



COUNTY GOVERNMENT OF NAIROBI CITY

THIRD ASSEMBLY – (FOURTH SESSION)

NAIROBI CITY COUNTY ASSEMBLY

VOTES AND PROCEEDINGS

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

1. The Assembly assembled at thirty minutes past Two O'clock.
2. The Proceedings were opened with Prayer.

QUORUM OF THE ASSEMBLY

The Speaker having confirmed that there was a Quorum at the commencement of the Assembly called the Assembly to order.

3. PAPERS LAID: -

The following Papers were Laid on the Floor of the Assembly: -

- i. **THE REPORT OF THE SECTORAL COMMITTEE ON TRANSPORT AND PUBLIC WORKS ON SITE INSPECTION VISITS HELD ON 3RD AND 4TH APRIL 2025 ON THE STATUS OF KANGUNDO ROAD ASPHALT PLANT, NANYUKI ROAD ASPHALT PLANT, NAIROBI CITY COUNTY GARAGE AND HIGHWAYS DEPOT.**

(Chairperson, Sectoral Committee on Transport and Public Works)

- ii. **THE REPORT OF THE SECTORAL COMMITTEE ON TRADE, TOURISM AND COOPERATIVES ON SITE INSPECTION VISIT TO ASCERTAIN THE COMPLETION OF MUTUINI MARKET IN MUTUINI WARD ON THURSDAY 20TH FEBRUARY 2025.**

(Chairperson, Sectoral Committee on Trade, Tourism and Cooperatives)

4. PROCEDURAL MOTION – REDUCTION OF PUBLICATION PERIOD – SUPPLEMENTARY II APPROPRIATION BILL, 2025

Motion Made and Question Proposed;

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.

(Leader of Majority Party)

Debate ensued;

Mover replied;

Question put and **agreed to;**

5. BILL - THE NAIROBI CITY COUNTY SUPPLEMENTARY II APPROPRIATION BILL, 2025 (ASSEMBLY BILL NO.4 OF 2025)

Order for First Reading read;

Bill read a First Time and committed to the Select Committee on County Finance, Budget & Appropriations.

6. BILL - THE NAIROBI CITY COUNTY SUPPLEMENTARY II APPROPRIATION BILL, 2025 (ASSEMBLY BILL NO. 4 OF 2025)

Order for Second Reading read;

Motion made and question proposed-

THAT, The Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly Bill No. 4 of 2025) be now read a Second Time.

(Chairperson, Select Committee on County Finance, Budget and Appropriations)

Debated ensued;

Mover replied;

Question put and Agreed to.

Bill read a Second Time and committed to the Committee on the Whole County Assembly

7. COMMITTEE OF THE WHOLE COUNTY ASSEMBLY

Order for Committee of the Whole County Assembly read;

IN THE COMMITTEE

(Hon. Malyun Ali, MCA – in the Chair)

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

Clause 2:

Question that **Clause 2** be part of the Bill proposed, put and **agreed to;**

Clause 3:

Question that **Clause 3** be part of the Bill proposed, put and **agreed to;**

Schedule:

Question that **The Schedule** be part of the Bill proposed, put and **agreed to;**

Title:

Question that the **Title** be part of the Bill proposed, put and **agreed to;**

Clause 1:

Question that **Clause 1** be part of the Bill proposed, put and **agreed to;**

Motion Made and Question proposed: -

THAT, the Committee do Report to the County Assembly its consideration of The Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly Bill No. 4 of 2025) and its approval thereof without amendments.

(Chairperson, Select Committee on County Finance, Budget & Appropriations)

Question put and **Agreed to.**

8. ASSEMBLY RESUMED: -**The Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly Bill No.4 of 2025)**

Bill reported **without** amendments

Motion made and Question proposed: -

THAT, the Assembly do agree with the Committee of the Whole County Assembly in the said report.

(Chairperson, Select Committee on County Finance, Budget and Appropriations)

Question put and **Agreed to.**

Motion made and question proposed: -

THAT, The Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly Bill No.4 of 2025) be now read a Third Time.

THAT, The Nairobi City County Supplementary II Appropriation Bill, 2025 (Assembly Bill No.4 of 2025) be now read a Third Time.

