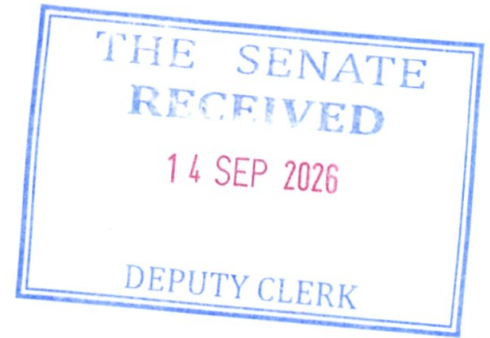


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REPUBLIC OF KENYA

THIRTEENTH PARLIAMENT – FIFTH SESSION



THE SENATE

STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES

REPORT ON THE PETITION BY THE CULTURAL ENVIRONMENTAL
CARE SOCIETY CONCERNING CONVERSION OF L.R. NO 209/2378/1
PUMWANI MAJENGO FROM PUBLIC TO PRIVATE LAND

Rt. Hon. Speaker
You may approve for tabling
J. M. Nyegenye, C.B.S.,
Clerk of the senate/secretary, PSC
Date: 14/09/26

Clerk's Chambers,
Parliament Buildings,
NAIROBI.

SEPTEMBER, 2026

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LIST OF ABBREVIATIONS/ ACRONYMS

COK	-Constitution of Kenya
CECARE	- Cultural Environmental Care Society
CS	- Cabinet Secretary
LR	- Land Reference
MOLPWHUD	- Ministry of Lands Public Works Housing & Urban Development
NLC	- National Land Commission

PREFACE

Mandate of the Committee

The Standing Committee on Land, Environment and Natural Resources is established pursuant to standing order 228(3) of the Standing Orders of the Senate. As set out in the Fourth Schedule, the Committee is mandated to consider all matters relating to lands and settlement, housing, environment, forestry, wildlife, mining, water resource management and development.

Committee Membership

The Committee comprises the following Members-

- | | | |
|----|--|---------------------------|
| 1. | Sen. Mohamed Faki Mwinyihaji, CBS, MP | - Chairperson |
| 2. | Sen. Karen Njeri Nyamu, MP | - Vice Chairperson |
| 3. | Sen. Johnes Mwashushe Mwaruma, CBS, MP | - Member |
| 4. | Sen. Abdul Mohammed Haji, CBS, MP | - Member |
| 5. | Sen. James Kamau Murango, MP | - Member |
| 6. | Sen. Allan Kiprotich Chesang, CBS, MP | - Member |
| 7. | Sen. Beatrice Akinyi Ogola, MP | - Member |
| 8. | Sen. Joe Nyutu, MP | - Member |
| 9. | Sen. Mariam Sheikh Omar, MP | - Member |

CHAIRPERSON'S FORWARD

Mr. Speaker Sir,

At a sitting of the Senate held on 3rd October, 2023, the Rt. Hon Speaker reported to the Senate a Petition that was submitted by the Cultural Environmental Care Society (CECARE Society), formerly known as Pumwani Residents Forum Committee, which is a duly registered society for the residents of Pumwani/Majengo area in Kamukunji Constituency in collaboration with Kenyans of goodwill concerning the conversion of the LR NO. 209/2378/1 Pumwani Majengo from public to private land.

Mr. Speaker Sir,

The petition before the Senate concerns a claim by the petitioners that they have been residents of Pumwani Ward, parcel number LR No, 209/2378/1, since the colonial era and have established both residential and commercial properties. They add that in 1932, the Kenya National Commission recommended that following their relocation from Pangani to Pumwani, the residents ought to have been compensated in line with the delineation plans of areas in Nairobi for settlement. Further, they allege that the lease on the said piece of land that was granted to Nairobi Municipal Council lapsed on January 1, 2023 and the County Government of Nairobi has been sub-leasing parts of the land to people outside the Community and to the detriment of the original residents. Additionally, they assert that various evictions have been witnessed in the area which has led to dispossession of property and land and has affected road reserves and social amenities as such.

The Petitioners assert that efforts to have the matters raised resolved by the relevant authorities were not satisfactory and thus prayed the Committee to:

- I. Summon the Nairobi City County Governor and/or the CECM - Built Environment and Urban Planning to explain the irregular allotment of plots with regard to LR NO. 209/2378/1 PUMWANI MAJENGO;
- II. Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO. 209/2378/1 PUMWANI MAJENGO; and
- III. Investigates and makes recommendations with regard to the ownership of LR NO. 209/2378/1 PUMWANI MAJENGO.

On account of the above, the petitioners seek:

- I. Urgent investigation into the Petitioners claims.

- II. Cancellation of any lease/allotment letter granted before or after 1.1.2023 conversion of the public land to community land on grounds of public need or land planning and use.
- III. Recommendation that the current private projects be stopped and the officers involved in the persistent misappropriation of the subject matter be investigated and prosecuted.

Mr. Speaker Sir,

Pursuant to standing order 238(1) and the Fourth Schedule to the Standing Orders of the Senate, the Petition was committed to the Standing Committee on Land, Environment and Natural Resources.

Pursuant to Articles 37 and 119(1) of the Constitution, section 5(2) of the Petition to Parliament (Procedure) Act and standing order 238(2) of the Senate Standing Orders, the Committee is mandated to consider the Petition and respond to the Petitioners within the prescribed period.

To facilitate a judicious disposal of the Petition, the Committee resolved to conduct an inquiry on the issues raised in the Petition. In this regard, the Committee invited the Petitioners to a meeting of the Committee for the Petitioners to elaborate further on the issues raised in the Petition and to supply supporting evidence on the same.

Mr. Speaker Sir,

The Committee proceeded to invite the Governor, Nairobi County, the Cabinet Secretary of the Ministry of Lands Public Works Housing & Urban Development and the Chairperson, National Land Commission, to address the issues raised in the Petition.

The Committee concluded its sittings by conducting a visit to the areas mentioned in the petition to verify the facts as alleged by the Petitioners vis a vis the submissions made by the Stakeholders on Monday, 15th June, 2026. (*Annex IV – Pictorial representation of the site visit*)

Committee Observations

Prayer One: Summon the Nairobi City County Governor and/or the CECM - Built Environment and Urban Planning to explain the irregular allotment of plots with regard to LR NO. 209/2378/1 PUMWANI MAJENGO.

1. The Committee observed that in its meeting with the County Government of Nairobi, the Governor submitted responses providing the status and transactions concerning the disputed parcel of land;
2. Based on the County Government submissions, the Committee observed that the land is demarcated vide survey plan FR 38/37 and registered as LR No. 209/2378/1, size 1.00 Acre. The survey was registered on 9th November, 1938.
3. The Committee further observed that the land contains a block of flats owned by Nairobi City County, as well as unauthorized *mabati* structures utilized by Gikomba traders;
4. The Committee observed that no formal subdivisions or replanning has been conducted on the land, thus it remains intact as per the original survey plan. Encroachments consist solely of existing *mabati* structures utilized by traders and
5. The entire parcel of land (*Gikomba area*) is quite expansive requiring a proper survey that should be carried out by the County Government of Nairobi.

Prayer Two: Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO. 209/2378/1 PUMWANI MAJENGO

1. The Committee observed that NLC in its response stated that the subject land originated from a subdivision of LR No. 209/2378, initially allocated to the Municipal Council of Nairobi by the Governor and Commander in Chief of the Colony of Kenya in 1924.
2. The Committee further observed that the records maintained at the Ministry of Land, Housing, Public Works and Urban Development confirm that the land is registered to Pumwani Riadha Masjid, with Mr. Yussuf Abdulrahman Nzibo and Ahmed Sheikh Omar serving as Trustees. This was also ascertained during the site visit.
3. The Committee observed that there was a historical land injustice claim that had been made to the NLC by the petitioners on 25th August, 2021 and received under file number NLC/HLI/758/2021 on 27th August, 2021 regarding LR NO. 209/2378/1 PUMWANI MAJENGO and
4. The Committee further observed that NLC did not furnish evidence on the status of the historical land injustice claim.

Prayer Three: Investigates and makes recommendations with regard to the ownership of LR NO. 209/2378/1 PUMWANI MAJENGO

5. The committee observed that an inquiry was made to the Ministry of Lands, Housing, Public Works, and Urban Development, NLC and the County Government of Nairobi regarding the ownership status of LR No. 209/2378/1 Pumwani Majengo.

Committee Recommendations

The Committee having investigated the matter in accordance with its mandate under the standing order 228(4) of the Senate Standing Orders recommended that:

1. The National Land Commission (NLC) expedites the hearing and determination of the historical land injustice Petition made by several descendants of the original Pumwani land allottees on LR NO. 209/2378/1 PUMWANI MAJENGO with specific reference to the claim as highlighted by the Petitioners under file number NLC/HLI/758/2021. The matter should be finalized and a report submitted within six months of adoption of this Report;
2. The Ministry of Lands Public Works Housing & Urban Development and the Nairobi County Government prepares a detailed survey report of the entire disputed land, an up-to-date list of allottees of LR NO. 209/2378/1 PUMWANI MAJENGO and a record of all issued title deeds in respect to the parcel of land on or before 30th December, 2026;
3. The NLC jointly with the Nairobi County Government investigates and makes a follow-up report to the Committee to be submitted on or before 30th December, 2026 specifically addressing:
 - (a) The current occupants/lessees of the parcel of land and the legal basis of their occupation,
 - (b) Whether the reversion clause has been triggered through the illegal occupation, and
 - (c) The status/legality of any allotments made to persons other than the original trustees.
4. The Nairobi County Government should with immediate effect work to amicably resolve disputes raised with respect to LR NO. 209/2378/1 PUMWANI MAJENGO and bring all affected persons onboard and ensure that the land is protected from encroachment.

ACKNOWLEDGEMENT

Mr. Speaker Sir,

The Committee thanks the Offices of the Speaker of the Senate and the Clerk of the Senate for the support extended to the Committee in the execution of its mandate. The Committee further extends its appreciation to the Petitioners, Nairobi County, National Land Commission and Ministry of Lands Public Works Housing & Urban Development for their submissions and contribution to the resolution of this matter.

Mr. Speaker Sir,

It is now my pleasant duty and privilege, pursuant to SO 238 (2) on behalf of the Committee, to present this Report of the Standing Committee on Land, Environment and Natural Resources on the Petition concerning conversion of the LR No 209/2378/1 Pumwani Majengo from public to private land.

Signed:  _____ Date: 1/09/2026

**SEN. MOHAMED FAKI MWINYIHAJI, CBS, MP,
CHAIRPERSON,**

**SENATE STANDING COMMITTEE ON LAND, ENVIRONMENT AND
NATURAL RESOURCES.**

CHAPTER ONE

1.1 INTRODUCTION

At the sitting of the Senate held on 3rd October, 2023, the Rt. Hon Speaker, reported to the Senate a Petition by Cultural Environmental Care Society on behalf of Pumwani residents, concerning the conversion of the LR NO. 209/ 2378/1 Pumwani Majengo from public to private land.

1.1.1. Underlying Constitutional and Statutory Provisions

1. **Article 1(1) and (2)** of the Constitution, vests all sovereign power in the people of Kenya and shall be exercised only in accordance with the Constitution.
2. **Article 1(3) (a)** of the Constitution delegates sovereign power of the Constitution to, *inter alia*, Parliament and the legislative assemblies in the county governments.
3. **Article 37** of the Constitution provides that *every person has the right, peaceably and unarmed, to assemble, to demonstrate, to picket, and to present petitions to public authorities* while **Article 119(1)** of the Constitution provides that *“every person has a right to petition Parliament to consider any matter within its authority, including to enact, amend or repeal any legislation.”*
4. **Article 40 (3)(b)(i)** of the Constitution provides that the state shall not deprive a person of property of any description, or of any interest in, or right over, property of any description, unless the deprivation- is for a public purpose or in the public interest and is carried out in accordance with the Constitution and an Act of Parliament that requires prompt payment in full or just compensation to the person.
5. **Article 60(1)(b)** of the Constitution further provides that land in Kenya shall be held, used and managed in a manner that is equitable, efficient, productive and sustainable and according to the principle of security of land rights.
6. Under **Article 67(2)** of the Constitution, the National Land Commission is mandated to manage public land on behalf of the national and county governments.

1.1.2 The Petition

7. The Petition concerns a community in Pumwani ward who assert that they have been residents in the area since the colonial era and immediately afterwards. They have built permanent structures (dwelling and commercial premises) and

rely on various social amenities such as schools and clinics.

8. The current population of the area is 29,616 people. They are majorly descendants of colonial workers who were brought in from the coastal Muslim community.
9. During the colonial period the community lived in the Pangani area with the rest of the native community in the then Nairobi District. The people of Pangani area comprised the communities from the interior parts of the country and the coastal region.
10. Sometime in 1932, the Kenya National Commission, a colonial commission, was constituted and mandated to investigate and provide recommendations on issues of land in Kenya on behalf of the Secretary of State for the Colonies.
11. The commission recommended that following the relocation of the native community from Pangani to Pumwani, the residents ought to have been compensated through the issuance of a house, and that in the event any individual refused to settle, monetary compensation would suffice.
12. It was noted that the commission's recommendations would be in line with the delineation plans of areas in Nairobi for settlement. The lease was granted to the Nairobi Municipal Council for a period of ninety-nine (99) years from the Governor of the Kenyan Colony. This lease to the Municipal was executed on 1st January 1924 and lapsed on 1st January 2023.
13. However, the County Government and defunct Municipal Council have been sub-leasing parts of the land to persons outside the community and to the detriment of the community. Various evictions have been witnessed in the area culminating in landless residents.
14. This raises concerns and a point of contention that the Municipal Council and its successor the County Government have discriminated against the initially allocated residents of Pumwani.
15. Additionally, various portions of the land have been irregularly allocated to non-resident individuals who have proceeded to evict several descendants of the original Pumwani land allocatees.
16. The irregular allocation has even affected road reserves and social amenities such as schools, clinic, memorial hall, a historical heritage and playgrounds which have been in existence from the period prior to and after independence.
17. Further, the issue at hand should be taken as an urgent matter to avoid future marginalized descendant groups of mothers, children, orphans, disabled and elderly people.
18. Previous attempts to seek assistance from the Nairobi City County as early as January, 2014 and on 19th May, 2020, 12th January, 2021, have not borne any

meaningful engagement or solution to the resident's problem despite meeting with the County assembly on the 23rd July, 2019 and no follow up meeting convened or action taken. Further attempts to bring the matter to the attention of the Governor were made on 8th September, 2022.

19. The National Land Commission has on various occasions been approached to investigate the matter however, on each letter of request the Commission has failed or refused to respond to the letters.
20. The said irregular transfers or allocations have been brought to the attention of relevant authorities such as the Office of the Director of Public Prosecutions; who has previously recommended investigation into the matter by the Directorate of Criminal Investigations in Buruburu. It is noted that the DCI never investigated the matter nor did they provide any explanation as to failure to investigate the issue.
21. The Petitioners pray that the Senate-
 - i. Summon the Nairobi City County Governor and/or the CECM - Built Environment and Urban Planning to explain the irregular allotment of plots with regard to LR NO. 209/2378/1 PUMWANI MAJENGO;
 - ii. Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO. 209/2378/1 PUMWANI MAJENGO; and
 - iii. Investigates and makes recommendations with regard to the ownership of LR NO. 209/2378/1 PUMWANI MAJENGO.
22. On account of the above, the Petitioners seek:
 - i. Urgent investigation into the Petitioners claims;
 - ii. Cancellation of any lease/allotment letter granted before or after 1.1.2023, conversion of the public land to community land on grounds of public need or land planning and use;
 - iii. Recommendation that the current private projects to be stopped and the officers involved in the persistent misappropriation of the subject matter be investigated and prosecuted.

1.2. LEGAL BASIS FOR PETITIONS

23. Petitions to the Senate are governed by the Constitution, the Petitions to Parliament (Procedure) Act, No. 22 of 2012 and the Senate Standing Orders.
24. Article 37 of the Constitution provides that *every person has the right, peaceably and unarmed, to assemble, to demonstrate, to picket, and to present petitions to public authorities* while Article 119(1) of the Constitution provides that *“every person has a right to petition Parliament to consider any matter within its authority, including to enact, amend or repeal any legislation.”*
25. Section 5(2) of the Petitions to Parliament (Procedure) Act, provides that *a petition that is tabled in Parliament under this Act shall be considered in accordance with the Standing Orders of the relevant House.* In this regard, standing order 238 of the Senate Standing Orders provides as follows-

1.2.1 Committal of Petitions

26. (1) *Every Petition presented or reported pursuant to this Part, shall stand committed to the relevant Standing Committee.*
27. *Committal of Petitions (SO 238)*
 - (1) *Every Petition presented or reported pursuant to this Part, shall stand committed to the relevant Standing Committee.*
 - (2) *Whenever a Petition is committed to a Standing Committee, the Committee shall, in not more than sixty calendar days from the time of reading the prayer, table its report to the Senate for consideration.*
 - (3) *The Senate shall consider the Report under paragraph (2), within fourteen sitting days of its tabling.*
28. Standing order 239 requires the Clerk to, within fifteen days of the resolution of the Senate under Standing Order 238 in writing notify the petitioner of the decision of the Senate.

CHAPTER TWO

2.1 CONSIDERATION OF THE PETITION

2.1.1 Approach taken by the Committee

29. In considering the Petition, the Committee observed that it would be important to verify the facts alleged in the Petition and therefore resolved to conduct an inquiry on the issues raised therein.
30. The Committee received the petition from the Petitioner through the House and further met with the Petitioners and held a meeting with the Governor, Nairobi County. Thereafter the Committee obtained written responses from the Cabinet Secretary of the MOLPWHUD and the Chairperson NLC.
31. The Committee concluded its sittings by conducting a visit to the areas mentioned in the petition to verify the facts as alleged by the Petitioners vis a vis the submissions made by the Stakeholders on Monday, 15th June, 2026. (*Annex IV – Pictorial representation of the site visit*)

2.1.2 Submissions by the Petitioners

32. Vide a letter REF: SEN/DSEC/LENR/3/2023(131) dated 5th October, 2023, the Committee invited the Petitioners to physically appear before the Committee on Wednesday, 11th October, 2023. The Petitioners appeared before the Committee as invited and defended their petition.

2.1.3. Submission by the Cabinet Secretary, Ministry of Lands Public works, Housing and Urban Development

33. Vide a letter REF: SEN/DSEC/DPEAC/LENR/2024 (2) (14) dated 12th March 2024, the Committee invited the Cabinet Secretary Ministry of Lands Public works Housing and Urban Development to physically appear before the Committee on Thursday, 28th March, 2024. The Committee opted to instead admit written submissions from the Ministry due to time constraints. The MOLPWHUD made the following submission:
34. The Ministry stated that its records indicate that LR No. 209/2378 was registered in March, year? favoring the then Municipal Council of Nairobi for a 99-year term starting from January 1st, 1924, and ending in January 2023. (*Annexure 19 of Ministry's Submission*) is a copy of the title whose lease term has since lapsed.

35. Further, the Nairobi City County, being the primary right holder, is in a more advantageous position to provide details concerning the purported irregular allocations.
36. A further response was received from the Cabinet Secretary, Ministry of Lands Public works Housing and Urban Development, dated 11th November, 2025 indicating as follows;
37. According to the records, LR NO. 209/2378/1(IR NO. 4097/1) was initially registered in favour of the then Municipal Council of Nairobi (now Nairobi County) as Grant I.R No. 4097/1 the proprietor. It was a lease for 99 years with effect from 1st January 1924 for an annual rent of peppercorn (if demanded).
38. The land is situated in the Nairobi Municipality (now Nairobi County) containing by measurement approximately one acre as more particularly delineated on land survey plan number 36670. (*Annexure 2 is a copy of the title*)
39. On 29th December, 1939 the Municipal Council of Nairobi leased Lr. No. 209/2378/1 to Arthur Windle Sutcliffe (District Commissioner Nairobi) and Juma Bin Mbwana (Gazetted Headman of the Nairobi Municipality) as the Trustees of the Mohammedan Koran School. The lease was executed by the Mayor and the Town Clerk then in office. It was however, a condition on the lease that the Trustees were to use and permit the land and buildings erected for the purposes of a Koran School, teachers' residence and lodging house and for no other purpose whatsoever and that the rents from the said premises shall be used solely for the maintenance of the Mohammedan Mosque erected on the plot. Another lease condition was that if the land ceased to be used for the purpose of the grant, it would revert to the Municipal Council.
40. The lease was for a term of 84 years expiring on 1st January, 2023.
41. Upon expiry of the lease, the land became public land and now falls under the mandate of Nairobi City County Government in accordance with Article 62(1) (c) of the Constitution of Kenya. There has been no transaction on LR. NO 209/2378/1. The same has not been converted from public to private use. The renewal of the lease for this parcel now lies with the National Land Commission (NLC) in consultation with the Nairobi City County Government.

2.1.4 Submission by the National Land Commission

42. The subject land originated from a subdivision of LR No. 209/2378, initially allocated to the Municipal Council of Nairobi by the Governor and Commander in Chief of the Colony of Kenya in 1924.

43. Subsequently, the Municipal Council of Nairobi subdivided the land and allocated a portion of it, now known as LR No. 209/2378/1, to the Pumwani Riadha Mosque.
44. According to records at the Ministry of Land, Housing, Public Works, and Urban Development in 2021, an application for the replacement of the certificate of title was received from the Trustees of the Mosque. A notice regarding this replacement was published in the dailies on 9th December, 2021, and the replacement was duly processed.
45. Records maintained at the Ministry of Land, Housing, Public Works and Urban Development confirm that the land is registered to Pumwani Riadha Masjid, with Mr. Yussuf Abdulrahman Nzibo and Ahmed Sheikh Omar serving as Trustees.

2.1.5 Further submissions by the NLC indicated that;

46. From records obtained by the Commission from the Ministry of Lands, Public Works, Housing and Urban Development, it is noted that LR No. 209/2378/1 (I.R. No. 4097/1) was originally registered in favour of the Municipal Council of Nairobi (now Nairobi City County) under Grant I.R. No. 4097/1 for a term of ninety-nine (99) years with effect from 1st January 1924 at a nominal annual rent. The parcel measures approximately one acre and is delineated on Survey Plan No. 36670.
47. Further, the Ministry's records indicate that on 29th December 1939, the Municipal Council of Nairobi leased the parcel to Arthur Windle Sutcliffe (then District Commissioner, Nairobi) and Juma Bin Mbwana (Gazetted Headman of Nairobi Municipality) as Trustees of the Mohammedan Koran School. The lease required that the land be used exclusively for purposes of a Koran school, teachers' residence, and lodging house, with any rent derived therefrom to support maintenance of the mosque on site. It was an express condition that should the land cease to serve this purpose, it would revert to the Municipal Council.
48. Based on the information available to the Commission through the Ministry, no application for conversion of the said parcel from public to private ownership has been received or approved by the Commission. The Commission therefore retains the position that the land remains of a public-trust nature consistent with its original grant conditions.
49. The Commission is currently liaising with both the Ministry of Lands and the Nairobi City County Government (NCCG) to ascertain the current status, use, and occupation of the parcel. The Commission further requests that it be granted

additional time to conclude these consultations and furnish the Committee with a comprehensive and conclusive report on the matter.

Committee observation;

50. The land's public character is confirmed by its own registration history.

LR No. 209/2378/1 (I.R. No. 4097/1) was granted to the Municipal Council of Nairobi (now Nairobi City County) for a 99-year term from 1st January 1924 at nominal rent. The Committee observes that the land was never intended to be freehold or privately held; it was a leasehold grant to a public body, at nominal rent, indicating a public-purpose character from inception.

51. The land was further impressed with a specific public/charitable trust, not general municipal use.

The 1939 sub-lease to named trustees "of the Mohammedan Koran School" restricted use exclusively to a Koran school, teachers' residence, and lodging house, with rent proceeds earmarked for mosque maintenance. The Committee observes that this creates a layered public-trust arrangement: the head lease is public land held by the County, and the sub-lease is itself use-restricted for a specific community/charitable purpose, not a basis for individual or private proprietary claims by any party, including possibly some petitioners' members.

52. A reversionary clause was expressly built into the grant.

The 1939 lease provided that the land would revert to the Municipal Council should it cease to serve the stated purpose. The Committee observes that this clause is significant: if the land is no longer being used as a Koran school/teachers' residence/lodging house (which appears to be the case given the petition's claims of residential occupation and alleged subleasing to outsiders), a reversion to the County may already have been triggered as a matter of the lease's own terms, a question the Committee may wish the Commission to specifically confirm or rule out in its follow-up report.

53. No conversion from public to private land has occurred, according to available records.

NLC states that no application for conversion has been received or approved. The Committee observes that this directly rebuts the core allegation in the petition (that the land was irregularly converted to private ownership); at least as far as the Commission's own records show, but does not yet explain the alleged

irregular subleasing to outsiders that the petitioners describe, which could occur without a formal "conversion" ever being processed or recorded.

54. There is an unexplained gap between the legal record and the situation on the ground.

NLC's records establish the land's legal status but say nothing about who currently occupies it, on what basis, or how the alleged subleasing to outsiders and evictions of long-term residents came about if no conversion was approved. The Committee observes that this as the central unresolved question: if the land is still public/trust land and no conversion occurred, then any allotments or subleases to outsiders would themselves be irregular and require explanation, which NLC has not yet provided.

56. The response is preliminary and incomplete by NLC's own admission.

NLC states it is "currently liaising" with the Ministry and NCCG to ascertain current status, use and occupation, and explicitly requests additional time for a "comprehensive and conclusive report." The Committee observes that this is an interim holding response rather than a substantive resolution.

2.1.6 Submission by the Governor, Nairobi City County

57. Vide letter Ref: LANDS/636/GC/iwm dated 6th November, 2023 the County stated that the above referenced land is demarcated vide survey plan FR 38/37 and registered as LR No. 209/2378/1, size 1.00 Acres. The survey was registered on 9th November, 1938.

58. There have been no formal subdivisions or replanning conducted on the land, thus it remains intact as per the original survey plan. Encroachments consist solely of existing *mabati* structures utilized by traders.

59. The Committee was not satisfied with responses provided and sought additional responses following its invitation to the Governor to physically appear on Thursday, 13th November, 2025 before the committee via letter Ref: SEN/DSEC/DPEAC/LENR/2025(3)(240) dated 14th October, 2025 where he presented as follows –

60. LR No. 209/2378/1 was surveyed out of LR No. 209/2378. LR No. 209/2378 was leased to the former Municipal Council of Nairobi (later City Council of Nairobi) by the Government for a term of 99 years with effect from 1st

January, 1924 expiring 1st January, 2023. The land i.e. LR No. 209/2378 measured approximately 121 acres.

61. LR No. 209/2378/1 measuring 1.0 acres as mentioned above was curved out LR No. 209/2378. LR No. 209/2378/1 was leased out on 29th December, 1939 by Municipal Council of Nairobi (later City Council of Nairobi) for a term of 99 years with effect from 1st January, 1924 to the District Commissioner Nairobi and the gazetted Headman of Nairobi Municipality as Trustees for the Native Mohammedan Community (Pumwani Riyadhha Mosque) of P.O BOX 38714 - 00100 Nairobi. Arising from the above, it's therefore clear that LR No. 209/2378/1 had been committed to Pumwani Riyadhha Mosque for use for the purpose of Koran School and Teachers' residence and a lodging house and for no other purpose.
62. Both the head lease i.e. LR No.209/2378 and the sub-lease have expired.
63. Our attention has also been drawn to a Gazette Notice 5444 of 13th May, 2022 by the Registrar of Titles in relation to issuance of a Provisional Title for LR NO. 209/2378/1 to the Trustees of the Native Mohammedan Community (Pumwani Riyadh Mosque).
64. The Trustees did not involve the County Government in the Gazettement.
65. Once the issues of the head lease are sorted out by the National Land Commission, the County will consider extending the sub-lease to Pumwani Riyadhha Mosque and as such the land is not available to any other party and has not been allocated to any other party.

CHAPTER THREE

3.1 COMMITTEE OBSERVATIONS

Prayer One: Summon the Nairobi City County Governor and/or the CECM - Built Environment and Urban Planning to explain the irregular allotment of plots with regard to LR NO. 209/2378/1 PUMWANI MAJENGO.

1. The Committee observed that in its meeting with the County Government of Nairobi, the Governor submitted responses providing the status and transactions concerning the disputed parcel of land;
2. Based on the County Government submissions, the Committee observed that the land is demarcated vide survey plan FR 38/37 and registered as LR No. 209/2378/1, size 1.00 Acres. The survey was registered on 9th November, 1938.
3. The Committee further observes that the land contains a block of flats owned by Nairobi City County, as well as unauthorized *mabati* structures utilized by Gikomba traders;
4. The Committee observed that no formal subdivisions or replanning conducted on the land, thus it remains intact as per the original survey plan. Encroachments consist solely of existing *mabati* structures utilized by traders; and
5. The entire parcel of land (*Gikomba area*) is quite expansive requiring a proper survey that should be carried out by the County Government of Nairobi.

Prayer Two: Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO. 209/2378/1 PUMWANI MAJENGO

1. The Committee observed that NLC in its response stated that the subject land originated from a subdivision of LR No. 209/2378, initially allocated to the Municipal Council of Nairobi by the Governor and Commander in Chief of the Colony of Kenya in 1924.
2. The Committee further observed that the records maintained at the Ministry of Land, Housing, Public Works and Urban Development confirm that the land is registered to Pumwani Riadha Masjid, with Mr. Yussuf Abdulrahman Nzibo and Ahmed Sheikh Omar serving as Trustees. This was also ascertained during the site visit.
3. The Committee observed that there was a historical land injustice claim that had been made to the NLC by the petitioners on 25th August, 2021 and received under

file number NLC/HLI/758/2021 on 27th August, 2021 regarding LR NO. 209/2378/1 PUMWANI MAJENGO.

