



THE NAIROBI CITY COUNTY ASSEMBLY
THIRD ASSEMBLY
(FIRST SESSION)

REQUEST FOR STATEMENT

Subject: Property development approval process

Hon. Speaker,

Pursuant to Standing Order 47(2)(c), I wish to request for a statement from the Chairperson of Sectoral Committee on Lands, Planning and Housing regarding delays in approvals for property developments in the County, more so, the Sosiani Estate in Lower Savannah Ward.

Hon. Speaker, it is a legal requirement upon developers to seek prior approval from the County before embarking on construction projects within the County. However, despite timely application for County approvals by developers, undue delays at the County lead to irregular developments cropping up across the County. Further, Hon. Speaker, Nairobi City County Development Act, 2015 provide for an avenue for regularization of developments that were not compliant as at the time the said Act was not in place. The objective of the Act was to allow developers who had not obtained proper authorization from the County concerning the parameters set out in Section 7 of the Act.

Hon. Speaker, the case of Sosiani Estate is of great concern since there developers therein have raised concerns that they have legal ownership documents and pay rates to the County, but their approvals for construction take longer than expected causing delays in the actual developments.

Hon. Speaker, in the Statement, the Chairperson should inquire into and report on: -

- i) Whether there are any particular issues with Sosiani Estate and whether these issues sufficiently justify the alleged delays in processing of construction approvals for developers with properties within Sosiano Estate;
- ii) Steps that the County is taking to facilitate some of the developers within Sosiani Estate to regularize their developments in light of the Nairobi City County Development Regularization Act 2015; and
- iii) A report elaborating the approval process, outstanding applications upto 1st Quarter FY 2022/2023 and measures that the County has put in place to enhance efficiency in approval process.

Hon. David Magoba, MCA
MEMBER FOR LOWER SAVANNAH WARD

Date...29/11/2022

Statement read on 29th Nov 2022
Response due on 14th Dec 2022

[Signature]

29th Nov, 2022

Stamp: NCCAS
29 NOV 2022
SIGNATURE OF HON. SPEAKER