(Chairperson, Select Committee on County Finance, Budget and Appropriations)

Debate ensued;

Question put and **Agreed to.**

Bill read a Third Time and **passed.**

9. PROCEDURAL MOTION – EXTENSION OF SITTING

Motion Made and Question Proposed;

THAT, Pursuant to the provisions of Standing Order 33(3)(a), this Assembly resolves to extend its Sitting until the conclusion of the Business of the Day.

(Leader of Majority Party)

Debated ensued;

Mover replied;

Question put and **Agreed to.**

10. PROCEDURAL MOTION – REDUCTION OF PUBLICATION PERIOD –APPROPRIATION BILL, 2025

Motion Made and Question Proposed;

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.

(Leader of Majority Party)

Debated ensued;

Mover replied;

Question put and **Agreed to.**

11. BILL - THE NAIROBI CITY COUNTY APPROPRIATION BILL, 2025 (ASSEMBLY BILL NO.5 OF 2025)

Order for First Reading read;

Bill read a First Time and committed to the Select Committee on County Finance, Budget & Appropriations

12. BILL - THE NAIROBI CITY COUNTY APPROPRIATION BILL, 2025 (ASSEMBLY BILL NO. 5 OF 2025)

Order for Second Reading read;

Motion made and question proposed-

THAT, The Nairobi City County Appropriation Bill, 2025 (Assembly Bill No. 5 of 2025) be now read a Second Time.

(Chairperson, Select Committee on County Finance, Budget and Appropriations)

Debated ensued;

Mover replied;

Question put and **Agreed to.**

Bill read a Second Time and committed to the Committee on the Whole County Assembly

13. COMMITTEE OF THE WHOLE COUNTY ASSEMBLY

Order for Committee of the Whole County Assembly read;

IN THE COMMITTEE

(Hon. Malyun Ali, MCA – in the Chair)

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

Clause 3:

Question that Clause 3 be part of the Bill proposed, put and **agreed to;**

Schedule:

Question that The Schedule be part of the Bill proposed, put and **agreed to;**

Title:

Question that the Title be part of the Bill proposed, put and **agreed to;**

Clause 1:

Question that Clause 1 be part of the Bill proposed, put and **agreed to;**

Motion Made and Question proposed: -

THAT, the Committee do Report to the County Assembly its consideration of The Nairobi City County Appropriation Bill, 2025 (Assembly Bill No. 5 of 2025) and its approval thereof without amendments.

(Chairperson, Select Committee on County Finance, Budget & Appropriations)

Question put and **Agreed to.**

14. ASSEMBLY RESUMED: -**The Nairobi City County Appropriation Bill, 2025 (Assembly Bill No.5 of 2025)**

Bill reported **without** amendments

Motion made and Question proposed: -

THAT, the Assembly do agree with the Committee of the Whole County Assembly in the said report.

(Chairperson, Select Committee on County Finance, Budget and Appropriations)

Question put and **Agreed to.**

Motion made and question proposed: -

THAT, The Nairobi City County Appropriation Bill, 2025 (Assembly Bill No.5 of 2025) be now read a Third Time.

(Chairperson, Select Committee on County Finance, Budget and Appropriations)

Debate ensued;

Question put and **Agreed to.**

Bill read a Third Time and **passed.**

15. COMMITTEE OF THE WHOLE COUNTY ASSEMBLY

Order for Committee of the Whole County Assembly read;

IN THE COMMITTEE

(Hon. Malyun Ali, MCA – in the Chair)

The Nairobi City County Regularization of Unauthorized Developments Bill, 2025 (Assembly Bill No.2 of 2025)**Clause 3,4&5:**

Question that **Clause 3,4&5** be part of the Bill proposed, put and **agreed to;**

Clause 6:

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

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

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to;**

Question that Clause 6 as amended be part of the Bill proposed, put and **agreed to**;

Clause 7:

Question that **Clause 7** be part of the Bill proposed, put and **agreed to**;

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**'

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to**;

Question that Clause 8 as amended be part of the Bill proposed, put and **agreed to**;

Clause 9:

Question that **Clause 9** be part of the Bill proposed, put and **agreed to**;

Clause 10:

THAT, Clause 10 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'