4. The Committee further observes that NLC did not furnish evidence on the status of the historical land injustice claim.

Prayer Three: Investigates and makes recommendations with regard to the ownership of LR NO. 209/2378/1 PUMWANI MAJENGO

The Committee observed that an inquiry was made to the Ministry of Land, Housing, Public Works, and Urban Development, NLC and the County Government of Nairobi regarding the ownership status of LR No. 209/2378/1 Pumwani Majengo.

CHAPTER FOUR

4.1 COMMITTEE RECOMMENDATIONS

The Committee having investigated the matter in accordance with its mandate under the standing order 228(4) of the Senate Standing Orders recommends that:

1. The National Land Commission (NLC) expedites the hearing and determination of the historical land injustice Petition made by several descendants of the original Pumwani land allottees on LR NO. 209/2378/1 PUMWANI MAJENGO with specific reference to the claim as highlighted by the Petitioners under file number NLC/HLI/758/2021. The matter should be finalized and a report submitted within six months of adoption of this Report in the Senate;
2. The Ministry of Lands Public Works Housing & Urban Development and the Nairobi County Government prepares a detailed survey report of the entire disputed land, an up-to-date list of allottees of LR NO. 209/2378/1 PUMWANI MAJENGO and a record of all issued title deeds in respect to the parcel of land on or before 30th December, 2026;
3. The NLC jointly with the Nairobi County Government investigates and makes a follow-up report to the Committee to be submitted on or before 30th December, 2026 specifically addressing:
 - (a) The current occupants/lessees of the parcel of land and the legal basis of their occupation,
 - (b) Whether the reversion clause has been triggered through the illegal occupation, and
 - (c) The status/legality of any allotments made to persons other than the original trustees.
4. The Nairobi County Government should with immediate effect work to amicably resolve disputes raised with respect to LR NO. 209/2378/1 PUMWANI MAJENGO and bring all affected persons onboard and ensure that the land is protected from encroachment.

LIST OF APPENDICES

Appendix I	Minutes of the Standing Committee on Land, Environment and Natural Resources
Appendix II	Submissions from key stakeholders
Appendix III	Petition
Appendix IV	Submissions by the Petitioner
Appendix V	Site visit photos

APPENDIX I:

MINUTES



MINUTES OF THE SEVENTIETH (70TH) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD ON TUESDAY, 15TH JULY, IN COMMITTEE ROOM 8, FIRST FLOOR, BUNGE TOWER BUILDING 2025 AT 10:00 AM

PRESENT

- | | |
|--|--------------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Karen Nyamu, MP | - Vice Chairperson |
| 3. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 4. Sen. Johnes Mwashushe Mwaruma, MP | - Member |
| 5. Sen. Joe Nyutu, MP | - Member |
| 6. Sen. Mariam Sheikh Omar, MP | - Member |
| 7. Sen. James Murango, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--------------------------------|----------|
| 1. Sen. Allan Chesang, CBS, MP | - Member |
| 2. Sen. Abdul Haji, MP | - Member |

IN ATTENDANCE

A. MINISTRY OF MINING, BLUE ECONOMY AND MARITIME AFFAIRS

- | | |
|---------------------|-------------------------|
| 1. Mr. Harry Kimtai | - PS, Mining |
| 2. Ms. Linet Bulei | - Legal Advisor, Mining |
| 3. Mr. Paul Mirie | - Director Planning |

B. SECRETARIAT

- | | |
|-----------------------------|-------------------------------------|
| 1. Mr. Victor Bett | - Clerk Assistant I |
| 2. Ms. Ivy Nyambura | - Clerk Assistant III |
| 3. Mr. Andrew Nyairo | - Legal Counsel II |
| 4. Mr. John Gichia | - Research Officer III |
| 5. Ms. Keziah Muthama | - Fiscal Analyst III |
| 6. Mr. Simon Muinde | - Audio Officer |
| 7. Mr. Jack Lemeteki | - Assistant Media Relations Officer |
| 8. Ms. Christabelle Wasilwa | - Assistant Public Comms. Officer |
| 9. Ms. Cynthia Waithera | - Intern |

MINUTE SEN/LENR/364/2025:

PRELIMINARIES

The Chairperson called the meeting to order at 10.10 am followed by a word of prayer.

MINUTE SEN/LENR/365/2025:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted after having been proposed by Sen. Beatrice Akinyi Ogola, MP, and seconded by Sen. James Murango, MP as follows-

1. Prayer;
2. Adoption of the Agenda;
3. **Meeting with the Cabinet Secretary, Ministry of Mining, Blue Economy and Maritime Affairs to deliberate on-**
 - i. Eight (8) Statements pending before the Committee;
 - ii. Issues raised by the Kenya Chamber of Mines; and
 - iii. Status of transfer of mineral royalties collected from Financial Year 2016/2017 to Financial Year 2024/2025.
4. **Consideration of following Committee Draft Petition Reports-**
 - i. Petition concerning the recognition of land ownership rights and redress of historical injustices in Mombasa County;
 - ii. Petition on Changara Water Pan, a World Bank funded project in Busia County; and
 - iii. Petition by CECARE on behalf of Pumwani residents, concerning the conversion of the LR NO. 209/ 2378/1 Pumwani Majengo from public to private land.
5. Any Other Business; and
6. Date of the Next Meeting and Adjournment.

MINUTE SEN/LENR/366/2025:

MEETING WITH THE CABINET SECRETARY, MINISTRY OF MINING, BLUE ECONOMY AND MARITIME AFFAIRS

The Committee was in receipt of a request by the Cabinet Secretary, Ministry of Mining, Blue Economy and Maritime Affairs via letter Ref: MIBEMA/SDM/CLK/38/2(14) dated 9th July, 2025 submitting responses to Statements and matters that were raised by the Committee, indicated he's unavailability and was requesting that the Permanent Secretary for Mining Mr. Harry Kimtai, CBS appears on he's behalf.

The Committee acceded to the request by the Cabinet Secretary and the Permanent Secretary proceeded to table the responses. The Committee resolved that on Statements,

they be shared with the respective Senators who had requested for them, and should there be supplementary questions then the Cabinet Secretary will be recalled.

On the matters raised by the Kenya Chamber of Mines and on the matter of Royalties to Counties and Communities, the Committee will reinvoke the Cabinet Secretary at an appointed when he is available.

The Committee nevertheless sought the opinion of the Permanent Secretary on the delay in issuing the royalties and he outlined as follows;

- i. That the Ministry had requested the National Treasury to open a royalties account and deposit royalties in accordance with the Public Finance Management (PFM) Act;
- ii. That the regulations required to operationalize the accounts had been finalized and submitted to the Office of the Attorney General; and
- iii. That the Ministry will be submitting information on the intended beneficiary counties as from the commencement of the Mining Act.

MINUTE SEN/LENR/367/2025:

**PETITION CONCERNING THE
RECOGNITION OF LAND OWNERSHIP
RIGHTS AND REDRESS OF HISTORICAL
INJUSTICES IN MOMBASA COUNTY;**

The Committee considered the draft report on the Petition concerning the recognition of land ownership rights and redress of historical injustices in Mombasa County. The Committee resolved to await the appearance of the National Land Commission, scheduled for Tuesday, 22nd July 2025, before concluding its consideration and adoption of the report. The Committee further requested clarification on the findings and submissions relating to Ali Bin Salim. Additionally, the Committee resolved that those issues pertaining to Thathini Development Company be addressed in a separate paragraph within the report.

MINUTE SEN/LENR/368/2025:

**PETITION CHANGARA WATER PAN, A
WORLD BANK FUNDED PROJECT IN
BUSIA COUNTY;**

The Committee was taken through the aforementioned draft report highlighting the legal basis for consideration, Petitioners submissions and responses by the County Government of Busia, EACC and PPRA.

The following were the proposed recommendations presented-

- i. That the EACC expedites the completion of investigations into various malpractices that were committed during the tendering process. This will ensure timely finalization of the complaint and that any person found culpable should be held accountable as per the law.

- ii. The Committee recommends that once the investigations are complete, any financial resources that were misappropriated should be recovered and ploughed back into the completion of the project.
- iii. The immediate provision of security towards safeguarding the water pan assets and equipment to avoid further vandalism. The County government should work hand in hand with the local community in ensuring that the water pan project is safe from destruction.
- iv. That the County government should make immediate plans to complete and operationalize the project and thereafter properly handover the water pan to the community to ensure its sustainable use and maintenance.
- v. That future public projects should follow strict adherence to the procurement laws and procedures and ensure public participation is conducted adequately as per the provisions of the Constitution.
- vi. That the County Government provides a status of the project within three (3) months of adoption of the report.

The Committee resolved to– propose to the County Government of Busia to initiate civil proceedings to recover public funds expended on the project; and to recommend that clear timelines be established for following up with the Ethics and Anti-Corruption Commission (EACC) on the matter.

The Committee further resolved to finalize and adopt the draft report for tabling in the Senate at its next meeting.

MINUTE SEN/LENR/369/2025:

**PETITION BY CECARE ON BEHALF OF
PUMWANI RESIDENTS, CONCERNING
THE CONVERSION OF THE LR NO. 209/
2378/1 PUMWANI MAJENGO FROM
PUBLIC TO PRIVATE LAND;**

The Committee reviewed the draft report on the Petition by the Centre for Community Action Research (CECARE) on behalf of the residents of Pumwani, regarding the alleged conversion of Land Reference No. 209/2378/1, Pumwani Majengo, from public to private land.

Following deliberations, the Committee resolved to write to the Director of Survey, through the Ministry of Lands, Public Works, Housing and Urban Development, requesting:

- (i) A survey report on LR No. 209/2378/1;
- (ii) The current status of the land, including any ongoing or concluded subdivision, allocation, or development activities;

- (iii) The original survey plans of the land; and
- (iv) Copies of titles issued in respect of LR No. 209/2378/1.

MINUTE SEN/LENR/370/2025

ANY OTHER BUSINESS

1. The Committee resolved to send follow-up letters to the Governors of Bungoma, Kakamega, Migori and Turkana Counties regarding the Financing Locally Led Climate Action Program (FLLoCA), reinviting them;
2. Noted that Turkana County has received 100% of their allocation yet they have indicated that there were delays in the exchequer releases; and
3. Further, the Committee directed the Secretariat to conduct research and provide a report on the (14) fourteen counties currently benefiting from the fund that is being given alongside FLLoCA.

MINUTE SEN/LENR/371/2025

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 12.24 pm. The date of the next meeting was to be called on notice.

SIGNED: 

DATE. 17/6/25

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP

CHAIRPERSON

**STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES.**



MINUTES OF THE TWENTY SECOND (22ND) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD ON SATURDAY, 15TH JUNE, 2024 IN PRIDE INN PARADISE HOTEL, MOMBASA COUNTY AT 9:00 AM

PRESENT

- | | |
|---|--------------------|
| 1. Sen. John Muhia Methu, MP | - Chairperson |
| 2. Sen. (Dr.) Steve Lelegwe Ltumbesi, CBS, MP | - Vice Chairperson |
| 3. Sen. Johnes Mwashushe Mwaruma, MP | - Member |
| 4. Sen. Issa Juma Boy, MP | - Member |
| 5. Sen. Agnes Kavindu Muthama, MP | - Member |
| 6. Sen. Wamatinga Wahome, MP | - Member |
| 7. Sen. Mariam Sheikh Omar, MP | - Member |
| 8. Sen. Beatrice Akinyi Ogola, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--|----------|
| 1. Sen. William Cheptumo Kipkiror, CBS, MP | - Member |
|--|----------|

IN ATTENDANCE

SECRETARIAT

- | | |
|-----------------------|---------------------------------|
| 1. Mr. Victor Bett | - Clerk Assistant I |
| 2. Ms. Ivy Nyambura | - Clerk Assistant III |
| 3. Ms. Angela Kagunyi | - Legal Counsel II |
| 4. Mr. John Gichia | - Research Officer III |
| 5. Ms. Lydia Kagumba | - Public Communications Officer |
| 6. Mr. Jack Lemeteki | - Media Relations Officer |
| 7. Ms. Shirley Milimu | - Audio Officer III |
| 8. Ms. Sarah Rukwaro | - Serjeant at Arms |

MINUTE SEN/LENR/109/2024:

PRELIMINARIES

The Chair called the meeting to order at 9.27 am. This was followed by a word of prayer.

MINUTE SEN/LENR/110/2024: CONSIDERATION OF THE DRAFT REPORT ON THE PETITION BY CULTURAL ENVIRONMENTAL CARE SOCIETY CONCERNING CONVERSION OF THE LR NO. 209/2378/1 PUMWANI MAJENGO FROM PUBLIC TO PRIVATE LAND

The Secretariat presented the Members with a draft report on the aforementioned Petition, highlighting various legal submissions supporting the Petition, submissions from the Petitioners, and responses submitted by the Cabinet Secretary of the Ministry of Lands, Public Works, and Housing, National Land Commission, and Nairobi County Government. Furthermore, the Members were guided through the essential issues for consideration as follows-

- a) *Whether the Petitioners are justified in their quest for justice following the alleged irregular allocations to non-resident individuals who have proceeded to evict several descendants of the original Pumwani land allocatees from LR NO. 209/2378/1 PUMWANI MAJENGO;*
- b) *What is the actual status of LR NO. 209/2378/1 PUMWANI MAJENGO and what is the ownership status of the parcel of land ; and*
- c) *What is the status of investigations into the historical land injustices claims by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO. 209/2378/1 PUMWANI MAJENGO as indicated by the Petitioners*

The Committee deliberated on the above matters and resolved that there was need to establish facts as there were conflicting responses from the Nairobi County Government and the National Land Commission in their submissions thus it was important for the Committee to conduct a site visit to Pumwani area for further investigations and clarity on the matters raised by the Petitioners.

MINUTE SEN/LENR/111/2024

ANY OTHER BUSINESS

There was no other business discussed.

MINUTE SEN/LENR/112/2024

ADJOURNMENT AND DATE OF NEXT MEETING

The meeting was adjourned at 11:53 am. The next meeting was scheduled for Saturday, 15th June, 2024 at 2.00 pm.



Signed _____ Date 21/11/2024

SEN. JOHN MUHIA METHU, MP

CHAIRPERSON
STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES.



MINUTES OF THE EIGHTY SECOND (82ND) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD AT FOUR POINTS BY SHERATON, MACHAKOS COUNTY ON MONDAY, 22ND SEPTEMBER, 2025 AT 2:00 PM

PRESENT

- | | |
|--|---------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Johnes Mwashushe Mwaruma, MP | - Member |
| 3. Sen. James Murango, MP | - Member |
| 4. Sen. Joe Nyutu, MP | - Member |
| 5. Sen. Mariam Sheikh Omar, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|-----------------------------------|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice Chairperson |
| 2. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 3. Sen. Abdul Haji, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |

IN ATTENDANCE

1. Mr. Victor Bett
2. Ms. Ivy Nyambura
3. Mr. Andrew Nyairo
4. Mr. John Gichia
5. Ms. Keziah Mutham
6. Mr. Simon Muinde
7. Mr. Boniface Mbithi

SECRETARIAT

- Clerk Assistant I
- Clerk Assistant III
- Legal Counsel II
- Research Officer III
- Fiscal Analyst III
- Audio Officer
- Serjeant At Arms

MINUTE SEN/LENR/443/2025:

PRELIMINARIES

The Chairperson called the meeting to order at 10.14 am followed by a word of prayer.

MINUTE SEN/LENR/444/2025:

**CONSIDERATION OF COMMITTEE
DRAFT PETITION REPORTS**

The Chairperson began by informing the meeting that eleven (11) draft reports in total to be considered that had been scheduled for discussion. The Secretariat then proceeded to take the Members through the reports highlighting the Petition backgrounds, engagements

with various stakeholders, investigations and county visits conducted as well as the key observations and recommendations.

In the course of deliberations, Members carefully examined the draft reports presented before them and engaged in an in-depth exchange of views. Various observations, clarifications, and proposals were made with the aim of strengthening the content, improving the structure, and enhancing the clarity of the reports. The Committee took note of the recommendations advanced by individual Members and resolved that the necessary amendments and refinements be incorporated into the drafts.

Upon conclusion of the discussions and having satisfied itself that the reports adequately captured the issues raised in the petitions and the Committee's determinations thereon, the Committee unanimously resolved to adopt a total of eight (8) Petition Reports as amended with the three (3) remaining Petitions requiring further stakeholder engagements. The Secretariat was accordingly directed to effect the agreed amendments and prepare the final versions of the approved and adopted reports for tabling before the Senate.

The following reports were approved and adopted with amendments as follows-

- i. **Petition by the Residents of Changara in Busia County concerning delays in implementation and completion of the Changara Water Pan World Bank funded project;**
- ii. **Petition on historical injustices and illegal alienation of L.R. No. 7153/1, 7153/2, 7153/R, also known as L.R. 12825 in Kiambu County;**
- iii. **Petition by Nyandarua IDPs on delayed compensation and occupation of parcels of land;**
- iv. **Petition regarding the plight of the landless in Muthanthara, Embu County;**
- v. **Petition by Marungu residents within Mghange Mwanda Ward, Taita Taveta County on the alleged threatened eviction from their ancestral land by Mghange Catholic Parish;**
- vi. **Petition on ownership dispute over Mwananchi Settlement Scheme in Mwatate Constituency in Taita-Taveta County;**
- vii. **Petition concerning recognition of land ownership rights and redress of Historical Injustices in Mombasa County; and**
- viii. **Petition by the Mwabundusi land squatters on delayed allocation of land by way of resettlement or compensation for their ancestral land.**

The following reports were deemed unsatisfactory and thus need further engagements with various stakeholders to be completed-

- i. **Petition regarding eviction of Korogocho Community living in the Nairobi River Corridor after its declaration as a special planning area, Nairobi County;**

- ii. Petition to the Senate concerning land injustices against the Olderkesi Community Members in Narok West Constituency, Narok County concern; and
- iii. Petition by CECARE on behalf of Pumwani residents, concerning the conversion of the LR NO. 209/ 2378/1 Pumwani Majengo from public to private land.

MINUTE SEN/LENR/445/2025

ANY OTHER BUSINESS

There was no other business discussed.

MINUTE SEN/LENR/446/2025

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 6.34 pm. The date of the next meeting was to be called on notice.

SIGNED:



DATE. 30/9/25

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP

CHAIRPERSON

**STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES.**



**MINUTES OF THE ONE HUNDRED AND TWENTY SIXTH (126TH) SITTING
OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND
NATURAL RESOURCES HELD ON MONDAY, 15TH JUNE, 2026 IN
PUMWANI/MAJENGO, KAMUKUNJI CONSTITUENCY, NAIROBI
COUNTY AT 11.00 A.M.**

PRESENT

- | | |
|-----------------------------------|----------|
| 1. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 2. Sen. Joe Nyutu, MP | - Member |
| 3. Sen. Mariam Sheikh Omar, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice-Chairperson |
| 2. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 3. Sen. James Murango, MP | - Member |
| 4. Sen. Abdul Haji, MP | - Member |
| 5. Sen. Johnes Mwashushe Mwaruma, MP | - Member |

SECRETARIAT

- | | |
|------------------------|---------------------------|
| 1. Mr. Victor Bett | - Clerk Assistant I |
| 2. Ms. Caroline Njue | - Clerk Assistant II |
| 3. Mr. Andrew Nyairo | - Legal Counsel II |
| 4. Mr. Simon Muinde | - Audio Officer |
| 5. Mr. Jack Lemeteki | - Media Relations Officer |
| 6. Mr. Boniface Mbithi | - Sergeant at Arms |

IN ATTENDANCE

NATIONAL LAND COMMISSION

- | | |
|-----------------------|---------------------|
| 1. Ms. Mary K. Ngundo | - Land use planning |
| 2. Mr. Ben Opaa | - Natural Resources |
| 3. Ms. Paddy Makena | - Survey |

**MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN
PLANNING**

- | | |
|----------------------|------------------------------|
| 1. Mr. Moses Mugendi | - Director Physical Planning |
|----------------------|------------------------------|

2. Mr. Adipo Peter

- Deputy Director Land and
Administration

MINUTE SEN/LENR/757/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 11.30 a.m. followed by a word of prayer.

MINUTE SEN/LENR/758/2026:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted having been proposed by Sen. Beatrice Ogola, MP, and seconded by Sen. Joe Nyutu, MP as follows –

1. Prayer;
2. Adoption of the Agenda;
3. **Petition by the Cultural Environemtnal Care Society (CECARE) concerning the conversion of L.R. No. 209/2378/1 Pumwani Majengo from public to private land;**
4. Any Other Business; and
5. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/759/2026:

**PETITION BY THE
CULTURAL
ENVIRONEMTNAL CARE
SOCIETY (CECARE)
CONCERNING THE
CONVERSION OF L.R. NO.
209/2378/1 PUMWANI
MAJENGO FROM PUBLIC
TO PRIVATE LAND**

The Committee was informed that:

1. Allotment letters for the 121 acres of land were processed and given to unknown people;
2. 29,616 people have so far been displaced from the land;
3. The land is public and has been subdivided. Initially it was given to the Muslim community as Mohamed community which should be privately owned;
4. As much as the petition is on the 121 acres piece of land, there are also individual disputes e.g. the Riadhah Mosque; and
5. The lease already expires since it was given in 1924 but it was renewed in 2023.

MINUTE/SEN/LENR/760/2026:

ANY OTHER BUSINESS

There was no other business.

MINUTE SEN/LENR/761/2026:

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 11:40 a.m. The date of the next meeting was to be called on notice.

SIGNED:..... DATE: ...23/07/2026.....

**SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP
CHAIRPERSON.**



**MINUTES OF THE ONE HUNDRED AND TWENTY SIXTH (126TH) SITTING
OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND
NATURAL RESOURCES HELD ON MONDAY, 15TH JUNE, 2026 IN
PUMWANI/MAJENGO, KAMUKUNJI CONSTITUENCY, NAIROBI
COUNTY AT 11.00 A.M.**

PRESENT

- | | |
|-----------------------------------|----------|
| 1. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 2. Sen. Joe Nyutu, MP | - Member |
| 3. Sen. Mariam Sheikh Omar, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice-Chairperson |
| 2. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 3. Sen. James Murango, MP | - Member |
| 4. Sen. Abdul Haji, MP | - Member |
| 5. Sen. Johnes Mwashushe Mwaruma, MP | - Member |

SECRETARIAT

- | | |
|------------------------|---------------------------|
| 1. Mr. Victor Bett | - Clerk Assistant I |
| 2. Ms. Caroline Njue | - Clerk Assistant II |
| 3. Mr. Andrew Nyairo | - Legal Counsel II |
| 4. Mr. Simon Muinde | - Audio Officer |
| 5. Mr. Jack Lemeteki | - Media Relations Officer |
| 6. Mr. Boniface Mbithi | - Sergeant at Arms |

IN ATTENDANCE

NATIONAL LAND COMMISSION

- | | |
|-----------------------|---------------------|
| 1. Ms. Mary K. Ngundo | - Land use planning |
| 2. Mr. Ben Opa | - Natural Resources |
| 3. Ms. Paddy Makena | - Survey |

**MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN
PLANNING**

- | | |
|----------------------|------------------------------|
| 1. Mr. Moses Mugendi | - Director Physical Planning |
|----------------------|------------------------------|

2. Mr. Adipo Peter

- Deputy Director Land and
Administration

MINUTE SEN/LENR/757/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 11.30 a.m. followed by a word of prayer.

MINUTE SEN/LENR/758/2026:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted having been proposed by Sen. Beatrice Ogola, MP, and seconded by Sen. Joe Nyutu, MP as follows –

1. Prayer;
2. Adoption of the Agenda;
3. **Petition by the Cultural Environemtnal Care Society (CECARE) concerning the conversion of L.R. No. 209/2378/1 Pumwani Majengo from public to private land;**
4. Any Other Business; and
5. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/759/2026:

**PETITION BY THE
CULTURAL
ENVIRONEMTNAL CARE
SOCIETY (CECARE)
CONCERNING THE
CONVERSION OF L.R. NO.
209/2378/1 PUMWANI
MAJENGO FROM PUBLIC
TO PRIVATE LAND**

The Committee was informed that:

1. Allotment letters for the 121 acres of land were processed and given to unknown people;
2. 29,616 people have so far been displaced from the land;
3. The land is public and has been subdivided. Initially it was given to the Muslim community as Mohamed community which should be privately owned;
4. As much as the petition is on the 121 acres piece of land, there are also individual disputes e.g. the Riadhah Mosque; and
5. The lease already expires since it was given in 1924 but it was renewed in 2023.

MINUTE/SEN/LENR/760/2026:

ANY OTHER BUSINESS

There was no other business.

MINUTE SEN/LENR/761/2026:

ADJOURNMENT AND DATE OF
NEXT MEETING

The meeting was adjourned at 11:40 a.m. The date of the next meeting was to be called on notice.

SIGNED: DATE: 23/07/2026

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP
CHAIRPERSON.



**MINUTES OF THE ONE HUNDRED AND FORTY SEVENTH (147TH)
SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT
AND NATURAL RESOURCES HELD ON TUESDAY, 25TH AUGUST, 2026 AT
CROWN PLAZA HOTEL, IGH, AIRPORT AT 2.00 P.M.**

PRESENT

- | | |
|--|---------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Mariam Sheikh Omar, MP | - Member |
| 3. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 4. Sen. Joe Nyutu, MP | - Member |
| 5. Sen. Abdul Haji, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|---|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice-Chairperson |
| 2. Sen. Johnes Mwashushe Mwaruma, CBS, MP | - Member |
| 3. Sen. James Murango, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |

SECRETARIAT

- | | |
|----------------------------|-------------------------|
| 1. Mr. Boniface Lenairoshi | - Deputy Director, DSEC |
| 2. Mr. Victor Bett | - Clerk Assistant I |
| 3. Ms. Caroline Njue | - Clerk Assistant II |
| 4. Mr. Andrew Nyairo | - Legal Counsel I |
| 5. Mr. John Mwiruri | - Research Officer III |
| 6. Mr. Simon Muinde | - Audio Officer |
| 7. Mr. Boniface Mbithi | - Sergeant at Arms |
| 8. Ms. Caroline Mukami | - DSEC Secretary |

MINUTE SEN/LENR/887/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 2.30 p.m. followed by a word of prayer.

MINUTE SEN/LENR/888/2026:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted having been proposed by Sen. Mariam Sheikh, MP, and seconded by Sen. Joe Nyutu, MP as follows –

1. Prayer;
2. Introduction;
3. Adoption of the Agenda;
4. Confirmation of minutes of previous sittings;
5. Matters Arising;
6. **Adoption of the Reports of the Committee on-**
 - i. **The Petition regarding the eviction of Korogocho community living in the Nairobi River corridor after its declaration as a special planning area;**
 - ii. **The Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from public to private land.**
 - iii. **The Petition regarding public land grabbing in Kithima Location in Meru County;**
 - iv. **The Petition by the Single Mother's Association of Kenya (SMAK) regarding the eviction from property Ref No. CP & ARCH/00219 excision of L.R. NO209/6738 in Nairobi County;**
 - v. **The Petition concerning land injustices against community members living in Olderkesi, Narok West Constituency of Narok County.**
7. **Consideration of the Legislative Proposal on the Water (Amendment) Bill;**
8. Any Other Business; and
9. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/889/2026:

**CONFIRMATION OF MINUTES
OF THE PREVIOUS MEETING**

The confirmation of minutes of the previous sittings was deferred to a later date.

MINUTE/SEN/LENR/890/2026:

MATERS ARISING

There were no matters arising.

MINUTE/SEN/LENR/891/2026:

**ADOPTION OF COMMITTEE
REPORTS**

- i. **The Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from public to private land – the secretariat incorporated the changes on the recommendations as directed by the Committee and thereafter the Committee adopted the report having being proposed by Sen. Joe Nyutu, MP and seconded by Sen. Mariam Sheikh, MP.**

- ii. **The Petition regarding the eviction of Korogocho community living in the Nairobi River corridor after its declaration as a special planning area - the secretariat incorporated the changes on the recommendations as directed by the Committee and thereafter the Committee adopted the report having being proposed by Sen. Beatrice Ogola, MP and seconded by Sen. Joe Nyutu, MP.**
- iii. **The Petition regarding public land grabbing in Kithima Location in Meru County - the Committee adopted the report having being proposed by Sen. Joe Nyutu, MP and seconded by Sen. Beatrice Ogola, MP.**
- iv. **The Petition by the Single Mother's Association of Kenya (SMAK) regarding the eviction from property Ref No. CP & ARCH/00219 excision of L.R. NO209/6738 in Nairobi County - the Committee adopted the report having being proposed by Sen. Mariam Sheikh, MP and seconded by Sen. Beatrice Ogola, MP.**
- v. **The Petition concerning land injustices against community members living in Olderkesi, Narok West Constituency of Narok County – The Committee did not adopt the report until the Visit to Narok County is done.**

Committee Resolutions

The Committee resolved to invite the Cabinet Secretary, Ministry of Lands, to respond to the Petition regarding land injustices against community members living in Olderkesi, Narok West Constituency of Narok County on Tuesday, 8th September, 2026.

MINUTE/SEN/LENR/892/2026:

CONSIDERATION OF THE LEGISLATIVE PROPOSAL ON THE WATER (AMENDMENT) BILL

The Committee was taken through the proposal and resolved to invite the sponsor to deliberate on some amendments the Committee wants to make to the Bill before publication.

MINUTE/SEN/LENR/893/2026:

ANY OTHER BUSINESS

The Committee resolved to visit Muranga County on a Statement requested by Sen. Joe Nyutu, MP regarding the dumping of untreated waste by avocado processing factories within Kandara and Maragua sub-counties in Muranga County from Thursday, 10th September, 2026 to Saturday, 12th September, 2026.

