

GOVERNMENT OF NAIROBI CITY COUNTY



THE NAIROBI CITY COUNTY ASSEMBLY

OFFICE OF THE CLERK

THIRD ASSEMBLY

(FOURTH SESSION)

NCCA/TJ/PL/2025(56)

7TH AUGUST 2025

PAPER LAID

SUBJECT: REPORT OF A COMMITTEE

Pursuant to Standing Order 196 and 221, I beg to lay the following Paper on the Table of this Assembly, today Thursday 7th August 2025:

— THE REPORT OF THE SECTORAL COMMITTEE ON LANDS, PLANNING AND HOUSING ON PETITION PRESENTED BY RESIDENTS OF NJIRU WARD ON STOPPAGE OF PUBLIC LAND ENCROACHMENT BY A PRIVATE DEVELOPER IN NAIROBI CITY COUNTY.

(Chairperson, Sectoral Committee on Lands, Planning and Housing)

Copies to:
The Speaker
The Clerk
Hansard Editor
Hansard Reporters
The Press

*Papers laid on the
Table of the
Assembly by the
Chairperson of
the Sectoral Committee
on Planning and
Housing
7/8/25
Clerk*

GOVERNMENT OF NAIROBI CITY COUNTY



THE NAIROBI CITY COUNTY ASSEMBLY

OFFICE OF THE CLERK

THIRD ASSEMBLY

(FOURTH SESSION)



NCCA/TJ/PL/2025(56)

1ST JULY 2025

PAPER LAID

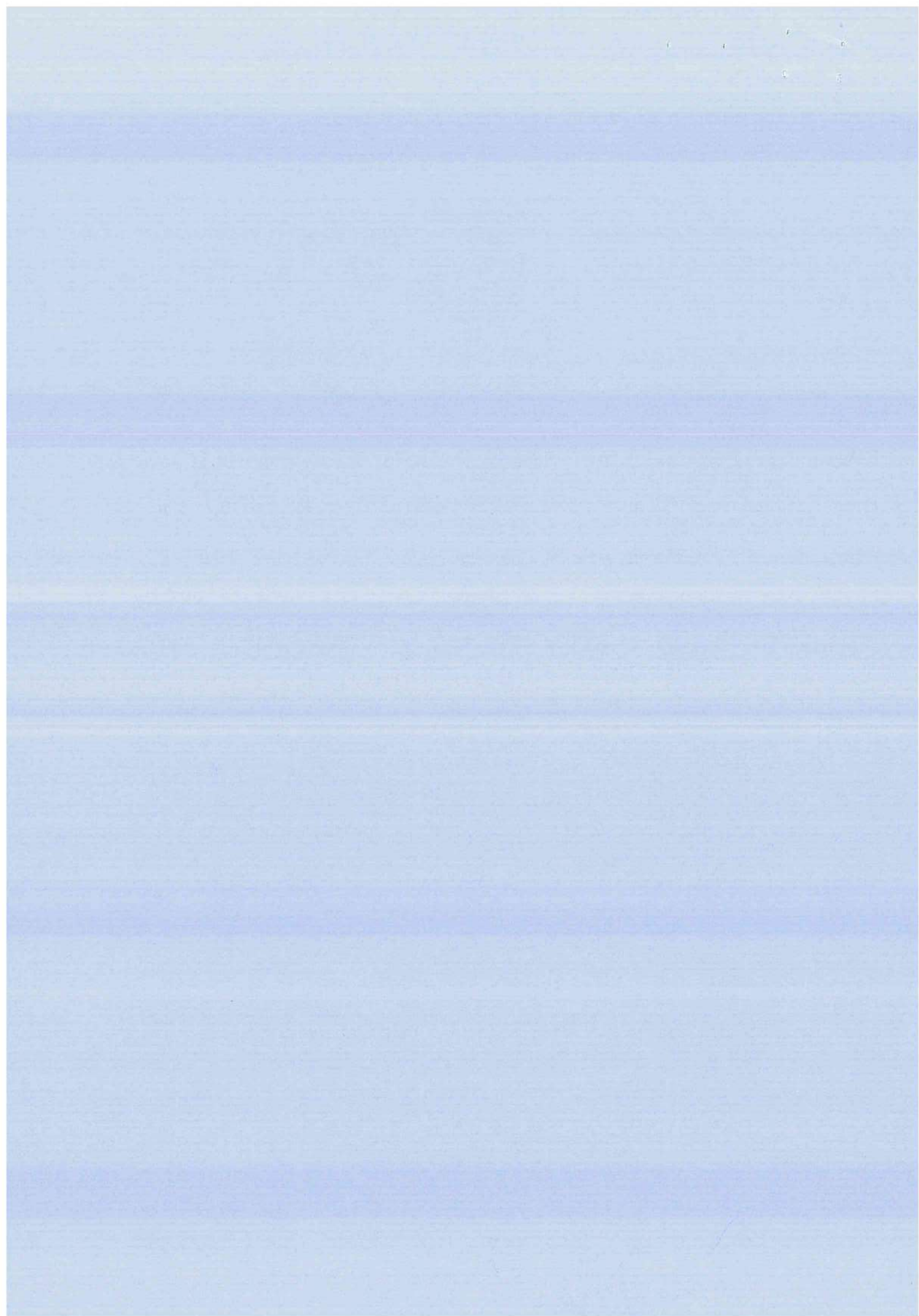
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COUNTY GOVERNMENT OF NAIROBI CITY



NAIROBI CITY COUNTY ASSEMBLY

THIRD ASSEMBLY

FOURTH SESSION

REPORT OF THE SECTORAL COMMITTEE ON LANDS, PLANNING AND HOUSING

ON

PETITION PRESENTED BY NJIRU WARD RESIDENTS ON STOPPAGE OF PUBLIC LAND
ENCROACHMENT BY A PRIVATE DEVELOPER IN NAIROBI CITY COUNTY

Clerk's Chambers,
Nairobi City County Assembly
City Hall Buildings
NAIROBI.

JUNE 2025

1.0 PREFACE

The Sectoral Committee on Planning and Housing is established under Standing Order 209, and its mandate amongst others, as outlined under Standing Order 209 (6) is to:-

- a) investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations and estimates of the assigned departments;*
- b) study the programme and policy objectives of departments and the effectiveness of the implementation;*
- c) study and review all county legislation referred to it;*
- d) study, assess and analyse the relative success of the departments as measured by the results obtained as compared with its stated objectives;*
- e) investigate and inquire into all matters relating to the assigned departments as they may deem necessary, and as may be referred to them by the County Assembly;*
- f) vet and report on all appointments where the Constitution or any law requires the County Assembly to approve, except those under Standing Order 185(Committee on Appointments); and*
- g) make reports and recommendations to the County Assembly as often as possible, including recommendation of proposed legislation.*

Committee Membership

The Committee comprises the following Members:-

- | | |
|--------------------------------------|--------------------|
| 1. Hon. Alvin Palapala, MCA | - Chairperson |
| 2. Hon. Collins Ogenga, MCA | - Vice-Chairperson |
| 3. Hon. Peter Imwatok, MCA | |
| 4. Hon. Anthony Kiragu, MCA | |
| 5. Hon. Paul Kados, MCA | |
| 6. Hon. Waithera Chege, MCA | |
| 7. Hon. Geoffrey Majiwa, MCA | |
| 8. Hon. Fuad Hussein, MCA | |
| 9. Hon. Hashim Kamau, MCA | |
| 10. Hon. Thuo Fiunifu, MCA | |
| 11. Hon. Paul Ndungu, MCA | |
| 12. Hon. Nasra Nanda, MCA | |
| 13. Hon. Hannah Wanjiru Muriuki, MCA | |
| 14. Hon. Nyantika Ricardo, MCA | |
| 15. Hon. Lily Akoth Kidenda, MCA | |
| 16. Hon. Jane Wanjiru, MCA | |

17. Hon. Nicholas Juma, MCA
18. Hon. Peter Maina, MCA
19. Hon. Clement Kamaru, MCA
20. Hon. Francis Kimondo, MCA
21. Hon. Patrick Macharia, MCA
22. Hon. Tricer Jeptoo, MCA
23. Hon. Martin Wairobi, MCA

The Committee exercises oversight role on the work and administration of the Built Environment and Urban Planning.

