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REPUBLIC OF KENYA



THIRTEENTH PARLIAMENT - FIFTH SESSION

THE SENATE

STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES

REPORT ON A PETITION BY THE SINGLE MOTHERS ASSOCIATION OF
KENYA (SMAK) CONCERNING THE THREATENED EVICTION FROM
PROPERTY REF NO: CP & ARCH/00219, EXCISION OF L.R. NO. 209/6738,
ZIWANI WARD, NAIROBI COUNTY.

Clerk's Chambers,
Parliament Buildings,
NAIROBI.

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

SEPTEMBER, 2026

PAPERS LAID	
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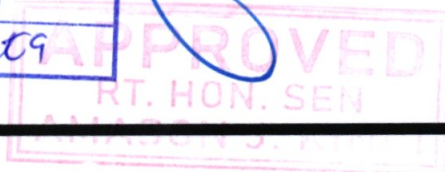


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ABBREVIATIONS

CoK	-Constitution of Kenya
MoLPWHUD	- Ministry of Lands, Public Works, Housing and Urban Development
NCCG	- Nairobi City County Government
NLC	- National Land Commission
PDP	- Part Development Plan
SMAK	-Single Mothers Association of Kenya

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 |

CHAIRPERSONS FOREWARD

Mr. Speaker Sir,

At a sitting of the Senate held on Wednesday 16th September, 2025, the Senate received a Public Petition from the Single Mothers Association of Kenya (SMAK), based in Ziwani Ward, Starehe Constituency, Nairobi County, concerning the threatened eviction from Property Ref No: CP & ARCH/00219, being an excision of a disused parking lot at the Hindu Cemetery, L.R. No. 209/6738/Part Kinyanjui Street, Part Development Plan [PDP] REF. NO: CP/FP/ZONE 2/126/10/07.

Mr. Speaker Sir,

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 an informed consideration of the Petition, the Committee resolved to conduct an inquiry on the issues raised in the Petition. In this regard, the Committee requested the Petitioners to submit written documents to elaborate further on the issues raised in the Petition and to supply supporting evidence on the same.

The Committee proceeded to seek responses from the Chairperson, National Land Commission and the Office of the Governor of Nairobi County, 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*)

Mr. Speaker Sir,

The Committee now makes the following Observations and Recommendations consistent with the Petitioners Prayers;

Prayer One: That the Nairobi City County Government immediately ceases all eviction threats, intimidation, and interference with SMAK's operations on the suit land pending the resolution of the matters raised in this Petition.

1. The Committee observed that SMAK is a legally registered charitable community-based organization established in 1991 and registered in 1992 and has been in

continuous occupation of the suit land in Ziwani Ward, Starehe Constituency, pursuant to an allocation by the then Nairobi City Council.

2. The Committee observed that SMAK occupied the disused parking lot in Ziwani Estate allocated by the Nairobi City Council, whose allotment letter specifies an approximate area of 0.2 hectares without defined boundaries and that planning notices issued in 2007–2008 did not reflect any subdivision or partial re-allocation of the land.
3. The Committee observed that the Petitioners moved to court vide Chief Magistrate's Civil Case No. 958 of 2014, which was dismissed on 29th April, 2025 for lack of a demonstrated legal right to the property and failure to establish a beneficial interest; the said dismissal notwithstanding, the County Government's administrative obligation to account for the payments received and the documentation withheld remains.
4. The Committee observed that SMAK has at all material times demonstrated good faith in the regularization of its tenure, having made full payment in 1997 for allotment, lease, PDP and beacon surveys and having consistently met its ground rent obligations over more than three decades, yet the County Government has persistently failed to issue the corresponding legal documentation, leaving SMAK in a legally precarious and unprotected position.

Prayer Two: That the Nairobi City County Government produces and releases all relevant land documents pertaining to the suit property, including the lease agreement, PDP, beacon certificate, title deed, all allotment letters issued in respect of the land (including those for the four alleged sub-allottees), and any records explaining the subdivision or partial allocation of the plot.

1. The Committee observed that the prolonged failure to issue title documentation constitutes a potential violation of SMAK's constitutional right of access to information under Article 35 of the Constitution, as operationalised by the Access to Information Act, 2016 and may further constitute a denial of fair administrative action under Article 47 of the Constitution.
2. The Committee observed that the County Government indicated its willingness to avail certified copies of all records in its custody relating to L.R. No. 209/6738, subject to verification and that this undertaking should be reduced to a definite and time-bound obligation.

Prayer Three: That an investigation be caused into the circumstances surrounding the subdivision or partial re-allocation of the suit land, including why the planning notices of 2007–2008 did not reflect any subdivision, why the allotment letter specifies only an approximate area of 0.2 hectares without defined

boundaries, and how sub-allotments to four other parties came to be recorded on a beacon certificate without SMAK's knowledge.

1. The Committee observed that the apparent inconsistency between the planning record of 2007–2008 and the subdivision of 2012 raises questions about the regularity and propriety of the subdivision process.
2. The Committee observed that the situation has been materially aggravated by the alleged unauthorized subdivision of 2012 and the issuance of a disputed beacon certificate purporting to list four sub-allottees, neither the legal basis nor the identity and entitlement of whom has been disclosed to SMAK, raising serious concerns about potential irregularity and administrative misconduct in the management of public land.
3. The Committee observed that the conduct of the County Government towards SMAK reveals a pattern of administrative bad faith spanning over two decades, including instructions to advertise for regularization in 2007–2008 without follow-through, an unauthorised subdivision in 2012, eviction letters in 2015 and the demolition of SMAK's facilities without notice in 2019.
4. The Committee observed that the County Government has failed on various occasions to share the details of ownership of the other four (4) parcels of land.

The Committee, having investigated the matter in accordance with its mandate under Standing Order 228(4) of the Senate Standing Orders, recommended as follows:

1. That the Nairobi City County Government immediately and unconditionally ceases all eviction threats, intimidation and interference with SMAK's operations on the suit land, in recognition of SMAK's continuous and good-faith occupation since 1992.
2. That the Nairobi City County Government, within thirty (30) days of adoption of this Report, releases to SMAK and the Committee certified copies of all land documentation pertaining to L.R. No. 209/6738, including the lease agreement, title deed, Part Development Plan (PDP), beacon certificate and all records relating to the subdivision of the plot and any allotment letters issued to the four alleged sub-allottees.
3. That the National Land Commission, pursuant to its mandate under Article 67(2)(e) of the Constitution and Section 14 of the National Land Commission Act, 2012, investigates the alleged unauthorised subdivision of the suit land undertaken in 2012, within sixty (60) days of adoption of this Report, with a view to determining whether a historical land injustice has occurred and recommending appropriate remedial action; the Commission's findings to encompass the legal

basis for the subdivision, the identity and legitimacy of the claims of the four alleged sub-allottees and the consistency of the subdivision with the planning notices of 2007–2008.