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to**;

Question that Clause 10 as amended be part of the Bill proposed, put and **agreed to**;

Clause 11&12:

Question that **Clause 11&12** be part of the Bill proposed, put and **agreed to**;

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**’

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to;**

Question that Clause 13 as amended be part of the Bill proposed, put and **agreed to;**

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’

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to;**

Question that Clause 14 as amended be part of the Bill proposed, put and **agreed to;**

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**’

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to;**

Question that Clause 15 as amended be part of the Bill proposed, put and **agreed to;**

Clause 16,17&18:

Question that **Clause 16,17&18** be part of the Bill proposed, put and **agreed to;**

Clause 19:

THAT, Clause 15 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”

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to;**

Question that Clause 19 as amended be part of the Bill proposed, put and **agreed to;**

Clause 20:

Question that **Clause 20** be part of the Bill proposed, put and **agreed to;**

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 ”

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to;**

Question that Clause 21 as amended be part of the Bill proposed, put and **agreed to;**

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’

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to;**

Question that Clause 22 as amended be part of the Bill proposed, put and **agreed to;**

Clause 23,24,25,26,27&28:

Question that **Clause 23,24,25,26,27&28** be part of the Bill proposed, put and **agreed to**;

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"

(Hon. Alvin Palapala, MCA)

Question of the amendment proposed;

Question put and **agreed to**;

Question that Clause 29 as amended be part of the Bill proposed, put and **agreed to**;

Clause 30&31:

Question that **Clause 30&31** be part of the Bill proposed, put and **agreed to**;

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.

(4) 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.

(5) 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).

(6) The appointed law firm(s) shall prepare and witness the necessary agreements, transfers, consents, etc. between the property owners and occupiers

(7) 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.

(8) The appointed law firm(s) shall prepare and attest lease documents.

(9) 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.

(10) The Appointed law firm(s) shall timely oversee and fast-track the processing and registration of leases or titles at the ministry of lands.

(11) 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”.

Motion made and Question proposed

That New Part 11A be read a Second Time

(Hon. Peter Imwatok, MCA)

Question put and **agreed to;**

Question for the New Clause 11A be part of the Bill proposed, put and **Agreed to;**

Clause 8 (2)(A)

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.”

Motion made and Question proposed

That New Part 11A be read a Second Time

(Hon. Hashim Kamau, MCA)

Question put and **agreed to;**

Question for the New Clause 8(2)(A) be part of the Bill proposed, put and **Agreed to;**

Clause 14(3)(A)

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.”

Motion made and Question proposed

That New Part 11A be read a Second Time

(Hon. Hashim Kamau, MCA)

Question put and **agreed to;**

Question for the New Clause 14(3)(A) be part of the Bill proposed, put and **Agreed to;**

Clause 22(2)(A)

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

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

Motion made and Question proposed

That New Part 11A be read a Second Time

(Hon. Hashim Kamau, MCA)

Question put and **agreed to;**

Question for the New Clause 22(2)(A) be part of the Bill proposed,
put and **Agreed to;**

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”

Motion made and Question proposed

That Clause 2 be read a Second Time

(Hon. Alvin Palapala, MCA)

Question put and **agreed to;**

Question for the Clause 2 be part of the Bill proposed, put and
Agreed to;

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.”

Motion made and Question proposed

That **Clause 2** be read a Second Time

(Hon. Hashim Kamau, MCA)

Question put and **agreed to;**

Question for the **Clause 2** be part of the Bill proposed, put and
Agreed to;

Long Title:

THAT, the Long Title be part of the Bill proposed, put and agreed to;

Clause 1:

THAT, the Clause 1 of the Bill be part of the Bill proposed, put and agreed to;

16. ASSEMBLY RESUMED: -**The Nairobi City County Regularization of Unauthorized Developments Bill 2025 (Assembly Bill No. 5 of 2025)**

Bill reported with amendments

Motion made and Question proposed: -

THAT, the Assembly do agree with the Committee of the Whole Assembly in the said report.

(Hon. Alvin Palapala, MCA)

Question put and agreed to.

Motion made and question proposed-

THAT, The Nairobi City County Regularization of Unauthorized Developments Bill 2025 (Assembly Bill No. 5 of 2025) be now read a Third Time.

