



**REPUBLIC OF KENYA**

**NAIROBI CITY COUNTY ASSEMBLY**

**THIRD ASSEMBLY – (FOURTH SESSION)**

**ORDERS OF THE DAY**

**FRIDAY, JUNE 27, 2025 AT 2.30 P.M.**

**ORDER OF BUSINESS**

**PRAYERS**

1. Administration of Oath
2. Communication from the Chair
3. Messages
4. Petitions
5. Papers
6. Notices of Motion
7. Statements

**8. \*PROCEDURAL MOTION – THE LEADER OF MAJORITY PARTY**

**Subject: *Reduction of publication Period – Supplementary II Appropriation Bill, 2025***

**THAT**, pursuant to the provisions of Standing Order 131, this Assembly resolves to reduce the publication period of the Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly Bill No.4 of 2025) from seven (7) days to one (1) day.

**9. \*BILL – THE NAIROBI CITY COUNTY SUPPLEMENTARY II APPROPRIATION BILL, 2025 (ASSEMBLY BILL NO.4 OF 2025)**

**Subject: *First Reading***

The Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly No.4 of 2025)

(Hon. Wilfred Odalo, MCA – Chairperson, Select Committee on County Finance,  
Budget & Appropriations)

**(First Reading)**

**10. \*BILL – THE NAIROBI CITY COUNTY SUPPLEMENTARY II APPROPRIATION BILL, 2025 (ASSEMBLY BILL NO.4 OF 2025)****Subject: *Second Reading***

The Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly No.4 of 2025)

(Hon. Wilfred Odalo, MCA – Chairperson, Select Committee on County Finance,  
Budget & Appropriations)

**(Second Reading)**

**11. \*COMMITTEE OF THE WHOLE COUNTY ASSEMBLY – TO CONSIDER THE NAIROBI CITY COUNTY SUPPLEMENTARY II APPROPRIATION BILL, 2025 (ASSEMBLY BILL NO.4 OF 2025)****Subject: *Committee of Whole County Assembly***

The Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly No.4 of 2025)

(Hon. Wilfred Odalo, MCA – Chairperson, Select Committee on County Finance,  
Budget & Appropriations)

**(Committee of the Whole County Assembly)**

**12. \*PROCEDURAL MOTION – THE LEADER OF MAJORITY PARTY****Subject: *Reduction of publication Period –Appropriation Bill, 2025***

**THAT**, pursuant to the provisions of Standing Order 131, this Assembly resolves to reduce the publication period of the Nairobi City County Appropriation Bill, 2025 (Assembly Bill No.5 of 2025) from seven (7) days to one (1) day.

**13. \*BILL – THE NAIROBI CITY COUNTY APPROPRIATION BILL, 2025 (ASSEMBLY BILL NO.5 OF 2025)****Subject: *First Reading***

The Nairobi City County Appropriation Bill, 2025 (Assembly No.5 of 2025)

(Hon. Wilfred Odalo, MCA – Chairperson, Select Committee on County Finance,  
Budget & Appropriations)

**(First Reading)**

**14. \*BILL – THE NAIROBI CITY COUNTY APPROPRIATION BILL, 2025  
(ASSEMBLY BILL NO.5 OF 2025)****Subject: *Second Reading***

The Nairobi City County Appropriation Bill, 2025 (Assembly No.5 of 2025)

(Hon. Wilfred Odalo, MCA – Chairperson, Select Committee on County Finance,  
Budget & Appropriations)

**(Second Reading)**

**15. \*COMMITTEE OF THE WHOLE COUNTY ASSEMBLY – TO  
CONSIDER THE NAIROBI CITY COUNTY APPROPRIATION BILL,  
2025 (ASSEMBLY BILL NO.5 OF 2025)****Subject: *Committee of Whole County Assembly***

The Nairobi City County Appropriation Bill, 2025 (Assembly No.5 of 2025)

(Hon. Wilfred Odalo, MCA – Chairperson, Select Committee on County Finance,  
Budget & Appropriations)