4. That the Nairobi City County Government takes immediate steps to regularise SMAK's land tenure by completing the issuance of all outstanding documentation for which payment was made in 1997, including the lease, PDP and beacon certificate and proceeds thereafter to formalise title in SMAK's favour in accordance with the applicable provisions of the Land Act, 2012 and the County Governments Act, 2012 and updates the Committee on the progress within sixty (60) days of adoption of this Report; and
5. That the Nairobi City County Government, jointly with the Petitioners and the Office of the Director of Survey, undertakes a fresh cadastral survey of L.R. No. 209/6738 to ascertain the precise boundaries and area of the parcel and shares the survey report with the Committee within sixty (60) days of adoption of this Report.

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, the National Land Commission and the County Government of Nairobi for their submissions and contribution to the resolution of this matter.

Mr. Speaker Sir,

It is now my pleasant duty and privilege, on behalf of the Committee, to present this Report of the Standing Committee on Land, Environment and Natural Resources on the alleged threatened eviction of Single Mothers Association of Kenya from Property Ref No: CP & ARCH/00219, being an excision of a disused parking lot at the Hindu Cemetery, L.R. No. 209/6738/Part Kinyanjui Street, Part Development Plan REF. NO: CP/FP/ZONE 2/126/10/07.

Signed:  Date: 1/09/2026

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

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

CHAPTER ONE

1.1 INTRODUCTION

1. At a sitting of the Senate held on Thursday 16th April, 2025, the Honorable Senator for Nairobi, presented to the Senate a Petition that had been submitted through the Clerk, by the Single Mothers Association of Kenya (SMAK), based in Ziwani Ward, Starehe Constituency, Nairobi County, concerning the threatened eviction from Property Ref No: CP & ARCH/00219.

1.1.1 Underlying Constitutional and Statutory Provisions

2. **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.
3. **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.
4. **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.”*
5. **Section 5(2)** of the Petition 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.*
6. **Article 40** of the CoK 2010 guarantees the protection of the right to acquire and own property and provides safeguards against arbitrary deprivation.
7. **Constitution of Kenya, 2010**
 - i. **Article 35:** Guarantees every citizen the right of access to information held by the State, which is directly relevant to SMAK’s demand for land records from the Nairobi City County Government.
 - ii. **Article 40:** Protects the right to property, subject to the state’s power to deprive property of title where it is established that the title was illegally, unprocedural, or unlawfully acquired. This provision protects SMAK’s long-standing occupation and investments on the land.

- iii. **Article 43:** Provides for the right to housing; the threatened eviction of SMAK members potentially infringes upon the social and economic rights of vulnerable persons.
- iv. **Article 47:** Guarantees the right to fair administrative action, binding on the Nairobi City County Government in all its decisions concerning land allocation, eviction notices, and the withholding of documents.
- v. **Article 119:** Grants every person the right to petition Parliament on any matter within its authority, which forms the constitutional basis for this petition.

8. Land Act, 2012

- i. **Section 12:** Provides for the revocation of title where land is proved to have been allocated unlawfully or unprocedural, relevant to the alleged unauthorized subdivision of SMAK's plot.
- ii. **Section 152A:** Makes it an offence to occupy public, private, or community land without lawful authority, which is relevant to determining the legal status of any new or purported sub-allottees on the land.

9. County Governments Act, 2012

- iii. Provides the legal framework for the devolved management of public land and sets out the obligations of county governments in the administration of public land within their jurisdiction, including the duty to issue documentation and respond to legitimate occupants.

10. Access to Information Act, 2016

- iv. Operationalizes Article 35 of the Constitution and obligates public entities, including county governments, to provide information to citizens upon request. The persistent withholding of land records from SMAK may constitute a violation of this Act.

1.1.2 Background of the Petition

- 11. On 16th September 2025, the Senate received a Public Petition from the Single Mothers Association of Kenya (SMAK), based in Ziwani Ward, Starehe Constituency, Nairobi County, concerning the threatened eviction from Property RefNo: CP & ARCH/00219, being an excision of a disused parking lot at the Hindu Cemetery, L.R. No. 209/6738/Part Kinyanjui Street, Part Development Plan [PDP] REF. NO: CP/FP/ZONE 2/126/10/07.

12. The Petition was presented in the Senate by Senator Edwin Sifuna, CBS, MP, Senator, Nairobi City County, pursuant to Standing Order 232(1)(b). Consequently, the Petition stood committed to the Committee pursuant to Standing Order 228(3) of the Senate Standing Orders.
13. The Petitioners drew the attention of the Senate to the following:
- i. That SMAK is a legally registered charitable community-based organization established in 1991 and registered in 1992 under the Ministry of Gender, Sports, Culture, and Social Services, based in Ziwani Ward, Starehe Constituency, Nairobi County.
 - ii. That since 1992, SMAK has occupied a disused parking lot in Ziwani Estate under allocation from the Nairobi City Council, consistently paying ground rent and in 1997, making full payments for allotment, lease, Part Development Plan (PDP) and beacon surveys.
 - iii. That the Nairobi City County Government (NCCG) has never issued the required documents to SMAK and instead subjected the association to repeated harassment, including instructions to advertise for regularization (2007–2008), unauthorized subdivision of their plot (2012), eviction letters (2015) and demolition of their facilities without notice (2019).
 - iv. That the Petitioners' attempts at legal redress have been frustrated by the Nairobi City County's continued withholding of critical land documentation.
 - v. That SMAK has pursued all possible means of resolution, including seeking an audience with the Governor of Nairobi City County and the County Executive, without success.
14. Therefore, the Petitioners pray that the Senate intervenes in this matter with a view to recommending:
- i. Immediate cessation of eviction threats and intimidation, and allow SMAK to continue its work without interference.
 - ii. Enforcement of SMAK's constitutional Right to Information, compelling the Nairobi City County Government to release the lease agreement, PDP, beacon certificate, title deed, and records explaining any subdivision of the plot.
 - iii. Investigation of Nairobi County officers who failed to provide documentation or demonstrate legitimate claims over the land.
 - iv. Clarification of the land boundaries, given that SMAK's allotment letter specifies only an approximate area of 0.2 hectares.

- v. Investigation into why planning notices of 2007–2008 did not indicate any subdivision or partial allocation of the land.
- vi. Production of all allotment letters for the four alleged sub-allottees listed on a disputed beacon certificate.

i. Analysis of Facts in the Complaint

15. The core issue in this Petition is the protracted failure by the Nairobi City County Government to regularize and formalize the land tenure of a long-standing, legally registered charitable organization and the consequent vulnerability of its members — predominantly single mothers and their dependents — to arbitrary eviction.
16. SMAK has occupied the subject land since 1992 pursuant to an allocation by the Nairobi City Council and has consistently demonstrated good faith, including full payment for allotment, lease, PDP and beacon surveys in 1997. Despite this, the NCCG has persistently failed to issue the corresponding legal documentation, leaving the association in a precarious and unprotected legal position for over three decades.
17. The situation has been compounded by the alleged unauthorized subdivision of the plot in 2012 and the issuance of a disputed beacon certificate listing four sub-allottees, the legitimacy of whose claims has not been disclosed to SMAK. This raises serious concerns about potential irregularity, corruption, or mismanagement by County officials.
18. The demolition of SMAK's facilities without notice in 2019, combined with repeated eviction letters and harassment, suggests a pattern of administrative bad faith that may have deprived the association of its legally protected interests. The Petitioner's confirmation that the matter is not pending before any court of law underscores the urgency of parliamentary intervention.

