

Petition filed by
Hon. Joseph Nduway, MCA
on 5th December 2023
(committed to Planning & Housing
Committee)
5/12/2023



COUNTY GOVERNMENT OF NAIROBI CITY

NAIROBI CITY COUNTY ASSEMBLY

THIRD ASSEMBLY
(SECOND SESSION)



[PUBLIC PETITION PURSUANT TO STANDING ORDER 214]

BY RESIDENTS OF GHETTO VILLAGE IN KIAMAICO WARD, MATHARE SUB-COUNTY ON ALLOCATION OF PUBLIC LAND TO AN INDIVIDUAL WITHIN NAIROBI CITY COUNTY.

WE THE UNDERSIGNED Citizens of Kenya who are residents of Ghetto village, Kiamaiko Ward in Mathare Sub-County within Nairobi County;

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

AWARE THAT, Article 185 of the constitution vests the legislative authority and oversight of the County governments in the county assembly;

THAT, Article 62 of the constitution mandates the County governments to hold in trust public land on behalf of county residents;

THAT, the Kenya National Land Use Policy 2017 recognizes the need for social development that takes cognizance for provision of basic infrastructure and services;

THAT, Ghetto Village was established in the late 1970s as a decanting site for the victims of a deadly fire that swept across Huruma village and comprises of 1050 households. The residents of the village are among the people who were allocated plots on what is currently known as Huruma Fire Victims 1 village. These residents were requested to

settle in the said plots while the government sought for more land which, is yet to be done;

THAT, in 1995, the defunct Nairobi City Council, Huruma Community, Pamoja Trust, Intermediary Technology Development Group, COOPI and Shelter Forum entered into a partnership to undertake slum upgrading and survey services. The programme was to be done by COOPI and an MoU was signed between the then Mayor of Nairobi, His Worship Joe Aketch and the Huruma Network of villages i.e Ghetto, Mahira, Redeemed, Kambi Moto and Gitahuru which were accordingly declared as Special Planning Areas;

THAT WHEREAS, approvals for plans to develop Ghetto village for 550 decent houses was issued on 12th November 2009, the government secretly changed ownership of a huge chunk of the land to one Francis Mbau Muriigi;

THAT WHEREAS, a letter which was written to the Commissioner of Lands by the then Director for City Planning to revoke the title deed that was irregularly awarded for plot No. 209/12290 the same was never acted upon;

THAT, although the upgrading works are ongoing albeit at a slow pace, the residents feel shortchanged and unfairly treated since the land was greatly reduced to only a quarter of its original land size the Ministry of Lands allocating land to an individual without consulting and notifying the residents;

THAT WHEREAS, through the Kenya Informal Settlement Slum Improvement Programme (KISIP) and World Bank, Ghetto Village and other informal settlements were to benefit through its infrastructure and obtaining of land ownership documents programme but the organizations pulled out on realizing that the land had been hived off and allocated to a private person;

THAT WHEREAS, we, 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 is not pending before any court of law or constitutional body.

***BY RESIDENTS OF GHETTO VILLAGE IN KIAMAICO WARD, MATHARE SUB-COUNTY ON
ALLOCATION OF PUBLIC LAND TO AN INDIVIDUAL WITHIN NAIROBI CITY COUNTY***

NOW HEREOFRE, your humble Petitioner PRAYS that the County Assembly of Nairobi County intervenes and recommends that; -

- a) The land that was illegally allocated to one Francis Mbau Murigi be reverted to Ghetto Lands and Housing Cooperative Society and title deed issued in favor of Francis Mbau Murigi be revoked; and
- b) The Department of Lands to transfer and register the title of the said piece of land to the legitimate owners i.e Ghetto Lands and Housing Cooperative Society, the umbrella body under which all residents are registered members.

And we will forever pray.

Presented by;

Hon. Ndung'u Joseph, MCA

On behalf of;

- Ghetto Village Residents.

And by extension;

- All residents of Nairobi County.

del
Kindly Review
the petition
and advise
11/10/2023

THE CLERK,
NAIROBI CITY COUNTY ASSEMBLY,
CITY HALL,
NAIROBI.



SUBJECT: PUBLIC PETITION BY RESIDENTS OF GHETTO VILLAGE, KIAMAIKO WARD IN MATHARE SUB-COUNTY

WE THE UNDERSIGNED Citizens of Kenya who are residents of Ghetto village, Kiamaiko Ward in Mathare Sub-County;

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

AWARE THAT, Article 185 of the constitution vests the legislative authority and oversight of the County governments in the county assembly;

THAT, Article 62 of the constitution mandates the County government to hold in trust public land on behalf of county residents;

THAT, the Kenya National Land Use Policy 2017 recognizes the need for social development that takes cognizance for provision of basic infrastructure and services;

THAT WHEREAS, Ghetto Village was established in the late 1970s as a decanting site for the victims of deadly fire that swept across Huruma village. It comprises of 1050 households. The residents of the village are among the people who were allocated plots on what is currently now as Huruma Fire Victims 1 village. These residents were requested to reside in the said plots while the government sought for more land. This has not been undertaken.