MINUTE/SEN/LENR/894/2026:

**ADJOURNMENT AND DATE
OF NEXT MEETING**

The meeting was adjourned at 3:30 p.m. The date of the next meeting was to be called on notice.

Signed:  Date: 10/09/2026_____

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP
CHAIRPERSON.

**APPENDIX II:
SUBMISSIONS
FROM KEY
STAKEHOLDERS**



REPUBLIC OF KENYA

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN
DEVELOPMENT

Office of the Cabinet Secretary

Tel: +254(0)20 2718050
Fax: +254(0)20 2724470
Email: pslands@ardhi.go.ke
Web: www.ardhi.go.ke
When replying please quote:

Ardhi House
1st Ngong Avenue
P.O.BOX 30450-00100
Nairobi, KENYA

Ref. No: MOLPWH&UD/CSO/1/913

Date: 11th November, 2025

Mr. J. M Nyegenye, CBS
Clerk of the Senate
Parliament Buildings
P.O.BOX 41842-00100
NAIROBI

**INVITATION TO A MEETING OF THE SENATE STANDING COMMITTEE ON LAND
ENVIRONMENT AND NATURAL RESOURCES**

We acknowledge receipt of your letter REF: SEN/DSEC/DPEAC/LENR/2025(3).
(244) dated 14th October, 2025 inviting me to attend the meeting of the committee
on Thursday, 13th November 2025 at 10.00 am.

Regrettably, I will be on official assignment accompanying His Excellency
President Dr. William Samoei Ruto for the launch of key national projects under
my Ministry in Makueni and Machakos Counties on the same dates. Attached
please find the written response of the questions raised, and the itinerary of the
Presidential Development Tour scheduled between 12th to 15th November, 2025.

Apologies for any inconvenience caused.

Hon. Alice Wahome, EGH.
CABINET SECRETARY

Copy to: Mr. Generali Nixon Korir, CBS
Principal Secretary
State Department of Lands and Physical Planning



REPUBLIC OF KENYA

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT

**SUBMISSION OF A WRITTEN RESPONSE TO THE SENATE STANDING COMMITTEE
ON LAND, ENVIRONMENT AND NATURAL RESOURCES**

Honourable Chair,

Pursuant to a letter REF: SEN/DSEC/DPEAC/LENR/2025(3) (244) dated 14th October, 2025, the Committee invited the Cabinet Secretary Ministry of Lands, Public Works, Housing and Urban Development to a meeting to give detailed responses and supporting documentation in relation to the following petitions;

- a) Petition regarding eviction of Korogocho community living in the Nairobi River Corridor after its declaration as a special planning area; and
- b) Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from public to private land.

1. Petition regarding eviction of Korogocho community living in the Nairobi River Corridor after its declaration as a special planning area; and

PETITION

The petitioners who are residents of Korogocho have raised concerns regarding the ongoing and planned activities related to the Nairobi River Corridor which was declared a Special Planning Area by the County Executive Committee of Nairobi City County. They claim that the public notice for the declaration dated 6th March 2025 was communicated to the Community after the expiry of the 14-day notice period. That the planning and eviction process for those affected has been marked by intimidation and efforts to engage the County has seen no improvement. They add that the Community residents have not been adequately represented in the decision-making processes and that public participation has not been conducted in a meaningful manner.

The petitioners aver that the residents who were evicted during an earlier eviction phase last year have not been compensated to date and no clear communication has been made on the same.

The petitioners therefore pray that the Senate Standing Committee on Land, Environment and Natural Resources;

1. Compels the Nairobi City County and the National Government to adequately compensate those already evicted and those who will be affected by future evictions; while also ensuring that any evictions are humane in nature.
2. Ensure credible public participation is conducted as required by the constitution.
3. Ensure that community representatives are included in all decision-making processes involving the Nairobi River Corridor.

RESPONSE

Honorable Chair, we wish to respond as follows;

The declaration of the Nairobi River Corridor as a Special Planning Area seeks to address critical environmental degradation, public health concerns, and informal development patterns along the riverine zone. It is part of a broader government initiative (Nairobi River Regeneration Programme) to restore the ecological health of the Nairobi River, enhance urban resilience, and promote orderly and sustainable development within the capital.

To this end, the Nairobi City County Government expressed its intention to declare Nairobi River Corridor as a Special Planning Area (SPA) under the provisions of the Physical and Land Use Planning Act, No. 13 of 2019 through Gazette Notice No 3359 of 6th March 2025. **Annexure 1** is a copy of the Gazette Notice.

A comprehensive planning and stakeholder engagement process has been initiated, encompassing public participation and consultations with residents of Korogocho and other settlements within the corridor to ensure participatory decision-making.

Honourable Chair, the Ministry of Lands and Physical Planning, in collaboration with the Nairobi City County Government, National Environment and Management Authority (NEMA), other implementing agencies and stakeholders remain committed to ensuring that any relocation or resettlement arising from the special planning area interventions will be humane, consultative, adequately supported through provision of suitable alternatives and essential services will be maintained throughout the planning and implementation phases of the Nairobi River Regeneration Programme.

Honourable Chair, in response to questions 1, 2 and 3, compensation falls under the mandate of the National Land Commission (NLC) on behalf of the acquiring entity in this case the Nairobi City County. In regards to the eviction of Korogocho community living along the Nairobi river corridor, please note that the matter relating to the management, rehabilitation, public participation and governance of the Nairobi river corridor falls under the purview of Nairobi City County Government and the Nairobi River Commission who are responsible for all concerns and grievances arising from the recent evictions and related activities along the Nairobi river corridor.

2. Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from public to private land.

PETITION

The petitioner who is Cultural Environmental Care Society Limited claim that they are residents of Pumwani/Majengo and have been residents of the area since the colonial era and have built permanent structures including social amenities such as schools and clinics. They claim that they are a current population of 29,616 people and are majorly descendants of colonial workers having been brought in from the Coastal Muslim Community. They further claim that in 1932, the Kenya National Commission recommended that they be compensated through issuance of a house.

The petitioner alleges that the said land; LR NO. 209/2378/1 where they have settled was granted to the Nairobi Municipal Council for a period of 99 years which lapsed on 1st January 2023. They add that upon expiry of the lease, the County Government of Nairobi has been sub-leasing parts of the land to persons outside the Community who have caused evictions culminating in landless residents. They further claim that attempts to seek assistance from the relevant bodies such as Nairobi City County Government and the National Land Commission have borne no fruit.

The petitioner therefore pray that the Senate Standing Committee on Land, Environment and Natural Resources;

- a) Summon the Nairobi City County Governor and/or the CECM-Built Environment and Urban Planning to explain the irregular allotment of plots with regard to LR NO.209/2378/1 PUMWANI MAJENGU.
- b) Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO.209/2378/1 PUMWANI MAJENGU.
- c) Investigates and make recommendations with regard to the ownership of LR NO. 209/2378/1 PUMWANI MAJENGU.

The petitioners particularly seek;

- i. Urgent investigation into the Petitioners claims.
- ii. Cancellation of any lease/allotment letter granted before or after 1.1.2023 conversion of the public land to community land on grounds of public need or land planning and use.
- iii. Recommendation that the current private projects to be stopped and the officers involved in the persistent misappropriation of the subject matter be investigated and prosecuted.

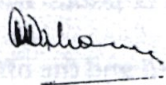
RESPONSE

Honourable Chair, according to our records, LR NO. 209/2378/1 (IR NO. 4097/1) was initially registered in favour of the then Municipal Council of Nairobi (now Nairobi County) as Grant I.R No. 4097/1 the proprietor. It was a lease for 99 years with effect from 1st January 1924 for an annual rent of peppercorn (if demanded). The land is situated in the Nairobi Municipality (now Nairobi County) containing by measurement approximately one Acre as more particularly delineated on land survey plan number 36670. **Annexure 2** is a copy of the title

Honourable Chair, on 29th December, 1939 the Municipal Council of Nairobi leased Lr. No. 209/2378/1 to Arthur Windle Sutcliffe (District Commissioner Nairobi) and Juma Bin Mbwana (Gazetted Headman of the Nairobi Municipality) as the Trustees of the Mohammedan Koran School. The lease was executed by the Mayor and the Town Clerk then in office. It was however, a condition on the lease that the Trustees were to use and permit the land and buildings erected for the purposes of a Koran School, teachers' residence and lodging house and for no other purpose whatsoever and that the rents from the said premises shall be used solely for the maintenance of the Mohammedan Mosque erected on the plot. Another lease condition was that if the land ceased to be used for the purpose of the grant, it would revert to the Municipal Council.

Honourable Chair, the lease was for a term of 84 years expiring on 1st January 2023. Upon expiry of the lease, the land became public land and now falls under the mandate of Nairobi City County Government in accordance with Article 62 (1) (c) of the Constitution of Kenya. There has been no transaction on LR. NO 209/2378/1. The same has not been converted from public to private use. The renewal of the lease for this parcel now lies with the National Land Commission (NLC) in consultation with the Nairobi City County Government.

Honourable Chair, I submit.



Hon. Alice Wahome, EGH
CABINET SECRETARY

11th November, 2025

Annexure 1

4th December, 2025	and afternoon	to
	Wednesdays - morning	9th February, 2026
	and Afternoon	

Note:

- (a) The County Assembly shall sit from 9.30 a.m. to 1.00 p.m. and 2.30 p.m. to 6.30 p.m. on Tuesday and Wednesday, pursuant to the County Assembly of Samburu Standing Orders.
- (b) Special Sitings shall be notified through *Kenya Gazette* notices, as per the County Assembly of Samburu Standing Orders

Dated the 26th February, 2025.

MR/6527813 FRED L. LEPARLEEN,
Clerk, County Assembly of Samburu.

GAZETTE NOTICE NO. 3559

PUBLIC NOTICE

DECLARATION OF NAIROBI RIVER CORRIDOR AS A SPECIAL PLANNING AREA

FOLLOWING a request by the Ministry of Lands, Public Works, Housing and Urban Development proposing to declare the Nairobi River Corridor as a Special Planning Area, and in exercise of the powers conferred by sections 52 and 53 of the Physical and Land Use Planning Act, 2019, the County Executive Committee Member, Built Environment and Urban Planning intends to declare the Nairobi River Corridor as a Special Planning Area. The Corridor spans the area along Nairobi River from Naivasha Road to Ruai, including the River tributaries. The corridor covers a spatial area extending 60m beyond the high water mark on each side of the River (30m Riparian corridor and an additional 30m Development area).

This declaration will enable preparation of a Local Physical Development and Land use plan. The plan will provide a framework for river regeneration, flood-hazard mitigation, riparian-land-use and re-development of the land, including infrastructure development and construction of Social and Affordable housing and associated social and physical infrastructure. It will also encompass a financing structure for the development of the Special Planning Area.

This multi-sectoral planning process will be undertaken by Nairobi City County Government in collaboration with the Ministry of Lands, Public Works, Housing and Urban Development, Nairobi Rivers Commission, National Environmental Management Authority and other relevant stakeholders.

A map detailing the designated area will be physically available at the office of the Chief Officer, Urban Planning and Development, 2nd Floor, City Hall Annex. The same will also be displayed at the precincts of the Nairobi City County Government offices at City Hall, all Ward Administration offices within the targeted Sub-Counties as well as the Nairobi City County official website.

We invite members of public to submit their comments on this proposal in writing within fourteen (14) days through email address: countysecretary@nairobi.go.ke or P.O. Box 30075-00100, Nairobi.

Dated the 6th March, 2025.

MR/6522117 PATRICK MBOGO,
CECM, Built Environment and Urban Planning.

*Gazette Notice No. 3372 of 2025 is revoked

GAZETTE NOTICE NO. 3560

THE KIAMBU COUNTY EDUCATION BURSARY

Moses Ndung'u Kar
Julius Ngatho Githu
Luke Njenga Wama
Ann Wanjiru Ngige
Veronica Wangari
Anthony Kamau
John Ngahu Warui
Benard Njoroge Kar
John Maina Ngigi
William Mwaura M
Daniel Ngugi Kama
Mercy Ruguru Njen
Mercy Wanjiku Njo
John Ndabi
Tabitha Wangari Ka
Ephantus Macharia

Harun Karanja Thuc
Peter Mbugua Matir
Daniel Kimani Wan
Mary Wambui Kam
Joseph Karanja Kari
Rose Wangari

Dated the 13th M.

MR/6527843 CECM
Gazette

GAZETTE NOTICE NO.

THE
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NOTICE is given
the Constitution and
Relations Act (Cap
Technical Committee
load limit from the
vide Gazette Notice
Mombasa in order to
shall enforce compli.
Vehicle Load Control
roads effective from
notice in the Kenya C

Dated the 19th M

MR/6522111

GAZETTE NOTICE NO.

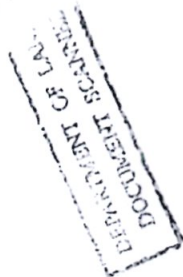
KIAMBERE-MWI

Annexure 2

(1)

13

IR 4097/1/6F



STAMP ORDINANCE (Cap. 57)
Sections 33 and 34.

By virtue of Section 4 of the Ordinance this instrument is not chargeable with stamp-duty.

[Signature]
29/12/1932
Collector of Stamp Duty

LEASE
TITLE NO. I.R. 4097/1.

WHEREAS THE MUNICIPAL COUNCIL OF NAIROBI a Body Corporate duly formed under the Local Government (Municipalities) Ordinance One thousand nine hundred and twentyeight (hereinafter referred to as the Council) being registered as the proprietor (subject to such charges as are notified by Memorandum endorsed hereon) and to the annual rent of a peppercorn (if demanded) of ALL THAT piece of land situate in the Nairobi Municipality (Native Location) of the Nairobi District of the Colony of Kenya containing by measurement one acre more or less that is to say Land Reference Number 209/2378/1 of --- Meridional District South A. 37 G. II. d. 2 being portion of the premises --- comprised in a Grant dated the Fifteenth day of March One thousand nine hundred and thirtyfive (registered in the Registry of Titles at Nairobi as Number I.R.4097/1) and which said piece of land is -- held by it for a term of ninety-nine years from the First day of --- January One thousand nine hundred and twentyfour and is delineated on the plan annexed hereto and thereon bordered red and more ----- particularly on Land Survey Plan Number 36670 deposited in the --- Survey Records Office at Nairobi in consideration of the annual rent of a peppercorn (if demanded) DO TH HEREBY LEASE to ARTHUR WINDLE -- SUICLIFFE District Commissioner Nairobi and JUMA BIN MBWANA the Gazetted Headman of the Nairobi Municipality (hereinafter referred



to as the Trustees which expression shall where the context so admits include their successors in the offices of District Commissioner Nairobi and the Gazetted Headman of the Nairobi Municipality respectively) ALL THAT piece of land hereinbefore described TO BE HELD by the Trustees as tenants from the First day of January One thousand nine hundred and thirtynine for all the unexpired residue of the said term of ninety-nine years at the yearly rent of a peppercorn if demanded SUBJECT to the provisions and conditions of the Crown Lands Ordinance (Chapter 140 of the Revised Edition of the Laws of Kenya) (excepting Part Eleven thereof) and the Registration of Titles Ordinance (Chapter 142 of the Revised Edition of the Laws of Kenya) and to the terms and conditions following :-

1. The Trustees shall not erect any building on the land hereby leased unless and until proper plans drawings elevations and specifications thereof shall have been previously submitted to and approved in writing by the Council (such approval to be in addition to the approval of plans by the Council under the provisions of the Municipal By-laws) and by the Commissioner of Lands and Settlement (hereinafter referred to as the Commissioner).
2. The Trustees shall erect on the said land within two years from the commencement of the term hereby granted a building of a design approved as aforesaid to be constructed of stone burnt brick or concrete on proper foundations and shall maintain the same.
3. The Trustees shall use and permit the said land and the buildings erected thereon to be used for the purpose of a Koran School and teacher's residence and lodging house and for no other purpose whatsoever and the rents from the said premises shall be applied solely to the maintenance of the Mohammedan Mosque erected on Plot Number 209/1868 Nairobi and of all the buildings erected on the land the subject of this lease.

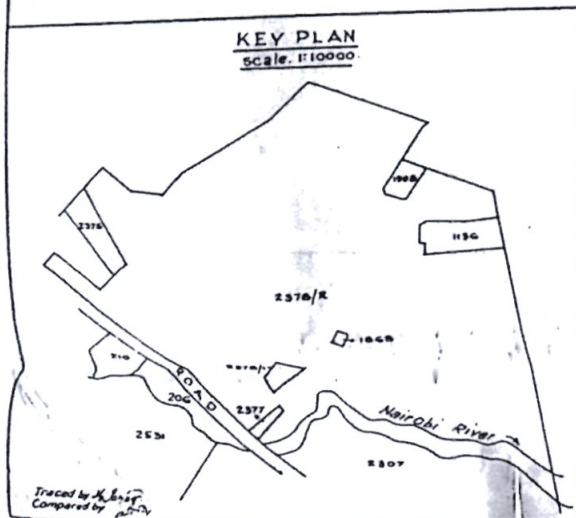
15442 H 110

Land Reference No. 209/2378/1
(Orig. No.

Subdivision No. of Section No.

Area - 1.000 Acre (Approx) ,

Area - 1.000 Acre (Approx) ,



Please quote this PLAN N° 36670

1R 40971/9

- Page Three -

4. The Trustees shall not assign sublet or otherwise part with the possession of the said land without the previous written consent of the Council and the Commissioner.

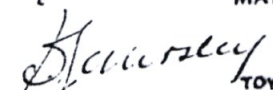
5. If at any time during the said term the Trustees shall cease to use the said land and the buildings erected thereon for the purposes set out in Condition Number 3 above or if there shall be any breach or non-observance of any of the conditions herein contained then and in any such case it shall be lawful for the Council to re-enter upon the said land and the buildings for the time being thereon or any part thereof in the name of the whole and to repossess the same as in its former estate.

6. At the termination of these presents the Trustees will yield and deliver up the said premises to the Council in a good and tenantable state of repair and condition.

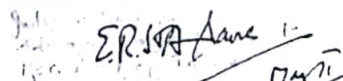
AND We the Trustees hereby accept this Lease subject to the conditions restrictions and stipulations above set forth or referred to.

IN WITNESS WHEREOF the Common Seal of the Council has been hereunto affixed and the Trustees have hereunto set their hands this twenty first day of December One thousand nine hundred and thirtynine.

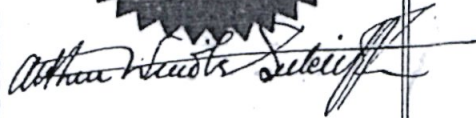
THE COMMON SEAL OF THE COUNCIL was hereunto affixed in the presence of :-


MAYOR.

TOWN CLERK.

SIGNED by the said ARTHUR WINDLE SUTCLIFFE in the presence of :-


E.R. S.A. Lane
17/8/39







SIGNED by the said JUMA BIN MBWANA in the presence of:-

ER. S. A. Davis
Registrar

Juma Bin Mbwana

MEMORANDUM OF CHARGES:

NIL.

Stamp Duty ... Shs
do. Counterpart Shs
Penalty ... Shs
Registration Fee ... Shs

1/1
20/-
22/-

LAND TITLES REGISTRY — COLONY OF KENYA

INLAND DISTRICT, NAIROBI—REGISTERED No. 1. B

Presented 29/12/1937
Vol. 12 4400-11

W. J. Wilson
REGISTRAR OF LANDS





NATIONAL LAND COMMISSION
Office of the Commission
Secretary/Chief Executive Officer



National Land Commission, 316 Upperhill Chambers, 2nd Ngong Avenue, off Ngong Road
P.O. Box 44417 - 00100, Nairobi-KENYA, Tel: 0111042800, Email: info@landcommission.go.ke
Website: www.landcommission.go.ke

REF: NLC/CHR/12/11/2025/1(III)9/8/7

12th November, 2025

FCS Jeremiah Nyengeny, CBS.

Clerk of the Senate
Parliament Buildings
P.O. Box 41842-00100
NAIROBI.

**RE: REQUEST TO RESCHEDULE APPEARANCE BEFORE THE SENATE
STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES**

The National Land Commission extends its compliments to your esteemed Office.

Reference is made to your letter dated **14th October, 2025**, **REF:SEN/DSEC/DPEAC/LENR/2025(3)(245)** inviting the Commission to appear before the Senate Standing Committee on Land, Environment and Natural Resources on Friday, 13th November, 2025.

The Commission wishes to respectfully inform the Committee that it has been invited by **His Excellency the President of the Republic of Kenya** to hand over **Commissioners' Exit Report** on the same day. In view of this, the Commission humbly requests that the Committee reschedules the planned session to a later date to enable its full participation in the Committee's proceedings..

The Commission appreciates the Committee's continued partnership and understanding.


Kabale Tache Arero, MBS
SECRETARY/CEO

VISION: Excellent administration and management of land for improved livelihoods and sustainable development.
MISSION: To secure and manage public land and exercise oversight on use of land for the benefit of all Kenyans.
MOTTO: Our Land, Our Wealth, Our Heritage / Ardhi Yetu, Mali Yetu, Urithi Wetu

A. PETITIONS

1. PETITION TO THE SENATE OF THE REPUBLIC OF KENYA REGARDING THE EVICTION OF KOROGOCHO COMMUNITY LIVING IN THE NAIROBI RIVER CORRIDOR AFTER ITS DECLARATION AS A SPECIAL PLANNING AREA

PETITIONERS' CLAIM

The petitioners, under the Korogocho Community Forum, claim that on 6th March 2025, the Nairobi City County issued a notice declaring the Nairobi River Corridor (stretching from Naivasha Road to Ruai, including its tributaries) as a Special Planning Area. The notice designated a 60-metre corridor on either side of the river — 30 metres riparian reserve and an additional 30 metres development buffer.

The Senate was requested to intervene and consider the following outlined issues:

- i. **Lack of Adequate Notice and Public Participation:** The public notice for the declaration of the Nairobi River Corridor as a special planning area by the C.E.C Nairobi County, dated 6th March 2025, was communicated to the community representatives after the expiry of the 14-day notice period. Consequently, the community was unable to submit their opinions memoranda on the matter. The reasons for the delay can only be known to the local chief and other local leaders.
- ii. **Unfair Eviction Criteria and Intimidation:** The planning and eviction process for those affected along the Nairobi River Corridor has been marked by intimidation. Despite several attempts to engage the County and National Governments, no improvement has been made to ensure a fair process.
- iii. **Lack of Representation in Decision-Making:** The community residents have not been adequately represented in decision-making processes regarding the planning and eviction exercises. Public participation has not been conducted in a meaningful or inclusive manner.
- iv. **Unresolved Compensation Issues:** Residents who were evicted during an earlier eviction phase last year from the alleged riparian land remain uncompensated. To date, no clear communication has been made concerning their fate or any compensation plans.
- v. **Lack of Commitment to Compensate Affected Persons:** The notice by the CECM Nairobi County City Planning, dated 6th March 2025, did not outline any commitment or plan by the Government to compensate those who will be affected by the impending eviction. Many of these residents

are structure owners who have resided in the area for their entire lives and have no other place to call home.

The petitioners requested the Senate Standing Committee on Land, Environment and Natural Resources to compel the Nairobi City County Government and the National Government to adequately compensate those already evicted and those who will be affected by future evictions while also ensuring that any evictions are humane in nature. In addition, they requested the Committee to ensure that credible public participation is conducted as required by the constitution, and that the community representatives are included in all decision-making processes involving the Nairobi River Corridor.

RESPONSE:

Honourable Chair, The Commission acknowledges that the issues contained in the petition are substantial matters touching on public participation, decision-making, evictions and compensation of affected persons. As indicated the CECM in charge of Built Environment and Urban Planning in the City County Government of Nairobi pursuant to section 52 of the Physical and Land Use Planning Act, Cap 303 issued a notice indicating 'intention' to declare the Nairobi Rivers Corridor as a Special Planning Area through Kenya Gazette Notice No. 3372 dated 6th March, 2025. This was done following request by the Nairobi Rivers Commission (NRC).

Honourable Chair, NRC was established by H.E. the President of the Republic of Kenya through the Kenya Gazette Notice no. 13907 of 25th October, 2024 in response to the pressing need to address the deteriorating state of the rivers within the Nairobi Basin. The rivers were heavily polluted and degraded due to unregulated urbanization, industrial activities, and inadequate waste management practices. The Commission was established to spearhead coordinated efforts towards reclaiming, restoration and revitalization of the ecosystems.

Honourable Chair, the management of the Nairobi Rivers Basin requires a multi-sectoral approach drawing from expertise and resources from various agencies, authorities, community groups, and civil society organizations. A broad spectrum of activities, including catchment protection, riparian restoration, waste management, and community engagement initiatives are necessary to help in reversing the ecological degradation of the rivers and to promote sustainable development and management practices.

Honourable Chair, in consideration of the foregoing the NRC was advised on the need for a development plan framework to coordinate the various activities by the multiple agencies. Hence the request to Nairobi City County Government (NCCG) to declare the corridor as a special planning area was made to facilitate the planning initiative.

Honourable Chair, our follow up on this matter has revealed that after the issuance of Notice by the CECM the planning process has not made any progress. According to the NCCG officials the notice notwithstanding the County Government was not in possession of the requisite financial resources to undertake the planning project. In any case the special planning area project would require massive capital outlay since it was to cover an extensive area and it is basically an inter-county (Nairobi, Kiambu, and Machakos) region plan.

Honourable Chair, such a plan would require to be prepared under the inter-county planning framework in accordance with section 29 of Physical and Land Use Planning Act, Cap 303 and be spearheaded by the National Government. The idea of preparing a plan for the inter-county rivers basin originated from a National Government MDA and therefore falls under the dimension of a project of strategic national importance that requires funding and management by the national government.

Honourable Chair, the National Land Commission has established that NCCG did provide terms of reference (ToRs) for the Special Planning Area planning project and requested for funds through the Nairobi River Commission as the proponent of the project. Thus, the County Government of Nairobi and other agencies that will be involved in the project are waiting for the response and further guidance.

Honourable Chair, the petition by the Korogocho Community Forum regarding evictions is not directly related to the execution of the Special Planning Area planning project which accordingly has not commenced. However, under the Nairobi Rivers Basin Regeneration Programme (NABREP) which is one of the projects under NRC meant to implement the Nairobi Rivers Recovery Strategy with specific goals to stem pollution, flooding and refocus development opportunities along the Nairobi Rivers frontage, cases of evictions may have occurred in the past especially along the flood-prone riparian zones. Similarly, other activities by the multi-agencies involved in environment protection and restorations resulted in similar displacements not related to any formal planning initiatives.

Honourable Chair, the NLC as the monitoring and oversight authority in land use planning will play its critical role when the project kick start. Additionally, the Commission will liaise with project implementing agencies to ensure safeguard of public interests including compensations for affected persons by projects that will fall under the Special Planning Area.

2. PETITION BY THE CULTURAL ENVIRONMENTAL CARE SOCIETY (CECARE SOCIETY) CONCERNING THE CONVERSION OF LR NO. 209/2378/1 PUMWANI MAJENGO FROM PUBLIC TO PRIVATE LAND.

PETITIONERS CLAIM

The petitioner, **Cultural Environmental Care Society Limited**, claims to represent long-standing residents of **Pumwani/Majengo**, stating that they are descendants of early colonial workers from the Coastal Muslim community who have occupied the area since the colonial period. They assert that the community, numbering approximately **29,600 residents**, has established permanent structures and public amenities such as schools and clinics on the land known as **LR No. 209/2378/1**. The petitioners allege that the land, initially granted to the **Municipal Council of Nairobi** for 99 years from 1924, **expired on 1st January 2023**, after which the **Nairobi City County Government** allegedly began irregular subleasing of portions to outsiders, leading to evictions and displacement of long-term residents. They further contend that efforts to seek intervention from the County Government and the National Land Commission have been unsuccessful.

The petitioners therefore call upon the **Senate Standing Committee on Land, Environment and Natural Resources** to investigate the ownership and management of **LR No. 209/2378/1**, summon relevant County and Commission officials, and recommend cancellation of irregular leases or allotments, conversion of the land to **community land**, and investigation of any officials involved in its alleged misappropriation.

RESPONSE

Honourable Chair,

From records obtained by the Commission from the **Ministry of Lands, Public Works, Housing and Urban Development**, it is noted that **LR No. 209/2378/1 (I.R. No. 4097/1)** was originally registered in favour of the **Municipal Council of Nairobi** (now Nairobi City County) under Grant I.R. No. 4097/1 for a term of ninety-nine (99) years with effect from 1st January 1924 at a nominal annual rent. The parcel measures approximately one acre and is delineated on Survey Plan No. 36670.

Further, the Ministry's records indicate that on **29th December 1939**, the Municipal Council of Nairobi leased the parcel to **Arthur Windle Sutcliffe** (then District Commissioner, Nairobi) and **Juma Bin Mbwana** (Gazetted Headman of Nairobi Municipality) as **Trustees of the Mohammedan Koran School**. The lease required that the land be used exclusively for purposes of a Koran school, teachers' residence, and lodging house, with any rent derived therefrom to support maintenance of the mosque on site. It was an express condition that

should the land cease to serve this purpose, it would revert to the Municipal Council.

Based on the information available to the Commission through the Ministry, **no application for conversion of the said parcel from public to private ownership has been received or approved by the Commission.** The Commission therefore retains the position that the land remains of a public-trust nature consistent with its original grant conditions.

The Commission is currently liaising with both the **Ministry of Lands** and the **Nairobi City County Government** to ascertain the **current status, use, and occupation** of the parcel. Honourable Chair,

the Commission respectfully requests that it be **granted additional time** to conclude these consultations and furnish the Committee with a **comprehensive and conclusive report** on the matter.