In accordance with the Third Schedule of the Standing Orders, the Planning and Housing Sectoral Committee is mandated to cover subject areas relating to:

- (i) County planning and development;
- (ii) Statistics, land survey and mapping;
- (iii) Boundaries and fencing; and
- (iv) Housing and outdoor advertisement.

Hon. Speaker,

Pursuant to Standing Order No. 219, the Hon. Speaker read a Petition on behalf of the residents of Njiru Ward regarding stoppage of public land encroachment by a private developer. The Petition was committed to the Sectoral Committee on Planning and Housing to inquire into the issues raised and report to the Assembly.

Hon. Speaker,

In order to address the matter raised in the Petition, the Committee invited the Petitioners at its meeting held on 30th April 2025 in order to clarify their allegations. Subsequently, the Committee invited the County the County Executive Committee Member responsible for Built Environment & Urban Planning to its meeting held on Tuesday 17th June 2025 in order to conclusively deliberate on the issues contained in the Petition.


Mr. Speaker,

I wish to sincerely thank Members of the Committee for their hard work and dedication while inquiring into the matter. The Committee also wishes to sincerely thank the Offices of the Speaker, the Clerk of the County Assembly and the secretariat for their support. My sincere gratitude goes to the residents of Njiru Ward for their alertness and will to protect public spaces in the County.

Mr. Speaker,

It is my honour and pleasure, on behalf of the Committee to present this Report on the Petition presented by residents of Njiru Ward. .

Thank You.

SIGNED

HON. ALVIN OLANDO PALAPALA, MCA

(CHAIRPERSON – LANDS, PLANNING AND HOUSING COMMITTEE)

DATE.....24.6.2025.....

2.0 INTRODUCTION

Pursuant to Standing Order No. 219, the Hon. Speaker read a Petition on behalf residents of Njiru Ward regarding stoppage of public land encroachment by a private developer.

Pursuant to Standing Order No.221, the Petition was committed to the Sectoral Committee on Planning and Housing to inquire into the matter and report to the Assembly.

In the Petition, the Petitioners stated as follows:

We the undersigned are citizens of Kenya who are residents of Njiru Ward within Nairobi City County;

Draw the attention of the County Assembly of Nairobi to the following;

- i. That Article 185 of the Constitution of Kenya, 2010 vests the legislative authority and oversight of the County Governments in the County Assembly;
- ii. That Article 62 of the Constitution mandates the County Government to hold in trust public land for County residents;
- iii. That the Kenya National Land Use Policy 2017 recognizes the need for social development that takes cognizance of provision of basic infrastructure and services;
- iv. That Whereas Section 5(e) of the National Land Commission Act, 2012 requires the Commission to initiate investigations into present and historical land injustices and recommend appropriate redress;
- v. That Section 116 of the County Governments Act, 2012 imposes an obligation on the County Government and its agencies to deliver services within its designated area of jurisdiction; further Section 117 (1) (a) of the Act provides that the County Government shall give priority to basic needs to ensure that all members of the public have access to basic services;
- vi. That before commencement of any development, the developer must seek approval from the County Government;
- vii. That land F/R 242/86 that is adjacent to parcel No. 1B LR. No. 209/9958 was reserved for public use;
- viii. That a private developer has allegedly invaded and grabbed the said land that was meant for the community to build infrastructures that would provide public amenities to the community; and
- ix. That the matters raised in the Petition were not pending before any court or constitutional body and that efforts have been made to have the matter addressed by the relevant body but it failed to provide satisfactory response.

Consequently, the Petitioners prayed to the County Assembly to intervene and ensure the following:

- a) The National Land Commission and all the relevant bodies furnishes the Nairobi City County Government with the deed plans to facilitate and solve the dispute;
- b) The said land be surrendered to the Nairobi City County Government and issue appropriate deed plans in respect to the public utility in issue herein; and
- c) The Nairobi City County Government to secure the said land and hold it in trust on behalf of the Njiru Ward residents and Nairobians at land.

Consequently, the Committee invited the Petitioners to its meeting held on 30th April 2025 in order to clarify the issues they raised in the Petition. Similarly, the Committee wrote to the County Executive Committee Member responsible for Built Environment and Urban Planning inviting him to a meeting of the Committee on 17th June 2025. In their response to the Petition, the CEC Member informed the Committee as follows:

- i. That the land in question was surveyed in 1993 vide survey map F/R 166/59. It was surveyed together with LR. No. 209/9958 which is adjacent;
- ii. That the size of the land is 0.6546 Ha, approximately 1.62 Acres;
- iii. That the land is indicated as GL (Government Land) on survey map F/R 166/59. However, it was not given a Land Reference Number;
- iv. That in 1993, the land was re-surveyed and was given LR No. 209/11935 vide survey plan F/R 242/86 which was based on allotment letter Ref. No. 98486/VI/83 dated 9th June 1993 and allotted to Paul Mwangi Kamau. The allocation was done by the Commissioner of Lands through the office's power in the old constitutional dispensation;
- v. That approvals for change of use from light industrial to commercial cum residential on LR No. 209/11935 was issued on 6th March 2019 by the County; and
- vi. That the rate payer for LR No. 11935 is Western Seed and Grain Company Limited.

Chronological History of ownership

The Committee was informed that a search on the said parcel of land conducted in June 2025 shows as follows:

- i. That vide a letter of allotment Ref. 98486/VI/83 dated 9th June 1993, the Department of Lands allotted the said parcel of land to Paul Mwangi Kamau;
- ii. That in September 1993, the said parcel of land was transferred to Western Seed and Grain Company at a cost Ksh. 800,000;
- iii. That in 2020, there was a change of name of the owner from Western Seen and Grain Company Limited to Western Seed Company Limited; and
- iv. That on 27th May 2025, the parcel of land was transferred to Ali Saif Hashid who is current owner.

OBSERVATIONS OF THE COMMITTEE

Accordingly, the Committee observed as follows:

- i. That the parcel of land in question was, before 1993, was a government land as indicated GL in the survey plans;
- ii. That the said parcel of land ceased to be public upon issuance of letter of allotment to Paul Mwangi Kamau in 1993 by the then Commissioners of Land and the subsequent change of ownership; and
- iii. That since the allotment was issued by the National Government pre-2010 Constitution, the capacity of the County Government to revert the same to public is limited. This is because the public land custody role has since been given to the National Land Commission under Article 67 of the Constitution of Kenya, 2010 and Section 5 of the National Land Commission Act, 2012.

3.0 RECOMMENDATIONS

Having examined the issues raised by the Petitioners and the submissions made by the County Executive, the Committee makes the following recommendations to the County Assembly to resolved as follows:

1. That the petitioners to petition the National Land Commission which is the custodian of all public land (County and National) to compensate the current owner, revoke the ownership and revert the land to the public for public use; or
2. The residents raise the requisite compensation amount to be paid to the current owner and petition the County Government to commence the process of revocation of the title deed through the National Land Commission.