(1) LEGAL BASIS FOR PETITIONS

19. Petitions to the Senate are governed by the Constitution, the Petition to Parliament (Procedure) Act, No. 22 of 2012 and the Senate Standing Orders.
20. **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.”*
21. **Section 5(2)** of the Petition 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-
22. *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.*
23. 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

24. In considering the Petition, the Committee observed that it would be necessary to verify the facts alleged by the Petitioners. The Committee therefore resolved to conduct an inquiry into the issues raised in the Petition.
25. In this regard, the Committee received the Petition from the Petitioners through the House and further requested written submissions and supporting evidence from the Petitioners.
26. Thereafter, the Committee invited the Cabinet Secretary for the Ministry of Lands, Public Works, Housing and Urban Development, the Chairperson of the National Land Commission, and the Governor of Nairobi City County, each of whom provided written responses to the Committee.
27. 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 Petitioners' Submissions

28. Vide a letter REF: SEN/DSEC/DPEAC/LENR/2026(3)(175) dated 15th February, 2026, the Committee invited the Petitioners to appear before the Committee on Wednesday, 6th May, 2026. The Petitioners further submitted written submissions and evidence.
29. The evidence submitted by the Petitioners includes the following (copies annexed as Annex III: Submissions by the Petitioner):
 - a. Copies of various correspondences between the Petitioners and the County Government of Nairobi;
 - b. Copies of the land allocation and payment records showing proof of occupation and of payment for allotment, lease, Part Development Plan (PDP), and beacon surveys made in 1997;
 - c. A copy of the allotment letter specifying an approximate area of 0.2 hectares;
 - d. A copy of the disputed beacon certificate purporting to list four sub-allottees; and
 - e. Copies of the eviction letters issued in 2015 and records relating to the demolition of the Petitioners' facilities in 2019.

30. The Petitioners submitted that the Single Mothers Association of Kenya (SMAK) is a legally registered charitable community-based organisation, established in 1991 and registered in 1992 under the Ministry of Gender, Sports, Culture and Social Services, and has been in continuous occupation of the suit land since 1992 pursuant to an allocation by the then Nairobi City Council.
31. The Petitioners submitted that, since 1992, they have consistently met their ground rent obligations and, in 1997, made full payment for allotment, lease, PDP, and beacon surveys, but that the Nairobi City County Government has never issued the corresponding legal documentation.
32. The Petitioners submitted that they have been subjected to repeated harassment, including instructions to advertise for regularisation in 2007–2008, an unauthorised subdivision of the plot in 2012, the issuance of eviction letters in 2015, and the demolition of their facilities without notice in 2019.
33. The Petitioners further submitted that their attempts at legal redress have been frustrated by the continued withholding of critical land documentation by the County Government, and that they have pursued all available avenues of resolution, including seeking an audience with the Governor of Nairobi City County and the County Executive, without success.

2.1.2.1 Submission by the Cabinet Secretary, Ministry of Lands, Public Works, Housing and Urban Development

34. Vide Letter REF: SEN/DSEC/DPEAC/LENR/2025(3)(166) dated 8th May, 2026, the Committee invited the Cabinet Secretary to respond to the Petition, with a provision to seek further clarification should the submissions be insufficient.
35. The Ministry of Lands, Public Works, Housing and Urban Development responded as follows:
- (1) The Ministry submitted that L.R. No. 209/6738 is situated within the administrative jurisdiction of the Nairobi City County Government and that the allocation, subdivision and issuance of documentation in respect of the suit land fall within the mandate of the County Government, which is best placed to provide a comprehensive response.
 - (2) The Ministry undertook to avail the historical registry records relating to L.R. No. 209/6738 upon request and confirmed that the parcel forms part of the land whose administration was devolved to the County Government under the Fourth Schedule to the Constitution and the County Governments Act, 2012.

2.1.2.2 Submission by the National Land Commission

36. Vide Letter REF: SEN/DSEC/DPEAC/LENR/2025(3)(168) dated 5th May, 2026, the Committee invited the Chairperson of the National Land Commission to respond to the Petition.

37. The National Land Commission responded as follows:

- (1) The Commission submitted that, pursuant to Article 67(2) of the Constitution and Section 14 of the National Land Commission Act, 2012, it is mandated to review grants and dispositions of public land and to investigate present or historical land injustices on its own motion or upon complaint.
- (2) The Commission submitted that the circumstances surrounding the allocation of the suit land to SMAK in 1992, the subsequent subdivision of 2012 and the issuance of the disputed beacon certificate listing four sub-allottees warrant a formal review to establish the legality of the allocations and whether a historical land injustice has occurred.

2.1.2.3 Submission by the Governor, Nairobi City County Government

38. Vide Letter REF: SEN/DSEC/DPEAC/LENR/2025(3)(170) dated 6th May, 2026, the Committee invited the Governor of Nairobi City County to respond to the Petition.

39. The Nairobi City County Government responded as follows:

- (1) The County Government submitted that L.R. No. 209/6738 is public land vested in the County Government and that any occupation of the parcel is subject to lawful allocation and to compliance with the applicable planning and land administration requirements.
- (2) The County Government submitted that the letter of allotment issued to SMAK was a conditional offer requiring the allottee to meet stipulated conditions — including payment of the requisite fees, development of the plot within the prescribed period and compliance with the approved Part Development Plan — before a lease or title could be issued.
- (3) The County Government submitted that, while its records indicate that certain payments were received in 1997, the allottee did not complete all the conditions precedent to the grant of a lease and that the processing of title documentation could not be finalised in the absence of a definitive survey and confirmation of the plot boundaries.
- (4) On the alleged failure to issue documentation, the County Government submitted that it is willing to avail to the Petitioners and to the Committee certified copies of all records in its custody relating to L.R. No. 209/6738, including the allotment

letter, the ledger of payments, the Part Development Plan and any survey records, subject to the applicable verification and records-retrieval procedures.

- (5) On the alleged unauthorised subdivision of 2012, the County Government submitted that any subdivision or rationalisation of the parcel was undertaken in the course of ordinary planning administration and that the resulting allocations were processed in accordance with the procedures obtaining at the material time. The County Government undertook to furnish the Committee with the approval records and the allotment letters relating to the parties named on the beacon certificate.
- (6) On the approximate area of 0.2 hectares, the County Government submitted that the allotment letter reflected an indicative area pending a cadastral survey and that the precise boundaries of the parcel can only be ascertained through a fresh survey undertaken jointly with the Petitioners and the relevant survey authorities.
- (7) On the alleged evictions and demolitions, the County Government submitted that it has not issued any unlawful eviction notice against the Petitioners and that any enforcement action taken in respect of the parcel was directed at unauthorised developments and undertaken in accordance with the law.
- (8) The County Government further submitted that the Petitioners had previously moved the court in respect of the suit land vide Chief Magistrate's Civil Case No. 958 of 2014, which was dismissed on 29th April, 2025 for want of a demonstrated legal right to the property and failure to establish a beneficial interest and that the question of the Petitioners' tenure ought properly to be determined on that basis.
- (9) The County Government submitted that it remains open to engaging the Petitioners with a view to regularising any legitimate interest in the parcel in accordance with the Land Act, 2012, the Physical and Land Use Planning Act, 2019, and the County Governments Act, 2012.