CONCLUSION

Finally, **Hon. Chairperson and the Committee Members**, I wish to thank you and Members of your Committee for your continued support.

Honorable Chair, I submit.



NAIROBI CITY COUNTY

www.nairobi.go.ke

OFFICE OF THE GOVERNOR



Ref: NCC/GOV/ADM/132/2025

06th November 2025.

J.M Nyegenye, CBS
Clerk of the Senate
P.O Box 41842-00100
Nairobi, Kenya

Dear Clerk,

**RE: INVITATION TO A MEETING OF THE STANDING COMMITTEE ON LANDS,
ENVIROMENT AND NATURAL RESOURCES.**

Reference is made to letter Ref. SEN/DSEC/DPEAC/LENR/2025(3) (240) dated 14TH October 2025 on the above subject. We acknowledge receipt of the invitation for the meeting scheduled for Thursday 13th November 2025.

Please find attached responses to the following Petitions as requested by the Committee;

- a) Petition regarding eviction of Korogocho community living in the Nairobi River Corridor after its declaration as a special planning area; and
- b) Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from Public to Private Land.

Yours

H.E. HON. SAKAJA ARTHUR JOHNSON, CBS, EGH
GOVERNOR



NAIROBI CITY COUNTY
www.nairobi.go.ke

URBAN DEVELOPMENT & PLANNING

Office of the County Chief Officer

MEETING: INVITATION TO A MEETING OF THE SENATE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES
PUMWANI MAJENGO LR NO. 209/2378/1

VENUE: DIRECTOR, DEVELOPMENT MANAGEMENT OFFICE

TIME: 9.30AM

DATE: 17TH NOVEMBER, 2023

S.NO	NAME	CELL PHONE NO.	E-MAIL ADDRESS	DEPARTMENT	SIGNATURE
1.	Ngũgĩ H. I	0722-788056	ngugih2013@gmail.com	NCCG - VULNERABILITY	
2.	GEORGEY GATIRUYOT	0723 780664	Chenueg@gmail.com	CRS/UCWY	
3.	Ngambi KIBURU	0728 388 069	ngambikiburu@gmail.com	NCCG-PLANNING	
4.	Rose Ngambi	0703 713814	rosengambi@gmail.com	NCCG-Planning	

LET'S MAKE **NAIROBI** WORK

5. Analo Chief Director 0721242989,
Planning.

MINUTES FOR SENATE STANDING COMMITTEE ON LAND ENVIRONMENT AND NATUTAL RESOURCES PUWANI
AJENGO LR NO 209/2378/1 HELD ON 17TH NOVEMBER, 2025 AT DIRECTOR DE, 2ND FLOOR BOARDROOM, AT
9.00A.M.

MEMBERS PRESENT

S/No.	Name	Designation	INSTITUTION
1.	Patrick Analo	Chief Officer	NCCG
2.	Nyoiike N.I	Director Valuation-Chairperson	NCCG
3.	Geoffrey Cheruiyot	Director GIS	NCCG
4.	Anthony Muiruri	Planner	NCCG
5.	Indiazi Ibrahim	Planner	NCCG
6.	Grace Njambi Kiburio	Urban Planner -Secretary	NCCG
7.	Njoki Wahome Wesonga	Principal Planner	NCCG
8	Francis Peter	Principal Planner	NCCG
8.	Rose Njambi Gathura	Principal Planner	NCCG
9.	Zahara Rajab	Pumwani Resident	Pumwani
10.	Daniel Ocham	Pumwani Resident	Pumwani
11.	Halima Mohamed	Pumwani Resident	Pumwani
12.	Zainab Mohamed	Pumwani Resident	Pumwani
13.	Tabitha Mulwa	Pumwani Resident	Pumwani
14.	Aisha Muhamed	Pumwani Resident	Pumwani
15.	Jackline Wanjiku	Pumwani Resident	Pumwani
16.	Josphat Mbuvi	Pumwani Resident	Pumwani
17.	Sudi Mohamed	Pumwani Resident	Pumwani
18.	David Ndala	Pumwani Resident	Pumwani
19.	Aramani Kibet	Pumwani Resident	Pumwani



AGENDA

1. Petition by the cultural environmental care society concerning the conversion of LRNO 209/2378/1 Pumwani/Majengo from Public from Private Land.
2. Recommendations
3. Way Forward

MINUTE NO.	DELIBERATIONS	ACTION
Min 11/07/Oct/2025 Opening of the meeting	• The meeting was called to order at 10:00am by the Chair, Mr. Nyoike • Josphat Mbuvi led with a word of prayer and introductions were conducted.	Noted by all
Min 02/07/Oct/2025: Introduction of history of Pumwani	The history of Pangani dates back to 1845, marked by the arrival and settlement of Arab communities in the area. Over time, Pangani evolved into a culturally diverse and strategically significant estate within Nairobi. During the colonial period, the estate was formally allocated to civil servants and factory workers to serve the following purposes: • Resettlement of displaced populations • Compensation for individuals whose ancestral lands were appropriated for large colonial farms • Protection of Islamic converts from religious persecution The area became a haven for both Muslim and Christian communities. Notably, the St. John Church Commission was among the first Christian missions to establish a presence in Pangani, hosting over 1,000 congregants. In the 1930s, the Pumwani Memorial Hall was constructed to honor those who lost their lives in the Tanganyika War. The current land uses across Pangani are as follows;	Noted by all



Category	Facility/Use	
Health Facilities:	Pumwani Hospital Pumwani Dispensary NCC Cleansing Depot / Casino Dispensary	
Markets & Economic Hubs	Gikomba Market NCC Quarry Market Akamba Dancers Curio Market	
Religious & Community Institutions	P.E.F.A Church St. John Community and Church Social Hall Memorial	
Residential Estates	NHC Highrise Estate NCC Bondeni Estate NCC Ghorofani Estate	
Educational Institutions	Ziwani Civil Servants Estate Pumwani Secondary School Pumwani Primary School	
Administrative & Labor Offices	District Commissioner's Offices	



	COTU Offices	
Min 03/07/Oct/2025:	In 1997, the District Officer issued approximately 300 allotment letters for parcels within the Pumwani settlement. This issuance is widely regarded by the Pumwani community group as the genesis of longstanding land injustices in the area. The group alleges that: • The allotment letters were not issued to bona fide community members, but rather to external beneficiaries with no historical or social ties to the settlement. • This process undermined the legitimacy of earlier land verification efforts, which had been conducted by the Local Provincial Administration and the Pumwani Village Committee. To support their claims, the group presented documentary evidence, including a newspaper extract from the East African Standard dated 23rd November 2000, which records a directive by HE President Daniel Toroitich Arap Moi. In the article, the President instructed the National Government to collaborate with the Nairobi City Council in issuing title deeds to Korogocho residents, signaling a broader commitment to tenure regularization in informal settlements. In 1997 The District Officer issued 300 allotment letters and this was the alleged genesis of the injustices claimed by the Pumwani group as they claim that the letters were not issued to the Bonafide members but to outsiders. The group presented the following documents; a newspaper extract East African Standard dated 23rd November 200 that shows His Excellency President Daniel Arap moi directing the national government to tea with the Nairobi City council to issue title deeds for Korogocho residents and a report dated 5th March 2025 addressed to the Chairperson, Ghorofani Estate on the public petition by the residents of Ghorofani for intervention compensation and loss of lives and properties incurred during fire incidents at Gikomba market.	Noted by all



Min 04/07/Oct/2025: Recommendations	That the Nairobi City county retrieves the following: • Allotment list and copies of allotment letters • Survey status of the land in question • Beacon certificates of the land parcels • To affect the development moratorium as directed by the Senate		Muiruri, Indiazzi and Cheruiyot
Min 05/07/Oct/2025: Way Forward	For a Meeting to be convened on 1 st December 2025 to review on the progress of the activities tasked to various members.		NCCG to prepare a draft moratorium notice for Chief officers signature
Min 06/07/Oct/2025: Adjournment of the meeting	• There being no other business to discuss the meeting was adjourned at 1400hours		Noted by all





NAIROBI CITY COUNTY

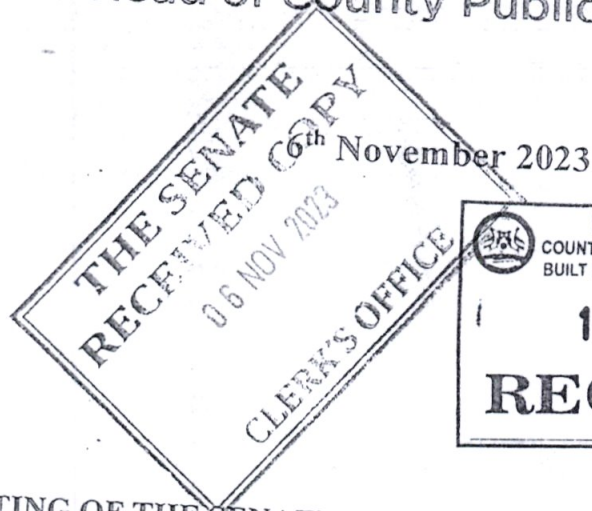
www.nairobi.go.ke

OFFICE OF THE GOVERNOR

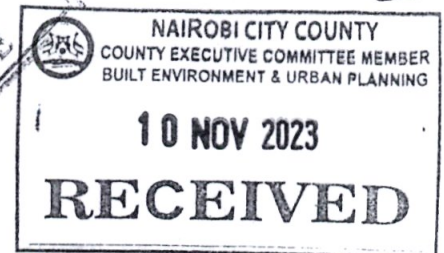
County Secretary and Head of County Public Service

Ref: LANDS/636/GC/iwm

The Senate
Clerk's Chambers
Parliament Building
P. O. Box 41842-00100
NAIROBI, Kenya



38
11
23



RE: INVITATION TO A MEETING OF THE SENATE STANDING COMMITTEE ON LAND NATURAL RESOURCES

Your letter ref: SEN/DSEC/LENR/CORR/2023/133 dated 26th October, 2023 refers.

The petition by the Cultural Environment Care Society concerning conversion of LR No. 209/2378/1 Pumwani Majengo from public to private Land.

Response

The above referenced Land is demarcated vide survey plan FR 38/387 and registered as LR No. 209/2378/1, size 1.00 Acres. The survey was registered in 9th November 1938.

The land holds a block of flats owned by Nairobi City County, illegal mabati structures used by Gikomba traders.

The piece of Land has not undergone any formal subdivision or replanning hence intact ~~was~~ per the original survey plan. The encroachments are only the existing mabati structures used by traders.

LET'S MAKE **NAIROBI** WORK

Attached is a survey plan FR 38/387, indicating LR No. 209/2378/1 and google location map.

Patrick Analo
PATRICK ANALO AKIVAGA, Regd, Physical Planner
COUNTY SECRETARY AND HEAD OF PUBLIC SERVICE

CC: H.E The Governor
Nairobi City County

H.E. The Deputy Governor
Nairobi City County

CECM – Built Environment & Urban planning

PETITION TO THE SENATE BY THE CULTURAL ENVIRONMENTAL
CARE SOCIETY CONCERNING CONVERSION OF THE LR NO 209/ 2378/ 1
PUMWANI MAJENGO FROM PUBLIC TO PRIVATE LAND

Honourable Senators,

1. I hereby report to the Senate that a petition has been submitted, through the Clerk,
by The Cultural Environmental Care Society (CECARE Society) concerning the
conversion of the LR NO. 209/ 2378/1 Pumwani Majengo from public to private
land.
2. As you are aware, under Article 119(1) of the Constitution, and I quote:-*"Every
person has a right to petition Parliament to consider any matter within its authority,
including enacting, amending or repealing any legislation."*
3. Honourable Senators, the salient issues raised in the said Petition are-
 - (i) That, the community in Pumwani Ward have been residents in the area
since the colonial era and have established both residential and
commercial properties in the area;
 - (ii) That, the current area population is 29, 616 people who are majorly
descendants of colonial workers from the coastal Muslim community who
lived in Pangani area and later relocated to Pumwani;
 - (iii) That, in 1932, the Kenya National Commission recommended that
following the relocation of the community from Pangani to Pumwani, the
residents ought to have been compensated in line with the delineation
plans of areas in Nairobi for settlement.;
 - (iv) That, a lease on the said land had been granted to the Nairobi Municipal
Council for a period of ninety- nine (99) years from the Governor of the
then Kenyan colony. This lease was to lapse on 1st January, 2023;
 - (v) That, since the lapse of the lease, the County Government of Nairobi and
the defunct Municipal Council have been sub- leasing parts of the land to
persons outside the community and to the detriment of the original
residents;

(vi) That, various evictions have since been witnessed in the area culminating in the discrimination of the initially allocated residents of Pumwani and has resulted in dispossession of property and land;

(vii) That, the irregular allocation has affected the road reserves and social amenities such as schools, clinics, memorial halls and playgrounds in the area;

(viii) That, the petitioner has made all efforts to have this matter investigated and resolved by the relevant bodies, including the National Land Commission and the Nairobi City County Government, whose responses were not satisfactory.

4. The Petitioner therefore prays that the Senate intervenes on this matter with a view to investigating the alleged irregular allotment of plots with regard to LR. NO. 209/2378/1 PUMWANI MAJENGO and making appropriate recommendations thereon.

5. Honourable Senators, pursuant to Standing Order 237, I shall now allow comments, observations or clarifications in relation to the petition for not more than thirty minutes.

[after comments by Senators]

6. Honourable Senators, pursuant to Standing Order 238(1), the Petition is hereby committed to the Standing Committee on Land, Environment and Natural Resources for its consideration.

7. In terms of Standing Order 238(2), the Committee is required, in not more than sixty calendar days from the time of reading the Prayer, to respond to the Petitioner by way of a Report addressed to the Petitioner, and laid on the Table of the Senate.

8. I thank you.

PETITION BY RESIDENTS OF KAMUKUNJI REGARDING IRREGULAR ALLOTMENT OF LR
NO. 209/2378/1 PUMWANI MAJENGO

9. That various portions of the land have been irregularly allocated to non-resident individuals who have proceeded to evict several descendants of the original Pumwani land allocatees.
10. That the irregular allocation has even affected road reserves and social amenities such as schools, clinic, memorial hall a historical heritage and playgrounds which have been in existence from the period prior to and after independence.
- ~~11. That the issue at hand should be taken as an urgent matter to avoid future marginalized descendant group of mothers, children, orphans, disabled and elderly people.~~
12. That previous attempts to seek assistance from the Nairobi City County as early as January 2014 and on the 19th of May 2020, 12th of January 2021 have not borne any meaningful engagement or solution to the resident's problem despite meeting with the County assembly on the 23rd of July 2019 and no follow up meeting convened action taken. Further attempts to the matter to the attention of the Governor have been made 8th of September 2022.
13. That the National Land Commission has on various occasions been approached to investigate the matter however on each letter of request the Commission has failed or refused to respond to the letters.
14. That the said irregular transfers or allocations have been brought to the attention of relevant authorities such as Office of the Director of Public Prosecutions; who has previously recommended investigation into the matter by Directorate of Criminal Investigations in Buruburu. It is noted that the DCI never investigated the matter nor did they provide any explanation as to failure to investigate the issue.

HEREFORE your humble petitioner(s) Pray that Senate—

- a. Summon the Nairobi City County Governor and/or the CECM – Built Environment and Urban Planning to explain the irregular allotment of plots with regard to LR NO. 209/2378/1 PUMWANI MAJENGO.
- b. Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO. 209/2378/1 PUMWANI MAJENGO.
- c. Investigates and make recommendations with regard to the ownership of LR NO. 209/2378/1 PUMWANI MAJENGO.

On account of the above, we seek:

- i. Urgent investigation into the Petitioners claims.
- ii. Cancellation of any lease/allotment letter granted before or after 1.1.2023 conversion of the public land to community land on grounds of public need or land planning and use.
- iii. Recommendation that the current private projects to be stopped and the officers involved in the persistent misappropriation of the subject matter be investigated and prosecuted.

That we confirm that the issues in respect of which the petition is made are not pending before any court of law, or constitutional or legal body.

Signed:

The Resident Representatives,

Resident Forum Committee



CECARE SOCIETY OF KENYA

"Nyumba Kumi initiative"

② DDSEC (BL)
Kindly deal
12/05/2026

To
The Clerk of the Senate Assembly
Hon. J.M. Nyegenye, CBS

Sir,

REF: REMINDER, PUMWANI/ MAJENGO PETITION
SEN/ DSEC/DPEAC/LENR/2025/ (3) (242)



11th May, 2026



Sir, It's the wish of pumwani- Majengo resident to request you to make a follow-up on the above matter.

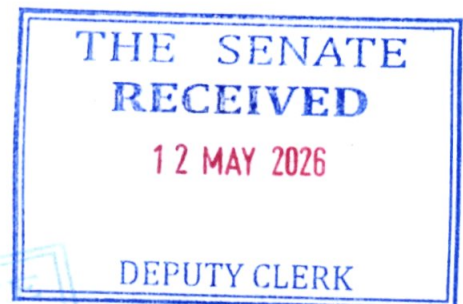
1. **THAT**, Nairobi City County failure to effect a **MORATORIUM** as directed by the Senate Committee on 13/11/2025.
2. **THAT**, Private Projects still constructed, residential turned into Gikomba Market.
3. **THAT**, the senate committee to review the fact find meeting, postponed on 9/3/2026, due to heavy rain across the city.
4. **THAT**, the committee to make an effort to stop forced eviction carried by Private Investors at the watch of County Authority e.g. Inspectorate officials, supported by organized goons.
5. **THAT**, the grab of the Public land lease / title No: 4097/1 L.R. 209/2378/1 of 1924 is a breach of contract and marginalization of the vulnerable Muhammadan Community Siblings (Muslim and Christian) copy attached.

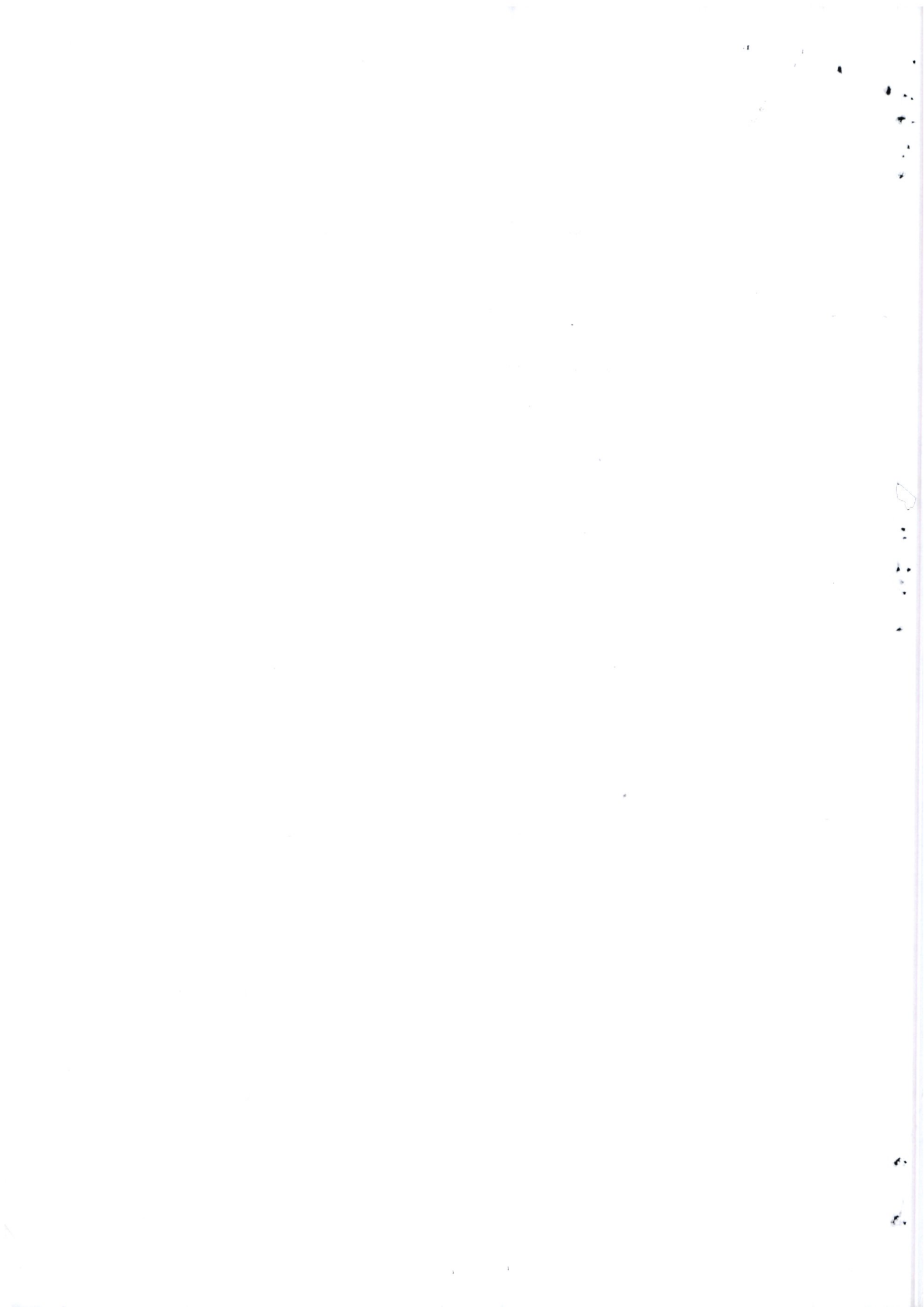
Thank you for your continued support to justice and peace.

God bless you.

Yours sincerely,

Maalim, Sudi Ahamed Mohammed
Chairperson
Contact: 0722 247 665





2.

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
 Lease to Arthur Smith Subd. 161 (D.C. No. 100/100/100/100) and
 the deposited headman of the Dist. Municipality "Tract 100"
 L.R. No. 209/2378/11 - Term: the successive periods of 99 years
 from 1/1/39. Yearly Rent: a peppercorn (Note 100/100/100/100)
 Presentation No. 969 Date of Registration 29/12/52 *Green* Registrar of Titles

3.

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
 Lease to Robert John Brown 2000 sq. ft. of land
 Subd. 161 (D.C. No. 100/100/100/100) and the deposited headman of the Dist. Municipality "Tract 100"
 L.R. No. 209/2378/12 - Term: 5 years from 1/1/53
 Presentation No. 969 Date of Registration 21.5.1956 *John Brown* Registrar of Titles

4

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
 Surrender to Crown
 0.310 acre, L.R. No. 209/2378/5 (Orig. No. 209/2378/1/1)
 Presentation No. 3962 Date of Registration 25/4/58 *Arthur D* Registrar of Titles

5

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
 Surrender to Crown
 0.2628 acre, L.R. No. 209/2378/6
 Presentation No. 4697 Date of Registration 4/6/59 *Arthur D* Registrar of Titles

6

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
 Surrender to Crown
 0.570 acre, L.R. No. 209/2378/12 (Orig. No. 209/2378/4/8)
 Presentation No. 693 Date of Registration 28/6/61 *Arthur D* Registrar of Titles

039
87

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
 Surrender to Crown 0.954 acre
 L.R. No. 209/2378/4/9

246
87/63

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
 Surrender to Crown in right of the Government
 of Kenya 0.578 acre, L.R. No. 209/2378/4/11
 1st December, 1963.
 Presentation No. 425 Date of Registration 19-12-61 *Arthur D* Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
 Surrender to Crown 0.578 acre, L.R. No. 209/2378/4/11
 1st December, 1963.
 Presentation No. 50 Date of Registration 4.8.64 *Arthur D* Registrar of Titles



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COLONY & PROTECTORATE OF KENYA.

DISTRICT OF NAIROBI

Location Nairobi Municipality (Native Location)

Meridional District South of N 37 2

Scale: 1 in. 5000 or 46.66 Feet to 1 Inch.

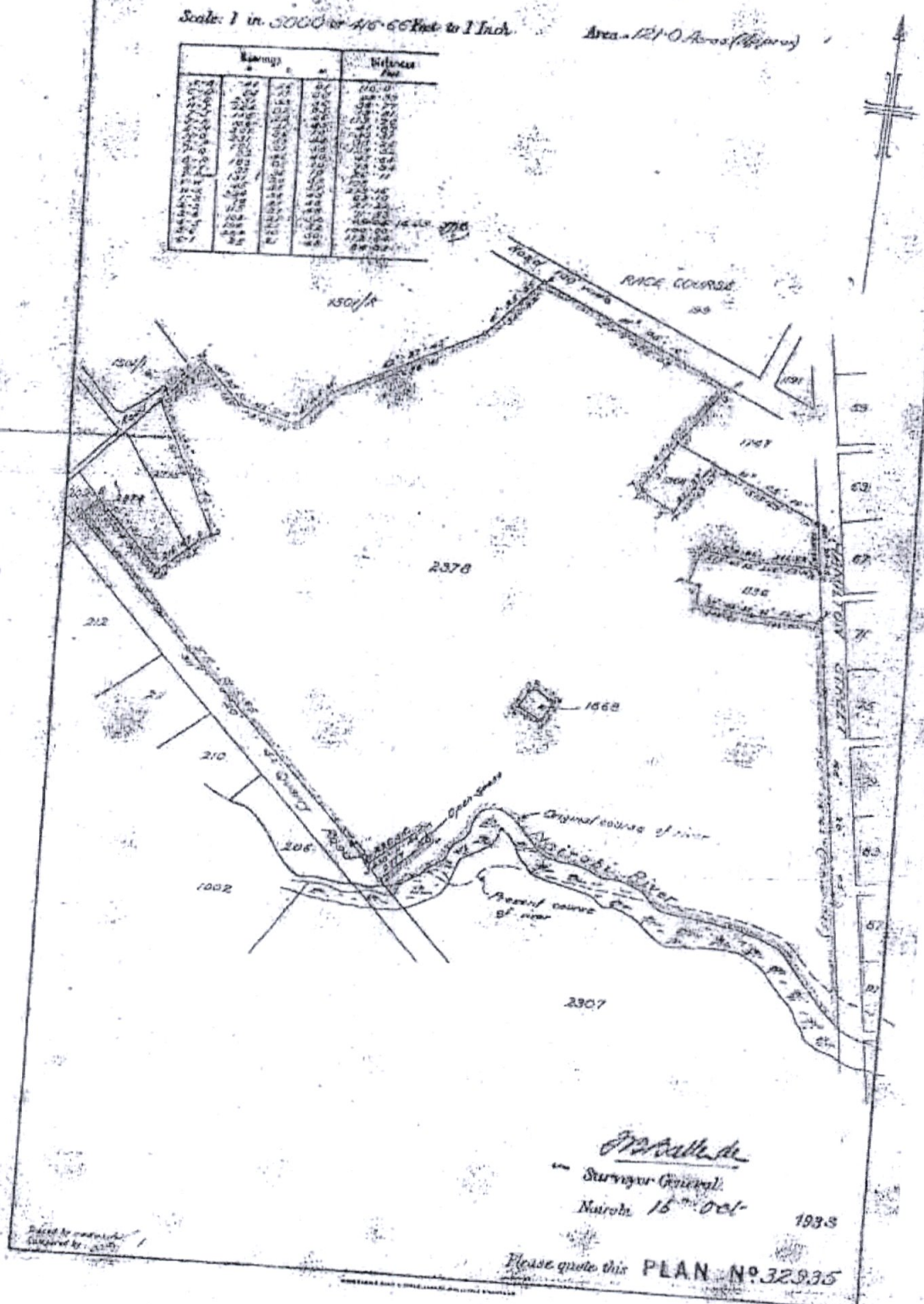
Land Reference No. 203/2378

(Orig. Nos. 204/2, 205 1002/4/2 & c.)

Subdivision No. (Orig. No. of Section No.)

Area - 121.0 Acres (approx.)