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ANNEX I: Minutes

ANNEX II: Copy of Petition

MINUTES OF THE SITTING OF THE NAIROBI CITY COUNTY ASSEMBLY SECTORAL COMMITTEE ON LANDS, PLANNING AND HOUSING HELD ON 24TH JUNE, 2025 AT 11.00 A.M. IN COMMITTEE ROOM FIVE (5), CITY HALL BUILDING.

PRESENT

- | | |
|--------------------------------------|--------------------|
| 1. Hon. Alvin Olando Palapala, MCA | - Chairperson |
| 2. Hon. Collins Omondi Ogenga, MCA | - Vice-Chairperson |
| 3. Hon. Paul Ndung'u Irungu, MCA | |
| 4. Hon. Peter Maina Mwangi, MCA | |
| 5. Hon. Hannah Wanjiru Muriuki, MCA | |
| 6. Hon. Geoffrey Majiwa, MCA | |
| 7. Hon. Lily Akoth Kidenda, MCA | |
| 8. Hon. Jane Wanjiru, MCA | |
| 9. Hon. Hashim Athman Kamau, MCA | |
| 10. Hon. Antonny kiragu, MCA | |
| 11. Hon. Nasra shehan Nanda, MCA | |
| 12. Hon. Billy Ricardo Nyatika, MCA | |
| 13. Hon. Francis kimondo kiragu, MCA | |
| 14. Hon. Martin Wairobi, MCA | |

ABSENT

1. Hon. Esther Waithera Chege, MCA
2. Hon. Fuad Hussein Mohammed, MCA
3. Hon. Clement Nganga Kamaru, MCA
4. Hon. Peter Imwatok Jateso, MCA
5. Hon. Paul Kados, MCA
6. Hon. Nicholas Juma Okwacho, MCA
7. Hon. Tricer Oyabei, MCA
8. Hon. Kamau Thuo Fiunifui, MCA
9. Hon. Patrick Mwangi Macharia, MCA

SECRETARIAT

- | | |
|--------------------------|--------------------------|
| 1. Mr. Austin Inyundele | - Senior Clerk Assistant |
| 2. Mr. Benedict Ochieng' | - Clerk Assistant |
| 3. Ms. Rebecca Adhiambo | - Clerk Assistant |

IN ATTENDANCE

- | | |
|--------------------------------|------------------------|
| 1. Abdirahman Mohamed Abdi | : Chairman |
| 2. Abdahir Mohamed Sirad | : Secretary General |
| 3. Mr. Mohamed Abdinoor Ismail | : Organizing Secretary |
| 4. Muktar Abdiwali Ali | : Member |

MIN.001/NCCA/LPH/24/JUNE/2025

— PRELIMINARIES

The Chairperson called the meeting to order at fifteen minutes past Eleven O'clock and opened the meeting with a word of Prayer. The Chair then welcomed Members present to the meeting and took them through the agenda which was adopted for consideration having been proposed by Hon. Jane Wanjiru, MCA and seconded by Hon. Hannah Wanjiru, MCA as follows: -

1. Preliminaries (prayers and adoption of the agenda),
2. Consideration and adoption of the Committee's report on Petition presented by residents of Njiru Ward regarding alleged encroachment on a public land by a private developer
3. Meeting the representatives of from Property Developers Welfare Society of Nairobi regarding their memorandum Nairobi City County Regularization Bill, 2025
4. Any Other Business,
5. Adjournment.

MIN.002/NCCA/LPH/24/JUNE/2025: CONSIDERATION AND ADOPTION OF THE COMMITTEE'S REPORT ON PETITION PRESENTED BY RESIDENTS OF NJIRU WARD REGARDING ALLEGED ENCROACHMENT ON A PUBLIC LAND BY A PRIVATE DEVELOPER

The Committee was informed that the residents of Njiru Ward presented a Petition to the Assembly regarding alleged encroachment on public land by a private Developer. In the Petition, the Petitioners stated the following:

- i. That Article 185 of the Constitution of Kenya, 2010 vests the legislative authority and oversight of the County Governments in the County Assembly;
- ii. That Article 62 of the Constitution mandates the County Government to hold in trust public land for County residents;
- iii. That the Kenya National Land Use Policy 2017 recognizes the need for social development that takes cognizance of provision of basic infrastructure and services;
- iv. That Whereas Section 5(e) of the National Land Commission Act, 2012 requires the Commission to initiate investigations into present and historical land injustices and recommend appropriate redress;
- v. That Section 116 of the County Governments Act, 2012 imposes an obligation on the County Government and its agencies to deliver services within its designated area of jurisdiction; further Section 117 (1) (a) of the Act provides that the County Government shall give priority to basic needs to ensure that all members of the public have access to basic services;
- vi. That before commencement of any development, the developer must seek approval from the County Government;
- vii. That land F/R 242/86 that is adjacent to parcel No. 1B LR. No. 209/9958 was reserved for public use;
- viii. That a private developer has allegedly invaded and grabbed the said land that was meant for the community to build infrastructures that would provide public amenities to the community; and

- ix. That the matters raised in the Petition were not pending before any court or constitutional body and that efforts have been made to have the matter addressed by the relevant body but it failed to provide satisfactory response

In the Petition, the Petitioners prayed as follows:

- a) The National Land Commission and all the relevant bodies furnishes the Nairobi City County Government with the deed plans to facilitate and solve the dispute;
- b) The said land be surrendered to the Nairobi City County Government and issue appropriate deed plans in respect to the public utility in issue herein; and
- c) The Nairobi City County Government to secure the said land and hold it in trust on behalf of the Njiru Ward residents and Nairobians at land.

In this regard, the Committee held a meeting with the County Executive Committee Member for Built Environment and Urban Planning who submitted as follows:

- i. That the land in question was surveyed in 1993 vide survey map F/R 166/59. It was surveyed together with LR. No. 209/9958 which is adjacent;
- ii. That the size of the land is 0.6546 Ha, approximately 1.62 Acres;
- iii. That the land is indicated as GL (Government Land) on survey map F/R 166/59. However, it was not given a Land Reference Number;
- iv. That in 1993, the land was re-surveyed and was given LR No. 209/11935 vide survey plan F/R 242/86 which was based on allotment letter Ref. No. 98486/VI/83 dated 9th June 1993 and allotted to Paul Mwangi Kamau. The allocation was done by the Commissioner of Lands through the office's power in the old constitutional dispensation;
- v. That approvals for change of use from light industrial to commercial cum residential on LR No. 209/11935 was issued on 6th March 2019 by the County; and
- vi. That the rate payer for LR No. 11935 is Western Seed and Grain Company Limited.

Chronological History of ownership

The Committee was informed that a search on the said parcel of land conducted in June 2025 shows as follows:

- i. That vide a letter of allotment Ref. 98486/VI/83 dated 9th June 1993, the Department of Lands allotted the said parcel of land to Paul Mwangi Kamau;
- ii. That in September 1993, the said parcel of land was transferred to Western Seed and Grain Company at a cost Ksh. 800,000;
- iii. That in 2020, there was a change of name of the owner from Western Seen and Grain Company Limited to Western Seed Company Limited; and
- iv. That on 27th May 2025, the parcel of land was transferred to Ali Saif Hashid who is current owner.

Committee recommendations:

The Committee considered and adopted the report with the following recommendations:

1. That the petitioners to petition the National Land Commission which is the custodian of all public land (County and National) to compensate the current owner, revoke the ownership and revert the land to the public for public use; or
2. The residents raise the requisite compensation amount to be paid to the current owner and petition the County Government to commence the process of revocation of the title deed through the National Land Commission.

