



## NAIROBI CITY COUNTY ASSEMBLY

### OFFICIAL REPORT

#### Third County Assembly – Fourth Session

Tuesday 30<sup>th</sup> September 2025

The House met at 2.30 p.m.

*[The Speaker (Hon. Kennedy Ng'ondi) in the Chair]*

#### PRAYER

**Hon. Speaker:** Hon. Members, you may be seated.

*(Loud consultations)*

Order, Hon Members!

#### QUORUM

**Hon. Speaker:** Clerk, kindly confirm whether we have a quorum to allow us to transact the business of the day.

*(The Clerk-at-the-Table confirmed there was quorum)*

Confirmed. Hon Members, the House is properly constituted. We may proceed.

#### QUESTIONS AND STATEMENTS

**Hon. Speaker:** The Chairperson of the Sectoral Committee on Early Childhood Education and Vocational Training is bound to give a response to a Statement requested by Hon. Samson Samson Ochieng Jera. Hon Perpetua, are you ready?

The Chairperson of the Sectoral Committee on Lands, Planning and Housing will give a response to a Statement requested by late Hon, Joel Munuve. Are you ready? You may proceed.

**Hon. Alvin Palapala:** Thank you, Hon Speaker. I am the Chair of Planning Committee, and this week I will be responding to Statements from Hon. Members. Whoever will not get his response, it means they were invited to the Committee meeting and did not come.

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RESPONSE TO STATEMENT REGARDING OWNERSHIP OF  
PARCELS OF LAND WHERE NANYUKI ROAD COUNTY  
STORES AND HIGHWAYS STORES ARE LOCATED

**Hon. Alvin Palapala:** Hon. Speaker, The Sectoral Committee on Lands, Planning and Housing is established by the Standing Order 209, and is mandated by the Third Schedule of the Standing Orders to investigate, inquire into, and report on all matters related to county planning & development, including statistics, land survey, mapping, boundaries & fencing, housing & outdoor advertising.

Hon. Speaker, the deceased Member for Kariobangi North Ward, Hon. Joel Munuve, MCA (may his soul rest in eternal peace) requested for a Statement from the Chairperson of the Sectoral Committee on Lands Planning and Housing regarding ownership of pieces of land where Nanyuki Road County Stores and Highways Stores are located.

In the Statement, the Member requested for a report on the following aspects: -

- i. The ownership of the land where Nanyuki Road County Store and Highways store (Landhies Road) are located:
- ii. Why survey activities were being carried out in clandestine manner and particularly during the night; and
- iii. Steps that the County is taking to safeguard public land from potential land grabbers.

Hon. Speaker, pursuant to the provisions of Standing Order 47 (2) (d), the Committee invited the County Executive Committee Member for Built Environment and Urban Planning to its meeting on Wednesday, 23<sup>rd</sup> September 2025.

Hon. Speaker, on Wednesday, 23<sup>rd</sup> September, 2025, the Committee held a meeting with the County Executive Committee Member for Built Environment and Urban Planning and other Sector Officials to deliberate on the response to this Statement.

In this regard, Hon. Speaker, I wish to report to the Assembly as follows:

Nanyuki Road land

1. Nanyuki Road Asphalt Plant is represented by LR. No. 209/7750/3 measuring 3.75 and is owned by Nairobi City County;

**Hon. Speaker:** Chair, just a minute. Hon Members of the House, the response, as the Chair is reading out, is quite emotive area where Members need to take keen interest, because it has attracted a lot of debate and concern on the plant along Nanyuki Road. So, kindly take note of such. Kindly proceed, Chairman.