Bearings	Distances	Bearings	Distances
1. N 89° 15' E 1.5	110.0	11. S 89° 15' E 1.5	110.0
2. S 89° 15' E 1.5	110.0	12. N 89° 15' E 1.5	110.0
3. N 89° 15' E 1.5	110.0	13. S 89° 15' E 1.5	110.0
4. S 89° 15' E 1.5	110.0	14. N 89° 15' E 1.5	110.0
5. N 89° 15' E 1.5	110.0	15. S 89° 15' E 1.5	110.0
6. S 89° 15' E 1.5	110.0	16. N 89° 15' E 1.5	110.0
7. N 89° 15' E 1.5	110.0	17. S 89° 15' E 1.5	110.0
8. S 89° 15' E 1.5	110.0	18. N 89° 15' E 1.5	110.0
9. N 89° 15' E 1.5	110.0	19. S 89° 15' E 1.5	110.0
10. S 89° 15' E 1.5	110.0	20. N 89° 15' E 1.5	110.0
21. N 89° 15' E 1.5	110.0	22. S 89° 15' E 1.5	110.0
23. S 89° 15' E 1.5	110.0	24. N 89° 15' E 1.5	110.0
25. N 89° 15' E 1.5	110.0	26. S 89° 15' E 1.5	110.0
27. S 89° 15' E 1.5	110.0	28. N 89° 15' E 1.5	110.0
29. N 89° 15' E 1.5	110.0	30. S 89° 15' E 1.5	110.0
31. S 89° 15' E 1.5	110.0	32. N 89° 15' E 1.5	110.0
33. N 89° 15' E 1.5	110.0	34. S 89° 15' E 1.5	110.0
35. S 89° 15' E 1.5	110.0	36. N 89° 15' E 1.5	110.0
37. N 89° 15' E 1.5	110.0	38. S 89° 15' E 1.5	110.0
39. S 89° 15' E 1.5	110.0	40. N 89° 15' E 1.5	110.0
41. N 89° 15' E 1.5	110.0	42. S 89° 15' E 1.5	110.0
43. S 89° 15' E 1.5	110.0	44. N 89° 15' E 1.5	110.0
45. N 89° 15' E 1.5	110.0	46. S 89° 15' E 1.5	110.0
47. S 89° 15' E 1.5	110.0	48. N 89° 15' E 1.5	110.0
49. N 89° 15' E 1.5	110.0	50. S 89° 15' E 1.5	110.0
51. S 89° 15' E 1.5	110.0	52. N 89° 15' E 1.5	110.0
53. N 89° 15' E 1.5	110.0	54. S 89° 15' E 1.5	110.0
55. S 89° 15' E 1.5	110.0	56. N 89° 15' E 1.5	110.0
57. N 89° 15' E 1.5	110.0	58. S 89° 15' E 1.5	110.0
59. S 89° 15' E 1.5	110.0	60. N 89° 15' E 1.5	110.0
61. N 89° 15' E 1.5	110.0	62. S 89° 15' E 1.5	110.0
63. S 89° 15' E 1.5	110.0	64. N 89° 15' E 1.5	110.0
65. N 89° 15' E 1.5	110.0	66. S 89° 15' E 1.5	110.0
67. S 89° 15' E 1.5	110.0	68. N 89° 15' E 1.5	110.0
69. N 89° 15' E 1.5	110.0	70. S 89° 15' E 1.5	110.0
71. S 89° 15' E 1.5	110.0	72. N 89° 15' E 1.5	110.0
73. N 89° 15' E 1.5	110.0	74. S 89° 15' E 1.5	110.0
75. S 89° 15' E 1.5	110.0	76. N 89° 15' E 1.5	110.0
77. N 89° 15' E 1.5	110.0	78. S 89° 15' E 1.5	110.0
79. S 89° 15' E 1.5	110.0	80. N 89° 15' E 1.5	110.0
81. N 89° 15' E 1.5	110.0	82. S 89° 15' E 1.5	110.0
83. S 89° 15' E 1.5	110.0	84. N 89° 15' E 1.5	110.0
85. N 89° 15' E 1.5	110.0	86. S 89° 15' E 1.5	110.0
87. S 89° 15' E 1.5	110.0	88. N 89° 15' E 1.5	110.0
89. N 89° 15' E 1.5	110.0	90. S 89° 15' E 1.5	110.0
91. S 89° 15' E 1.5	110.0	92. N 89° 15' E 1.5	110.0
93. N 89° 15' E 1.5	110.0	94. S 89° 15' E 1.5	110.0
95. S 89° 15' E 1.5	110.0	96. N 89° 15' E 1.5	110.0
97. N 89° 15' E 1.5	110.0	98. S 89° 15' E 1.5	110.0
99. S 89° 15' E 1.5	110.0	100. N 89° 15' E 1.5	110.0



W. G. G. G.
Surveyor General
Nairobi 15th Oct 1933

Please quote this PLAN No. 32935



B) PETITION BY THE CULTURAL ENVIRONMENT CARE SOCIETY (CECARE SOCIETY CONCERNING THE CONVERSION OF LR NO. 209/2378/1 PUMWANI MAJENGO FROM PUBLIC TO PRIVATE LAND

Your letter ref SEIV/DSEC/DPEAC/LENR/2025(3) (240) to H.E The Governor dated 4th October, 2025 on the above referenced matters refers.

Herein please find a brief report on LR No. 209/2378/1: -

- LR No. 209/2378/1 was surveyed out of LR No. 209/2378. LR No. 209/2378 was leased to the former Municipal Council of Nairobi (later City Council of Nairobi) by the Government for a term of 99 years with w.e.f 1st January, 1924 expiring 1st January, 2023. The land i.e LR No. 209/2378 measured approximately 121 acres.
- LR No. 209/2378/1 measuring 1.0 acres as mentioned above was carved out LR No. 209/2378. LR No. 209/2378/1 was leased out on 29th December, 1939 by Municipal Council of Nairobi (later City Council of Nairobi) for a term of 99 years w.e.f 1st January, 1924 to the District Commissioner Nairobi and the gazetted Headman of Nairobi Municipality as Trustees for the Native Mohammedan Community (Pumwani Riyadhha Mosque) of P.O BOX 38714 – 00100 Nairobi. Arising from the above, its therefore clear that LR No. 209/2378/1 had been committed to Pumwani Riyadhha Mosque for use for the purpose of Koran School and Teachers' residence and a lodging house and for no other purpose.
- Both the head lease i.e LR No.209/2378 and the sub-lease have expired.
- Our attention has also been drawn to a Gazette Notice 5444 of 13th May, 2022 by the Registrar of Titles in relation to issuance of a Provisional Title for LR NO. 209/2378/1 to the Trustees of the Native Mohammedan Community (Pumwani Riyadh Mosque). The Trustees did not involve the County Government in the Gazettement.
- Once the issues of the head lease is sorted out by the National Land Commission, the County will consider extending the sub-lease to Pumwani Riyadhha Mosque and as such the land is not available to any other party and has not been allocated to any other party.

STAMP ORDINANCE (Cap. 87)
Sections 33 and 34.

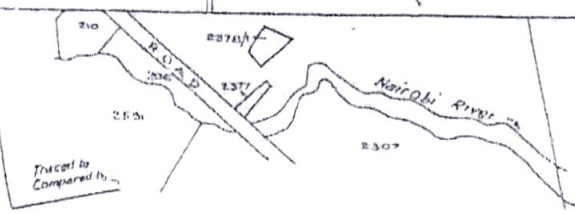
By virtue of Section 4 of the
Ordinance this instrument is not
chargeable with stamp-duty.

[Signature]
Collector of Stamp Duty
29/12/1938

LEASE
TITLE NO. I.R. 4097/1.

WHEREAS THE MUNICIPAL COUNCIL OF NAIROBI a Body Corporate duly
formed under the Local Government (Municipalities) Ordinance One
thousand nine hundred and twentyeight (hereinafter referred to as
the Council) being registered as the proprietor (subject to such
charges as are notified by Memorandum endorsed hereon) and to the
annual rent of a peppercorn (if demanded) of ALL THAT piece of land
situate in the Nairobi Municipality (Native Location) of the Nairobi
District of the Colony of Kenya containing by measurement one acre
more or less that is to say Land Reference Number 209/2378/1 of
Meridional District South A. 372 being portion of the premises
comprised in a Grant dated the Fifteenth day of March One thousand
nine hundred and thirtyfive (registered in the Registry of Titles
at Nairobi as Number I.R.4097/1) and which said piece of land is
held by it for a term of ninety-nine years from the First day of
January One thousand nine hundred and twentyfour and is delineated
on the plan annexed hereto and thereon bordered red and more
particularly on Land Survey Plan Number 36670 deposited in the
Survey Records Office at Nairobi in consideration of the annual rent
of a peppercorn (if demanded) DOTH HEREBY LEASE to ARTHUR WINDLE
SUTCLIFFE District Commissioner Nairobi and JUMA BIN MBWANA the
Gazetted Headman of the Nairobi Municipality (hereinafter referred

*Sum to 12/10/1938
29.12.38
12-10-1938*



[Signature]
Director of Surveys
Surveyor-General

Nairobi 29 NOV 1938 1938

Please quote this PLAN NO 36670



to as the Trustees which expression shall where the context so admits include their successors in the offices of District Commissioner Nairobi and the Gazetted Headman of the Nairobi Municipality respectively) ALL THAT piece of land hereinbefore described TO BE HELD by the Trustees as tenants from the First day of January One thousand nine hundred and thirtynine for all the unexpired residue of the said term of ninety-nine years at the yearly rent of a peppercorn if demanded SUBJECT to the provisions and conditions of the Crown Lands Ordinance (Chapter 140 of the Revised Edition of the Laws of Kenya) (excepting Part Eleven thereof) and the Registration of Titles Ordinance (Chapter 142 of the Revised Edition of the Laws of Kenya) and to the terms and conditions following :-

1. The Trustees shall not erect any building on the land hereby leased unless and until proper plans drawings elevations and specifications thereof shall have been previously submitted to and approved in writing by the Council (such approval to be in addition to the approval of plans by the Council under the provisions of the Municipal By-laws) and by the Commissioner of Lands and Settlement (hereinafter referred to as the Commissioner).
2. The Trustees shall erect on the said land within two years from the commencement of the term hereby granted a building of a design approved as aforesaid to be constructed of stone burnt brick or concrete on proper foundations and shall maintain the same.
3. The Trustees shall use and permit the said land and the buildings erected thereon to be used for the purpose of a Koran School and Teacher's residence and lodging house and for no other purpose whatsoever and the rents from the said premises shall be applied solely to the maintenance of the Mohammedan Mosque erected on Plot Number 209/1868 Nairobi and of all the buildings erected on the land the subject of this lease.



4. The Trustees shall not assign sublet or otherwise part with the possession of the said land without the previous written consent of the Council and the Commissioner.

5. If at any time during the said term the Trustees shall cease to use the said land and the buildings erected thereon for the purposes set out in Condition Number 3 above or if there shall be any breach or non-observance of any of the conditions herein contained then and in any such case it shall be lawful for the Council to re-enter upon the said land and the buildings for the time being thereon or any part thereof in the name of the whole and to repossess the same as in its former estate.

6. At the termination of these presents the Trustees will yield and deliver up the said premises to the Council in a good and tenantable state of repair and condition.

AND We the Trustees hereby accept this Lease subject to the conditions restrictions and stipulations above set forth or referred to.

IN WITNESS WHEREOF the Common Seal of the Council has been hereunto affixed and the Trustees have hereunto set their hands this *twenty first* day of *December* One thousand nine hundred and thirtynine.

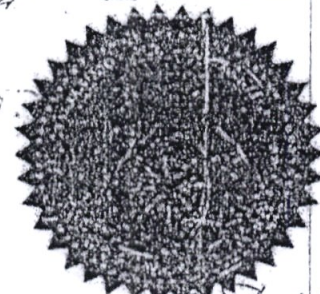
THE COMMON SEAL OF THE COUNCIL was hereunto affixed in the presence of :-

[Signature]
MAYOR.

[Signature]
TOWN CLERK.

SIGNED by the said ARTHUR WINDLE SUTCLIFFE in the presence of :-

[Signature]
[Signature]
[Signature]



[Signature]

SIGNED by the said JUMA BIN MBWANA in the presence of:-

J. R. S. A. A. A.
Witness
Witness
Witness

J. R. S. A. A. A.

MEMORANDUM OF CHARGES:

NIL.

Stamp Duty ... Shs
do. Counterpart Shs
Penalty ... Shs
Registration Fee ... Shs

227

LAND TITLES REGISTRY — COLONY OF KENYA.

INLAND DISTRICT, NAIROBI—REGISTERED No. 1, 2 *4092/4/11*

Presented *29/12/21*

Witness *29/12/21*

[Signature]
REGISTERED

File opened vide deed of indemnity registered as vol. D1 Folio 148/1311 File mmmxxii, gazetted vide notice No. 5444 of 13th May 2022 and approved by the Registrar of Titles on 16th August 2022.

Provisional Certificate of Title issued vide Gazette Notice No. 5444 of 13th May 2022.

2

1186

of Registration 15-8-2022

[Signature]
S. C. Njoroge 294

COLONY & PROTECTORATE OF KENYA

DISTRICT OF NAIROBI

Locality Nairobi Municipality (Native Location)

Meridional District South A. 37 2
G. H. d

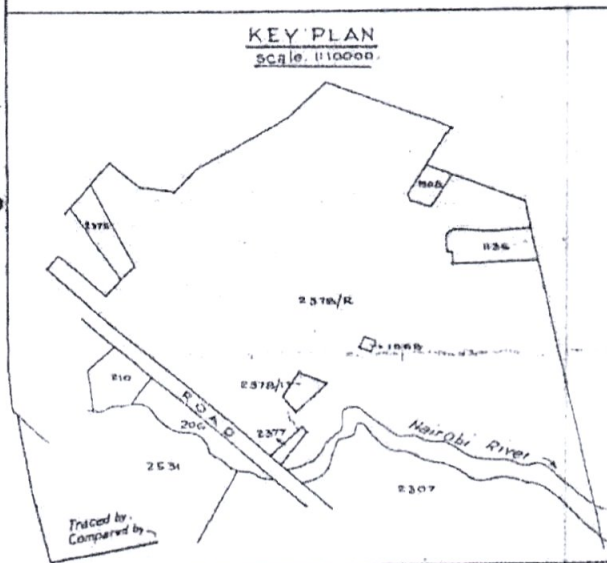
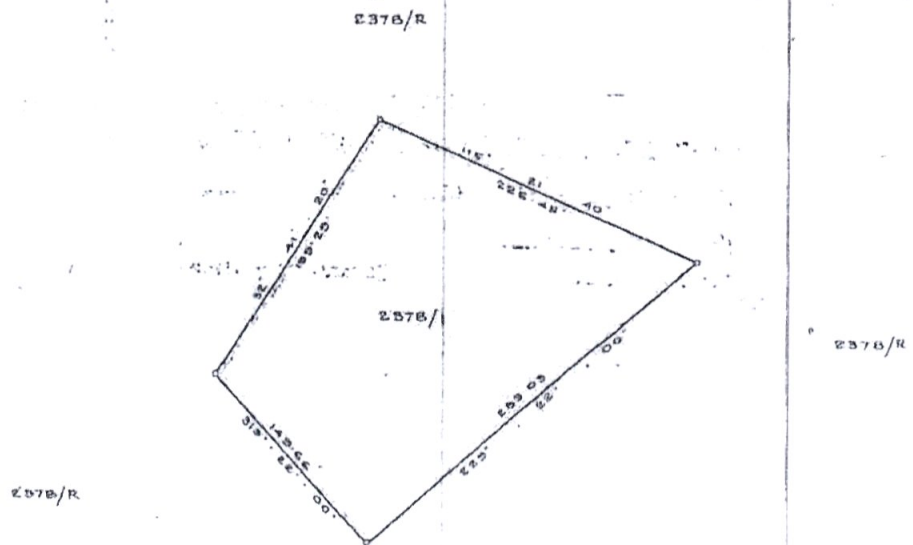
Scale: 1 in. 1000 or 83.33 Feet to 1 Inch

Land Reference No. 209/2378/1
(Orig. No)

Subdivision No (Orig. No. =)
of Section No.

Area = 1.000 Acre (Approx)

Bearings	Distances
D	Feet



① 9
Title No. L.R. 14097

REGISTRATION DISTRICT: INLAND

Annual Rent: Sh. A peppercorn (if demanded).

Term: 99 Years from 1.1.1924 to 1.1.2023.

STAMP ORDINANCE (Cap. 87)
Sections 33 and 4.

By virtue of Section 1 of the
Ordinance this instrument is not
chargeable with stamp-duty.

16.2.1925

Know All Men by these presents that in consideration of the sum of Shillings ~~by way~~
~~of Stand Premium paid on or before the signing hereof (the receipt whereof is hereby~~
~~acknowledged)~~ the GOVERNOR AND COMMANDER-IN-CHIEF OF THE COLONY
OF KENYA on behalf of HIS MOST GRACIOUS MAJESTY KING GEORGE THE
FIFTH under and by virtue of the powers vested in him hereby GRANTS unto THE
MUNICIPAL COUNCIL OF NAIROBI a body corporate duly formed
under the Local Government (Municipalities) Ordinance One --
thousand nine hundred and twentysight

(hereinafter called the Grantee which expression shall where the context so admits include
its successors ~~executors-administrators~~ and assigns) ALL THAT
piece of land situate in the Nairobi Municipality (Native Location) of the
Nairobi District of the said Colony containing by measurement
One hundred and twentyone acres

1502/5/2 & C.L.

more or less that is to say Land Reference Number 209/2378 (Orig. Nos. 204/2, 205 /
of Meridional District South A. 57 2 which said piece of land with the dimensions
G. II. 2. abutments and boundaries thereof is delineated on the plan drawn on these presents and more
particularly on Land Survey Plan Number 32935 ---- deposited in the Survey
Records Office at Nairobi TO HOLD for the term of Ninetynine ----
years from the First ---- day of January ---- One thousand
nine hundred and thirty twentyfour subject to the payment therefor of the annual rent of
Shillings a peppercorn (if demanded) ---- payable in advance on the

479741353

First day of January in every year and so in proportion for any less period than one year and to the provisions and conditions of the Crown Lands Ordinance (Chapter 140 of the Revised Edition of the Laws of Kenya) (excepting Part Eleven thereof) and the Registration of Titles Ordinance (Chapter 142 of the Revised Edition of the Laws of Kenya) and also to the special conditions hereunder written.

SPECIAL CONDITIONS

1. The Grantee shall use the said land for the purpose of a Native Location only the administration of the Location to be in accordance with a scheme approved by Government.

IN WITNESS WHEREOF I *William Kraston*
Logan Commissioner of Lands have
by Order of the Governor hereunto set
my hand and seal this *fifteenth* day
of *March* One thousand nine hundred
and thirtyfive in the presence of :-

[Signature]
REGISTRAR OF TITLES.

REGISTERED at the Registry of Titles at Nairobi.

This *sixteenth* day of *March* 1935.

Time. *10.45 a.m.*

No. *IR 4097/1*

Presentation No. *584/35*

[Signature]
REGISTRAR OF TITLES.

Stamp Duty ... *Shs. 1/-*
Registration Fees ... *Shs. 2/-*
Shs. 2/-

REGISTERED WITH GOVERNMENT

ISSUE OF A NEW LAND TITLE DEED

WHEREAS Lawrence Aguko Mhago, is registered as proprietor in absolute ownership interest of all that piece of land containing 1.80 hectares or thereabout, situate in the district of Homa-Bay, registered under title No. Lambwe West B/ 1633, and whereas sufficient evidence has been adduced to show that the land title deed issued thereof has been lost, notice is given that after the expiration of sixty (60) days from the date hereof, I shall issue a new land title deed provided that no objection has been received within that period.

Dated the 13th May, 2022.

MR/3653554

T. N. NDEGE,
Land Registrar, Homa-Bay District.

GAZETTE NOTICE NO. 5444

THE LAND REGISTRATION ACT

(No. 3 of 2012)

RECONSTRUCTION OF LOST OR DESTROYED LAND REGISTER

WHEREAS (1) Yusuf Abdulrahman Nzibo and (2) Ahmed Sheikh Omar, as trustees of the native Mohammedan Community of Nairobi (Pumwani Riyadhha Mosque), all of P.O. Box 38714-00600, Nairobi in the Republic of Kenya, are registered as proprietor leasees of all that piece of land known as L.R. No. 209/2378/1, situate in the City of Nairobi in Nairobi Area, by virtue of a certificate of title registered as L.R. No. 4097/1, and whereas sufficient evidence has been adduced to show that the land register in respect thereof is lost or destroyed, and efforts made to locate the said land register have failed, and whereas the registered proprietors have indemnified against all actions and claims that may be made after reconstruction of the land register, notice is given that after the expiration of sixty (60) days from the date hereof, the land register shall be reconstructed under the provisions of section 33 (5), provided that no objection has been received within that period.

Dated the 13th May, 2022.

MR/3643309

S. C. NJOROGE,
Registrar of Titles, Nairobi.

*Gazette Notice 5040 of 2022, is revoked.

GAZETTE NOTICE NO. 5445

THE LAND REGISTRATION ACT

(No. 3 of 2012)

RECONSTRUCTION OF LOST OR DESTROYED LAND REGISTER

WHEREAS Longview Investments Limited, of P.O. Box 15338-00509, Nairobi in the Republic of Kenya, is registered as proprietor of all that piece of land known as L.R. 9118/8 (Original No. L.R.

Q Search

100 L 2 3 4

NB: CITY COUNTY MINUTES CORRECTION
17/11/2025. MEETING. 

CECARE SOCIETY OF KENYA

"PUMWANI RESIDENTS FORUM"

28th November, 2025

THE INVITATION TO SENATE STANDING COMMITTEE ON LAND ENVIRONMENT AND NATURAL RESOURCE.

-VS-

THE SECTORAL COMMITTEE ON LANDS, PLANNING AND HOUSING ON 13/NOV/2025.

PETITIONER: PUMWANI RESIDENT FORUM

THE PUMWANI/MAJENGO SETTLEMENT LAND LR. 209/23787/1
PLAN: 32925-IR 4097/1 NAIROBI TOWNSHIP/NAIROBI CITY COUNTY-2025.

THE AGENDA:

- (1) THE ALLOTMENT LIST OF ALL ALLOTEES.
- (2) THE SURVEY STATUS OF THE LAND IN QUESTION.
- (3) THE BEACON CERTIFICATES OF THE LAND PARCELS.
- (4) THE MORATORIUM TO STOP FURTHER DEVELOPMENT ON THE LAND
IN QUESTION, AS DIRECTED BY THE SENATE ON 13/11/2025 TILL THE
MATTER IS CONCLUDED.

THE MATTERS ARISING FROM THE MEETING HELD AT THE DIRECTOR MANAGEMENT OFFICE / POINTS OF CORRECTION: - 17/11/2025.

INTRODUCTION: Pangani – Pumwani 1845 to 1923.

MINUTE CORRECTIONS

1. MIN 02/07/OCT/2025 – 02/17/NOV/2025

Should read: Those who lost their lives during the world wars, First and
Second Memorial Hall – Pumwani not Tanganyika War.

Should read: The current land uses across Pumwani Settlement. Not
Pangani.

Should read: To protection of Islamic Converts from religious persecution by
rural natives.

Market 7 Economic Hubs: Gikomba Market – Should read: Gikomba
informal market, within Pumwani Estates, Gorofani, Bondeni and Majengo.
The cause of enforced eviction and land grabs.

Religious & Community Institutions: Should read: Riyadh Mosque,
P.E.F.A Church, St. John Community and Church, memorial Hall (Social
Memorial Hall), African Illicit House (Maridadi), Express Bard & residential
House, Muslim Cultural Hall (Ukumbusho Mudhihiri), Commercial Plot
(Mumbai), Madrasa Plot (Gorofani), Elders House (Digo).

Residential Estates: Express Company House, NHC High-Rise Estate, NCC Gorofani, Bondeni and Starehe Civil Servants Estate.

Educational Institutions: Pumwani D.E.B Secondary, Pumwani DEB Primary School and Child Survival Community School. Sidarec Resource Centre (Community), PAG Church.

Health Facilities: Pumwani Dispensary, Pumwani Maternity Hospital, Pumwani STD Clinic (Casino Dispensary) turned to NCC Cleansing Depot/Environment Office/Pumwani Maternal Clinic / NCC Ward Office.

2. Min. 03.17/Nov/2025 / INTRODUCTION OF PUMWANI HISTORY

Should read: The Local Provincial Administration and Pumwani Village Committee to land verification conducted without the knowledge of the residence undermined the legitimacy of earlier Land objective of Native Settlement of 1923.

The two last paragraphs have a lot of mix up; between Pumwani and Korogocho group.

Pumwani minutes should read: To support their claims the Pumwani group presented documentary evidence, including leased Title IR. 4097/1, Land Plan 32935 – 1923. Lessee District Commissioner, Arthur Windle Sucliffe and Trustee, Juma Bin Mbwana – Chief/Municipal Headman. That's to state Pumwani Settlement was a formal estate not informal estate 1923.

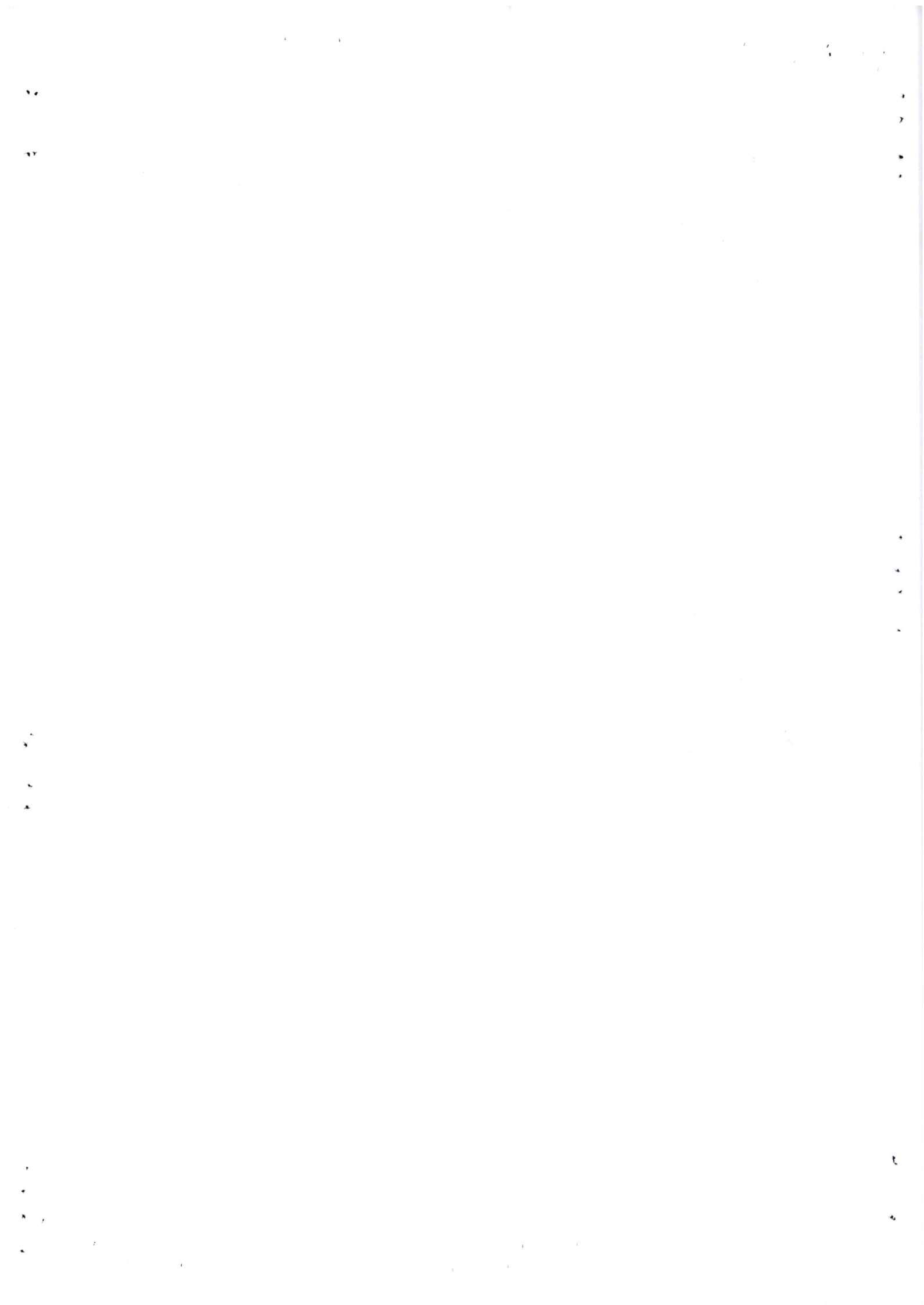
That, in 1997-1998, the District Officer issued over 300 allotment letters, the alleged genesis of illegal and breach of contract and injustice claimed by the Pumwani group as they suspect the letters were issued to unbonafide members outsiders.

Further, the Chairperson highlighted the committee on the petition by Gorofani residents on fire incidents of 2015/2025 March 5th asked the Committee (NCC) intervention for compensation of lost lives and properties, rent waiver from 2015 – 2015, due to Gikomba open market within the estate, the cause of the fire incidents now and then in Gorofani and Bondeni estates.

3. Min. 04/17/Nov./2015. RECOMMENDATION

The Nairobi City County retrieves/provide the following:

- **Allotment list of beneficiaries and copies of allotment letters.**
- **Survey status of the land in question.**
- **Beacon Certificates of the land parcels.**
- **To effect the land development MORATORIUM as directed by the senate.**



4. Min. 05.17/Nov./2025 WAY FORWARD

For a meeting to be convened on 1st December 2015 to review on the progress of the activities tasked to various members.

5. Min 06/17/Nov./2025 ADJOURNMENT OF THE MEETING

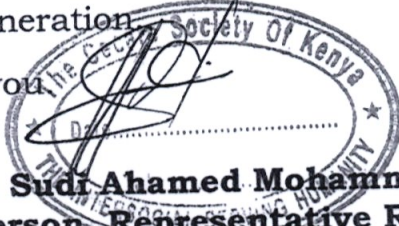
There being no other business to discuss the meeting was adjourned at 14.00Hrs.

NB:

The Committee (NCC) should note the three important facts of the settlement - Pumwani.