2.2 ISSUES FOR CONSIDERATION

The Committee identified the following issues for determination:

I) Whether SMAK holds a legally protectable interest in the suit land (L.R. No. 209/6738) sufficient to restrain the threatened eviction;

The Petitioners submitted evidence as follows:

40. That SMAK has been in continuous and good-faith occupation of the suit land since 1992 pursuant to an allocation by the then Nairobi City Council, has met its ground rent obligations and paid in full for allotment, lease, PDP, and beacon surveys in 1997, thereby acquiring a legitimate and protectable interest in the parcel.

The County Government responded as follows:

41. That the suit land is public land, that the allotment was a conditional offer whose conditions were not fully met and that the Petitioners' claim to the parcel was determined in Chief Magistrate's Civil Case No. 958 of 2014, which was dismissed on 29th April, 2025 for lack of a demonstrated legal right and failure to establish a beneficial interest.

Committee Observation

42. The Committee observed that, notwithstanding the dismissal of Chief Magistrate's Civil Case No. 958 of 2014, the Petitioners' long, continuous and documented occupation since 1992, coupled with the payments made in 1997, raises a substantial question as to their equitable interest in the parcel that remains unresolved by reason of the County Government's failure to complete the regularisation of the tenure. The Committee notes that the dismissal of the said suit on the grounds stated does not extinguish the administrative obligation of the County Government to account for the payments received and the documentation withheld.

II) Whether the Nairobi City County Government unlawfully withheld the land documentation for which the Petitioners paid in 1997, contrary to Article 35 of the Constitution and the Access to Information Act, 2016;

The Petitioners submitted evidence as follows:

43. That, despite full payment in 1997 and repeated demands, the County Government has never issued the lease agreement, title deed, PDP and beacon certificate and has persistently withheld the land records necessary for the Petitioners to protect their interest.

The County Government responded as follows:

44. That certain payments were received in 1997 but the conditions precedent to the grant of a lease were not completed and that it is willing to avail certified copies of all records in its custody subject to the applicable verification procedures.

Committee Observation

45. The Committee observed that the prolonged failure by the County Government to issue title documentation, or in the alternative to account for and refund the payments made, over a period exceeding two decades, constitutes a potential violation of the Petitioners' right of access to information under Article 35 of the Constitution, as operationalised by the Access to Information Act, 2016 and may

further amount to a denial of fair administrative action under Article 47 of the Constitution.

III) Whether the subdivision of the suit land in 2012 and the sub-allotments recorded on the disputed beacon certificate were lawfully and procedurally undertaken;

The Petitioners submitted evidence as follows:

46. That the planning notices issued in 2007–2008 did not reflect any subdivision or partial re-allocation of the land; that their allotment letter specifies only an approximate area of 0.2 hectares without defined boundaries; and that sub-allotments to four other parties came to be recorded on a beacon certificate without their knowledge or consent.

The County Government responded as follows:

47. That any subdivision or rationalisation of the parcel was undertaken in the course of ordinary planning administration in accordance with the procedures obtaining at the material time, and that it will furnish the approval records and the allotment letters relating to the parties named on the beacon certificate.

Committee Observation

48. The Committee observed that the apparent inconsistency between the planning notices of 2007–2008, which disclosed no subdivision and the subsequent subdivision of 2012 raises serious questions as to the regularity and propriety of the subdivision process and that the legal basis for the subdivision and the identity and entitlement of the four purported sub-allottees remain undisclosed to the Petitioners. The Committee notes that these questions properly fall within the mandate of the National Land Commission.

IV) Whether the threatened eviction and the demolition of the Petitioners' facilities in 2019 complied with the requirements of fair administrative action and lawful eviction procedure;

The Petitioners submitted evidence as follows:

49. That the County Government issued eviction letters in 2015 and demolished their facilities without notice in 2019 and continues to threaten eviction, thereby exposing the Petitioners' members and beneficiaries — predominantly single mothers and their dependants — to arbitrary displacement.

The County Government responded as follows:

50. That it has not issued any unlawful eviction notice against the Petitioners and that any enforcement action was directed at unauthorised developments and undertaken in accordance with the law.

Committee Observation

51. The Committee observed that the demolition of the Petitioners' facilities without notice in 2019, taken together with the eviction letters of 2015 and the continuing threats of eviction, discloses a pattern of administrative conduct that falls short of the guarantees of fair administrative action under Article 47 of the Constitution and of the safeguards attaching to evictions, particularly in respect of a vulnerable community.

CHAPTER THREE

3.1 COMMITTEE OBSERVATIONS

Prayer One: That the Nairobi City County Government immediately ceases all eviction threats, intimidation, and interference with SMAK's operations on the suit land pending the resolution of the matters raised in this Petition.

1. That, SMAK is a legally registered charitable community-based organisation established in 1991 and registered in 1992, and has been in continuous occupation of the suit land in Ziwani Ward, Starehe Constituency, pursuant to an allocation by the then Nairobi City Council.
2. That, SMAK occupied the disused parking lot in Ziwani Estate allocated by the Nairobi City Council, whose allotment letter specifies an approximate area of 0.2 hectares without defined boundaries, and that planning notices issued in 2007–2008 did not reflect any subdivision or partial re-allocation of the land.
3. That, the Petitioners moved to court vide Chief Magistrate's Civil Case No. 958 of 2014, which was dismissed on 29th April, 2025 for lack of a demonstrated legal right to the property and failure to establish a beneficial interest; the said dismissal notwithstanding, the County Government's administrative obligation to account for the payments received and the documentation withheld remains.
4. That, SMAK has at all material times demonstrated good faith in the regularisation of its tenure, having made full payment in 1997 for allotment, lease, PDP, and beacon surveys, and having consistently met its ground rent obligations over more than three decades, yet the County Government has persistently failed to issue the corresponding legal documentation, leaving SMAK in a legally precarious and unprotected position.

Prayer Two: That the Nairobi City County Government produces and releases all relevant land documents pertaining to the suit property, including the lease agreement, PDP, beacon certificate, title deed, all allotment letters issued in respect of the land (including those for the four alleged sub-allottees), and any records explaining the subdivision or partial allocation of the plot.

1. That the prolonged failure to issue title documentation constitutes a potential violation of SMAK's constitutional right of access to information under Article 35 of the Constitution, as operationalised by the Access to Information Act, 2016, and may further constitute a denial of fair administrative action under Article 47 of the Constitution.

2. That the County Government indicated its willingness to avail certified copies of all records in its custody relating to L.R. No. 209/6738, subject to verification, and that this undertaking should be reduced to a definite and time-bound obligation.