MIN.003/NCCA/LPH/24/JUNE/2025 : MEETING THE REPRESENTATIVES OF FROM PROPERTY DEVELOPERS WELFARE SOCIETY OF NAIROBI REGARDING THEIR MEMORANDUM NAIROBI CITY COUNTY REGULARIZATION BILL, 2025

The Committee was informed that the Nairobi City County Regularization of Unauthorized Developments Bill, 2025 was under public participation where the Committee also invited institutional stakeholders to present memoranda. The Property Developers Welfare Society of Nairobi submitted their memorandum during public participation and also to the Office of the Clerk. They also expressed interest in making a presentation to the Committee, thus their attendance to the meeting. The Chairman invited the representatives to make their presentation:

Highlights of the submissions

1. That the Bill fails to address the long standing and recurring delays by the County Government in processing development and building approvals;
2. There is no representation of developers on the Advisory Committee
3. Clause 14 imposes blanket exclusions that fail to take into account genuine developments affected by ambiguous zoning, delayed change of user approvals or historical planning omissions thereby occasioning unjustified demolitions or loss of investments;
4. Insufficient appeal and review mechanism where the CEC Member is granted significant discretionary powers.

In summary, the institution proposed the following for consideration by the Committee:

CLAUSE	PROVISION SAMMARY	ISSUE/ IMPACT	RECOMMENDATION
Clause 2	Definition of unauthorized development	Overboard- may include minor or lapsed approvals	Define authorized development with specific threshold (e.g material and non-material compliance)
Clause 8	Notice and application timeline	Unrealistic for bulk documentation preparation	Extent to 12 months; stagger application window by zones/estate/development areas/regions

Clause 10 and 11	Technical submissions and registers	Silent on format, document security and digital applications	Mandate online submission portal and digital registers for transparency
Clause 14	Categories of developments that cannot be regularized	Blanket exclusions may affect genuine owners unaware of planning breaches	Provide exceptions for long-term occupation, delayed approval and projects undertaken with official inaction
Clause 22	Advisory Committee	No representation of developers, layers (LSK), urban policy experts or stakeholders	Include a PDWESON representative and independent urban development professional

In addition, the representative recommended the following:


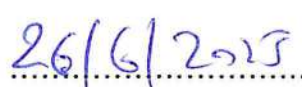
1. Voluntary disclosure incentive;
2. Public participation and publication;
3. Transitional protection;
4. Enforcement safeguards;
5. Digital system; and
6. Conflict resolution.

On behalf of the Committee, the Chairman thanked the representatives of property developers' welfare for attending the meeting of the Committee to clarify their memorandum. He informed them that the Committee was in the process of considering memoranda from other stakeholders and their issues would be considered and taken into account in the final report of the Committee.

MIN.004/NCCA/LPH/24/JUNE/2025: ADJOURNMENT

There being no other business to consider, the Chairperson adjourned the meeting at 12.01 a.m. The date and venue of the next meeting would be communicated on notice.

CONFIRMED AS A TRUE RECORD OF THE PROCEEDINGS

	SIGNATURE	DATE
CHAIRPERSON		

The Clerk

Nairobi City County Assembly

P.O Box

Nairobi

19th November, 2024

**PUBLIC PETITION BY NJIRU WARD RESIDENTS ON STOPPAGE OF
PUBLIC LAND ENCROACHMENT BY A PRIVATE DEVELOPER IN
NAIROBI CITY COUNTY.**

WE THE UNDERSIGNED Citizens of Kenya who are residents of Njiru Ward within Nairobi City County.

DRAW the attention of the County Assembly of Nairobi to the following: -

AWARE THAT, Article 185 of the Constitution of Kenya, 2010 vests the legislative authority and oversight of the County Governments in the County Assembly;

THAT WHEREAS, Section 116 of the County Governments Act, 2012 imposes an obligation on the County Government and its agencies to deliver services within its designated area of jurisdiction. Further, Section 117 (1) (a) of the Act provides that the County Government shall give priority to basic needs of the public to ensure that all members of the public have access to basic services;

THAT, before commencing any development, developers must seek approval from the County Government;

THAT, the Land F/R 242/86 that is adjacent to Parcel No.1B LR.No .209 /9958 was reserved for public use;

THAT, a private developer has allegedly invaded and grabbed the said public land that was meant for the Community to build infrastructures that would provide public amenities to the community despite the lack of the same in the area;

THAT, petitioners, confirm that efforts have been made to have the matter addressed by the relevant body, it failed to give a satisfactory response;and

THAT, all the matters in respect of which the petition is raised are not pending before any court of law or constitutional body.

(11) P.C.A.C.S.D
Check this if
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of 80 20/12/1
[Signature]

We the Petitioners pray that the County Assembly of Nairobi City County intervenes and ensure that; -

- a) The said land be surrendered back to the Nairobi City County Government and give appropriate deed plans in respect to the public utility land in issue herein; and
- b) The Nairobi City County Government to secure the said Land and hold it in trust on behalf of the Njiru Ward residents and Nairobians at large.

And your Petitioners will forever pray.

THESE ARE THE RESIDENTS OF THE PROJECT AREA WHO WERE NOTIFIED BY THE PRIVATE DEVELOPER OF NAIROBI CITY COUNTY LAND THAT WAS MEANT FOR PUBLIC USE.

No	NAME	PHONE NUMBER	ID NUMBER	
1	SILVESTER MASHAUA	0725 889413	24062478	SE
2	MOSES NDUNGU	0715964815	13209064	M
3	FRANCIS NDUNGU	0723250162	23542353	SE
4	DAVID MUIGAI	0708196629	11616969	SE
5	MIRIAM WAMATHA	0720790570	13164932	SE
6	HELLEN KAMBUI MAINA	0798831053	36967482	SE
7	John Ndung'u	0726674206	22125329	SE
8	Rehael Kairimu	0796139174	27613100	SE
9	Stanley Kimani	0724034687	24755781	SE
10	Muthui Maina	0731132287	24240670	SE
12	Rukia Muthoni	0723129911	23515355	SE
13	Agnes Mwangi	0725234890	7795250	SE
14	Alice Mwangi	0726387685	1711914	SE
15	LIVINGSTONE SICHAMU	0724237037	5982852	SE
16	Catherine Nduta Mathu	0799993567	30031566	SE
17	Mary Nyambura	0706523211	23253605	SE
18	Judy Mumbi	0723590676	24993112	SE
19	KEVIN AMI	0743405744	31199243	SE
20	CARDINE WATJIRI	0713108454	28258790	SE
21	JACKLINE MICHIRA	0712301793	23654188	SE
22	BENJAMIN MATHENGU	0411158808	34612807	SE
23	PETER MAINA	0413434527	25786494	SE
24	Omari Swaitoh	0112586650	20613556	SE

WIRU WANO RESIDENTS PER A FIDEL ON PUBLIC LAND ENCROACHMENT BY A PRIVATE DEVELOPER IN HANGAR CITY COUNTY LAND THAT WAS MEANT FOR PUBLIC USE.