**Hon. Alvin Palapala:** Thank you, Hon Speaker.

*(Hon. Peter Imwatok spoke off the record)*

**Hon. Speaker:** You cannot, Hon Majority Leader, as a senior ranking Member, please. The Member is responding, you can only interrogate or interject after he has made the presentation. Just give him time to finalize his response. Kindly proceed

**Hon. Alvin Palapala:** Thank you.

2. On 12<sup>th</sup> March 1998, the Commissioner of Lands allocated the said parcel of land to the then City Council of Nairobi to hold for 76 years and 3 months with effect from 1<sup>st</sup> October 1971. This means, the lease will expire in 2047;
3. The land was to be used for development of go-downs or factory use. The Council was required to pay an annual ground rent of Khs. 48, 635 to the National Government;
4. On 3<sup>rd</sup> February 2011, the Council gave a lease to Hass Petroleum part of the land equivalent of 5 acres to hold for 50 years from 1<sup>st</sup> January 2010 (expiring 2060) at an annual ground rent of Ksh. 650, 000 for use as a fuel depot. This was approved vide a General Process Committee meeting on 29<sup>th</sup> January 2010 and ratified at a full Council meeting held on 26<sup>th</sup> January 2010;
5. In July 2013, a survey was carried out to determine the acreage that was leased. The survey indicated that the actual area leased to Hass Petroleum was 3.032 acres and the one left with the County Government was 6.089 acres.
6. At inception, the City Council was to benefit through capacitation of running the Asphalt Plant by buying mutinous materials for burning of Asphalt form the company at discounted prices. The company was also to supply fuel to the Council at discounted prices. However, the Asphalt Plant is obsolete and most activities are taking place at the new Kangundo Road Asphalt Plant.

#### Highways stores

1. Highways stores are situated on LR. No. 209/2531/PT measuring 3.2 acres which is a sub-plot of LR. 209/2531 which initially measured 20.5 acres;
2. LR. 209/2532 was leased to former Nairobi Municipal Council by the then Government in 1998 for a term of 99 years with effect from 1<sup>st</sup> October 1929. The plot was then sub-divided into several sub-plots under the Town Planning Sub-Division Scheme and allotted to various leaseholders;
3. Upon the leasing of the other sub-plots, 209/2531 /PT measuring 3.2 acres remained with Nairobi Municipal Council for the purposes of Highways stores;
4. The minutes of the General Purpose Committee meeting dated 19<sup>th</sup> January 2010, letter by the then Town Clerk to the Minister of local Government and a copy of the County lease LR. No. 209/7750/2 are herewith attached.

On the matter of measures that the County is taking to safeguard County land from land grabbers, the Committee was informed that the County is actively mapping out County land with an intention of having them documented.

Further, the County is developing regulations that will facilitate the leasing of empty parcels belonging to the County Government and keep a proper register in order to secure them from encroachment.

Hon. Speaker, the Committee was satisfied with the response given by the Sector, and that it be reported to the Assembly posthumously.

That is the response, and it is unfortunate that the Member is not around.

*(Hon. Peter Imwatok spoke off the record)*

**Hon. Speaker:** Hon Majority Leader, the Member is still making some comments and reservations.

**Hon. Alvin Palapala:** I beg to lay the response.

**Hon. Speaker:** Okay. What is it Hon Majority Leader?

**Hon. Peter Imwatok:** Hon Speaker, I am seeking your indulgence. As the Chair has said this is an emotive Statement, I don't know the rating upon which emotiveness comes in terms of a Statement. I want to inform the House that this Statement was born of our late brother, Hon. Joel Munuve.

Hon. Speaker, through your direction, is it proper for the Committee to respond to a late Member's statement before this Chamber? Is it within the practice of Parliament for us to be invoked by our late brother's spirit on the Statement? The precedence set in this House, before a statement is responded to, a Member must be present. In this situation, the Member is six feet under.

Hon. Speaker, also, the conclusion of this report is not adding to the body; the body speaks about the asphalt plant to be given the County, our portals are not there, but the Committee and the Chair are satisfied with this report. We seek your indulgence and guidance.

**Hon. Speaker:** Thank you, Hon. Leader Majority for your observation. I hope that is exactly the same feeling from other Members. I commit to give direction whether the report can be admissible. Before then, we will have to defer the report for adoption until such a time when I will give a ruling on your request. So, the report stands deferred to a later date to be communicated by the Chair. Thank you.