Prayer Three: That an investigation be caused into the circumstances surrounding the subdivision or partial re-allocation of the suit land, including why the planning notices of 2007–2008 did not reflect any subdivision, why the allotment letter specifies only an approximate area of 0.2 hectares without defined boundaries, and how sub-allotments to four other parties came to be recorded on a beacon certificate without SMAK's knowledge.

1. That the apparent inconsistency between the planning record of 2007–2008 and the subdivision of 2012 raises questions about the regularity and propriety of the subdivision process.
2. That the situation has been materially aggravated by the alleged unauthorised subdivision of 2012 and the issuance of a disputed beacon certificate purporting to list four sub-allottees, neither the legal basis nor the identity and entitlement of whom has been disclosed to SMAK, raising serious concerns about potential irregularity and administrative misconduct in the management of public land.
3. That the conduct of the County Government towards SMAK reveals a pattern of administrative bad faith spanning over two decades, including instructions to advertise for regularisation in 2007–2008 without follow-through, an unauthorised subdivision in 2012, eviction letters in 2015, and the demolition of SMAK's facilities without notice in 2019.
4. That the County Government of Nairobi demonstrated unwillingness and has since failed on various occasions to share the details of ownership of the other four (4) parcels of land.

CHAPTER FOUR

4.1 COMMITTEE RECOMMENDATIONS

The Committee, having investigated the matter in accordance with its mandate under Standing Order 228(4) of the Senate Standing Orders, recommended as follows:

1. That, the Nairobi City County Government immediately and unconditionally ceases all eviction threats, intimidation and interference with SMAK's operations on the suit land, in recognition of SMAK's continuous and good-faith occupation since 1992.
2. That the Nairobi City County Government, should within thirty (30) days of adoption of this Report, release to SMAK and the Committee certified copies of all land documentation pertaining to L.R. No. 209/6738, including the lease agreement, title deed, Part Development Plan (PDP), beacon certificate and all records relating to the subdivision of the plot and any allotment letters issued to the four alleged sub-allottees.
3. That, the National Land Commission, pursuant to its mandate under Article 67(2)(e) of the Constitution and Section 14 of the National Land Commission Act, 2012, investigates the alleged unauthorised subdivision of the suit land undertaken in 2012, within sixty (60) days of adoption of this Report; with a view to determining whether a historical land injustice has occurred and recommending appropriate remedial action; the Commission's findings to encompass the legal basis for the subdivision, the identity and legitimacy of the claims of the four alleged sub-allottees and the consistency of the subdivision with the planning notices of 2007–2008.
4. That, the Nairobi City County Government takes immediate steps to regularise SMAK's land tenure by completing the issuance of all outstanding documentation for which payment was made in 1997, including the lease, PDP and beacon certificate and proceeds thereafter to formalise title in SMAK's favour in accordance with the applicable provisions of the Land Act, 2012 and the County Governments Act, 2012 and updates the Committee on the progress within sixty (60) days of adoption of this Report and
5. That, the Nairobi City County Government, jointly with the Petitioners and the Office of the Director of Survey, undertakes a fresh cadastral survey of L.R. No. 209/6738 to ascertain the precise boundaries and area of the parcel and shares the survey report with the Committee within sixty (60) days of adoption of this Report.

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 ONE HUNDRED AND NINTH (109TH) SITTING OF THE
STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES HELD ON THURSDAY, 23RD APRIL, 2026 IN COMMITTEE
ROOM 1, FIRST FLOOR, BUNGE TOWER BUILDING AT 10.00 A.M.**

PRESENT

- | | |
|--|---------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 3. Sen. Joe Nyutu, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |
| 5. Sen. Mariam Sheikh Omar, MP | - Member |
| 6. Sen. Johnes Mwashushe Mwaruma, MP | - Member |

FRIEND OF THE COMMITTEE

- | | |
|--------------------------------|---------------------------|
| 1. Sen. Edwine Sifuna, CBS, MP | - Senator, Nairobi County |
|--------------------------------|---------------------------|

ABSENT WITH APOLOGIES

- | | |
|---------------------------|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice Chairperson |
| 2. Sen. Abdul Haji, MP | - Member |
| 3. Sen. James Murango, 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. Ms. Christabelle Wasilwa | - Asst. Public Comms. Officer |
| 6. Mr. Boniface Mbithi | - Sergeant at Arms |
| 7. Ms. Jamila Said | - Attaché |
| 8. Ms. Dorothy Maru | - Attaché |

IN-ATTENDANCE

A. NAIROBI COUNTY

- | | |
|-----------------------|------------|
| 1. HE. Johnson Sakaja | - Governor |
| 2. Mr. S.G Mwangi | - CECM |

3. Ms. Cecilia W. Kogi
4. Ms. Beryl Okundi
5. Mr. Job Mwaura

- Chief Officer
- Dir. Public Comms.
- Head of press

B. PETITIONER - SINGLE MOTHERS ASSOCIATION OF KENYA

1. Ms. Angelina Nandwa
2. Ms. Eclay Marom
3. Ms. Lucy Sophia
4. Ms. Mitchel Bukachi

- Lead Petitioner
- Petitioner
- Petitioner
- Petitioner

MINUTE SEN/LENR/633/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 10.30 a.m. followed by a word of prayer.

MINUTE SEN/LENR/634/2026:

ADOPTION OF THE AGENDA

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

1. Prayer;
2. Adoption of the Agenda;
3. Confirmation of the Minutes of the One Hundred and Eighth (108th) sitting held on Thursday, 31st March, 2026 at 10:00 a.m.
4. Matters Arising;
5. Meeting with Governor, Nairobi County to deliberate on the petition regarding the eviction from property Ref No. CP&ARCH/00219 excision of L.R. NO209/6738 9 (*Committee Paper No. 95*);
6. Governor, Kiambu County to deliberate on:
 - a) The status of implementation of county projects funded by conditional allocations under the Financing Locally-Led Climate Action (FLLoCA) Programme (*Committee Paper No. 88*); and
 - b) Petition on the unlawful and unjustified land rates in Kahawa Sukari, Kiambu County (*Committee Paper No. 89*);
7. Meeting with Governor, Marsabit County to deliberate on the status of implementation of county projects funded by conditional allocations under the Financing Locally-Led Climate Action (FLLoCA) Programme (*Committee Paper No. 97*);
8. Consideration of the Real Estate Regulation Bill, 2023 (Senate Bills no. 35 of 2023) (*Committee Paper No. 83*);
9. Any Other Business; and
10. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/635/2026:

**CONFIRMATION OF MINUTES
OF THE PREVIOUS SITTINGS**

The Minutes of the One Hundred and Eighth (108th) sitting held on Tuesday, 31st March, 2026 at 10:00 a.m. were confirmed as a true record of the proceedings of the committee having been proposed by Sen. Mariam Sheikh, MP and seconded by Sen. Joe Nyutu, MP.

MINUTE/SEN/LENR/636/2026:

MATTERS ARISING

There were no matters arising.