25	Stanley Ndungu	07149527-7	26724103	X
26	Carolyn Mbithe	0721 155284	281052985	G
27	CATHERINE MURURU	0422547636	28712666	Q
28	Angele Mumbusi	0795675194	32653281	K
29	Paul ndungu	0707648231	242106527	K
30	Simon Mathenge	0107485206	84935591	S
40	Millicent Akinyi	0711228881	35486465	C
41	Leonard Kamanga	0120619771	25895080	Q
42	PETER K. MIAHO	0416 505-516	211109694	R
43	Robert N. Wanjum	0722 645854	28341724	Q
44	Norman Kambua	0725526804	28380134	K
45	Joseph Nyahoro	0734329425	28284650	J
46	JEFF KAMICHA	0225526711	24061742	S
47	JAMES GARETH N.	0725864169	11060799	S
48	IRUNGU NTHAMU NAONARO	0722904062	11458235	K
49	Mary Wangeci Kiarri	0715023644	18652321	C
50	Ann Kamau	0721547694	14675096	H
51	Isaac Mwangi Gitahi	0720665770	13565438	S
52	Jane Wanjuru Katiba	0722877499	0448235	S
53	Esther Wanjiku Farah	0723654368	28193752	M
54	ELVIS NJERI	0712214525	11381328	M
55	ISABELA MUITA	0722550243	3476230	G
56	Charles Kimani	0721684537	20067535	G
57	Purity Wambui	0721168832	13471547	K
58	CAROLINE MUITA	0724038795	21970367	C
59	James Kamonye	0707947719	4242596	H

INDIVIDUALS RESIDENTS PETITIONERS ON PUBLIC LAND ENCROACHMENT AS A
PRIVATE DEVELOPER IN NAIROBI CITY COUNTY LAND THAT WAS MEANT FOR
PUBLIC USE.

60	Esther Wanjiku Katabe	0725789108	13565937	CE
61	Alice mwihia	0735243878	10169637	A
62	Gituto pioneer	0735789108	10169637	CE
63	Christopher muwangi	0723162305	24406582	G
64	JANE KLAMANI	0728852282	28451493	F
65	Morgan GAKIRO	0722633921	24862221	A
66	Esther Wanjiku	07224038795	11481377	AS
67	Nancy Wanjiku	0707917719	11775820	AF
68	Mercy Njoki	0735243786	11592031	CE
69	Stella Mari Mathuku	0711585454	22959352	S
70	James G. Muna	0728545478	27105066	CE
71	Jane Kagia	072952977	8652009	CE
72	David Car mungai	0723368338	1061156	CE
73	Maurice p. mungai	0721952977	31981981	CE
74	Parline Kariuki	0720983179	13429621	CE
75	JOSEPH KARIUKI	0720346056	22482706	CE



NAIROBI CITY COUNTY
www.nairobi.go.ke

OFFICE OF THE GOVERNOR

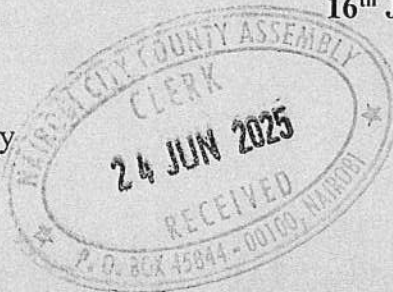
County Secretary and Head of County Public Service

⑪ AG PCA (C)
Take note and
Share with the
committee.
24/6/2025

Ref: LANDS/249/PW/iwm

16th June 2025

Edward O. Gichana
Clerk - Nairobi City County Assembly
City Hall Building
P O BOX 45844-00100
NAIROBI



RE: INVITATION TO A MEETING OF THE COMMITTEE ON LANDS, PLANNING AND HOUSING ON TUESDAY 17TH JUNE 2025 AT 10:00 A.M TO DELIBERATE ON PUBLIC PETITION

Reference is made to your letter ref NCCA/LPH/2025/0037 dated 10th June 2025 and our letter ref: LANDS/249/PW/enw dated 23rd May 2025 on the above matter.

Our response on land adjacent to LR no. 209/9958 – F/R 242/86

- The land was surveyed in 1983 vide survey map F/R 166/59 it was survey together with LR no. 209/9958.
- The size of the land is 0.6546 Ha (approx.) - 1.62 acres.
- The land is indicated as GL (Government land) on survey map F/R 166/59. it was not given an LR number.
- In 1993 the land was re-surveyed and was given LR no. 209/11935 vide survey plan F/R 242/86. This was based on allotment letter Ref No. 98486/VI/83 dated 9th June 1993 allotted to P.M. Kamau. The allocation was done by the Commissioner of Lands (copy of allotment letter attached).
- Approval for change of use from Light Industrial to Commercial Cum residential (flats) on LR/plot no. 209/11935 was issued on 6th March 2019.
- The rate payer for LR no. 209/11935 is Western Seed and Grain Co. Limited.

SEA-Planning
Table before the
Committee
20/6/2025

LET'S MAKE **NAIROBI** WORK

- On 15th July 2024 the land was transferred to Ali Saif Haship, this is as per the search dated 27th May 2025.

This is all the information we have pertaining to the matter.


GODFREY AKUMALI

AG. COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

CC: H.E. The Governor
Nairobi City County

H.E. The Deputy Governor
Nairobi City County

CECM – Built Environment & Urban Planning

Chief Officer – Lands

REPUBLIC OF KENYA

Telegrams: "Lands", Nairobi

Telephone: Nairobi 718050/9

P.M. Kamau
P.O. BOX 2542
NAKURU

DEPARTMENT OF LANDS

P.O. Box 30089

NAIROBI

9th June, 1993

Ref. No. 98486/VI/83

REGISTERED

SIR(S) MADAM,

RE: UNS. INDUSTRIAL PLOT-DANDORA

LETTER OF ALLOTMENT



I have the honour to inform you that the Government hereby offers you a grant of the above plot shown edged red on the attached plan No. 98486/VI/59 A subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:—

AREA: 1.4 hectares or acres (approximately)

TERM: 99 years from the 1-6-193

STAND PREMIUM: Sh. 322000/-

ANNUAL RENT: Sh. 64400/-

Subject to adjustment on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of the Government Lands Act, (Cap.280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act, (Cap. 281).

SPECIAL CONDITIONS: See attached.

2. I should be glad to receive your acceptance of the attached conditions together with your cheque for the amount as set out below:—

	Sh.
Stand Premium	322000.00
Rent from 1-6-93 to 31-12-93	37567.00
Conveyancing Fees	500.00
Registration Fees	100.00
Rates, proportion of (provisional) on demand	-
Stamp Duty	20620.00
Survey Fees	2290.00
Road and Road Drains on demand	-
Sewers	-
Receipt No. Less Deposit	-
TOTAL	Sh. 383,077.00

[P.T.O.]

REPUBLIC OF KENYA

Telegrams: "Lands", Nairobi

Telephone: Nairobi 718050/9

P.O. Box 2542

NAKURU

Ref. No. 98486/VI/83

REGISTERED

SIR(S) MADAM,

DEPARTMENT OF LANDS

P.O. Box 30089

NAIROBI

9th June

19. 93

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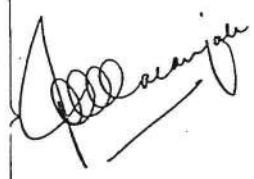
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Rates, proportion of (provisional) on demand	-
Stamp Duty	20620.00
Survey Fees	2290.00
Road and Road Drains on demand	-
Sewers	-
Receipt No.	Less Deposit
	TOTAL Sh. 383,077.00


[P.T.O.]

59646/4

15. ~~14~~ The Grantee shall pay such rates taxes charges duties assessments or outgoings of whatever description as may be imposed charged or assessed by any Government or Local Authority upon the land or the buildings erected thereon including any contribution or other sum paid by the President in lieu thereof.
16. ~~15~~ The President or such person or authority as may be appointed for the purpose shall have the right to enter upon the land and lay and have access to water mains service pipes and drains telephone or telegraph wires and electric mains of all descriptions whether overhead or underground and the Grantee shall not erect any buildings in such a way as to cover or interfere with any existing alignments of main or service pipes or telephone or telegraph wires and electric mains.
- ~~17~~ The Commissioner of Lands reserves the right to revise the annual ground rent payable on the 1st January, 1989 and thereafter at the expiration of every ten years of the term. Such rental will be at the rate of 2 per centum of the unimproved freehold value of the land as at 31st December, 1988 as assessed by the Commissioner of Lands or at the rate in force on the 31st December, 1988 whichever is the greater.
- ~~18~~ The Commissioner of Lands reserves the right to revise the annual ground rent payable hereunder at the expiration of every ten years of the term. Such rental shall be at a rate to be determined by the Commissioner of Lands of the unimproved value of the land as at the end of every tenth year of the term.