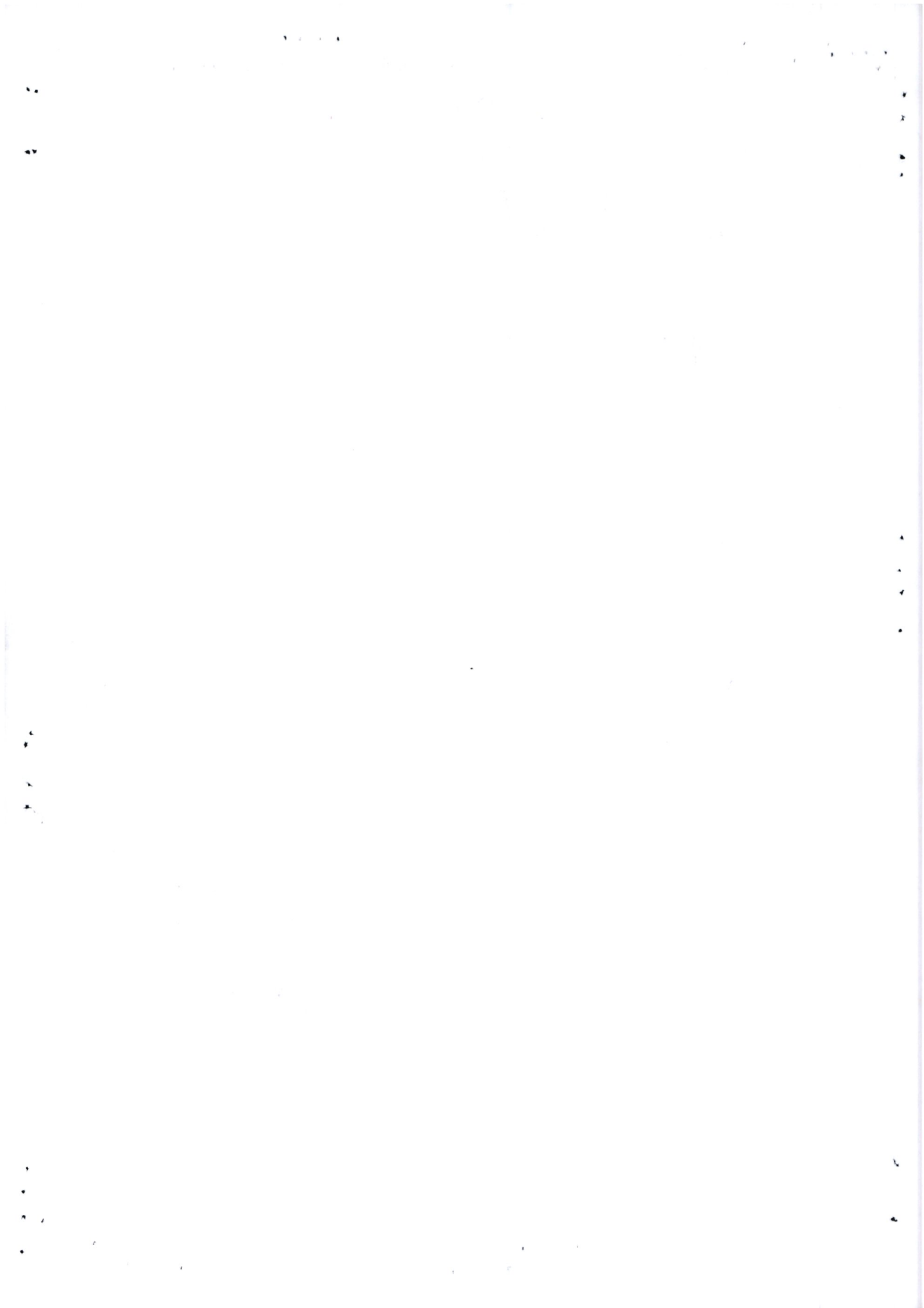
- What are the terms and conditions of USUFRUCTUARY to the settlement house holder/caretakers 1923.
- What did the DETRIBALIZED term mean to the community.
- What die the DECENTRALIZED term mean to the people.
- What will be the situation of such people at the moment and to the future generation

Thank you


Maalim Sudi Ahamed Mohammed.
Chairperson, Representative Residents
Contact 0722247665

NB:- The only provided document by the Nairobi City Planning is the Proposed survey status of land in question, Majengo Settlement - 1923. Reproposed in 1997-98, Without Community Counsellor or District Development Committee (D) The rest not provided. Why?

[Signature]



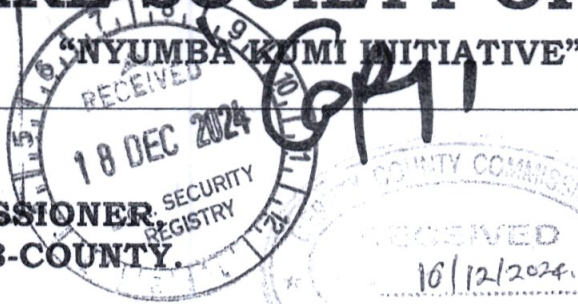
CECARE SOCIETY OF KENYA

ETHICS AND ANTI-CORRUPTION COMMISSION
ADMINISTRATION RECORDS
RECEIVED

17 DEC 2024

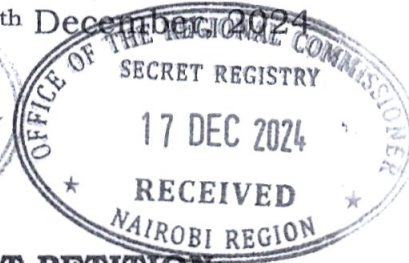
P. O. BOX 61130 - 00200

DEPUTY COMMISSIONER
KAMUKUNJI SUB-COUNTY.



ODPP/CAM/13/1/73

16th December 2024



Dear Sir,

RE: REMINDER: PUMWANI MAJENGO SETTLEMENT PETITION:
NCCA/P&H) 2019/PM/AUG.

Sir, it's over five years since our petition was presented in 2019 to date. That is, 27/7/2019 the County Planning Housing and Urban Renewal Committee invited our Committee on fact finding meeting and promised to visit the location, but never turned up.

That, on 12/1/2021, we did write a reminder letter to NMS, director general, no Comment received. That's why we are still committed to seek justice through your honorable office. Please note what is happening currently on the ground;

- (1) The land grabbing still going on, 103 houses demolished, 20 business complex built, 10 Container houses, 18 wattle and double houses turned into empty space for car park, or fenced. 3 houses left without occupants. The property developers are at the City hall chasing the lease Certificates or Tittle.

The brokers benefit, approximately Kshs. 200,000/= to Kshs. 400,000/= kes per house demolished and property transactions.

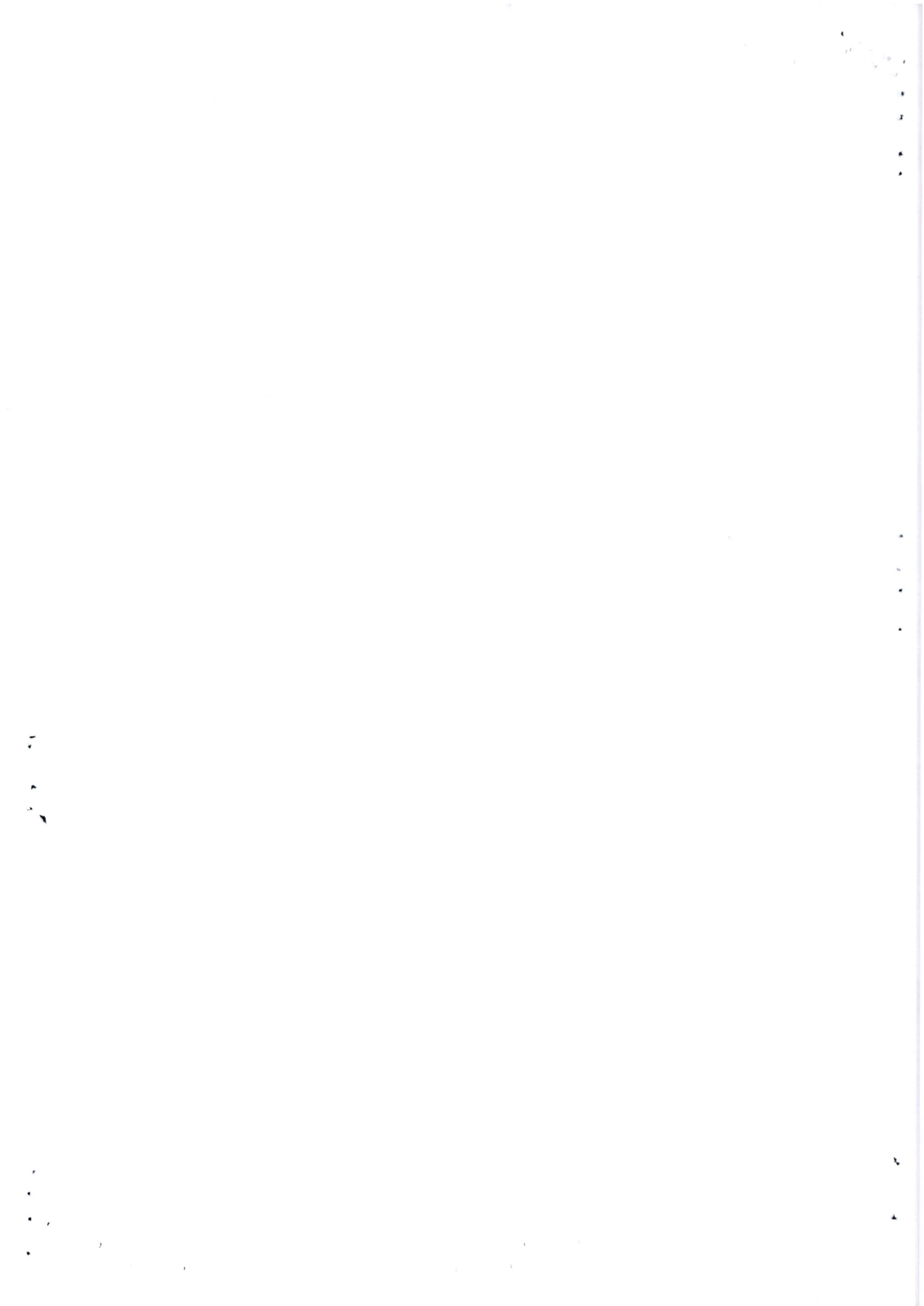
- (2) That, all the grabbed properties are termed as unsurveyed, unclaimed, missing owners or commercial plots, by the County Planning. That's not true our houses were numbered and the Settlement allocated to women house caretakers/ landlords under the Contract of USUFTRUCT for 99 years (Public Land).
- (3) The main suspect of grabbing are the County ward inspectorate Guyo and Dandora, data and Survey verification office, assisted by Politician's organized goons. Because the two Assembly representatives, MP and MCA are watching and enjoying the fruits of corruption.

17 DEC 2024
2:15PM



16 DEC 2024

Acc.



- (4) That, Pumwani Ward ^{the} and National projects have stalled due to Land grabbing, Court orders, or no land for proposed. E.g. Pumwani Dispensary, level Four, Child Survival Primary/New Kamukunji, Pumwani Urban Renewal etc.
- (5) That, since independent in 1963 Pumwani has no single school, vocation or playing ground.
- (6) The demolition to our settlement can be termed as an attempt to destroy our History, Culture and Heritage by some people within the Authority (Beneficiaries)
- (7) That, now ~~our~~ only hope for future generation, ~~for~~ land is being stolen from them by well to do individuals and business people. What will happen to vulnerable ~~mothers~~, children, orphans, disabled, homeless families.
- (8) That the organized goons are assaulting anybody against them.eg. OB.:26/05/08/2024. The Inspectorate personally, ^{elderly} Hassan OB:62/21/11/022, OB:29/10/7/016 & OB:7/4/7/024 etc.
- (9) To name but a few, do hope and pray that our grievances and cry will be listened too, by your good office and action taken as soon as possible. Further evidence attached copy.

Thank you,

Yours Sincerely,



THE RESIDENT FORUM REPRESENTATIVE.
Contact 0722247665/0727930593.

CC: NCC, DEI, ACC, OMBUDSMAN

NB:

1. Question. The 24/25 Revised Budget of development (Supplementary 2025 Budget): How will it be implemented while the above dramas are going on? *-County Proposals.*
2. Most Grabbing and Demolition take place during Public Holiday's & week end i.e. Christmas etc.

1000000

CECARE SOCIETY OF KENYA

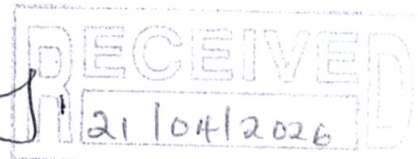
"NYUMBA KUMI INITIATIVE"

20/4/2026

TO THE
NAIROBI REGIONAL COMMISSIONER

RE: SECURITY REPORT-PUMWANI LOCATION

Copy



REF: THE Cultural Environment Care Society (CECARE) Formerly Pumwani Residents Forum Committee, Duly Registered Society Welfare, To Support And Promote Grass Root Development On Cultural Moral, Environment, Education, Through Partnership With Stakeholders, National, County, P.B.O NGO C,BO And Like Minded Individuals.

71 APR 2026

The Matter refers; The Current and future insecurity Problem in Pumwani Majengo Location, Kamukunji Sub county. The effects of land grab by well connected Gikomba Business individuals. Forced Eviction, House Demolition of Wattle and Daub, Homeless family Increase, and organized groups of Goons. That need swift and quick action from your good office, sir.

1. That, since His, excellence, Hon President, Pronounced the Gikomba Open Air Market has a Public land, currently Majengo plots are turned into Gikomba Business, Plot number, 26, 27, 176, 180, 181, 182, 212, 214, Without verified land ownership.
2. That. Example Plot 214 demolished on 15/4/2026 despite a Tribunal Court order (Case-E365/2025) still effective. The reported OB 10/3/1/2026/ob87/21/11/2025 not respected. The contact of the developer- 0722863728 .
3. That, why Rent Tribunal Court orders not investigated or respected by Police or DCI and Chief's office?
4. That, all the property demolished do not have succession letter lease or letter of Administration, Yet sale exchange do Take place. How? Though most allotment letter of 1997-1998 were not processed by Ministry of Land.
5. That, the land and lease of 209/2378 protection to Native whom their land were Alienated, decentralized, detribalized Community by Colonial Administrative Authority before Independent 1963 (Pangani to Pumwani settlement)

21 APR 2026

RECEIVED

RECEIVED AT REGIONAL
DATE: 21/4/26
BY:
DATE: 21/4/26



6. That, Historical Evidence shows the lease had an order of USUFRUCT Properly not for Sale or buy term and condition. Therefore, what's the interpretation of the same to our Constitution 2010.
7. That some Properties, Holder/Caretakers, died without Children or next of kin suspected to be Natives from Countries outside Kenya Ed. Zanzibar, Nyasaland, Uganda, Congo, Comoro Islands, etc Who the Successor.

THE POLITICAL ENDERING DEVELOPMENT AGENDA BETA

1. That, Why Pumwani Dispensary Level Four, not Completed in 2022-2023; land grab.
2. That, Pumwani Child Survival Community School demolition took Place in 2023 if the MP. Kamukunji Sub County had no Budget, ^{reason} land grab.
3. That, Muslim Community land 209/2378 is for grab, but St. John's Community land is not, yet both Land had same lease of 99 years, Why?
4. That Residents are questioning why the Assembly Petition county and senate, not respected?
5. That, most organized goons of Land Grabing are Politician representatives and agents to Extremism Characters of Religious ideologies.
6. That, Gikomba exists inside Pumwani Location- Garofani, Bondeni and Majengo estate. Who turned it to Gikomba Market Location?
7. Lastly but not list, why all new Building belong to Christian Tycoons not Muslim?

SOLUTION

The office of the President should address the matter at hand, to up hold Affirmative Action and impartial to all.

Thank you,

Yours Sincerely



Maalim, Sudi Ahamed Mohammed.
Chairperson, Contact-0722247665.
CC.

Interior Home Affairs.
Police County Commander.
Nairobi City County Governor.
DCI Director.

COLONY & PROTECTORATE OF KENYA

DISTRICT OF NAIROBI

Locality Nairobi Municipality (Native Location)

Meridional District South 37 2

Scale 1 in. 5000 or 416 66 Feet to 1 Inch

Land Reference No. 205/2378

(Orig. Nos 20-4/2, 205 1500/15/2 & 62)

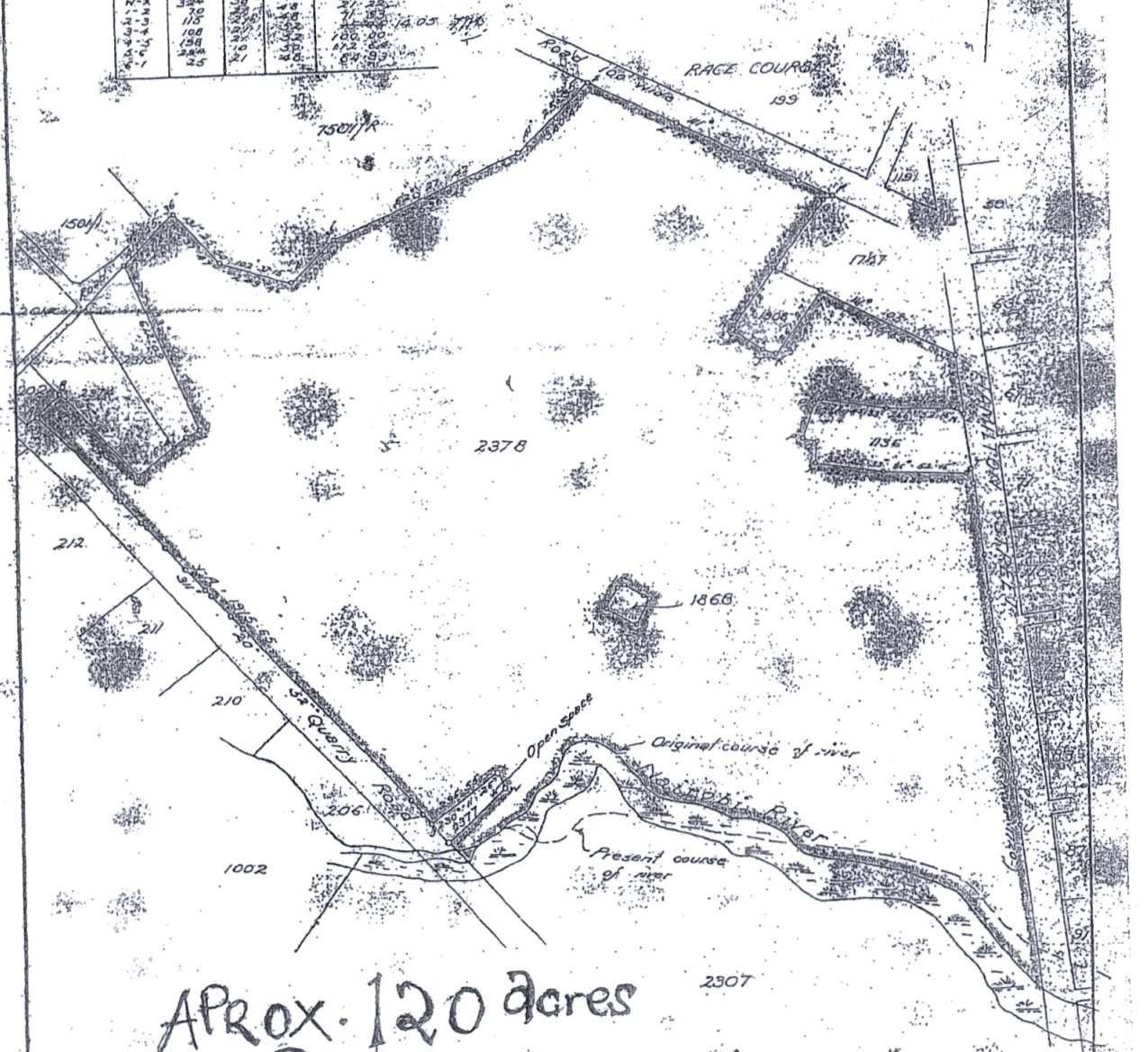
Subdivision No.

(Orig. No.

of Section No.

Area - 121.0 Acres (Approx)

Bearings	Distances	Distances
in	Feet	Feet
A-B	10.0	35
C-D	10.0	77
A-C	20.0	0.0
A-D	10.0	0.0
B-C	10.0	0.0
B-D	10.0	0.0
C-E	10.0	0.0
D-E	10.0	0.0
E-F	10.0	0.0
F-G	10.0	0.0
G-H	10.0	0.0
H-I	10.0	0.0
I-J	10.0	0.0
J-K	10.0	0.0
K-L	10.0	0.0
L-M	10.0	0.0
M-N	10.0	0.0
N-O	10.0	0.0
O-P	10.0	0.0
P-Q	10.0	0.0
Q-R	10.0	0.0
R-S	10.0	0.0
S-T	10.0	0.0
T-U	10.0	0.0
U-V	10.0	0.0
V-W	10.0	0.0
W-X	10.0	0.0
X-Y	10.0	0.0
Y-Z	10.0	0.0
Z-A	10.0	0.0

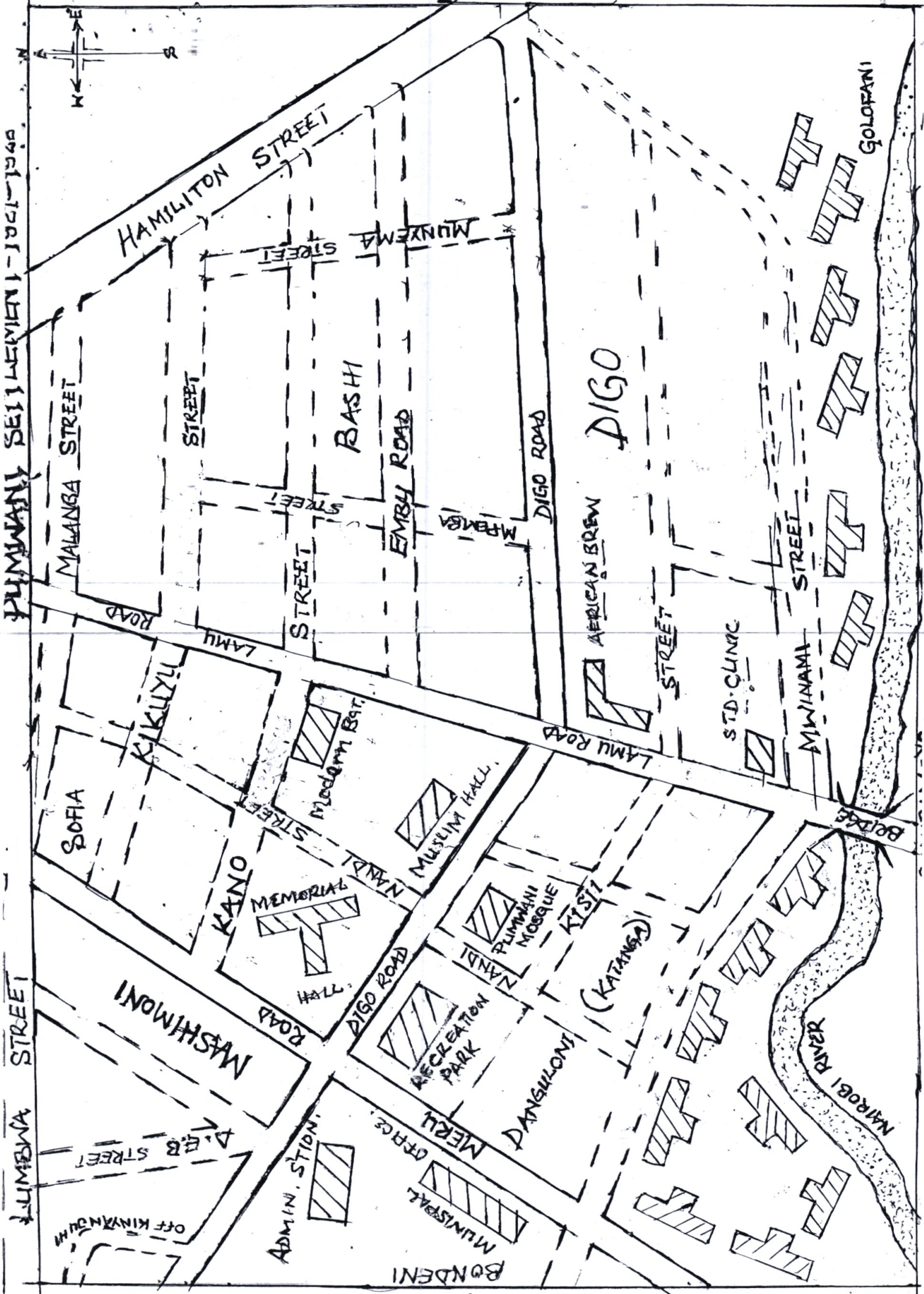


APROX. 120 acres
Pumkani Native Settlement
1923.

Surveyor General
Nairobi 18 Dec 1933

Please quote this PLAN No 32955

PUMWANI SETTLEMENT 1961-1968



Line	Bearing	Distance
------	---------	----------

T.C. 300

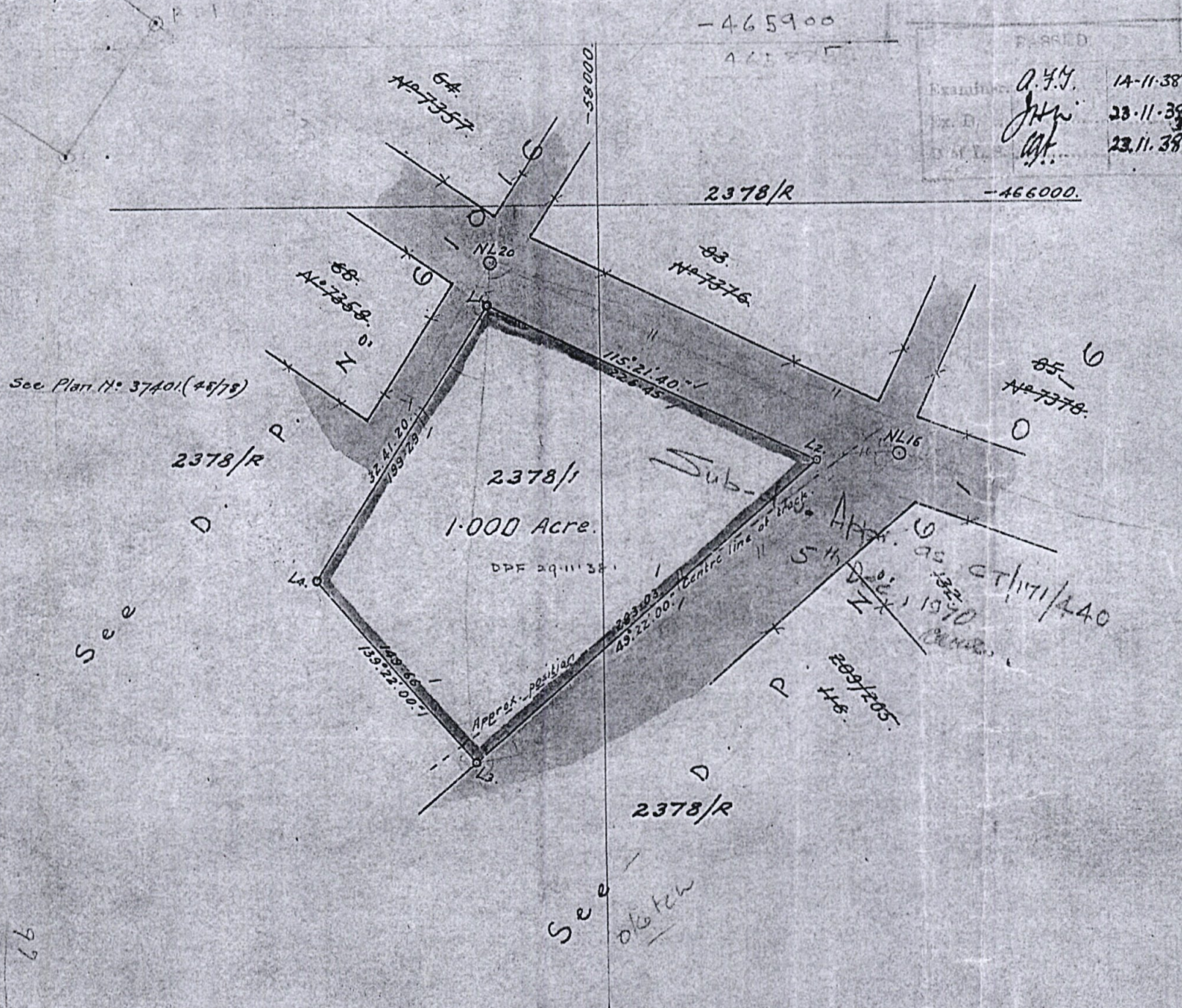
Co-Ordinates.

Station	y -	Feet	x -	Class of Beacon
NL16.	466155.50		57815.57	I.P.C. Old.
NL20.	466035.65		58068.42	" "
L1.	466062.26		58070.64	" New.
L2.	466159.26		57866.01	Nail in con. Old
L3.	466343.57		58080.80	I.P.C. New.
L4.	466229.99		58178.26	Nail in con. New.

COMPUTATION No. 5432
 FIELD BOOK No. 4874
 REPORT No. 7090

NRB/2378/
 9-4-38

F. R. No. 100/183.



SURVEY RECORDS
 OFFICE
 11/11/38

See I.P. No. 272, D.P. No. 32935 & T.C. 45 T. NR 300.
 (19/38)

SCALE 1:1000

PLAN OF L.R. No. 202/2378/1

Subdivision No.

Section No.

Meridional District S.A. 37/9. II. d. 2

Administrative District Nairobi Municipality

LOCALITY Nairobi Municipality
(Native Location)

Folio No. 38

Register No. 387

NRB/2378/1

I hereby certify that I, in person, made, and on the 9.11.1938
 completed the survey represented by this plan, on which are written
 the bearings and lengths of the lines surveyed by me, and that the
 survey has been executed in accordance with the existing regulations.

J. J. L. L. L.
 Surveyor

Chartered by
 15.50/38

OFFICE COPY No. 36670

K. S. N. N.
 5.12.38

APPENDIX III:

PETITION

THE CULTURAL ENVIRONMENT CARE SOCIETY

"PUMWANI RESIDENT FORUM COMMITTEE"

The Clerk of the Senate,
Parliament Buildings
P.O. Box 41842-00100
NAIROBI

Email: clerk.senate@parliament.go.ke

THE SENATE
RECEIVED

12 SEP 2023

DIRECTOR LEGISLATIVE AND
PROCEDURAL SERVICES



② Ms. Nabashe

Kindly review and
Facilitate as

08/9/2023 per S.O-

Copy J. Chavira

13/9/23

Mr. Chavira

please deal

ZM

12.09.23

Dear Sir,

PETITION UNDER ARTICLES 10, 62 (2), 63, 67, 252 (1) (a), 2 & 3 OF THE CONSTITUTION OF KENYA 2010; SECTION 9 (b) LAND ACT, 2012 AND SECTION 24 OF THE COMMUNITY LAND ACT, 2016. CONVERSION OF THE LR NO. 209/2378/1 PUMWANI MAJENGO FROM PUBLIC LAND TO PRIVATE LAND.