MINUTE/SEN/LENR/637/2026:

**MEETING WITH GOVERNOR, NAIROBI
COUNTY TO DELIBERATE ON THE
PETITION REGARDING THE EVICTION
FROM PROPERTY REF NO.
CP&ARCH/00219 EXCISION OF L.R.
NO209/6738 9 (COMMITTEE PAPER NO. 95)**

The Petitioner presented as follows:

1. The Single Mothers Association of Kenya (SMAK) was founded in February, 1991 and in 1992, about 50 single mothers paid a courtesy call on the Chairman, Nairobi City Council to be request for land (parking lot) to conduct their business.
2. The single mothers were given temporary allocation of land (parking lot) in January, 1992. After sometime, the women went back and requested to be given the plot of land permanently since they had some donors who were willing to assist them with funds to support them in putting up an institution for adolescent mothers.
3. The City Council gave them the permanent allocation on 24th April, 1997 and the mothers paid via cheque a sum of Kshs. 78,000. Thereafter, the women were asked to do a gazette of the land and they did, a sum of Kshs. 50,000 in 2007.
4. After sixty (60) days, they went back to check if there were any complains about the land and there were none.
5. On 11th March, 1999, they were asked to pay Ksh. 3,200 for the lease agreement which they did and got a receipt and signed. After signing the lease agreement, they were asked to wait for the director to endorse his signature so that they could be given their copy which they have not received to date.
6. They were asked to pay Ksh. 13,160 for the first land (parking lot) survey which they did in 1997 and then a second survey was done in 2021 and the single mothers paid again. They later discovered that the parking lot had been divided into two plots.

7. They received three eviction letters from the City Council and they actually came and demolished their workshop.
8. The application they were given in 1997 for the parking lot on a temporary basis is what they wanted then and is what they want now. The permanent allocation of 0.2 ha is not what they had initially applied for.
9. The SMAK have not received the title deed for the allocation of 0.2 ha of land that was allocated to them to date.
10. They were also not informed that the initial land they wanted which was the parking lot was not available and what was available and allocated to them was 0.2 ha which is $\frac{1}{2}$ an acre.

SUBMISSION FROM THE COUNTY GOVERNMENT OF NAIROBI

The Governor, Nairobi County informed the Committee that:

1. Single Mothers Association of Kenya (SMAK) were allocated the above stated plot which was part of a disused parking lot on L.R. No. 209/6738 in the year 1997 measuring 0.2 ha (approx);
2. The said allocation underwent the required process as demanded by the law. The beacons demarcating the extent of the property were placed on ground under request of the applicant in the year 2012;
3. No one has ever sought to dislocate SMAK from the land that they were originally allocated by the County.
4. The subject matter has been adjudicated twice by the Kenyan Courts and SMAK lost all the law suits;
5. Adjacent properties to that of SMAK have already been allocated. This therefore implies that SMAK is sitting on properties allocated to others without their consent. The planning of the remaining part of L.R. No. 209/6738 was sanctioned through Gazette Notice that sought to repeal earlier allocation in order to preserve land meant for commonwealth graves;
6. The land SMAK is complaining about is not part of the parcel they were officially and duly allocated but rather adjacent properties where they have extended their occupation illegally.

Committee Observations

The Committee observed that:

1. SMAK had asked for allocation of the parking lot as a whole and not 0.2 ha ie. ($\frac{1}{2}$) acre which is what they have been allocated;

2. SMAK was not informed by the City Council that the allocation given to them was 0.2 ha and not the parking lot as a whole;
3. The City Council or County usually allocates what is available and might not allocate the specific acreage an individual asks for; and
4. The other 0.2 ha already has owners and there is a possibility that they may have been issued with title deeds.

Committee Resolutions

The Committee resolved that:

1. County Government of Nairobi provides the occupants of the remaining 0.2 ha of land and the dates the allotment was issued;
2. Ascertain by doing a survey again whether the 0.2 ha SMAK was allocated is actually 0.2 ha with all parties included;
3. Issue SMAK a title deed on the 0.2 ha that was allocated;
4. Explore the possibility of revoking the leases allocated to the other allottees of the remaining 0.2 ha and find land for them elsewhere;
5. County Government of Nairobi and petitioners to report back to the Committee within 14 days and that the committee reconvenes the meeting on **Thursday, 14th May, 2026.**

MINUTE/SEN/LENR/638/2026:

**MEETING WITH THE GOVERNOR,
KIAMBU COUNTY TO DELIBERATE ON
FLLoCA PROGRAMME (COMMITTEE
PAPER NO. 88)**

The Committee through a letter Ref: KCG/ADM/31/4/VOL.X/377 dated 21st April, 2026 received apologies from the Kiambu County Government indicating their unavailability to appear before the Committee and sought postponement. The Committee acceded to the request and resolved to reinvoke the County Government on Thursday, 7th May, 2026.

MINUTE/SEN/LENR/639/2026:

**MEETING WITH THE GOVERNOR,
KIAMBU COUNTY TO DELIBERATE ON
THE PETITION ON THE UNLAWFUL
AND UNJUSTIFIED LAND RATES IN
KAHAWA SUKARI, KIAMBU COUNTY
(COMMITTEE PAPER NO. 89)**

The Committee was informed that County Government of Kiambu sent submissions and attached the pleadings on the court case in regards to the petition.

The Secretariat has prepared a brief and will be ready to present at the agreed upon time.

MINUTE/SEN/LENR/640/2026:

**MEETING WITH MARSABIT COUNTY
TO DELIBERATE ON FLLoCA
PROGRAMME (COMMITTEE PAPER
NO. 97)**

The Committee was informed that there was no letter received from the County Government of Marsabit on whether they will attend the meeting or not and therefore the Committee resolved to summon the Governor.

MINUTE/SEN/LENR/641/2026:

**CONSIDERATION OF THE REAL ESTATE
REGULATION BILL, 2023 (SENATE BILLS
NO. 35 OF 2023) COMMITTEE PAPER NO. 83**

The Committee deferred the agenda to a later date.

MINUTE/SEN/LENR/642/2026:

ANY OTHER BUSINESS

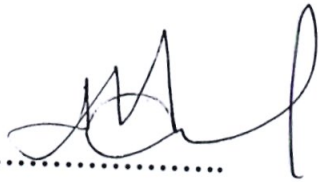
1. The Committee was informed that the joint retreat between the Standing Committee on Energy, Standing Committee on Finance and Budget and the National Treasury that had been earlier scheduled to be held from **Thursday, 23rd April to Monday 27th April, 2026** had been postponed to **Thursday, 7th May to Monday 11th May, 2026**.
2. The Committee was informed that the public participation on the Mining Bill that was scheduled for 30th April, 2026 to 4th May, 2026 has been postponed to **Thursday, 14th May, 2026 to Sunday, 17th May, 2026** in Kakamega and Migori Counties.
3. The Committee resolved that the earlier postponed meetings with County Governments of Bomet and Meru Counties on FLLoCA that was earlier scheduled for Thursday, 2nd April, 2026 be rescheduled to Tuesday, 5th May, 2026.