IN THE WITNESS WHEREOF I, WILSON GACANJA the
Commissioner of Lands have by order of the
President hereunto set my hand this 20th
July day of July
one thousand nine hundred and ninety-three
in the presence of:




REGISTRAR OF TITLES




59646/1
21st July 1993
Time: 11:49 AM
1993

2 Transfer to Western Seed and Grain
Company Limited
For K shs 800,000/-

112

2-9-1993 

3 Causal- Under Section 65 (1) (4) of
R.T.A inspected of additional stamp
duty of unspecified amount of
money 

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Withdrawal of caveat No. 3
above.

Presentation No. _____ Date of Registration 29.6.95 Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Certificate of change of name from Western
Seed & Grain Company Limited to read
Western Seed Company Limited.

Presentation No. 1362 Date of Registration 11.9.2024



THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Ali Saif Hashid
For Kshs. 18,000,000/-

Presentation No. 891

15-07-2024

S. C. Ngoroge *294

I hereby certify this to be a true copy
of the Original

① stamp duty shs. _____

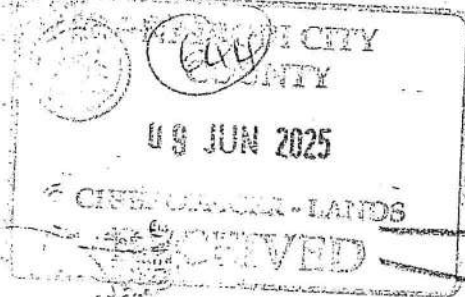
Copying A/c shs. _____

Date: 27th MAY 2025

REGISTERAR OF TITLES

S. C. Ngoroge *294

B37
3/25

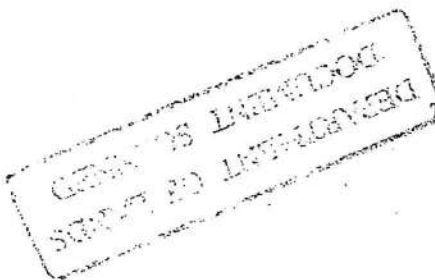


8



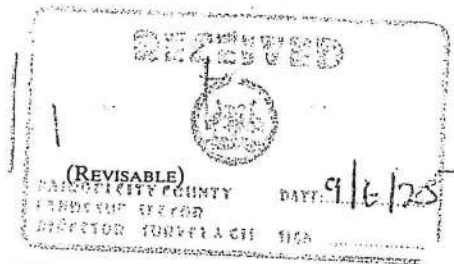
REPUBLIC OF KENYA

2072012
Shs 156,000/-
04/06/2025



THE REGISTRATION OF TITLES ACT
(Chapter 281)

GRANT: NUMBER I.R. 59646
ANNUAL RENT: Shs.31,200/-
TERM: 99 Years From: 1.6.1993



KNOW ALL MEN BY THESE PRESENTS that in consideration of shillings one fifty six thousand (Shs.156,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS Unto PAUL MWANGI KAMAU of (Post Office Box Number 72875)

(hereinafter called "the Grantee ") ALL that piece of land situate in the City of Nairobi in Nairobi area ~~District~~ containing by measurement nought decimal six five four six (0.6546)

hectares ~~or thereabouts~~ that is to say L.R. No. 209/11935

which said piece of land with the dimensions abutments and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 174407 deposited in the Survey Records Office at Nairobi

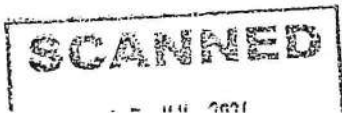
TO HOLD

for the term of ninety nine (99) years from the first day of June One thousand nine hundred and ninety-three

SUBJECT to (a) the payment in advance on the first day of January in each year of annual rent of shillings thirty one thousand two hundred (Shs.31,200/-) (REVISABLE)

(b) the provisions of the Government Lands Act (Chapter 280) and (c) the following Special Conditions (namely):

[P.T.O.]



FORM 4 (Inoffensive Industry)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings otherwise than in conformity with plans and specifications previously approved in writing by the Commissioner of Lands and the Local Authority. The Commissioner shall not give his approval unless he is satisfied that the proposals are such as to develop the land adequately and satisfactorily.
2. The Grantee shall within six calendar months of the actual registration of the Grant submit in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage water) drawings elevations and specifications of buildings the Grantee proposes to erect on the land and shall within 24 months of the actual registration of the Grant complete the erection of such buildings and the construction of the drainage system in conformity with such plans drawings elevations and specifications as amended (if such be the case) by the Commissioner PROVIDED that notwithstanding anything to the contrary contained in or implied by the Government Lands Act if default shall be made in the performance or observance of any of the requirements of this condition it shall be lawful for the Commissioner of Lands or any person authorized by him on behalf of the President to re-enter into and upon the land or any part thereof in the name of the whole and thereupon the term hereby created shall cease but without prejudice to any right of action or remedy of the President or the Commissioner of Lands in respect of any antecedent breach of any condition herein contained.
3. The Grantee shall maintain in good and substantial repair and condition all buildings at any time erected on the land.
4. Should the Grantee give notice in writing to the Commissioner of Lands that he is unable to complete the buildings within the period aforesaid the Commissioner of Lands shall (at the Grantee's expense) accept a surrender of the land comprised herein:
 - (i) Provided further that if such notice as aforesaid shall be given within 12 months of the actual registration of the Grant the Commissioner of Lands shall refund to the Grantee 50 per centum of the stand premium paid in respect of the land, or
 - (ii) at any subsequent time prior to the expiration of the said building period the Commissioner of Lands shall refund to the Grantee 25 per centum of the said stand premium. In the event of notice being given after the expiration of the said building period no refund shall be made.
5. The land and the buildings shall only be used for Inoffensive light industrial purposes with ancillary offices and stores.
6. The buildings shall not cover more than 90 per centum of the area of the land or such lesser area as may be laid down by the Local Authority in its by-laws.
7. Accommodation not exceeding 100 square feet may be provided for a caretaker or night watchman or such lesser area as may be laid down by the Local Authority in its by-laws.
8. The land shall not be used for any purpose which the Commissioner of Lands considers to be dangerous or offensive.
9. The Grantee shall not subdivide the land without the prior consent in writing of the Commissioner of Lands.
10. The Grantee shall not sell transfer sublet charge or part with the possession of the land or any part thereof or any buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until Special Condition No. 2 has been performed.
11. The Grantee shall pay to the Commissioner of Lands on demand such sum as the Commissioner of Lands may estimate to be the proportionate cost of constructing all roads and drains and sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power to the land and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 30 days of demand) or be refunded the amount by which the actual proportionate cost exceeds or falls short of the amount paid as aforesaid.
12. The Grantee shall from time to time pay to the Commissioner of Lands on demand such proportion of the cost of maintaining all roads and drains serving or adjoining the land as the Commissioner may assess.
13. Should the Commissioner of Lands at any time require the said roads to be constructed to a higher standard the Grantee shall pay to the Commissioner on demand such proportion of such construction as the Commissioner may assess.
14. The Commissioner of Lands reserves the right to revise the annual rent payable hereunder on the 31st day of December, 1998 and thereafter at the expiration of every ten years of the term. Such rental shall be either at the percentage as determined by order in the Kenya Gazette of the unimproved freehold value of the land as assessed by the Commissioner of Lands on the 31st day of December 1998 and hereafter as at the end of every tenth year of the term or the existing rent, whichever is greater.