**(Committee of the Whole County Assembly)**

**16. \*COMMITTEE OF THE WHOLE COUNTY ASSEMBLY – TO  
CONSIDER THE NAIROBI CITY COUNTY REGULARIZATION OF  
UNAUTHORIZED DEVELOPMENTS, BILL 2025 (ASSEMBLY BILL  
NO.2 OF 2025)****Subject: *Committee of the Whole County Assembly***

The Nairobi City County Regularization of Unauthorized Developments Bill,  
2025(Assembly Bill No.2 of 2025)

(Hon. Alvin Palapala, MCA – Chairperson, Sectoral Committee on Lands, Planning &  
Housing)

**(Committee of the Whole County Assembly)**

**17. \*PRONOUNCEMENT OF THE BUDGET HIGHLIGHTS AND  
REVENUE RAISING MEASURES FOR THE FY 2025/2026****— *County Executive Committee Member for Finance and Economic Affairs***

- I. **NOTICE is given that the Chairperson of the Sectorial Committee on Planning and Housing intends to move the following amendments to the Nairobi City County Regularization of Unauthorized Developments Bill 2025(Assembly Bill No.2 of 2025) at the Committee Stage: -**

**CLAUSE 2**

**THAT, Clause 2** of the Bill be amended as follows;-

- (i) In the definition of the term ‘**applicant**’ by deleting the words “occupier or” appearing immediately before the word “owner”

**CLAUSE 6**

**THAT, Clause 6 (2)** of the Bill be amended as follows;-

- (i) By deleting the word ‘Governor’ and replacing it thereof with the words ‘**County Assembly**’

**CLAUSE 8**

**THAT, Clause 8** of the Bill be amended as follows; -

- (i) In **Sub-clause (3)** by deleting the word ‘three’ and replacing it thereof with the word ‘**six**’
- (ii) In **Sub-clause (5)** by deleting the words ‘three (3) and replacing it thereof with the word ‘**six**’

**CLAUSE 10**

**THAT, Clause 10** of the Bill be amended as follows; -

- (i) In **sub-clause1** by deleting the word ‘may’ appearing immediately after the word ‘member’ and replacing it thereof with the word ‘**shall**’

**CLAUSE 13**

**THAT Clause 13** of the Bill be amended as follows; -

- (i) In **sub-clause (1)** by deleting the word ‘may’ appearing immediately after the word ‘member’ and replacing it thereof with the word ‘**shall**’

**CLAUSE 14**

**THAT Clause 14** of the Bill be amended as follows; -

- (i) In **sub-clause 2 paragraph (b)** by inserting the words “**the Kenya National Building Code 2024**” immediately after the numerical ‘2019’

**CLAUSE 15**

**THAT, Clause 15** of the Bill be amended as follows; -

(i) In **sub-clause (1)**

- a) By deleting the word **“such”** appearing immediately after the word ‘of’
- b) by deleting the words ‘section 15’ and replacing it thereof with the words **‘under this Act’**
- c) by deleting the words “such unauthorized development” appearing immediately after the word ‘to’ and replacing it thereof with the words **‘the state of being unauthorized’**

**CLAUSE 19**

**THAT, Clause 19** of the Bill be amended as follows; -

- (i) By inserting the words “ **in accordance with applicable laws**” immediately after the word **“action”**
- (ii) By deleting the words “and unsafe structure which cannot be remedied to be removed immediately”

**CLAUSE 21**

**THAT, Clause 21** of the Bill be amended as follows; -

- (i) By inserting a new sub-clause as follows:  
**“An officer or authority under this Act shall be liable to prosecution and court proceedings for any gross misconduct, negligence and any violation of the law ”**

**CLAUSE 22**

**THAT, Clause 22** of the Bill be amended as follows; -

(i) In **sub-clause (2)**

- a) By deleting the words ‘Executive Committee Member’ and replacing it thereof with the word **‘Governor’**
- b) By deleting in their entirety paragraphs ‘p’ ‘q’ ‘r’ ‘s’ ‘t’ ‘u’ ‘v’ ‘w’ ‘x’ ‘y’ ‘z’ ‘aa’ ‘bb’ ‘cc’ ‘dd’ and ‘ee’