THAT WHEREAS, in 1995, the defunct Nairobi City Council, Huruma Community, Pamoja Trust, Intermediary Technology Development Group, COOPI and Shelter Forum entered into a partnership to undertake slum upgrading and survey services. The programme was to be done by COOPI. In this regard, an MoU was signed between the then Mayor of Nairobi, His Worship Joe Aketch and the Huruma Network of villages i.e Ghetto, Mahira, Redeemed, Kambi Moto and Gitahuru which were accordingly declared as Special Planning Areas.

THAT WHEREAS, approvals for plans to develop Ghetto village for 550 decent houses was issued on 12th November 2009 and the residents began activities of making the area more aesthetic. In a sad turn of events, it came to the notice of the residents that without knowledge of and disclosure from anyone or government, a huge chunk of the land had secretly changed ownership and given to **Francis Mbau Murigi**;

RESIDENTS OF GHETTO VILLAGE, KIAMAIKO WARD IN MATHARE SUB-COUNTY

THAT WHEREAS, a letter dated 12th February 2005 had been written to Commissioner of Lands by the then Director for City Planning, Mr. Tom Odongo seeking revocation of the title deed that was irregularly awarded for plot No. 209/12290. The letter was not acted upon. This turn of events came as a shock to the residents.

THAT WHEREAS, although the upgrading works are ongoing albeit at a slow pace, the residents feel shortchanged and unfairly treated since the land was greatly reduced to only a quarter of its original piece. In addition, the residents feel ill neglected for the Ministry of Lands to allocate County land without consulting and notifying it;

THAT WHEREAS, the import of the MoU that was signed was to achieve the following:

- i) To protect the residents against arbitrary eviction and demolitions;
- ii) To encourage investment and housing development;
- iii) To allow owners to leverage equity for credit;
- iv) To allow for provision of infrastructure and public services;
- v) To guard against gentrification and loss of land by the poor;
- vi) To guard against use of land for speculative purposes; and
- vii) To ensure that subsidies to the urban poor remain with the urban poor.

THAT WHEREAS, through Kenya Informal Settlement Slum Improvement Programme (KISIP) and World Bank, Ghetto Village and other informal settlements were to benefit through its infrastructure and obtaining of land ownership documents programme. But the organizations pulled out on realizing that the land had been hived off and allocated to a private person.

THAT WHEREAS, we, 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 is not pending before any court of law or constitutional body;

THEREFORE, our humble PRAYER; is that the Nairobi City County Assembly:

- a) intervenes and orders for the for the reversal of the allocation of the land to private person, Francis Mbau Murigi and directs that the title deed be revoked; and
- b) direct the Department of Lands to register the title to the legitimate owners i.e Ghetto Lands and Housing Cooperative Society, the umbrella body under which all residents are registered members.

**RESIDENTS OF GHETTO VILLAGE, KIAMAICO WARD IN
MATHARE SUB-COUNTY**

And we will forever pray.

Signed by:

Name

ID No.

Signature

Mobile

1) Samuel Mbutia 12762470



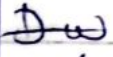



















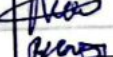
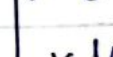







0723328885

On behalf of the Petitioners

**RESIDENTS OF GHETTO VILLAGE, KIAMAICO WARD IN
MATHARE SUB-COUNTY**

NATRE	ID Number	PHONE NUMBER	Sign
1 Monica Wangitu Njoroge	5144544	0704838056	
2 Jane Wangitu Gitau	1033186	0701793801	
3 David Kimani	21351328	0717570714	Kim
4 Simon Gitau	11754077	0721727205	
5 Muecheru Karanga	0719163394	11546540	
6 Rosemary Njoki	4872227	0714846500	
7 Daniel Kinuthia Nyuguna	25455841	0719297607	
8 Masjalet Wawira	13422918	0720664438	waw.
9 ALICE KIAMBUI	24178756	0720893770	
10 JANEI WANGUI	24842199	0725776240	
11 Beatrice Kyambui	27577100	0720786767	
12 Timothy Mwikuri	30619758	0703387623	R
13 Mary Nyambura Njoroge	27807283	0718633749	
14 JOSEPH MUCHIRI	34158224	0741864093	
15 Samuel Njehia	38171767	0757046196	
16 Mary Njari Njau	32132934	0714302957	
17 Joseph Mwangi	35281214	0708221883	
18 Benson Mwangi	37044707	0795977895	
19 Anthony Chege	39538491	0758667580	
20 SIMON KIMANI	41732346	0743596706	
21 PAULINE HAMATHA	37685139	0782846565	
22 Teresiah Njoki	37809100	0724483543	
23 Julius Gitau	32520786	0718353922	
24 JAMES MIBISHI	12762470	0723321185	
25 SPELTON NJOKI	9789279	0724568373	
26 DAVID MWANIKI	7159376	0700080808	
27 MARTIN KAMAU	39095274	0768831807	
28 Ann Wangiri	0721469182	0702098148	
29 Brian Njina	34344605	0759258872	
30 John Kariuki	25848490		
31 John Kimani	32339382	0112709787	
32 Samuel Kamau	29739908	0723172238	

