reticulation throughout the entire estate.
- **Infrastructure Adjustments:** Work is underway to re-route electricity poles located on plots between Mitini and the Clubhouse to the road reserve. This will ensure there are no obstructions for homeowners planning to develop their properties.

4. CLUBHOUSE UPDATE



We are excited to share progress on the Clubhouse and recreation facilities, aimed at enhancing leisure, dining, and social experiences for all our residents and guests.

- **Management:** We are in the final stages of shortlisting Clubhouse Managers who will oversee daily operations. This will ensure that food and beverages meet the highest standards of quality while remaining competitively priced.

- **Children's Play Area:** Plans are underway to revamp the children's play area to provide a safe, fun, and engaging environment for our young residents.
- **Boardroom Facilities:** The Clubhouse will also feature modern boardroom spaces for meetings, corporate events, and private functions.
- **Events Area:** We are developing a dedicated events area at the Sports Facility to host large gatherings such as weddings, team-building events, and community celebrations. This will help ease congestion at the main Clubhouse and improve overall convenience for all users.



5. GOLF COURSE UPDATE

Our championship golf course continues to be one of Migaa's most outstanding attractions, drawing golfers from across the region on a daily basis.



- **Growing Popularity:** The course has seen a steady increase in activity, with an impressive number of golfers frequenting it throughout the year. This reflects how the course has matured beautifully and now ranks among the best in the country.

- **Tournaments and Events:** We successfully host at least one major tournament every month, alongside our popular Club Night every Wednesday. Notable events include the Migaa Riparian Golf Tournament, the Captain's Challenge, and the recent Glacier Tournament, which have all attracted large turnouts and showcased the quality of our facilities.
- **Ladies' League:** Our Lady Golfers proudly represent Migaa in the Ladies League, competing against top golfers from other clubs.
- **Caddies and Community:** Our caddies continue to excel, actively participating in competitions with their peers from other clubs.
- Additionally, the Clergy community has embraced Migaa as their second home, regularly engaging in Clergy golf.



Migaa Golf Course has truly evolved into a vibrant hub of sport, community, and excellence — a source of pride for all of us.

6. BUILDING AND CONSTRUCTION UPDATE

The Migaa community continues to experience remarkable growth as more residents complete their homes and new projects begin across the estate.



- **Ongoing Developments:** We currently have 101 construction sites either active or in various stages of the approval process. This steady progress reflects the strong confidence homeowners and developers have in the Migaa vision.
- **Community Growth:** The number of completed and occupied homes continues to rise, transforming Migaa into a vibrant, thriving community.
- **Encouragement to Build:** We encourage all homeowners to commence their building projects and are available to offer support and guidance through the Projects Office to ensure smooth approval and construction processes.

Migaa's continued development is a testament to our shared commitment to building a beautiful, sustainable, and inclusive community.

7. MIGAA MANAGEMENT COMPANY UPDATE

The Migaa Board continues to make steady progress in the operationalization of the Migaa Management Company, an important step toward enhancing efficiency, improving service delivery across the estate, and ensuring greater inclusion of residents in management structures.

- **Transition of Functions:** Several key functions have already been successfully transferred to the Management Company as part of this phased implementation.
- **Timeline:** The transition process is expected to be fully concluded by the end of December, paving the way for streamlined operations, stronger governance, and improved coordination across all estate activities.



This milestone marks a significant step toward professional management, ensuring that Migaa continues to grow as a well-governed, inclusive, and resident-centered community.

8. LANDSCAPING & ENVIRONMENT UPDATE

At Migaa, we remain committed to preserving the estate's natural beauty and ecological balance while enhancing its visual appeal and livability.

- **Greening Initiatives:** We continue planting indigenous trees and grass along road reserves, open spaces, and common areas to promote biodiversity and maintain a serene environment.
- **Beautification Efforts:** Ongoing landscaping works include trimming, lawn maintenance, and the addition of ornamental plants to create a clean and vibrant community atmosphere.
- **Sustainability:** Our landscaping team is adopting eco-friendly practices like water-efficient irrigation.
- **Resident Involvement:** We encourage residents and developers to participate in tree-planting initiatives and the upkeep of green spaces around their plots to support the estate's shared vision of sustainability.



We would like to extend our heartfelt appreciation to the Migaa Residents Association (MRA) and all residents who actively participated in the Migaa-NSSF Tree Planting Exercise.

This impactful initiative targeted the planting of 150,000 trees across the estate — a remarkable step toward making Migaa greener, cleaner, and more sustainable.

Your commitment and teamwork continue to strengthen our shared vision of a vibrant, eco-friendly community for generations to come.

Together, we are nurturing a greener, cleaner, and more harmonious Migaa for generations to come.

9. SECURITY UPDATE

Security remains a top priority at Migaa, and we continue to strengthen measures to ensure a safe and peaceful environment for all residents, visitors, and developers.

- **Enhanced Patrols:** We have both day and night patrols across the estate, supported by trained security personnel and pedigree dogs. This initiative ensures a secure environment and enables a swift response to any incidents
- **Access Control:** Gate access is being closely monitored to ensure that only authorized individuals and vehicles enter the estate.
- **Collaboration with Residents:** We continue to engage with residents through the Estate Security Committee to identify potential risks and implement effective solutions.
- **Lighting:** Installation of additional streetlights is ongoing to improve visibility and deter unauthorized activities.



We appreciate the cooperation and vigilance of our residents — together, we continue to make Migaa a safe and welcoming community for all.

10. HAPPY CUSTOMER SERVICE WEEK



As we celebrate this special week, we take a moment to express our heartfelt appreciation for your continued trust, loyalty, and support. You are truly at the heart of everything we do, and your satisfaction remains our top priority.

At Migaa, we are committed to providing exceptional service, transparent communication, and reliable real estate solutions that empower you to achieve your goals.

Thank you for being an integral part of the Migaa community and for walking this journey with us — we sincerely value and appreciate you.

Warm regards,
MigaaTeam

- **Plot Registration:** All homeowners are kindly reminded to register their units and ensure compliance with service charge obligations to support the continued maintenance and development of the estate.
- **Property Sales:** We currently have 1/8-acre plots available at Mukinduri Ridge (Western PDS), selling at Ksh 7,000,000. This is an excellent opportunity for investment.
- **Event Grounds for Hire:** Our beautifully landscaped grounds are available for weddings, birthdays, picnics, and graduation events — offering the perfect setting for memorable occasions.
- **Advertising Opportunity:** To advertise in the Migaa Magazine, please get in touch with Kenrick Michuki at the Site Office for details and placement.



MUKINDURI RIDGE PLOTS

1/8 ACRE PLOT

OWN LAND AT MIGAA WITH EASY
FINANCING OPTIONS!

NOW FROM:

KES 7,000,000

PRIME INVESTMENT LAND

[For more details call us on](#)

+254 721 717 153 | info@migaa.com

Terms & Conditions Apply



MIGAA

For more information



0721 717153



info@migaa.com



www.migaa.com



Migaa Golf Estate - Kiambu



Migaa Golf Estate



Migaa Golf Estate



[Migaa Golf Estate](#)