The Cultural Environmental Care Society (CECARE Society) formerly Pumwani Residents Forum Committee is a duly registered society for the residents of Pumwani/Majengo area in Kamukunji Constituency, that in collaboration with manyans of good will hereby petition your office, in its authoritative capacity as an office in the clerk of the senate assembly.

DRAW the attention of the House to the following:

1. That the community in Pumwani ward has been resident in the area since the colonial era and immediately afterwards. They have built permanent structures (dwelling and commercial premises) and rely on various social amenities such as schools and clinics.
2. That the current population of the area is 29,616 people. They are majorly descendants of colonial workers who were brought in from the coastal Muslim community.
3. That during the colonial period the community lived in the Pangani area with the rest of the native community in the then Nairobi District. The people of Pangani area comprised of the communities from the interior parts of the country and the coastal region.
4. That sometime in 1932 the Kenya National Commission, a colonial commission, was constituted and mandated to investigate and provide recommendations on issues of land in Kenya on behalf of the Secretary of State for the Colonies.
5. That the commission recommended that following the relocation of the native community from Pangani to Pumwani, the residents ought to have been compensated through the issuance of a house, and that in the event any individual refused to settle, monetary compensation would suffice.
6. That the commission's recommendations would be in line with the delineation plans of areas in Nairobi for settlement. The lease was granted to the Nairobi Municipal Council for a period of ninety-nine (99) years from the Governor of the Kenyan Colony. This lease to the Municipal was executed on 1st January 1924 and would lapse on 1st January 2023.
7. That the County Government and defunct Municipal Council have been sub-leasing parts of the land to persons outside the community and to the detriment of the community. Various evictions have been witnessed in the area culminating in landless residents.

That it should be noted and it is a point of contention that the Municipal Council and its successor the County Government have discriminated against the initially allocated residents of Pumwani.

**PETITION BY RESIDENTS OF KAMUKUNJI REGARDING IRREGULAR ALLOTMENT OF LR
NO. 209/2378/1 PUMWANI MAJENGO**

9. That various portions of the land have been irregularly allocated to non-resident individuals who have proceeded to evict several descendants of the original Pumwani land allocatees.
10. That the irregular allocation has even affected road reserves and social amenities such as schools, clinic, memorial hall a historical heritage and playgrounds which have been in existence from the period prior to and after independence.

~~11. That the issue at hand should be taken as an urgent matter to avoid future marginalized descendant group of mothers, children, orphans, disabled and elderly people.~~

12. That previous attempts to seek assistance from the Nairobi City County as early as January 2014 and on the 19th of May 2020, 12th of January 2021 have not borne any meaningful engagement or solution to the resident's problem despite meeting with the County assembly on the 23rd of July 2019 and no follow up meeting convened or action taken. Further attempts to the matter to the attention of the Governor have been made 8th of September 2022.

13. That the National Land Commission has on various occasions been approached to investigate the matter however on each letter of request the Commission has failed or refused to respond to the letters.

14. That the said irregular transfers or allocations have been brought to the attention of relevant authorities such as Office of the Director of Public Prosecutions; who has previously recommended investigation into the matter by Directorate of Criminal Investigations in Buruburu. It is noted that the DCI never investigated the matter nor did they provide any explanation as to failure to investigate the issue.

HEREFORE your humble petitioner(s) Pray that Senate—

- a. Summon the Nairobi City County Governor and/or the CECM – Built Environment and Urban Planning to explain the irregular allotment of plots with regard to LR NO. 209/2378/1 PUMWANI MAJENGO.
- b. Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO. 209/2378/1 PUMWANI MAJENGO.
- c. Investigates and make recommendations with regard to the ownership of LR NO. 209/2378/1 PUMWANI MAJENGO.

On account of the above, we seek:

- i. Urgent investigation into the Petitioners claims.
- ii. Cancellation of any lease/allotment letter granted before or after 1.1.2023 conversion of the public land to community land on grounds of public need or land planning and use.
- iii. Recommendation that the current private projects to be stopped and the officers involved in the persistent misappropriation of the subject matter be investigated and prosecuted.

That we confirm that the issues in respect of which the petition is made are not pending before any court of law, or constitutional or legal body.

Signed:

The Resident Representatives,
Pumwani Resident Forum Committee
Nairobi. 0722 247665

**PETITION TO THE SENATE BY THE CULTURAL ENVIRONMENTAL
CARE SOCIETY CONCERNING CONVERSION OF THE LR NO 209/ 2378/ 1
PUMWANI MAJENGO FROM PUBLIC TO PRIVATE LAND**

Honourable Senators,

1. I hereby report to the Senate that a petition has been submitted, through the Clerk, by The Cultural Environmental Care Society (CECARE Society) concerning the conversion of the LR NO. 209/ 2378/1 Pumwani Majengo from public to private land.
2. As you are aware, under Article 119(1) of the Constitution, and I quote:-*"Every person has a right to petition Parliament to consider any matter within its authority, including enacting, amending or repealing any legislation."*
3. **Honourable Senators**, the salient issues raised in the said Petition are-
 - (i) That, the community in Pumwani Ward have been residents in the area since the colonial era and have established both residential and commercial properties in the area;
 - (ii) That, the current area population is 29, 616 people who are majorly descendants of colonial workers from the coastal Muslim community who lived in Pangani area and later relocated to Pumwani;
 - (iii) That, in 1932, the Kenya National Commission recommended that following the relocation of the community from Pangani to Pumwani, the residents ought to have been compensated in line with the delineation plans of areas in Nairobi for settlement.;
 - (iv) That, a lease on the said land had been granted to the Nairobi Municipal Council for a period of ninety- nine (99) years from the Governor of the then Kenyan colony. This lease was to lapse on 1st January, 2023;
 - (v) That, since the lapse of the lease, the County Government of Nairobi and the defunct Municipal Council have been sub- leasing parts of the land to persons outside the community and to the detriment of the original residents;

- (vi) That, various evictions have since been witnessed in the area culminating in the discrimination of the initially allocated residents of Pumwani and has resulted in dispossession of property and land;
- (vii) That, the irregular allocation has affected the road reserves and social amenities such as schools, clinics, memorial halls and playgrounds in the area;
-
- (viii) That, the petitioner has made all efforts to have this matter investigated and resolved by the relevant bodies, including the National Land Commission and the Nairobi City County Government, whose responses were not satisfactory.
4. The Petitioner therefore prays that the Senate intervenes on this matter with a view to investigating the alleged irregular allotment of plots with regard to **LR. NO. 209/2378/1 PUMWANI MAJENGO** and making appropriate recommendations thereon.
5. **Honourable Senators**, pursuant to Standing Order 237, I shall now allow comments, observations or clarifications in relation to the petition for not more than **thirty** minutes.
- [after comments by Senators]*
6. **Honourable Senators**, pursuant to Standing Order 238(1), the Petition is hereby committed to the Standing Committee on Land, Environment and Natural Resources for its consideration.
7. In terms of Standing Order 238(2), the Committee is required, in not more than sixty calendar days from the time of reading the Prayer, to respond to the Petitioner by way of a Report addressed to the Petitioner, and laid on the Table of the Senate.
8. I thank you.

**PETITION TO THE SENATE BY THE CULTURAL ENVIRONMENTAL
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--X--

THE CULTURAL ENVIRONMENT CARE SOCIETY

"PUMWANI RESIDENT FORUM-COMMITTEE"

THE SENATE
RECEIVED

12 SEP 2023

DIRECTOR LEGISLATIVE AND
PROCEDURAL SERVICES



The Clerk of the Senate,
Parliament Buildings
P.O. Box 41842-00100
NAIROBI

Email: clerk.senate@parliament.go.ke

② Ms. Nabashe
Kindly refer and
Facilitate as
08/9/2023 per S.O-
Copy 3-Change
13/9/23

①
Not change
please deal

24
12.09.23

PETITION UNDER ARTICLES 10, 62 (2), 63, 67, 252 (1) (a), 2 & 3 OF THE CONSTITUTION OF KENYA 2010; SECTION 9 (b) LAND ACT, 2012 AND SECTION 24 OF THE COMMUNITY LAND ACT, 2016. CONVERSION OF THE LR NO. 209/2378/1 PUMWANI MAJENGO FROM PUBLIC LAND TO PRIVATE LAND.

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**PETITION BY RESIDENTS OF KAMUKUNJI REGARDING IRREGULAR ALLOTMENT OF LR
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Signed:

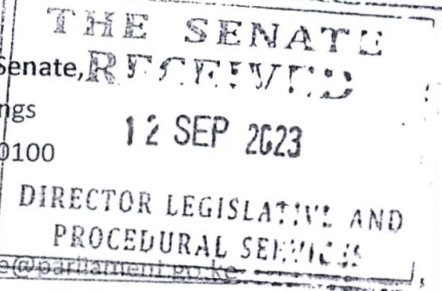
The Resident Representatives,
Pumwani Resident Forum Committee
Nairobi. 0722 247665

THE CULTURAL ENVIRONMENT CARE SOCIETY

"PUMWANI RESIDENT FORUM COMMITTEE"

The Clerk of the Senate,
Parliament Buildings
P.O. Box 41842-00100
NAIROBI

Email: clerk.senate@parliament.go.ke



② Ms. Nabashe
Kindly review and
Facilitate as
08/9/2023 per S.O.
J. Chanie
Copy 13/9/23
①
Mr. Chanie
please deal
ZM
12.09.23

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**PETITION UNDER ARTICLES 10, 62 (2), 63, 67, 252 (1) (a), 2 & 3 OF THE CONSTITUTION OF KENYA 2010;
SECTION 9 (b) LAND ACT, 2012 AND SECTION 24 OF THE COMMUNITY LAND ACT, 2016.
CONVERSION OF THE LR NO. 209/2378/1 PUMWANI MAJENGO FROM PUBLIC LAND TO PRIVATE LAND.**

The Cultural Environmental Care Society (CECARE Society) formerly Pumwani Residents Forum Committee is a duly registered society for the residents of Pumwani/Majengo area in Kamukunji Constituency, that in collaboration with manyans of good will hereby petition your office, in its authoritative capacity as an office in the clerk of the senate assembly.

DRAW the attention of the House to the following:

1. That the community in Pumwani ward has been resident in the area since the colonial era and immediately afterwards. They have built permanent structures (dwelling and commercial premises) and rely on various social amenities such as schools and clinics.
2. That the current population of the area is 29,616 people. They are majorly descendants of colonial workers who were brought in from the coastal Muslim community.
3. That during the colonial period the community lived in the Pangani area with the rest of the native community in the then Nairobi District. The people of Pangani area comprised of the communities from the interior parts of the country and the coastal region.

That sometime in 1932 the Kenya National Commission, a colonial commission, was constituted and mandated to investigate and provide recommendations on issues of land in Kenya on behalf of the Secretary of State for the Colonies.

5. That the commission recommended that following the relocation of the native community from Pangani to Pumwani, the residents ought to have been compensated through the issuance of a house, and that in the event any individual refused to settle, monetary compensation would suffice.
6. That the commission's recommendations would be in line with the delineation plans of areas in Nairobi for settlement. The lease was granted to the Nairobi Municipal Council for a period of ninety-nine (99) years from the Governor of the Kenyan Colony. This lease to the Municipal was executed on 1st January 1924 and would lapse on 1st January 2023.

7. That the County Government and defunct Municipal Council have been sub-leasing parts of the land to persons outside the community and to the detriment of the community. Various evictions have been witnessed in the area culminating in landless residents.

That it should be noted and it is a point of contention that the Municipal Council and its successor the County Government have discriminated against the initially allocated residents of Pumwani.

Page 1

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**PETITION TO THE SENATE BY THE CULTURAL ENVIRONMENTAL
CARE SOCIETY CONCERNING CONVERSION OF THE LR NO 209/ 2378/ 1
PUMWANI MAJENGO FROM PUBLIC TO PRIVATE LAND**

Honourable Senators,

1. I hereby report to the Senate that a petition has been submitted, through the Clerk, by The Cultural Environmental Care Society (CECARE Society) concerning the conversion of the LR NO. 209/ 2378/1 Pumwani Majengo from public to private land.
2. As you are aware, under Article 119(1) of the Constitution, and I quote:-*“Every person has a right to petition Parliament to consider any matter within its authority, including enacting, amending or repealing any legislation.”*
3. **Honourable Senators**, the salient issues raised in the said Petition are-
 - (i) That, the community in Pumwani Ward have been residents in the area since the colonial era and have established both residential and commercial properties in the area;
 - (ii) That, the current area population is 29, 616 people who are majorly descendants of colonial workers from the coastal Muslim community who lived in Pangani area and later relocated to Pumwani;
 - (iii) That, in 1932, the Kenya National Commission recommended that following the relocation of the community from Pangani to Pumwani, the residents ought to have been compensated in line with the delineation plans of areas in Nairobi for settlement.;
 - (iv) That, a lease on the said land had been granted to the Nairobi Municipal Council for a period of ninety- nine (99) years from the Governor of the then Kenyan colony. This lease was to lapse on 1st January, 2023;
 - (v) That, since the lapse of the lease, the County Government of Nairobi and the defunct Municipal Council have been sub- leasing parts of the land to persons outside the community and to the detriment of the original residents;

- (vi) That, various evictions have since been witnessed in the area culminating in the discrimination of the initially allocated residents of Pumwani and has resulted in dispossession of property and land;
- (vii) That, the irregular allocation has affected the road reserves and social amenities such as schools, clinics, memorial halls and playgrounds in the area;
- (viii) That, the petitioner has made all efforts to have this matter investigated and resolved by the relevant bodies, including the National Land Commission and the Nairobi City County Government, whose responses were not satisfactory.
4. The Petitioner therefore prays that the Senate intervenes on this matter with a view to investigating the alleged irregular allotment of plots with regard to **LR. NO. 209/2378/1 PUMWANI MAJENGO** and making appropriate recommendations thereon.
5. **Honourable Senators**, pursuant to Standing Order 237, I shall now allow comments, observations or clarifications in relation to the petition for not more than **thirty** minutes.
- [after comments by Senators]*
6. **Honourable Senators**, pursuant to Standing Order 238(1), the Petition is hereby committed to the Standing Committee on Land, Environment and Natural Resources for its consideration.
7. In terms of Standing Order 238(2), the Committee is required, in not more than sixty calendar days from the time of reading the Prayer, to respond to the Petitioner by way of a Report addressed to the Petitioner, and laid on the Table of the Senate.
8. I thank you.

PETITION BY RESIDENTS OF KAMUKUNJI REGARDING IRREGULAR ALLOTMENT OF LR NO. 209/2378/1 PUMWANI MAJENGO

9. That various portions of the land have been irregularly allocated to non-resident individuals who have proceeded to evict several descendants of the original Pumwani land allocatees.
10. That the irregular allocation has even affected road reserves and social amenities such as schools, clinic, memorial hall a historical heritage and playgrounds which have been in existence from the period prior to and after independence.
- ~~11. That the issue at hand should be taken as an urgent matter to avoid future marginalized descendant group of mothers, children, orphans, disabled and elderly people.~~
12. That previous attempts to seek assistance from the Nairobi City County as early as January 2014 and on the 19th of May 2020, 12th of January 2021 have not borne any meaningful engagement or solution to the resident's problem despite meeting with the County assembly on the 23rd of July 2019 and no follow up meeting convened or action taken. Further attempts to the matter to the attention of the Governor have been made 8th of September 2022.
- That the National Land Commission has on various occasions been approached to investigate the matter however on each letter of request the Commission has failed or refused to respond to the letters.
14. That the said irregular transfers or allocations have been brought to the attention of relevant authorities such as Office of the Director of Public Prosecutions; who has previously recommended investigation into the matter by Directorate of Criminal Investigations in Buruburu. It is noted that the DCI never investigated the matter nor did they provide any explanation as to failure to investigate the issue.

HEREFORE your humble petitioner(s) Pray that Senate—

- a. Summon the Nairobi City County Governor and/or the CECM – Built Environment and Urban Planning to explain the irregular allotment of plots with regard to **LR NO. 209/2378/1 PUMWANI MAJENGO**.
- b. Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to **LR NO. 209/2378/1 PUMWANI MAJENGO**.
- c. Investigates and make recommendations with regard to the ownership of **LR NO. 209/2378/1 PUMWANI MAJENGO**.

On account of the above, we seek:

- i. Urgent investigation into the Petitioners claims.
- ii. Cancellation of any lease/allotment letter granted before or after 1.1.2023 conversion of the public land to community land on grounds of public need or land planning and use.
- iii. Recommendation that the current private projects to be stopped and the officers involved in the persistent misappropriation of the subject matter be investigated and prosecuted.

That we confirm that the issues in respect of which the petition is made are not pending before any court of law, or constitutional or legal body.

Signed:

The Resident Representatives,
Pumwani Resident Forum Committee
Nairobi. 0722 247665

**APPENDIX IV:
SUBMISSIONS BY
PETITIONER**

7/3/24
DSEC.



The Clerk, Senate

The Senate of the Republic of Kenya
Parliament Buildings
P.O. Box 41842-00100
NAIROBI

clerk.senate@parliament.go.ke

RE: PETITION BY RESIDENTS OF KAMUKUNJI REGARDING IRREGULAR ALLOTMENT OF LR NO. 209/2378/1 PUMWANI MAJENGO

Receive warm greetings from the Culture Care Society (C-care Society) formerly Kamukunji Residents Forum. Reference is made to our petition dated (REF NO:SEN/DSEC/LENR/3/2023(131))

We also refer to the meeting held with members of the Committee on Lands, Environment, and Natural Resources on the 11th of October 2023. It is noted that since the last meeting held at parliament buildings, we have not received any communication (written or otherwise) as to the progress of the hearing of our above-referenced Petition nor directions provided as to the next step to be conducted by the committee mentioned above.

We are concerned about the lack of progress in this matter especially considering the ongoing land evictions being witnessed in Kamukunji. In light of the foregoing, we hereby issue this letter as a reminder/status inquiry on the matter of **IRREGULAR ALLOTMENT OF LR NO. 209/2378/1 PUMWANI MAJENGO**. Thank you and we look forward to your response.

Sincerely,

MOHAMMED SUDI

Chairperson of Culture Care Society (C-care Society)

CC: Kituo cha Sheria- Legal Advice Center

Chair of the Committee on Lands, Environment, and Natural Resources

① DSEC

kindly deal.

Eg

06/03/2024

② DDSEC
kindly deal

07/03/2024

③ Mr. Bett
kindly deal
07/03/24



To
THE CLERK OF
THE SENATE'S
CHAMBERS.
PARLIAMENT.



CECARE SOCIETY OF KENYA

'Serving Humanity'

A Community policing "Nyumba Kumi" Initiative

30 Jan 2024
#4

SECURITY REPORT

PUMWANI WARD - MAJENGO

**FORCED EVICTION GOING ON DESPITE BEING REPORT TO POLICE AND DCI
AT SHAURI MOYO POLICE STATION.**

The offence mostly committed during public holidays, weekend and at night towards the above period.



12/40974

2.

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
Lease to Northrupville Site 6/10 (R.C. No. 1) Suma bin Shama and
the registered Headman of the Noh. Municipality - Trustee
L.R. No. 209/2378/1 - Term: the unexpired portion of 99 years
from 1/4/37. Yearly Rent: a half panna (Noh. No. 40974)
Presentation No. 2767 Date of Registration 29/12/59 Registrar of Titles R. J. J. J.

3.

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
Lease to East African Tobacco Co. Ltd. Limited
The lease No. 1-10 of Block 12 erected on
the 1000 acres L.R. No. 209/2378/2 Term: 5 years from 1st November 1958
to 31st October 1963
Presentation No. 4269 Date of Registration 21.5.1958 Registrar of Titles G. R. J. J.

4

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
Surrender to Crown
0.350 Acre L.R. No. 209/2378/5 (Orig. No. 209/2378/4/1)
Presentation No. 3962 Date of Registration 23/4/58 Registrar of Titles Andle

5

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
Surrender to Crown
0.2628 Acre L.R. No. 209/2378/10
(Orig. No. 209/2378/4/10)
Presentation No. 6978 Date of Registration 24/8/59 Registrar of Titles Andle

6

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
Surrender to Crown
0.570 Acre L.R. No. 209/2378/12 (Orig. No. 209/2378/4/8)
Presentation No. 6973 Date of Registration 28/6/61 Registrar of Titles Andle

7

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
Surrender to Crown 0.954 Acre
L.R. No. 209/2378/4/9

246
18/1/62

Presentation No. 425 Date of Registration 19-12-61 Registrar of Titles Andle
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE
Surrender to Crown in right of the Government
of Kenya 0.678 acre L.R. No. 209/2378/4/11
10th Dec. 1st December, 1962

Presentation No. 50 Date of Registration 4.8.64 Registrar of Titles Andle



476
8/66

52

Surrender to The Government of the Republic of Kenya.

34.1 acreage L.R. No 209/2378/4/12 Nairobi Municipality.

426 Date of Registration 16.8.66

Lease to the Church Commissioners for Kenya 3.66 Acres L.R. No 209/2378/13 (orig No 209/2378/4/13) term 40 years from 1st January 1966. Annual Rent A Peppercorn (if demanded) vide No 22258 16.4.68

9
121438

10

388
11/66

964
11/93

Dated the 15th day of March 1966

HIS MOST GRACIOUS MAJESTY

KING GEORGE THE FIFTH

To

THE MUNICIPAL COUNCIL OF NAIROBI.

GRANT

Plot L. R. No. : 309/2378.

Township of : Nairobi (Native Location)

District : Nairobi.

REGISTRY OF TITLES,

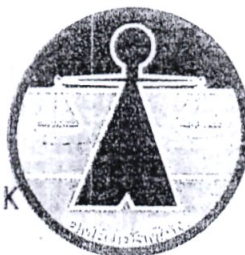
KENYA

Transfer of Reversionary interest to the Church Commissioners for Kenya on request for the transfer by way of gift

964 Date of Registration 27-4-93

Scan all

Chair: Dr. Otieno Amollo, EBS
Vice Chair: Dr. Regina G. Mwangi, MBS
Members: Cmmr. Saidia A. Mohamed, OGW, MBS



THE
COMMISSION ON ADMINISTRATIVE JUSTICE
"Office of the Ombudsman"

OUR REF: CAJ/JUD/001/1036/14-CK

2nd December 2014

Dr. Muhammad Swazuri PHD, OGW
Chairman
National Land Commission
Ardhi House, Ngong Avenue
P.O Box 44417-00100
NAIROBI

Dear *Dr Swazuri,*

**RE: COMPLAINT BY SUDI AHMED MOHAMED & JUMA SALIM REGARDING
CORRUPTION AND LAND GRABBING OF PLOTS IN MAJENGO-KAMUKUNJI
SUB-COUNTY**

Kindly receive warmest compliments from the Commission on Administrative Justice (Office of the Ombudsman).

The Commission is in receipt of a complaint from Sudi Ahmed Mohamed & Juma Salim regarding alleged grabbing of plots in Majengo- Kamukunji Sub-County. In particular, they have alleged that the grabbed land was set aside for public toilets, recreational Parks, road reserves. Schools among others.

We have considered this matter and are of the view that your office is best suited to address it. In this regard, we hereby refer this complaint to your office for further action.

Kindly find herewith enclosed copies of the complaint and other documents for ease of reference. **SIGN**

We thank you for your continued co-operation and assure you of our highest regards.

Yours

Sincerely,

**CMMR. OTIENDE AMOLLO, EBS
CHAIRPERSON OF THE COMMISSION**



Kenya National Commission on Human Rights

CVS Plaza, 1st Floor, Lenana Rd, P.O. Box 74359 - 00200 Nairobi - Kenya. Tel: +254-020-3969000
Mobile: 0733 780 000; 0736 780 000; 0724 256 448; 0726 610 159 SMS: 22359

Website: www.knchr.org Email: haki@knchr.org Complaints: complaint@knchr.org

Coast Regional Office - Mombasa

Panel Freighters Lane
Off Hala Salasia Road
P.O. Box 90171 - 80100, Mombasa
Tel: 041- 2220468/2220584
Email: coast@knchr.org
Twitter: @KNCHRMombasa

Western Regional Office - Kisumu

Reinsurance Plaza, 3rd Floor
Oginga Odinga Street
P.O. Box 7768 - 40100, Kisumu
Tel: 057- 2920078
Mobile: 0717045881
Email: kisumu@knchr.org
Twitter: @KNCHRKisumu

North Rift Regional Office - Kitale

AFC Building
Opposite Mega Center - Nakumatt
P.O. Box 2989 - 36200, Kitale
Tel: 054 - 31773/0203969057
Mobile: 0708271216/0706236683
Email: northrift@knchr.org
Twitter: @KNCHRKitale

North Eastern Regional Office - Wajir

Wajir-Bor Rd, near Public Works
P.O. Box 363 - 70200, Wajir
Tel: 046 - 4421512
Email: notherkenya@knchr.org
Twitter: @KNCHRWajir

OUR REF: KNCHR/CID/PETGEN/VOL.VIII/2019

5th August 2019

Chairman
National Land Commission
Ardhi House, Ngong Avenue
P.O.Box 44417-00100

NAIROBI

Dear Sir,

**RE: COMPLAINT BY SUDI AHMED MOHAMED & JUMA SALIM REGARDING
CORRUPTION AND LAND GRABBING OF PLOTS IN MIJENGO-KAMKUNJI SUB
COUNTY**

Receive greetings from Kenya National Commission on Human Rights (KNCHR).

The Kenya National Commission on Human Rights (KNCHR) is a national human rights institution established under Article 59 and Chapter 15 of the Constitution of Kenya and subsequently operationalized through the KNCHR Act, 2011 (Rev. 2012). The Commission's mandate is the promotion and protection of human rights in Kenya. A key function of the Commission is to receive complaints and conduct investigations on alleged human rights violations pursuant to Article 59 (d), (e) & (f) of the Constitution as well as section 8(c), (d) & (e) of the KNCHR Act.

The Commission is in receipt of a complaint from the aforementioned petitioners on behalf of Pumwani/ Majengo residents alleging grabbing of plots in Majengo-Kamukunji Sub-County. In particular, they allege that the grabbed land was set aside for public toilets, recreational parks, road reserves, schools and other amenities. The Commission notes that the matter was already lodged with your office by the Commission on Administrative Justice vide a letter dated 2nd December 2014 (copy enclosed) and further that your office has the mandate to deal with the complaint.

SIGN H

The import of this letter is therefore to request your office to share your comments on the matter. Kindly send us your comments within 14 days from the date of this letter to enable us expedite advice to the petitioner.

Accredited "A" Status National Human Rights Institution

Chairperson: Kagwiria Mbogori, Vice Chair: George Morara Monyoncho

Commissioners: Jedidah Wakoayo Waruhiu, Shatikha S. Chivusia

Commission Secretary / CEO: Dr. Bernard Mogesa, PhD, CPM

2.

NAIROBI CITY COUNTY ASSEMBLY

Received
27/8/2019
Telegraphic Address
Telephone: 020 221 0391/2, 020 221 6151
Mobile: 0700 330 846/7, 0731 808 078
Email: clerk@nrbcountyassembly.go.ke
Web: www.nrbcountyassembly.go.ke



Clerk's Chambers
County Assembly
City Hall Buildings
P O Box 45844-00100
Nairobi, Kenya

OFFICE OF THE CLERK

NCCA/P&H/CORR/2019/PM/AUG

20th August 2019

The Representative,
Pumwani Majengo Residents Forum Committee,
0722247665.

RE. INVITATION TO A MEETING WITH THE SECTORAL COMMITTEE ON
PLANNING & HOUSING ON TUESDAY 27th AUGUST 2019 AT THE ASSEMBLY
COMMITTEE ROOMS.

The Sectoral Committee on Planning & Housing is established under Standing Order 203, and is mandated, among others, *"to investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations and estimates of the assigned departments"*.

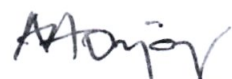
The Committee is further mandated to deal with all matters related to county planning & development, including statistics, land survey, mapping, boundaries & fencing, Housing & outdoor advertising.

Following a Petition you filed in the County Assembly concerning the forceful eviction from the Pumwani Majengo Settlement, the Sectoral Committee on Planning and Housing resolved to hold a joint meeting with you and the County Lands and Urban Planning departments on **Tuesday 27th August 2019** to get facts surrounding the matter.

This is therefore to request you to attend the said meeting on **Tuesday 27th August 2019** at **11.00 am** in **Committee Room 5, City Hall Building, County Assembly wing.**

In addition, the Committee requests that you bring with you any other supporting documents in your possession to the said meeting.

Attached herewith, please find a copy of the Petition.


ADAH ONYANGO
FOR: CLERK, NAIROBI COUNTY ASSEMBLY

Meeting held as planned
Bn. Pumwani Resident Forum
vs.
County Planning, Housing &
Urban Renewal. Chairperson

Hon. Anthony Kiragu Karanja
Tel. 0721799060

LEASE,

from 1/1/1924 to 1/1/2023

STAMP ORDINANCE (Cap. 37)
Sections 33 and 34.

By virtue of Section 4 of the
Ordinance this instrument is not
chargeable with stamp-duty.

[Signature]
29/12/1937
Junior Officer of Stamp Duty

LEASE

TITLE NO. I.R. 4097/1.