MINUTE SEN/LENR/643/2026:

ADJOURNMENT AND
DATE OF NEXT MEETING

The meeting was adjourned at 1:01 p.m. The date of the next meeting was to be called on notice.

SIGNED:



DATE: 28/04/2026

SEN. MOHAMED MWINYIHABI FAKI, CBS, MP
CHAIRPERSON.



**MINUTES OF THE ONE HUNDRED AND EIGHTEENTH (118TH) SITTING OF
THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES HELD ON THURSDAY, 14TH MAY, 2026 IN THE MINI
CHAMBER, FIRST FLOOR COUNTY HALL BUILDING AT 10.00 A.M.**

PRESENT

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

ABSENT WITH APOLOGIES

- | | |
|-------------------------|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice-Chairperson |
| 2. Sen. Abdul Haji, 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. Sekento Tonkei | -Research Officer |
| 5. Mr. Simon Muinde | -Audio Officer |
| 6. Mr. Jack Lemeteki | -Media Relations Officer |
| 7. Ms. Vivian Akinyi | -Media Relations Officer |
| 8. Ms. Christabelle Wasilwa | -Protocol Officer |

IN ATTENDANCE

A. NAIROBI COUNTY

- | | |
|------------------------|-----------------------|
| 1. Hon. Johnson Sakaja | -Governor |
| 2. Mr. S.G Mwangi | -CECM |
| 3. Mr. Machel Waikenda | -CLO |
| 4. Mr. Peter Wanyoike | -Director Land Survey |
| 5. Mr. Shaffie Weru | -H.O.E NCCG/OOG |

- | | |
|----------------------|------------------------|
| 6. Ms. Beryl Okundi | -Director Public Comms |
| 7. Mr. Justin Muli | -PA to Gov. |
| 8. Ms. Maureen Njeri | -CECM – Green Nairobi |

B. SINGLE MOTHERS ASSOCIATION OF KENYA

- | | |
|------------------------|-------|
| 1. Ms. Jane Arimi | -SMGA |
| 2. Ms. Lucy Njuguna | -SMAK |
| 3. Ms. Angelina Nandwa | -SMAK |

C. THE ENVIRONMENT COMMITTEE NATIONAL ASSEMBLY OF GAMBIA

- | | |
|-------------------------------|-------------------|
| 1. Hon. Yaya Gassama | -Member |
| 2. Hon. Essa Canteh | -Member |
| 3. Hon. Jamsir Cham | -Member |
| 4. Hon. Kebba Lang | -Member |
| 5. Hon. Nfamara Sabalty | -Member |
| 6. Hon. Saikou Bah | -Member |
| 7. Hon. Haruna Barry | -Member |
| 8. Hon. Omar Jobe | -Member |
| 9. Hon. Gubbi Mballow | -Member |
| 10. Ms. Racheal Mundile | -Member |
| 11. Ms. Sara Jane Ahmed | -Member |
| 12. Mr. Yussuf Hussein Yussuf | -Member |
| 13. Isatou Sonko | -Member |
| 14. Mr. Bakary Jamundi | -Protocol Officer |
| 15. Mr. Modeka Bah | -Member |

MINUTE SEN/LENR/706/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 10.30 a.m. followed by a word of prayer.

MINUTE SEN/LENR/707/2026:

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. Confirmation of minutes of the Minutes of the One Hundred and Seventeenth (117th) sitting held on Thursday, 14th May, 2026 at 8:30 a.m.;
4. Matters Arising;
5. Meeting with:
 - a) Governor, Bomet County to deliberate on the status of implementation of county projects funded by constitutional allocations under the Financing Locally-Led Climate Action (FLLoCA) (Committee Paper No. 99);

- b) Governor, Marsabit County to deliberate on the status of implementation of county projects funded by constitutional allocations under the Financing Locally-Led Climate Action (FLLoCA) (Committee Paper No. 97);
6. Meeting with the Committee on Environment from the National Assembly of Gambia (Committee Paper No. 105);
7. Meeting with the Governor, Nairobi County to deliberate on the petition regarding the Single Mothers Association of Kenya on the eviction from property Ref. No. CO&ARCH/00219 excision of L.T No. 209/6838 (Committee Paper no. 95);
8. Any Other Business; and
9. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/708/2026:

**CONFIRMATION OF MINUTES
OF THE PREVIOUS SITTINGS**

The Confirmation of Minutes of the previous sitting was deferred to another date.

MINUTE/SEN/LENR/709/2026:

MATTERS ARISING

There were no matters arising.

MINUTE/SEN/LENR/710/2026:

MEETING WITH:

- a) Governor, Bomet County to deliberate on the status of implementation of county projects funded by constitutional allocations under the Financing Locally-Led Climate Action (FLLoCA) (Committee Paper No. 99)

The Committee was informed that the Governor, Bomet County wrote a letter requesting for the meeting to be rescheduled to a later date due to prior official engagement. The Committee acceded to the request and rescheduled the meeting to Tuesday, 9th June, 2026.

MINUTE/SEN/LENR/711/2026:

**MEETING WITH THE
COMMITTEE ON
ENVIRONMENT FROM THE
NATIONAL ASSEMBLY OF
GAMBIA (COMMITTEE PAPER
NO. 105)**

The committee was informed that a delegation of members from the Committee on Environment from the National Assembly of Gambia was in the meeting and was

following through the discussion. The chairperson invited them to introduce themselves.

MINUTE/SEN/LENR/712/2026:

MEETING WITH THE
GOVERNOR, NAIROBI COUNTY
TO DELIBERATE ON THE
PETITION REGARDING THE
SINGLE MOTHERS
ASSOCIATION OF KENYA ON
THE EVICTION FROM
PROPERTY REF. NO.
CO&ARCH/00219 EXCISION OF
L.T NO. 209/6838 (COMMITTEE
PAPER NO. 95)

The Governor, Nairobi County informed the committee that:

1. A re-survey exercise on the subject parcel was conducted on 5th May, 2026, during which parcels boundaries were re-established and the respective beacons reinstated on the ground to define the extent of L.R. No. 209/22550 now converted to Nairobi/Block 42/1167 measuring approximately 1.2025 hectares as per the survey plan F/R/ No. 479/229;
2. The remaining portion adjoining the 0.20 hectares parcel comprises seven (7) plots, which were allocated in 1999 by the defunct Nairobi City Council. The allocations were made with reference to plot numbers retrieved from a Part Development Plan (PDP). Subsequently, a survey was conducted, and the subject plots were assigned parcel numbers NAIROBI/BLOCK 42/1160-1166. He noted that the leases for the plots were duly processed, registered and titles issued. A case in point is NAIROBI/BLOCK 42/1160 (originally allotted as Plot No. R5).