33	AGNES	WANGARI	13825276	0716897912	
34	Cecilia	Wanga	40347652	0701327057	
35	Dorcas	Wanjiku	35085839	0758314846	
36	Joshua	IRUNGU	21756548	0724226597	
37	Jane	Njeri	2882650	0726734646	
38	Jane	Klangui	20375796	6719706276	
39	Nancy	Njambi	23276491	0706406434	
40	Irene	Wairimu	30992824	0719478633	
41	Margret	Wangari	27995106	0790505812	
42	Wallace	Kuria Kianjiru	25485281	0706906867	
43	Jane	Nyambura	2030869	0723985791	JANE
44	John	Tenya	6252127	0722849979	
45	Ann	Kianjiru		0741923276	Ann
46	Peris	Wairimu	39546344	0700530021	
47	Joyce	Wangari	40508281	0794955088	
48	SARAH	NEKESA	30644964	0703294454	SARAH
49	Eva	Bihako			
50	Racheal	Nyambura	23000766	0726409406	
51	Teresia	Wanjiru	3331564491	011658310	
52	Agnes	Wanga	10731216	0701327057	
53	Laviniah	Wangare	28732099	0723038463	
54	Racheal	Wairera	35463313	0720825112	
55	JOYCE	MUMBI	8613650	0725528584	
56	Judy	Maina	28127000	0769001900	
57	Justus	Kamau	29376961	0718960491	Justus
58	Lucy	Klangui	30047220	0797610162	
59	Maria	Mwendle	25327302	0722713003	
60	Peter	Kinyanjui	3610875	0705175506	
61	KEVIN	KHALO	36729127	0799333415	
62	Bernard	Mburu	34843737	0745454029	
63	Peter	Kinyanjui + Nyambura	38633529	07264094106	
64	NICHOLAS	Gitthindi	22112252	0707676461	
65	Jane	Muthoni	35464594		

NAMES

I:D

TEL

SIGN

66	Cecilran	Klangin		0725956309	BO
67	Grace	Klangiku	24835836	0742118050	CA
68	Margret	Nyombura	32126699	0743078243	MB
69	Mary	Njoki	0724965	0792154282	MA
70	Nancy	Wambui		0798907581	MA
71	Elizabeth	Wambui	13800640	0792792913	MA
72	Josphine	Klangiku	9818828	0720099738	MA
73	Linda	Klangira	3486224	0701837914	L-W
74	Peter	Koraga		0720531230	MA
75	Isaac	Njoroge	34843433	0742137351	MA
76	Douglas	Ndungu			MA
77	DAVID	MUCHIRI	25338116	0713109539	MA
78	BOAZ	DNZERE	26074054	0715229001	MA
79	FRANCIS	WAMERU	35466615	0703530770	MA
80	David	Maina	34371106	0715690728	MA
81	Margaret	Klangiru	39577334	0746407286	MA
82	MARY	N-LAMBURAMBAA	20567169	0726594522	MA
83	Mary	Nyamburamturi	13074513	0792132037	MA
84	Virginia	Muthoni	7437451	0769308721	MA
85	Mercy	Njoki	25455826	0722351798	MA
86	Hannah	Wairere	5146390	0715038148	MA
87	Beth	Njeri	37981153	0768470090	MA
88	Alice	Njoki	30257312	0746592302	MA
89	BETH	KLANGIRU	26235425	0743984114	MA
90	JORAM	MUWANGI	24358099	0727572867	MA
91	RACHEAL	NYAMBURA	26233387	0727762061	MA
92	GRACE	WANGIRU	25896490	0742636529	MA
93	JANE	NYOKABI	22885199	0718650693	MA
94	PETER	MUWANGI	32281112	0740029731	MA
95	MONICA	NGORI		0713679538	MA
96	Monica	Njeri	72838049	0724637178	M.n
97	Esther	Njeri	3335978	0740071266	MA
98	John	Gatanga	31838515	0712199913	MA