WHEREAS THE MUNICIPAL COUNCIL OF NAIROBI a Body Corporate duly formed under the Local Government (Municipalities) Ordinance One thousand nine hundred and twentyeight (hereinafter referred to as the Council) being registered as the proprietor (subject to such charges as are notified by Memorandum endorsed hereon) and to the annual rent of a peppercorn (if demanded) of ALL THAT piece of land situate in the Nairobi Municipality (Native Location) of the Nairobi District of the Colony of Kenya containing by measurement one acre more or less that is to say Land Reference Number 209/2378/1 of Meridional District ^{South A. 37} _{G. II. d. 2} being portion of the premises comprised in a Grant dated the Fifteenth day of March One thousand nine hundred and thirtyfive (registered in the Registry of Titles at Nairobi as Number I.R.4097/1) and which said piece of land is held by it for a term of ninety-nine years from the First day of January One thousand nine hundred and twentyfour and is delineated on the plan annexed hereto and thereon bordered red and more particularly on Land Survey Plan Number 36670 deposited in the Survey Records Office at Nairobi in consideration of the annual rent of a peppercorn (if demanded) DO TH HEREBY LEASE to ARTHUR WINDLE SUTCLIFFE District Commissioner Nairobi and JUMA BIN MBWANA the Gazetted Headman of the Nairobi Municipality (hereinafter referred

SIGN H

First day of January in every year and in proportion for any less period than one year and to the provisions and conditions of the Crown Lands Ordinance (Chapter 140 of the Revised Edition of the Laws of Kenya) (excepting Part Eleven thereof) and the Registration of Titles Ordinance (Chapter 142 of the Revised Edition of the Laws of Kenya) and also to the special conditions hereunder written:

SPECIAL CONDITIONS

1. The Grantee shall use the said land for the purpose of a Native Location only the administration of the Location to be in accordance with a scheme approved by Government.

IN WITNESS WHEREOF I William Houston
Logan Commissioner of Lands have
by Order of the Governor hereunto set
my hand and seal this *fifteenth* day
of *March* One thousand nine hundred
and thirtyfive in the presence of :-

W. R. Robinson
REGISTRAR OF TITLES.

REGISTERED at the Registry of Titles at Nairobi.

This *sixteenth* day of *March* 1935.

Time. *10.45 a.m.*

No. *IR 4097/1*

Presentation No. *584/35*

W. R. Robinson
REGISTRAR OF TITLES.

Stamp Duty ... *Shs. 1/-*
Registration Fees ... *Shs. 20/-*
Shs. 21/-

REGISTERED WITH GOVERNMENT

Registration

FORUM
MURRAY
RESIDENT
MURRAY



①
TITLE No. I.R. 4097

REGISTRATION DISTRICT : INLAND

Annual Rent: Sh. A peppercorn (if demanded).
Term: 99 Years from 1.1.1924 to 1.1.2023..

Know All Men by these presents that in consideration of the sum of Shillings ----- by way of Stand Premium paid on or before the signing hereof (the receipt whereof is hereby acknowledged) the GOVERNOR AND COMMANDER-IN-CHIEF OF THE COLONY OF KENYA on behalf of HIS MOST GRACIOUS MAJESTY KING GEORGE THE FIFTH under and by virtue of the powers vested in him hereby GRANTS unto THE MUNICIPAL COUNCIL OF NAIROBI a body corporate duly formed under the Local Government (Municipalities) Ordinance One -- thousand nine hundred and twentyeight -----

(hereinafter called the Grantee which expression shall where the context so admits include its successors ----- executors-administrators and assigns) ALL THAT piece of land situate in the Nairobi Municipality (Native Location) of the Nairobi ----- District of the said Colony containing by measurement One hundred and twentyone ----- acres 1502/5/2 & C.L.) more or less that is to say Land Reference Number 209/2378 (Orig. Nos. 204/2, 205 / of Meridional District South A.37 2 which said piece of land with the dimensions abutments and boundaries thereof is delineated on the plan drawn on these presents and more particularly on Land Survey Plan Number 32935 ----- deposited in the Survey Records Office at Nairobi TO HOLD for the term of Ninetynine ----- years from the First ----- day of January ----- One thousand nine hundred and thirty two subject to the payment therefor of the annual rent of Shillings a peppercorn (if demanded) ----- payable in advance on the

STAMP ORDINANCE (Cap. 37)
Sections 33 and 34.

By virtue of Section 4 of the Ordinance this instrument is not chargeable with stamp-duty

16.3.1935

SIGN HERE

CC: PUMWANI RESIDENT FORUM.
2019.



COLONY & PROTECTORATE OF KENYA.

DISTRICT OF NAIROBI

Land Reference No. 209/2378

(Orig. Nos 204/2, 205, 1500/5/2 & C1)

Locality Nairobi Municipality (Native Location)

Subdivision No.

Orig. No.

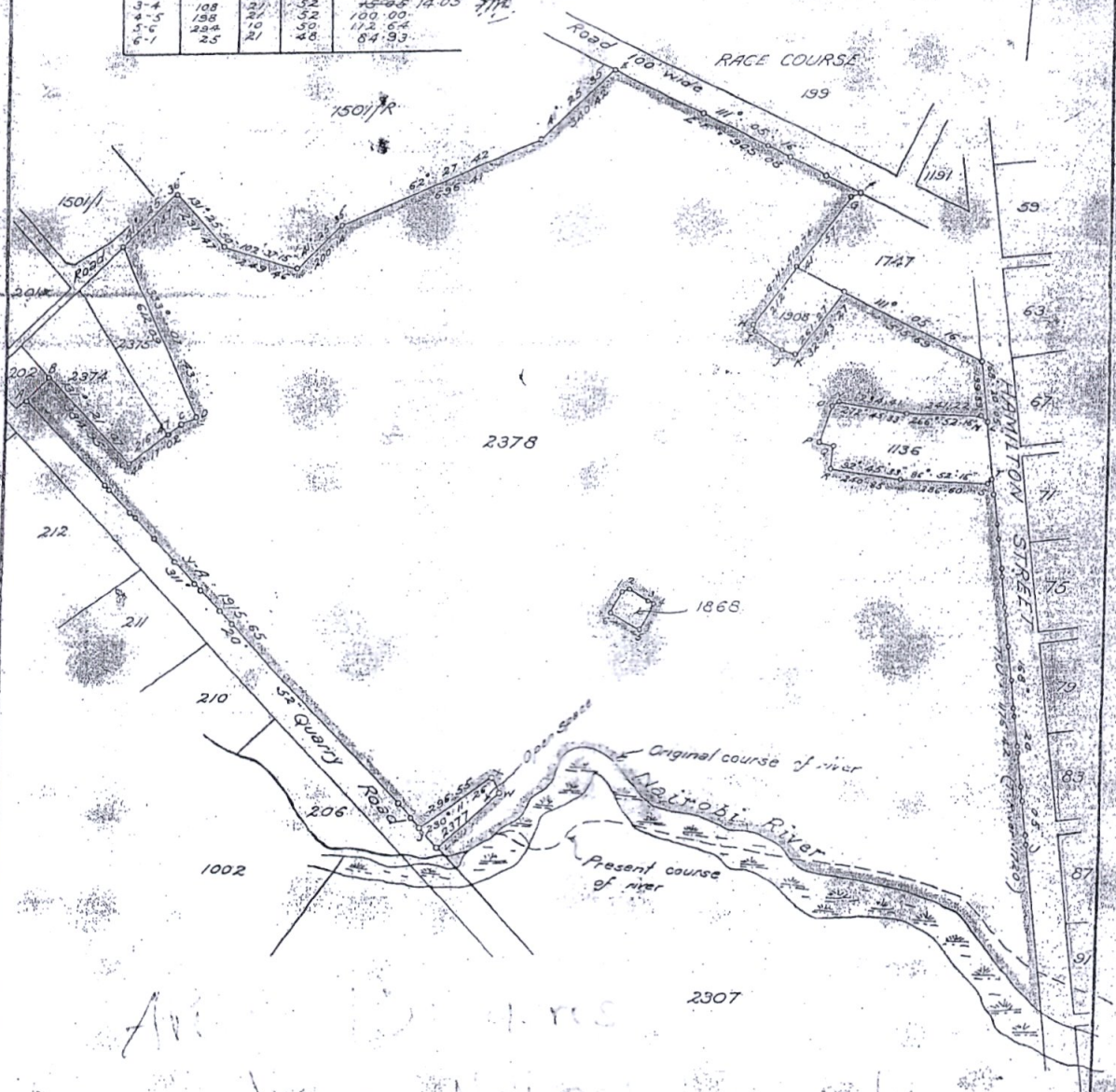
Meridional District South of 37 2

of Section No.

Scale: 1 in 5000 or 416.66 Feet to 1 Inch

Area - 121.0 Acres (Approx)

Bearings		Distances	
I	II	I	II
A-B	41	36	110.0
C-D	64	11	49.59
E-G	25	53	98.77
H-J	16	02	79.81
K-L	10	08	113.70
M-N	30	37	41.87
O-P	23	17	30.31
Q-R	18	3	30.26
S-T	19	07	129.32
U-V	32	46	47.84
W-X	18	3	79.34
Y-Z	37	36	46.11
A-A'	13	1	108
B-B'	45	33	273.16
C-C'	32	58	62.10
D-D'	11	21	2.22
E-E'	108	21	71.53
F-F'	158	21	100.00
G-G'	23	10	112.64
H-H'	25	21	84.93



J. H. M. de

Surveyor General.

Nairobi 18 Oct

1933

Traced by *W. G. S. S.*
Compared by *W. G. S. S.*

Please quote this PLAN No 32935

REPUBLIC OF KENYA

Telegraphic Address
Bunge, Nairobi
Telephone 2848000
Fax: 2243694
E-mail: csenate@parliament.go.ke



Clerk's Chambers
The Senate
Parliament Buildings
P. O. Box 41842
Nairobi, Kenya

PARLIAMENT

OFFICE OF THE CLERK OF THE SENATE/ SECRETARY PARLIAMENTARY SERVICE COMMISSION

Ref. SEN./13/2/PETITIONS/No. 084/2023

18th July, 2023

**The Resident Representatives,
Pumwani Resident Forum Committee,
NAIROBI.**

Tel No.:0722247665

Dear

petitioners,

**RE: PETITION TO THE SENATE CONCERNING THE
CONVERSION OF LR NO. 209/2378/1 PUMWANI MAJENGO
FROM PUBLIC LAND TO PRIVATE LAND**

This is to acknowledge, with thanks, receipt of your Petition on the above subject matter.

Upon review of the aforementioned Petition, this is to note that the Petition does not comply with the requirements set out under Section 3 of the Petition to Parliament (Procedure) Act and Standing Order 235 of the Senate.

While the Petition indicates that efforts have been made to have the matter addressed by the National Lands Commission (NLC), it does not indicate efforts made to have the matter addressed by other stakeholders. In this case, the Nairobi City County Government or the Ministry of Lands, Public Works, Housing and Urban Development. This is a requirement pursuant to Section 3 (f) of the aforementioned Act and Standing Order 235 (f) of the Senate.

In light of the above, we recommend that you submit the concerns in the Petition to the aforementioned bodies for consideration. In the event that the outcome is unsatisfactory, you may resubmit the Petition to the Senate for reconsideration taking into account the requirements set out under the Petition to Parliament (Procedure) Act and the Senate Standing Orders.

Yours

*Sincerely,
J. M. NYEGENYE*

**J. M. NYEGENYE, CBS;
CLERK OF THE SENATE/ SECRETARY,
PARLIAMENTARY SERVICE COMMISSION.**



OFFICE OF THE DIRECTOR OF PUBLIC PROSECUTIONS

Telegraphic address: "Personnel", Nairobi
Telephone: Nairobi 2732090/2732240
Mobile: 0722247888 / 0787880580
Fax: 2732247888 / 2731808
Email: odpp@odpp.go.ke

ODPP House
Ragati Road
P.O. BOX 30701 - 00100
NAIROBI
KENYA

When replying please quote:

Date: 15th December, 2019

Our Ref. ODPP/CAM/^{13/}1/1520

The Director of Criminal Investigations
Maringara House
P.O. Box 30036
NAIROBI.

RE: HISTORICAL LAND INJUSTICE (PUMWANI/MAJENGO) COMPLAINT: PUMWANI RESIDENT FORUM COMMITTEE

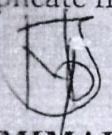
The captioned subject matter refers.

I have been directed by the Director of Public Prosecutions (DPP) to acknowledge receipt of a letter dated 11th September, 2019 from the complainant in regard to the captioned subject matter (the same is attached herewith for ease of reference).

After careful perusal of the complaint, the DPP finds the matter ought to be investigated by the DCI and act on the findings.

In this regards, the DPP directs that you investigate into the complaint and forward the duplicate file to the DPP for further action.

SIGN


**JEMIMAH ALUDA
PRINCIPAL PROSECUTION COUNSEL
FOR: DIRECTOR OF PUBLIC PROSECUTIONS**

Cc
Sudi A. Mohammed ✓
Citizen Forum Representative
Mobile: 0722247665

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NATIONAL POLICE SERVICE

Email: dcicrimeburuburu@yahoo.com

CID/SEC/2/3/1/VOL.I/86



DCI BURUBURU
P.O. BOX 17077
NAIROBI

12th May, 2020

DIRECTORATE OF CRIMINAL INVESTIGATIONS

OC
DCI SHAURI MOYO
P O BOX 17042
NAIROBI

RE: HISTORICAL LAND INJUSTICE (PUMWANI/MAJENGO)
COMPLAINANT: PUMWANI RESIDENT FORM COMMITTEE

The above subject matter refers.

I have received a complaint letter from the above named group requiring investigation into an alleged crime of grabbing of community land within Pumwani area. The complaint letter is dated 1st October, 2019.

Urgently have the complaint investigated and come up with a recommendation. Forward the duplicate file within 14 days for onward transmission to Director of Public Prosecution.

Attached is a copy of the complaint letter for ease of reference.


(ADAN D. GUYO)
SCCIO BURUBURU

cc - Sudi A. Mohammed

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NAIROBI CITY COUNTY ASSEMBLY



SECOND ASSEMBLY

(THIRD SESSION)

[PUBLIC PETITION PURSUANT TO STANDING ORDER 208]

BY RESIDENTS OF PUMWANI ON MAJENGO SETTLEMENT FORCED EVICTION IN
NAIROBI CITY COUNTY.

WE THE UNDERSIGNED Citizens of Kenya who are residents of Pumwani in Majengo Settlement, Nairobi 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;

AWARE THAT, the Constitution of Kenya under Article 37 and Section 15 and 88 of the County Governments Act, 2012, provide the right for citizens to petition the Authorities or the County Government on any matter

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

THAT, the Pumwani settlement (Majengo) was a plan of the colonial Government racial alignment of 1920's to align Native Africans on their own location of the Nairobi Township which was officially opened in 1922;

THAT, the M.C.A Pumwani Ward, the Ward Administrators, MP Kamkunji, the Central Government have all let the petitioners down by failing to handle the issue of forced eviction going on at Pumwani Ward. The cause of the ever increasing slums shelter along Nairobi River today.

THAT, County planners did illegal actions and irregularities to the original city Plan of Pumwani settlement by changing the former plan house numbers in 1997, 1998 without the consent of the residents.

BY RESIDENTS OF PUMWANI ON MAJENGO SETTLEMENT FORCED EVICTION IN NAIROBI CITY
COUNTY.

THAT, the leaders have added new house numbers to some extent double numbers e.g. 173-173A, 177-177A, 190-190A etc. where the "A" does not exist on the ground.

THAT, they have turned all the public properties and trust land like Toilets, Recreational Parks, Playing grounds, Schools Plots into allotment letters and issued them to themselves, their friends and to property brokers;

THAT, the County administrators changed the initial settlement ownership from community to private against the 1926 Lease under Muhammad Community and Trust Chief Juma Mbwana;

THAT, the County administrators have altered the boundaries between Starehe and Kamkunji Constituency by placing Mashimoni Sub-location under Starehe Constituency against the I.E.B.C agreement with the residents of 2002 at Y.M.C.A meeting.

THAT, they have issued land rate arrears notice to threaten the so called Land Lord to force those who cannot pay to surrender the property;

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

HEREFORE, your humble Petitioners **PRAY** that the County Assembly of Nairobi County intervenes and ensure that: -

- a) All illegal actions and irregularities made by the County Administrators be revoked;
- b) Those who are building Commercial houses in Gikomba market be stopped from replacing residential houses; and
- c) Pumwani Natives who are part of colonial effects of detribalized Communities of 1920-1939 (the cosmopolitan Swahilis) Pangani to Pumwani, the Nairobi Township lease of 1926, be respected i.e. draft plan No. 26612, Title No. L.R. 4097/1, Land Ref. 209/2378/1, L.R. 2942-L. R. 1439/4.

And your Petitioners will forever pray.

Presented by;

Hon. Speaker,

On behalf of;

- The Residents of Pumwani.

And by extension;

- All residents of Nairobi County.

Ref 103/08/09/2022

PUMWANI RESIDENT FORUM COMMITTEE

CELL 722 247 665/0724 930 593/0715 761 033

TO THE NAIROBI COUNTY GOVERNOR
HIS EXCELLENCY, HONORABLE
JOHNSON SAKAJA

Sir

**REF: REMINDER LETTER, PUMWANI/MAJENGO SETTLEMENT HISTORICAL
IN JUSTICE PETITION 10/07/2019**

First and foremost let's congratulate you for having been elected the new County governor of Nairobi county 2022. The entire Pumwani Cosmopolitan community are over warmed and highly delighted by your landslide win.

Because we do believe justice will prevail under your leadership. May the almighty ALLAH bless you.

The Pumwani Resident forum committee is requesting your good Administration to reconsider the issue of Majengo allotment Papers done without a public participation. The born Majengo generations do oppose it strongly. We petitioned the County Assembly in 23/07/2019. The County Planning Housing and Urban Renewal invited us on a meeting dated 27/07/2019. It was chaired by hon. Author Kiragu Karanja who promised to visit the location with his committee on a fact finding.

Since then no communication received from them. We did a reminder letter to the NMS director General on 12/01/2021 and till today no comment.

Therefore we do kindly request your good office to answer our call. If possible to visit the location and intervene to save the lives of poor mothers, children, orphans, disabled and homeless families. The tycoons have invaded our location and scramble for land ownership continues. The land has a lease of 99 years IR 4097, LR 209-2378/1/1/1923 Leasee Sir Arthur. The District Commissioner, the trustee, Juma Bin Mbwana, headman Nairobi Municipality. The beneficiaries were single mother allocated the house under USUFRUCTARY right. Hope and pray that you will answer to our grievances.

The intervention copy attached

Yours faithfully


Maalim, Sudi Mohammed

The Resident Forum Representative

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CHAIRMAN
NATIONAL LAND COMMISSION
ARTHI HOUSE
P O BOX 44417 00100
NAIROBI

25TH AUGUST 2021

Dear Sir, Madam

PUMWANI RESIDENT FORUM COMMITTEE

RE: PUMWANI/MAJENGO HISTORICAL LAND INJUSTICE 209/2378

It is the wish of the committee named above, this letter find you in a good state of health to receive the needed attention. First and foremost let's congratulate you for the good work at the ^{Office} May the Almighty ALLAH bless you.

Pumwani location is in Kamukunji Constituency. Majengo settlement is the location name of the estate found in 1922, to house all colonial laborer Natives in one location. It was given a land lease of 99 years under Muhammadan Community. The lease trustee was Chief Juma Mbwana in 1926 (Title IR. 4097)

COMPLAINTS/WORRY.

- i. The land is under siege from well to do tycoon and rich Gikomba Business people. Assisted by the County and national Government Officials to grab the land. At the moment houses are being demolished at the excuse of fire, fake allotment letters, court orders, sale, natives, forced eviction through APS assistance or Chiefs order. Though no body ever present him/herself as the person, selling the property or to have bought. The above officials when asked to name them are underman to expose them.
- ii. The County planner altered the old map to suit their plan of depressing the Majengo resident in 1997 without knowledge of the people. Subdivided the land a fresh and allotted it using new house numbering. They gave allotment letters to suspecting grabbers.
- iii. Some of the new members allotted do not own physical house on the ground (fake allottees) yet are being used as letters of transaction for sale.

REQUEST/PRAY

- i. That your good office should take this matter as an urgent.
- ii. That this matter has presented before the former commission due to short of time and work rate we were advised to present it before next commission.
- iii. That any delay will lead to suffering of the member of our society e.g. poor mothers, children, orphan, disabled, aged and street families

Yours Faithfully,



SUDI MOHAMMED 0722247665/0727930593/0715761033
REPRESENTATIVE

Received
27/8/2021
No NLC/HLI/758/2021

THE CULTURAL ENVIRONMENT CARE SOCIETY

"PUMWANI RESIDENT FORUM COMMITTEE"

COPY - Pumwani Resident Forum, Petitioners.



RECEIVED
13 JUN 2023
P.O. Box 44417-00100, NAIROBI
15 JUN 2023

RECORDS MANAGEMENT OFFICE
Tel: 0729888881/2/3 0736996600/33
Email: rmc@integrity.go.ke

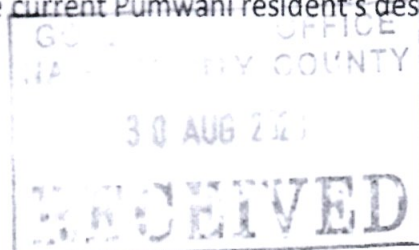


PETITION UNDER ARTICLES 10, 62 (2), 63, 67, 252 (1) (a), 2 & 3 OF THE CONSTITUTION OF KENYA 2010; SECTION 9 (b) LAND ACT, 2012 AND SECTION 24 OF THE COMMUNITY LAND ACT, 2016.

CONVERSION OF THE LR NO. 209/2378/1 PUMWANI MAJENGO FROM PUBLIC LAND TO PRIVATE LAND.

The Cultural Environmental Care Society (CECARE Society) formerly Pumwani Residents Forum Committee is a duly registered society for the residents of Pumwani/Majengo area in Kamukunji Constituency, that in collaboration with Kenyans of good will hereby petition your office, in its authoritative capacity as an office in the National Land Commission on the following matters:

1. The community in Pumwani ward has been resident in the area from the colonial and immediately following the colonial era. They have lived as a community since (dwelling and commercial premises) and rely on various social amenities such as schools, clinics, social hall (memorial) and cemetery.
2. The current population of the area is 29,616 people. They are majorly descendants of colonial laborers who were brought in from the coastal Muslim community.
3. During the colonial period the community lived in the Pangani area with the rest of the native community in the then Nairobi District. The people of Pangani area would comprise of the communities from interior parts of the country and the coastal region Swahili.
4. That sometime in 1932 the Kenya National Commission, a colonial commission, was constituted and mandated to investigate and provide recommendations on issues of land in Kenya on behalf of the Secretary of State for the Colonies.
5. Among other issues the commission was supposed to investigate included:
 - i. To consider the historic settlement of natives in Pangani and this context consider present and future land needs for the natives.
 - ii. Whether there was need to set aside particular areas for natives and detribalized natives (who it should be noted consisted the current Pumwani resident's descendants).



14/6/2023

6. The commission recommended that following the relocation of the native community from Pangani to Pumwani, the residents should be compensated through issuance of a house, and that in the event any individual refused to settle, monetary compensation would suffice.
7. The commission's recommendations would be in line with the delineation plans of areas in Nairobi for settlement. The lease grant to the Nairobi Municipal Council for a period of ninety-nine (99) years from Governor of Kenyan Colony. This lease to the Municipal was executed from 1st January 1924 and would lapse on 1st January 2023.
8. The County Government and defunct Municipal Council have been sub-leasing parts of the land to persons outside the community and to the detriment of the community. Various evictions have been witnessed in the area culminating in landless stigma to the descendants of Pumwani.
9. It should be noted and it is a point of contention that the Municipal Council and its successor the County Government have discriminated against the initially allocated residents of Pumwani.
10. Various portions of the land have been irregularly allocated to non-resident individuals who have proceeded to evict several descendants of the original Pumwani land settlement.
11. The irregular allocation has even affected road reserves and social amenities such as schools, public toilets and playgrounds which have been in existence from the period prior and after independence.
12. The said irregular transfers or allocations have been brought to the attention of relevant authorities such as Office of the Director of Public Prosecutions; who has previously recommended investigation into the matter by Directorate of Criminal Investigations in Buruburu.
13. The petitioners' previous efforts to seek this Commission's assistance on this matter has been for naught.

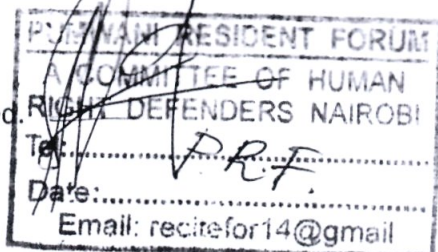
On account of the above, we seek:

- i. Urgent investigation into the Petitioners claims.
- ii. Cancellation of any lease/allotment letter granted before or after 1.1.2023 conversion of the public land to community land on grounds of public need or land planning and use. E.g. Ndungú report 2004.
- iii. Recommendation that the current private projects to be stopped and the officers involved in the persistent misappropriation of the subject matter be investigated and prosecuted.

Thank you,

Yours sincerely,

Sudi Ahamed Mohammed
Chairperson
Contact: 0722 247665



CC:

- 1) The Office of the Ombudsman, Nairobi Office, ✓
- 2) The Ethics and Anti-Corruption Commission, Nairobi ✓
- 3) The Office of Director of Public Prosecution, ✓
- 4) Petitioners. ✓
- 5) DCI - BURUBURU DIVISION. ✓
- (6) NCC, GOVERNOR ✓

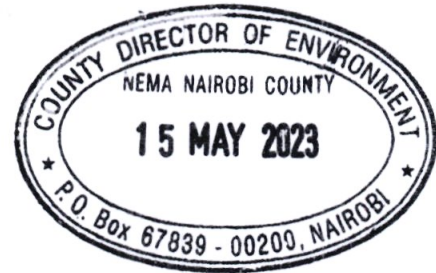
PUMWANI/MAJENGO RESIDENT FORUM COMMITTEE

14/5/2023

PETITION

To

NATIONAL ENVIRONMENTAL MANAGEMENT AUTHORITY
DIRECTOR – NAIROBI



Madam/Sir

RE: ILLEGAL CONSTRUCTION ON MAJENGO LAND GRABBING

It's the prayer of the above named PRF committee, that their complaints will be well received by your good office to gate the needed attention.

Pumwani location is in Kamukunji Constituency. Majengo settlement was founded in 1922. As a settlement to colonial laborer Native Africans. The land was given a lease of 99 years, under usufructuary trust.

COMPLAINTS/WORRY

1. The land is under siege from well to do Gikomba Business tycoons.
2. The land developers are constructing houses without an approval plan (if they do we believe are fraudulent).
3. The buildings do not have parking, foot paths, playing space, dumping points, etc. the mix utility add to over population to a small location.
4. The sewerage system, water supply, electricity is a problem at the moment (dilapidated).
5. The development going on didn't hold a public participation process.

PRAYER

1. That first priority to development, should be given to urban renewal plan by Nation/County government.
2. The current private project to be stopped.
3. That before NEMA and NCA give go-ahead certificates to construction must involve a public participation finding.
4. That, all the National sector should be mindful of the future of all landless people. E.g., Majengo's (Nairobian). To save the lives of mothers, children, orphans, disabled, aged and street families. The hustler Nation first.

Thank you.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Maal. Sudi A. Mohammed'.

Maal. Sudi A. Mohammed

Community Representatives,

Contact. 0722 247665 / 0727 930593 / 0715 761033

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PUMWANI/MAJENGO RESIDENT FORUM COMMITTEE

TO THE MINISTRY OF LANDS AND PHYSICAL PLANNING
HON CS



Sir

RE: LAND GRABBING MAJENGO SETTLEMENT LR: 209/2378 IR: 4097/ALLOTMENT LETTERS OF 1997-98 SHOULD BE REVOKED

It's the wish of the above named P.R.F committee, that our letter finds you in a good state of health to receive the needed attention. First let's congratulate you for being appointed the CS of Land and Planning.

Pumwani Location is in Kamukunji Constituency, Majengo settlement is an estate found in 1922. To settle the former colonial laborers known as Natives Africans. The land leased 99 years under Muhammad Community 1926 under usufructary lease.

COMPLAIN/WORRY

The land is under siege from well to do tycoons of Gikomba Business People being assisted by the county and national government administrators e.g. The chief, DO, DC and county officials. The sale is being done by use of allotment letters issued 1997-98 without the wish of the resident or a ministry notice.

Some of that allotment does not hold any house on the ground. The allots have grabbed all the empty spaces, trust land, playing grounds, road reserves and dumping sites e.g.

The following plots demolished, complex for mitumba build, the empty sites turn into car wash, car parks. The residents displaced, forced to shelter along Nairobi River Blue and Kitui village.

Plot 66,77,89,90,96,107,177,177A,

178,187,175,176,188,192,195,197,207,208,204,209,181,221,232,251,250,257 currently plot

188 the private developer is on site next to Riyadh Mosque Katanga area No Nema Approval;

number yet the D.C Can't do any thing to these corruption going on. The resident forum wrote to the county assembly and land commission no reply received so far.

PRAYER

1997- 98 Allotment should be revoked the way Ndungu report did in 2004. Do hope our government,

The HUSTLER NATION will intervene to save the future of less unfortunate, mothers, children, orphans, disabled, aged and street families of homeless Majengo community.

Thank you

Yours Sincerely

Maal. Sudi A. Mohammed
Community Representative

Contact: 0722 247 665/ 0727 930 593/ 0715 761 033



APPENDIX V: SITE VISIT PHOTOS

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ANNEX IV: SITE PHOTOS





The five (5) pictures above are representations of the *Cultural Environmental Care Society concerning the conversion of the L.R. NO 209/2378/1 Pumwani Majengo from public to private land* as witnessed during the Committees visit to the area on Monday, 15th June, 2026.