COPY

NAIROBI CITY COUNTY ASSEMBLY

Nº 018030

Telegraphic Address
Tel. +254 20 221 6151/0700130846
Email: clerk@nairobiassembly.go.ke
Web: www.nairobiassembly.go.ke



County Assembly
City Hall Buildings
P.O. Box 45844-00100
Nairobi, Kenya

11 JUN 2025

OFFICE OF THE CLERK

NCCA/LPH/2025/0037

Ag. County Secretary,
Nairobi City County,
City Hall Buildings,
NAIROBI.

10TH JUNE 2025

RE: INVITATION TO A MEETING OF THE COMMITTEE ON LANDS, PLANNING AND HOUSING ON WEDNESDAY 17TH JUNE 2025 AT 10:00 A.M TO DELIBERATE ON A PUBLIC PETITION! *UE-SPY*

The Sectoral Committee on Lands, Planning and Housing is established by the Standing Order 209, and is mandated by the 3rd 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."*

Reference is made to our letter Ref. NCCA/LPH/2025/0032 dated 21st May 2025 inviting the County Executive Committee Member for Built Environment and Urban Planning to a meeting of the Committee on 29th May 2025. The objective of the meeting was to deliberate on a Petition presented by residents of Njiru Ward regarding alleged encroachment on public land by a private developer. (see copy attached)

However, due to reasons beyond the control of the Committee, it was resolved that the meeting be deferred to ~~Wednesday~~ *Tuesday* 17th June 2025 at 10.00 a.m.

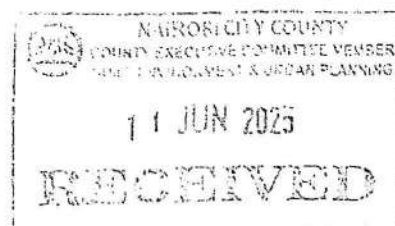
This is therefore to request you to inform the County Executive Committee Member for Built Environment and Urban Planning to assign the Chief Officer for Lands and any other relevant officers to attend the Committee's meeting to be held on ~~Wednesday~~ *Tuesday* 17th June 2025 at City Hall Buildings, County Assembly Wing, Room 5 at 10.00 a.m.

Kindly note that the objectives of the meeting remain as contained in the aforementioned letter. (see attached)

EDWARD O. GICHANA
CLERK, NAIROBI CITY COUNTY ASSEMBLY

Copy to:

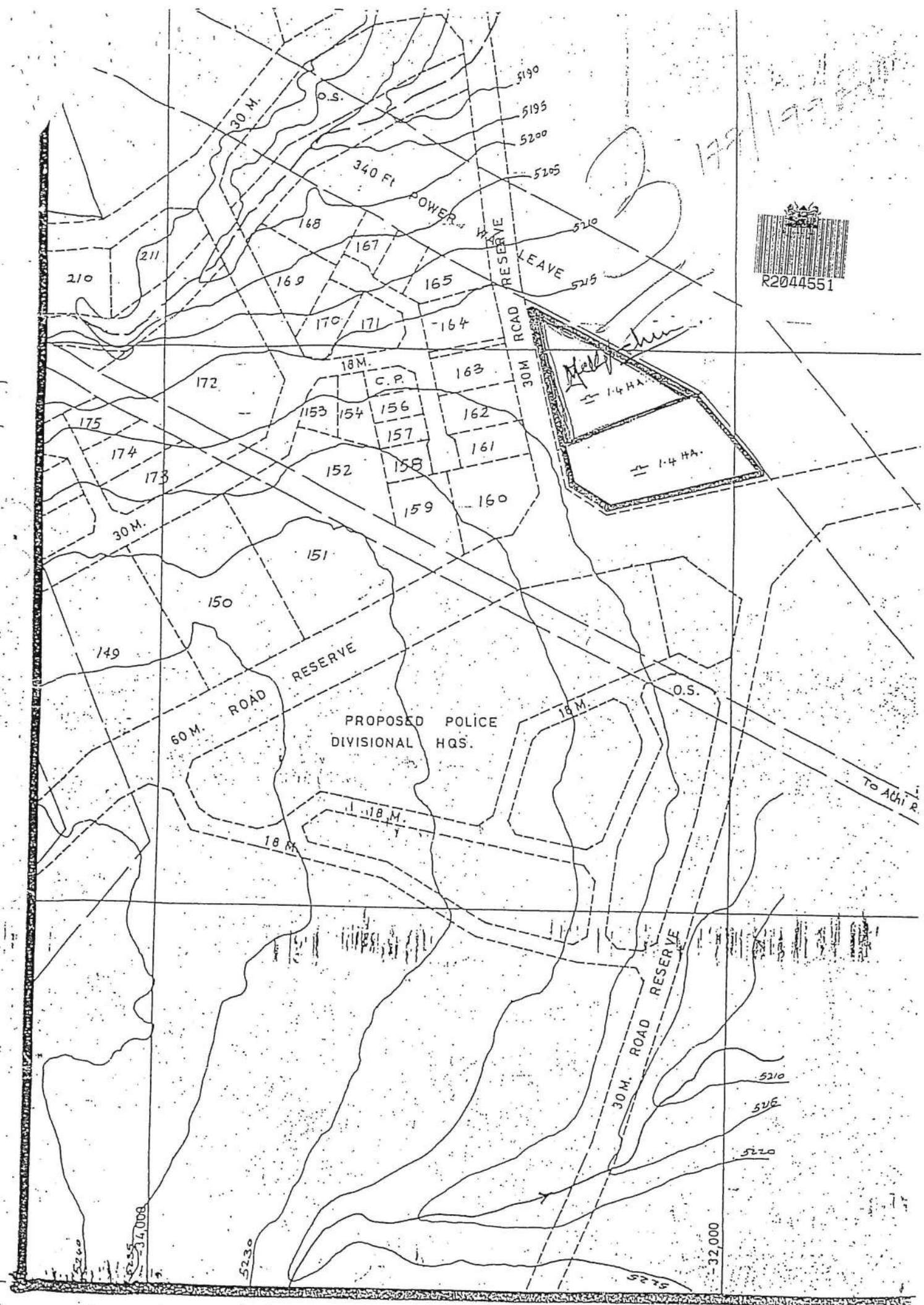
— County Executive Committee Member,



Built Environment and Urban Planning.
Nairobi City County.
City Hall Buildings.
NAIROBI.

— Chief Officer for Lands
Nairobi City County.
City Hall Buildings.
NAIROBI.

172/1998





FORM P.P.A. 2

THE PHYSICAL PLANNING ACT (NO. 6 OF 1996)

NOTIFICATION OF APPROVAL OF DEVELOPMENT PERMISSION

To David Zinny Weyusia,

P.O. 24797-00100 Nairobi.

Your application, PPA-CU-AAB908, submitted on 08 February 2019

Seeking permission for Change of use (New) from Light Industrial to Commercial cum residential (Flats) on L.R/Plot no 209/11935

Situated in Saika Koma Rock, Road along Koma Rock road

Was approved by the County Planning Committee held on 2019-02-14.