**CLAUSE 29**

**THAT, Clause 29** of the Bill be amended as follows; -

- (i) By deleting the word **‘may’** and replacing thereof with the word “shall”

- II. NOTICE is given that the Hon. Jateso Peter Imwatok, MCA (the Leader of Majority Party) intends to move the following amendments to the Nairobi City County Regularization of Unauthorized Developments Bill 2025 (Assembly Bill No.2 of 2025), at the Committee Stage: -

### NEW PART IIA

**THAT**, the Bill be amended by inserting a new **PART III – PREPARATION OF LEASES AND TITLES (REGULARISATION OF INFORMAL DEVELOPMENT ON PRIVATE LAND)** immediately after the current **Part II**:

**“PART IIA – PREPARATION OF LEASES AND TITLES (REGULARISATION OF INFORMAL DEVELOPMENT ON PRIVATE LAND)**

#### **Objectives**

**21A** The exercise seeks to enable the settlers to attain security of tenure and realize full economic potential of their properties and to facilitate the Regularization exercise. It applies to informal developments and unsurveyed properties that were encroached on or before inception of the county Government on August 2013.

#### **The role of the Advisory Committee**

**21B** The Advisory Committee described in Section 10 (3) together with the land owners whose Land has been encroached on shall engage the occupiers of the land with a view to using dialogue to unlock the economic potential of the land occupied.

#### **Procedure**

**21C (1)** The Nairobi City County shall, vide a public notice in the national dailies and any other suitable media, notify the affected land owners and occupiers of the intention to engage in process for regularization of the existing informal development on identified lands.

(2) The county Government shall hold necessary public participations by engaging both the land owners and occupiers in accordance with the constitution, in the spirit of willing seller-willing buyer principle.

(3) The Nairobi City County shall by a gazette Notice appoint an external Law firm(s) to act as arbiters and carry out requisite conveyancing procedures.

- (4) The Nairobi city county through the Advisory Committee described above shall carry out the following in respect of the identified lands:
- i) Site mapping
  - ii) Planning
  - iii) land surveying
  - iv) Identification of ground positions of existing settlers/occupiers and owners
  - v) Preparation of registrable documents.
- (5) The technical committee shall receive, vet and verify the list of occupier of the affected lands and compile a list ready for processing by the external law firm.
- (6) The Nairobi County Chief Officer-Lands shall avail to the Law firm the verified list of occupiers duly matched with respective land registration data (parcel information).
- (7) The appointed law firm(s) shall prepare and witness the necessary agreements, transfers, consents, etc. between the property owners and occupiers
- (8) The appointed law firm(s) shall receive original mother titles from the legitimate registered land owners, copies of personal and property documents from the settlers and carry out requisite verifications.
- (9) The appointed law firm(s) shall prepare and attest lease documents.
- (10) The appointed law firm(s) shall charge the allottees or owners directly for the fees assessed at an all-inclusive fee that will cover all the professional fees, statutory fees and any other fee that may be requested.
- (11) The Appointed law firm(s) shall timely oversee and fast-track the processing and registration of leases or titles at the ministry of lands.
- (12) The appointed law firm(s) shall charge the allotted/owners directly for their professional fees assessed at an all-inclusive sum of not more than Kshs.100,000 inclusive of legal fees and disbursements towards registration and VAT for county allotted properties”.

III. **NOTICE is given that the Hon.Hashim Kamau, MCA intends to move the following amendments to the Nairobi City County Regularization of Unauthorized Developments Bill 2025 (Assembly Bill No.2 of 2025), at the Committee Stage: -**

**CLAUSE 2**

**THAT**, clause 2 be amended by **deleting** the definition of “**unauthorized development**” and **substituting therefor** the following new definition:

“**Unauthorized development**” means a development where, irrespective of ownership, no permission or necessary approvals under the Physical and Land Use Planning Act, 2019 and other relevant law have been obtained prior to the commencement of this Act, or having obtained such permission or approval, the development is in contravention of the relevant laws, including but not limited to the use of substandard building materials, techniques, or other non-compliance with prescribed construction standards.”