*(Response to Statement deferred)*

#### RESPONSE TO STATEMENT REGARDING OWNERSHIP OF PARCELS OF LAND ALONG EASTERN BYPASS

**Hon. Speaker:** I have seen that you have a further report of the Committee. You may proceed.

**Hon. Alvin Palapala,** I hope before I read this one, the Member is in the House.

**Hon. Speaker:** Before then, I direct the office of the Clerk to circulate the Report to all the Members. I don't know whether it is captured in the Website, but you need to take a keen interest on that Report of the Planning Committee, so that by the time we will be giving direction, you will be reading from the same script, and maybe having a view on it. Chair, you may proceed.

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**Hon. Alvin Palapala:** I hope Mheshimiwa Sospeter Mumbi, you are in the House?

**Hon. Speaker:** He is over there.

**Hon. Alvin Palapala:** Okay, thank you. Hon. Speaker, the Member for Roysambu Ward, Hon. Sospeter Mumbi, MCA requested for a Statement from the Chairperson of the Sectoral Committee on Lands Planning and Housing regarding ownership of parcels of land titles No. NAIROBI BLOCK 219/32 and NAIROBI BLOCK 219/33 along Eastern Bypass.

In the Statement, the Member requested for a report on the following aspects: -

- i. The current ownership of the parcels of land titles No. NAIROBI BLOCK 219/32 and NAIROBI BLOCK 219/33 along Eastern Bypass in Roysambu Ward;
- ii. Whether said parcels of land are public or private;
- iii. Whether the said parcels of land were surrendered to the County Government for development of public amenities-provide particulars of surrender process; and
- iv. Whether there are any specific public amenities the County Government intends to develop on the said parcels of land if public.

Hon. Speaker, pursuant to the provisions of Standing Order 47 (2) (d), the Committee invited the County Executive Committee Member for Built Environment and Urban Planning to its meeting on Wednesday, 24<sup>th</sup> September, 2025. In addition, and pursuant to the provisions of Standing Order 47 (2) (e), the Committee invited the Hon. Sospeter Mumbi, MCA.

Hon. Speaker, on Wednesday, 24<sup>th</sup> September 2025, the Committee held a meeting with the CEC Member for Built Environment and Urban Planning. The meeting was attended by the Member who requested for the Statement and other interested Members of the County Assembly.

In this regard, Hon. Speaker, I wish to report to the Assembly as follows;

1. That the parcels NAIROBI BLOCK 219/32 and NAIROBI BLOCK 219/33 were formerly LR No. 17665/46 and 17665/47 and were surveyed vide survey plan F/R 504/77 and authenticated on 21<sup>st</sup> January 2011. On the approved survey plan, the owner of the parcels of land is Fairview Investments Limited who is also the land rate payer as per the rates statements for the two parcels;
2. NAIROBI BLOCK 219/32 and NAIROBI BLOCK 219/33 are sub-plots of the sub-division of LR No. 3991 in Mika Estate. The sub-division was approved by the then Town Planning Committee on 6<sup>th</sup> December 1990 with sub-division conditions that a section of the land reserved and designated for commercial development; and primary and nursery schools. Whereas the parcel reserved for the clinic to be developed and surrendered to the City Commission free of charge;
3. NAIROBI BLOCK 219/32 was for the clinic and NAIROBI BLOCK 219/33 was designated for commercial use.
4. It was reported to the Committee that a matter where an individual moved to court to contest the ownership of the said parcels of land and the County is actively participating in the proceedings;

5. The Committee was informed that awaiting the outcome of the Court, the two parcels of land have been fenced off and secured; and
6. The minutes and the sub-division scheme plan are herewith attached.

Hon. Speaker, Hon. Sospeter Mumbi, MCA was satisfied with the response given and the Committee requested the County Executive Committee Member to report on the outcome of the Court once a judgement is given.

Hon. Speaker, I beg to lay the response. I hope the Member is in the House. He came before the Committee, and he was satisfied with the response.