Under Item 75 Subject to the following/appended conditions:

- i) Submission of satisfactory building plans within one year and completion of construction within two years otherwise the approval lapses
- ii) Payment of revised ground rent as will be determined by the Director of Valuation, Ministry of Lands and Physical Planning
- iii) Payment of revised rates as will be determined by the Director Valuation & Property Management - Nairobi City County
- iv) Subject to the plot not constituting part of the disputed public/private utility land/allocations
- v) Subject to compliance with Sections 36, 41 and 52 of the Physical Planning Act
- vi) Subject to compliance with the approved zoning policy
- vii) Subject to provision of appropriate setback(s) as per the rezoning plan
- viii) Subject to provision of adequate and functional on site parking to the satisfaction of Director of Roads, Public Works & Transport
- x) Subject to commercial development being limited to ground and 1st floor only
- xv) Subject to the proposed development maintaining the requisite of 3m, 6m, 9m building line as per the statutes
- xxvi) Subject to the development maintaining the residential character and densities of the area

		NAIROBI CITY COUNTY
		City Planning Department
		Development application approved
		by Nairobi City County
Date of Issue 06 March 2019	Signed	On:
	Name	Signature:
	For: Chief Officer - Urban Planning	Date: 06/03/2019
cc:	The Chairman National Land Commission, Nairobi	Assistant Director
	The Director of Physical Planning, Nairobi	POLICY IMPLEMENTATION SECTION
	The Director of Surveys, Nairobi	For Director City Planning Department



NAIROBI CITY COUNTY

Property Rates Statement

P.N:	123-00236	USV 2019:	43,749,536.00	Rate Payer :	WESTERN SEED AND GRAIN CO.LTD
ot No :	209/11935	USV 1982:	129,000.00	Address:	
ock No :	209/11935	Land Use :	Residential	Town :	NAIROBI

IRRENT YEAR LAND RATE

Description	Transaction Date	Invoice No.	Receipt No.	Description	Debit Amount	Credit Amount	Balance
ate CY	1/1/2025			Land Rates 2025-Valuation Roll-2019	50,311.97	0.00	50,311.97
nd Rate CY	4/24/2025	BL-LR-370403	CB0261066		0.00	-50,312.00	-0.03

ND RATE ARREARS

Description	Transaction Date	Invoice No.	Receipt No.	Description	Debit Amount	Credit Amount	Balance
ndRate	1/1/2021				0.00	0.00	0.00
ndRate	1/1/2022				32,250.00	0.00	32,250.00
ndRate	3/9/2022		145220220301838	Payment from LAIFOMS	0.00	-32,250.00	0.00
ndRate	1/1/2023			Land Rates 2023-Valuation Roll-2019	50,311.97	0.00	50,311.97
ndRate	3/31/2023	BL-LR-088237	C777100323121322		0.00	-50,312.00	-0.03
ndRate	1/1/2024			Land Rates 2024-Valuation Roll-2019	50,311.97	0.00	50,311.94
ndRate	4/9/2024	BL-LR-210287	S06639476_09042024		0.00	-50,312.00	-0.06

CUMULATED PENALTIES

Description	Transaction Date	Invoice No.	Receipt No.	Description	Debit Amount	Credit Amount	Balance
ndRatePenalty	4/9/2024			Capped Penalty - Apr 2024	0.00	-100,623.97	(100,623.97)

rrrent Year Land rate :	-0.03
tal Land Rates Arrears;	(0.06)
tal Land Rate Penalty :	- 100,623.97
tal:	-100,624.06
pped Balance	(100,624.06)

REPUBLIC OF KENYA

W. 59600/2

Land Reference No. 209/11935

(Orig No.

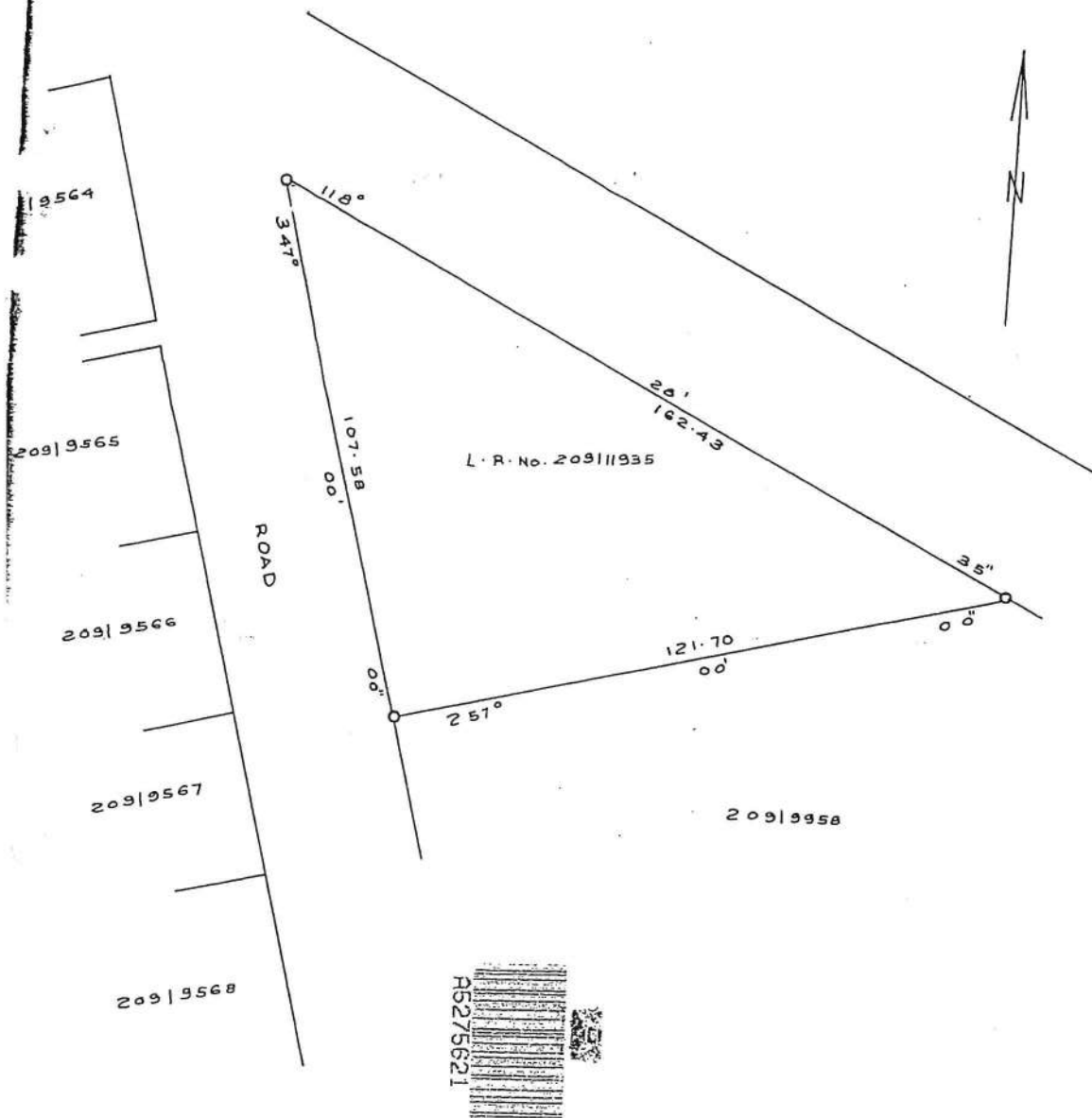
Sub division No. (Orig No.

of Section No.

Area = 0.6546 Ha (Approx)

BI AREA
City of Nairobi
Reference Map South A.37 3
G. II. d

Bearings	Distances
°	Metres



B.M. Okumu
Licensed Surveyor

J. G. NJOROGE

for Director of Surveys

Nairobi 24th JUNE 1993

DEED PLAN No. 174407

Scale 1 in 1000

d by
ared by