**CLAUSE 8**

**THAT** clause 8 be amended by **inserting** the following new sub-clause immediately after sub-clause (2)—

“(2A) The form of application referred to in section 2 shall be in a digital format accessible through a publicly available online portal established and maintained by the County Government.”

**CLAUSE 14**

**THAT** clause 14 be amended by **inserting** the following new sub-clause immediately after sub-clause (2)—

“(2A) Unauthorized developments occasioned by long-term occupation, delayed approvals, or projects undertaken with official inaction shall be exempted from the provisions of this section.”

**CLAUSE 22**

**THAT** clause 22 be amended by **inserting** the following new paragraph immediately after paragraph (o) of sub-clause (2)—

“(oA) a representative of the Property Developers Welfare Society of Nairobi.”



# **NOTICES**

I. **The Assembly resolved on Wednesday, 12<sup>th</sup> February, 2025 as follows: -**

- a) **THAT**, each speech in a debate on any **Motion**, including a Special motion be limited in the following manner:-A maximum of three hours with not more than twenty (20) minutes for the Mover and ten (10) minutes for each other Member speaking, except the Leader of the Majority Party and the Leader of the Minority Party, who shall be limited to a maximum of fifteen (15) minutes each, and that ten (10) minutes before the expiry of the time, the Mover shall be called upon to reply; and that priority in speaking be accorded to the Leader of the Majority Party, the Leader of the Minority Party and the Chairperson of the relevant Sectoral Committee, in that Order.
- b) **THAT**, each speech in a debate on a **Report of a Committee**, a Sessional Paper or any other Report submitted to the Assembly, be limited as follows: - A maximum of sixty (60) minutes for the Mover in moving and thirty (30) minutes in replying, and a maximum of ten (10) minutes for any other Member speaking, except the Leader of the Majority Party and the Leader of the Minority Party, who shall be limited to a maximum of fifteen (15) minutes each; and that priority be accorded to the Leader of the Majority Party and the Leader of the Minority Party, in that Order.
- c) **THAT**, each speech in a debate on **Bills** sponsored by a Committee, the Leader of the Majority Party or the Leader of the Minority Party be limited as follows:- A maximum of forty five (45) minutes for the Mover, in moving and fifteen minutes (15) in replying, a maximum of thirty (30) minutes for the Chairperson of the relevant Committee (if the Bill is not sponsored by the relevant Committee), and a maximum of ten (10) minutes for any other Member speaking, except the Leader of the Majority Party and the Leader of the Minority Party, who shall be limited to a maximum of fifteen Minutes (15) each (if the Bill is not sponsored by either of them); and that priority in speaking be accorded to the Leader of the Majority Party, the Leader of the Minority Party and the Chairperson of the relevant Sectoral Committee, in that Order.

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**\* Denotes Orders of the Day\***

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# **NOTICE PAPER I**

**Tentative business for  
Tuesday, 1<sup>st</sup> July, 2025 at 2.30 p.m.**

*(Published pursuant to Standing Order 41(1))*

IT IS NOTIFIED that the Assembly Business Committee, at its last meeting, approved the following **tentative** business to appear in the Order Paper for Tuesday, 1<sup>st</sup> July, 2025 at 2.30 p.m.: -

## **1. \*MOTION – CHAIRPERSON, SELECT COMMITTEE ON PUBLIC ACCOUNTS**

**Subject: *Adoption of Committee Report***

THAT, this Assembly adopts THE REPORT OF SELECT COMMITTEE ON PUBLIC ACCOUNTS ON CONSIDERATION OF THE REPORT OF 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.

## **2. \*MOTION – CHAIRPERSON, SELECT COMMITTEE ON PUBLIC ACCOUNTS**

**Subject: *Adoption of Committee Report***

THAT, this Assembly adopts THE REPORT OF SELECT COMMITTEE ON PUBLIC ACCOUNTS ON CONSIDERATION OF THE REPORT OF AUDITOR GENERAL ON NAIROBI CITY COUNTY ASSEMBLY SERVICE BOARD CAR LOAN AND MORTGAGE SCHEME FUND FOR THE YEAR ENDED 30<sup>TH</sup> JUNE 2021, laid on the Table of the Assembly on Wednesday, 30<sup>th</sup> April, 2025.