**Hon. Speaker:** Hon. Sospeter, are you okay with the response?

*(Hon. Sospeter Mumbi agreed, off- the- record)*

**Hon. Speaker:** Thank you.

**Hon. Alvin Palapala:** Thank you. Hon. Speaker, Chairman, Planning is a hardworking Chair. Thank you.

*(Applause)*

**Hon. Speaker:** You are beating your own drum. The Chairperson, Sectoral Committee on Early Childhood Education, kindly proceed.

RESPONSE TO A STATEMENT REGARDING  
MEASURES TAKEN TO MITIGATE CHALLENGES FACED  
IN DISBURSEMENT AND ADMINISTRATION OF BURSARIES IN THE COUNTY

**Hon. Perpetua Mponjiwa:** Hon. Speaker, a report on response to a Statement requested by Hon. Ochieng Jera, MCA, from the Chairperson of the Sectoral Committee on Children, Early Childhood Education and Vocation Training.

Hon. Speaker, on the steps the County Executive is taking to mitigate challenges that they face in disbursement and administration of bursaries in the County. In conclusion, we were informed that the Sector was allocated Kshs. 262.9 million for the executive scholarship, Kshs. 595 million for ward bursaries, Kshs. 127.3 million for free ECDE capitation, and Kshs. 71 million for youth grants for vocational training in the FY 2025/2026.

The payment process, Hon. Speaker, is on-going, and the Sector has invoiced the vouchers, which are currently at the office of the chief officer for Finance, awaiting requisition of funds from the Office of the Controller of Budget.

Hon. Ochieng' Jera was provided with a copy of the response, and he expressed his satisfaction on the same. I am happy that he is in the floor of the House.

Hon. Speaker, I beg to lay this response. Thank you.

**Hon. Speaker:** Are you through?

**Hon. Perpetua Mponjiwa:** Yes.

**Hon. Speaker:** Is the Hon. Member in the Assembly? Mheshimiwa Ochieng' Jera?



**Hon. Samson Ooko:** Thank you, Hon. Speaker. I wish to thank and appreciate the Chair for Education, the Committee and the Clerk. Hon. Speaker, I was invited into the meeting. I was also given a copy of the document, and I thank them for the job they did in a very good way. Thank you so much.

*(Applause)*

**Hon. Speaker:** Thank you. Clerk, let us proceed to the next Order.

## PAPER

### NAIROBI CITY COUNTY TARIFFS AND PRICING POLICY, 2025 – 2030

**Hon. Speaker:** Yes, Hon. Leader of the Majority.

**Hon. Peter Imwatok:** Hon. Speaker, as the Leader of Government Business in this House, you are aware that last week I had proposed that I will lay some Papers today. Unfortunately, one of our officers is not around, but I want to lay this particularly very urgent Paper, on behalf of the Government.

Hon. Speaker, pursuant to provision of Standing Order 43, I beg to lay the following Papers on the Table of the Assembly, today, Tuesday 30<sup>th</sup> September 2025:

The Nairobi City County Tariffs and Pricing Policy, 2025 – 2030

Thank you, Hon. Speaker

**Hon. Speaker:** Leader, before you lay the Paper, maybe you consult the Chair. Come forward with the Paper.

*(Hon. Speaker consulted Hon. Peter Imwatok)*

**Hon. Peter Imwatok:** Hon. Speaker, I have been corrected a bit by the Clerk.

**Hon. Speaker:** You may proceed.

**Hon. Peter Imwatok:** We have very sharp clerks, the likes of Wasike. I quoted the wrong Standing Order. Let me correct

Hon. Speaker, pursuant to Article 185 (4) of the Constitution of Kenya, 2010, and Standing Order 151A, I beg to lay the following Papers on the Table of the Assembly, today, Tuesday 30<sup>th</sup> September 2025:

The Nairobi City County Tariffs and Pricing Policy, 2025 – 2030

**Hon. Speaker:** Actually, that is the area which captured my attention.

**Hon. Peter Imwatok:** I beg to lay, and thank you for that.

*(The Paper was Laid on the Table)*

**Hon. Speaker:** The Paper laid now stands committed to the Budget and Appropriations Committee for consideration. Clerk, proceed.