(Hon. Alvin Palapala, MCA)

Debate ensued;

Question put and **agreed to**.

Bill read a Third Time and **passed**.

17. COMMUNICATION FROM THE CHAIR

The Hon. Speaker conveyed the following Communication:-

COMMUNICATION FROM THE CHAIR ON PRONOUNCEMENT ON THE BUDGET POLICY HIGHLIGHTS AND REVENUE-RAISING MEASURES FOR THE COUNTY GOVERNMENT FOR FY 2025/2026

“Hon. Members, before we proceed, I have the following communication:

-

Hon. Members, Section 132 of the Public Finance Management Act, 2012 and Standing Order 232 require the County Executive Committee (CEC) Member for Finance to make a public pronouncement on the Budget Policy Highlights and Revenue-Raising Measures for the County Government each financial year. In line with these provisions, I will shortly be inviting the CEC Member for Finance and Economic Planning to deliver the pronouncement on the Budget Policy Highlights and Revenue-Raising Measures for the Financial Year 2025/2026.

Hon. Members, as we welcome the CEC Member to this Assembly, I wish to underscore that today's event is primarily ceremonial. No decisions shall be made on the pronouncement, as the Assembly has already considered and approved the Appropriation Bill while the Finance Bill will be considered at a later stage.

Hon. Members, before I invite the CEC Member to address the Assembly, allow me to acknowledge and recognize the presence of distinguished guests seated in both the Speaker's Gallery and the Public Gallery. These guests include Members of County Executive Committee, Ag. County Secretary, Chief Officers and Directors of various County Departments. On behalf of the County Assembly, and on my own behalf, I extend a warm welcome to all of you.

Finally, **Honourable Members,** I remind the Assembly that in accordance with Standing Order 232(3), the CEC Member shall be heard in silence, and no questions or clarifications shall be sought during the pronouncement.

Hon. Members, I now invite the County Executive Committee Member for Finance and Economic Affairs, **Mr. Charles Kerich,** to make the public pronouncement on the Budget Policy Highlights and Revenue-Raising Measures for the Financial Year 2025/2026.

I thank you, Hon. Members."

**18. PRONOUNCEMENT OF THE BUDGET HIGHLIGHTS AND
REVENUE RAISING MEASURES FOR THE COUNTY GOVERNMENT
– COUNTY EXECUTIVE COMMITTEE MEMBER FOR FINANCE AND
ECONOMIC PLANNING**

The Hon. Speaker conveyed the following communication: -

**PRONOUNCEMENT OF THE BUDGET POLICY HIGHLIGHTS AND
REVENUE-RAISING MEASURES FOR THE COUNTY GOVERNMENT
OF NAIROBI CITY FOR THE FY 2025/2026**

19. COMMUNICATION FROM THE CHAIR

The Hon. Speaker conveyed the following Communication:-

**ADJOURNMENT UPON THE PRONOUNCEMENT ON THE BUDGET
POLICY HIGHLIGHTS AND REVENUE-RAISING MEASURES FOR
THE COUNTY GOVERNMENT FOR FY 2025/2026.**

“Honourable Members,

Allow me to express my sincere appreciation to the CEC Member for Finance and Economic Planning for ably delivering the public pronouncement on the Budget Policy Highlights and Revenue-Raising Measures for the Nairobi City County Government for the Financial Year 2025/2026.

I also wish to confirm that, in compliance with the provisions of Section 132(2) of the Public Finance Management Act, 2012, the CEC Member has submitted the Finance Bill outlining the proposed revenue-raising measures, accompanied by a policy statement elaborating on those measures.

Honourable Members, having dispensed with the Business on the Order Paper, the County Assembly stands adjourned until Tuesday, 1st July 2025 at 2:30 PM.

I thank you, Honourable Members.”

20. ADJOURNMENT: -

There being no other business and the time being Six O'clock, the Speaker adjourned the Assembly without Question put pursuant to the provisions of the Standing Orders.

21. ASSEMBLY ROSE - at Six O'clock.

MEMORANDUM

The Speaker will take the Chair on
Tuesday, July 1st, 2025 at 2.30 p.m.