## MOTION

ADOPTION OF REPORT OF AUDITOR GENERAL ON NAIROBI  
CITY COUNTY ASSEMBLY SERVICE BOARD, CAR LOANS  
AND MORTGAGE SCHEME FUND FOR YEAR ENDED 30TH JUNE 2021

**Hon. Speaker:** The Chairperson of the Select Committee on Public Accounts, Hon. Chege Mwaura? Vice Chair? This is a Motion on the report of the Select Committee on Public Accounts, on consideration of the Report of the Auditor General on Nairobi City County Assembly Service Board Car Loan and Mortgage Scheme Fund for the year ended 30<sup>th</sup> June 2020, laid on the Table of the Assembly on Wednesday 30<sup>th</sup> April 2025. Hon Chege Mwaura? Do we have the Vice Chair? Order No. 9 also falls under the same Committee. These are reports with timelines.

Hon. Emmy Isalambo, you have something to share with the Members?

**Hon. Emmy Isalambo:** Thank you, Hon. Speaker...

**Hon. Speaker:** Hon. Emmy, you may be seated. Hon. Members, this is a Motion before the House, on the report of the Auditor General. It was laid on the floor of the Assembly on 30<sup>th</sup> April, that is four months earlier. I don't know whether it is still on our website. Are you ready to debate on the report? We have two reports under Order No. 9, on consideration of the report of the Auditor General on Nairobi City County Assembly Service Board Car Loans and Mortgage Scheme for the years 30<sup>th</sup> June 2020 and 2021. Yes, Minority Leader.

**Hon. Anthony Karanja:** Hon. Speaker, I think we are not ready as an Assembly. Personally, I am not ready because I have not interacted with the report lately. We need to give Members time so that they can go through it and contribute constructively. However, I have not even seen today's Order Paper.

**Hon. Speaker:** It is not on your website?

**Hon. Anthony Karanja:** Hon. Speaker, we need to inform Members of what is coming as the House Business Committee so that they can prepare, revise and contribute constructively.

**Hon. Speaker:** Hon. Madam Kidenda?

**Hon. Lily Kidenda:** Thank you, Hon. Speaker. At the laying of this document before the Assembly, it was proposed that the Chair would be here to give us a clear summary. That has not been done. The report has been brought, but the Chair has not brought the summary that the House requested for. This is a huge and a critical document. The Chair should be here to own it and help us to digest, so that we are in the know and it becomes a document that we can stand with and defend. Thank you, Hon. Chair.

**Hon. Speaker:** Thank you. Hon. Members as you may be aware, these are reports which normally find their way to the Senate Committee on Public Accounts. If they are not properly interrogated, it takes us to the receiving end where we are not able to defend the position of the Assembly. It is my thinking and direction that the Office of the Clerk furnishes Members with the two reports in good time so that we defer the business of the day under Order Nos. 8 and 9, to next week on Tuesday. I direct the Chair of the Public Accounts Committee to be present in the Assembly to take us through these reports and defend them.

Hon. Members, the two motions 8 and 9 stand deferred to next week on Tuesday. Clerk!



*(Motions dropped)*

### COMMITTEE OF THE WHOLE COUNTY ASSEMBLY

#### NAIROBI CITY COUNTY BETTING LOTTERIES AND GAMING BILL, 2023

**Hon. Speaker:** Hon. Members, as you may be aware, Order No. 10 is also sponsored by Hon. Chege Mwaura, who is not in the House, and there is no prior communication to the office of the Speaker for any Member standing in for him to transact the business on his behalf. Automatically, this Motion cannot be transacted today. For that reason, I redirect it to the House Business Committee for allocation on any date that they may find appropriate.

*(Committee of the Whole House dropped)*

### ADJOURNMENT

**Hon. Speaker:** Hon. Members, this brings us to the conclusion of the business of the day. I direct the House Business Committee to sit at the rise of the Assembly. Thank you.

*The House rose at 3.27 p.m.*