During the ground verification exercise it was established that:

- i. The Single Mothers Association of Kenya (SMAK) currently occupy parcel Nairobi/Block 42/1167 which they were allocated and have set up semi-permanent structures which they use as a hotel, hostels and stores. Part of the is being used as a garden. The total acreage is approximately 0.20 hectares;
- ii. The Single Mothers Association of Kenya (SMAK) has encroached the abutting portion with seven (7) parcels namely: Nairobi/Blocks 42/1160, 42/1161, 42/1162, 42/1163, 42/1164, 42/1165 and 42/1166. Within the

aforesaid seven (7) parcels, SMAK has set up semi-permanent structures for use as a Daycare School (not operational), Workshop for metalworks, Parking & Garages. A notice to vacate the parcels dated 8th May, 2026 was issued to SMAK on 8th May, 2026.

3. For the process of issuance of title deed to the Single Mothers Association of Kenya (SMAK) to commence, the is required to formally apply and submit all the requisite documentation in accordance with the applicable land administration procedures.
4. The possibility of revoking the leases for parcels **NAIROBI/BLOCK 42/1160-1166** can only be pursued in accordance with the law. Considering that these parcels are already registered and titles have been issued, the said titles can only be revoked by a court order. This is particularly so in light of the prevailing judgement of the Environment and land Court in matter between Angelina Okweya and Jane Arimi vs Nairobi City Government & Metropolitan Services.

Committee Resolutions

1. The Governor to suspend the notice issued on 8th May, 2026 for vacation from the land until the petition is concluded; and
2. Provide the list of names of all persons owning the other 0.2 ha of land.

MINUTE/SEN/LENR/713/2026:

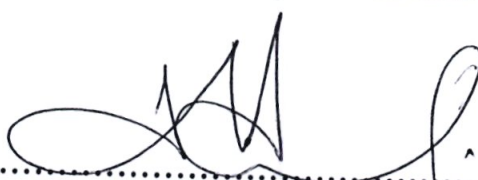
ANY OTHER BUSINESS

There was no other business.

MINUTE SEN/LENR/714/2026:

ADJOURNMENT AND DATE OF NEXT MEETING

The meeting was adjourned at 1:30 p.m. The date of the next meeting was to be called on notice.

SIGNED:  DATE: 23rd July 2026

SEN. MOHAMED MWINYIHaji FAKI, CBS, MP
CHAIRPERSON.



**MINUTES OF THE ONE HUNDRED AND TWENTY FIFTH (125TH) SITTING
OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND
NATURAL RESOURCES HELD ON MONDAY, 15TH JUNE, 2026 IN ZIWANI
WARD, STAREHE CONSTITUENCY AT 10.00 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/752/2026:

PRELIMINARIES

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

MINUTE SEN/LENR/753/2026:

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 regarding the eviction of Single Mothers Association of Kenya (SMAK) from property Ref. CP&ARCH/00219 being an excision of L.R. No. 209/6738;**
4. Any Other Business; and
5. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/754/2026:

**PETITION REGARDING
THE EVICTION OF
SINGLE MOTHERS
ASSOCIATION OF KENYA
(SMAK) FROM
PROPERTY REF.
CP&ARCH/00219 BEING
AN EXCISION OF L.R. NO.
209/6738**

The petitioners informed the Committee that despite the committee making a resolution in a meeting held on Thursday, 14th May, 2026 of the petitioners not being evicted from the other 0.2 ha piece of land until the petition was completed, the County Government still sent people to evict them.

It was noted that the Committee wrote a letter to the County Government of Nairobi communicating the said resolution.

Committee Observations

The Committee observed that:

1. The Single Mothers Association of Kenya are currently occupying the whole parking lot and not only the 0.2 ha they were originally allocated;
2. The 0.2 ha they were allocated is not in contention;
3. The semi-permanent structures which include a daycare, library, offices and classes on the contentious 0.2 ha piece of land have not been operational for some time pending the ongoing land dispute;
4. The owners of the other 0.2 ha piece of land have not been seen to date; and
5. The Single Mothers Association of Kenya are still being threatened with eviction notices.

MINUTE/SEN/LENR/755/2026:

ANY OTHER BUSINESS

There was no other business.

MINUTE SEN/LENR/756/2026:

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 11:00 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 SIXTH (146TH) SITTING
OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND
NATURAL RESOURCES HELD ON TUESDAY, 25TH AUGUST, 2026 AT
CROWN PLAZA HOTEL, IGH, AIRPORT AT 10.00 A.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/880/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 10.30 a.m. followed by a word of prayer.

MINUTE SEN/LENR/881/2026:

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 Real Estate Regulation Bill, 2023 (Senate Bills No. 35 of 2023);**
 - ii. **The Petition regarding the eviction of Korogocho community living in the Nairobi River corridor after its declaration as a special planning area;**
 - iii. **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.**
7. Any Other Business; and
8. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/882/2026:

**CONFIRMATION OF MINUTES
OF THE PREVIOUS MEETING**

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

MINUTE/SEN/LENR/883/2026:

MATERS ARISING

There were no matters arising.

MINUTE/SEN/LENR/884/2026:

**ADOPTION OF COMMITTEE
REPORTS**

The Committee was taken through the proposals on the Long Title by ISK, EARB, Citiscape Valuers & Estate Agents Ltd and Mr. James Otuga.

Committee Resolution

- i. **The Real Estate Regulation Bill, 2023 (Senate Bills No. 35 of 2023) -** The Committee was taken through the report and it was adopted having been 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 was advised to rework the recommendations on the report before adoption.

- iii. 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 Committee made some proposals to the recommendations and the secretariat was advised to amend appropriately.

MINUTE/SEN/LENR/885/2026:

ANY OTHER BUSINESS

There was no other business.

MINUTE/SEN/LENR/886/2026:

**ADJOURNMENT AND DATE
OF NEXT MEETING**

The meeting was adjourned at 13:00 p.m. The date of the next meeting was to be called on notice.

Signed:  Date: 10/9/2026

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.



NAIROBI CITY COUNTY
www.nairobi.go.ke

VERY
URGENT

BUILT ENVIRONMENT AND URBAN PLANNING
Office of the County Executive Committee Member

TO : CHIEF OFFICER - LANDS
REF : NCC/CECM/BE&UP/ADM/18/110/2026/jao
DATE : 19TH MARCH 2026



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

Reference is made to a letter Ref: SEN/DSEC/DPEAC/LENR/2026(3) (314) dated 5th March, 2026 from office of the Clerk of the Senate (Copy attached).

Kindly provide a comprehensive response on the following issues: -

1. Petition regarding eviction of the Single Mothers' Association of Kenya (SMAK) from property Ref. CP&ARCH/0029, being an excision of L.R. No, 209/6738.

You are required to prepare responses on the above issue for submission to the Clerk of the Senate through the office of the Governor by 20th March, 2026. Please share copies of the reports with the undersigned for perusal.

This also serves as an invitation to the said meeting scheduled to take place on 24th March, 2026 at Committee Room 1, 1st floor Bunge Tower at 10.00am.


Cs, PATRICK MBOGO, OGW
COUNTY EXECUTIVE COMMITTEE MEMBER
BUILT ENVIRONMENT & URBAN PLANNING

Copy to: H. E. The Governor
Nairobi City County

County Secretary & Head of County Public Service

② Mbiti

Provide the
information

19/3/26

Director Lands Survey
address the
issue urgently

dt

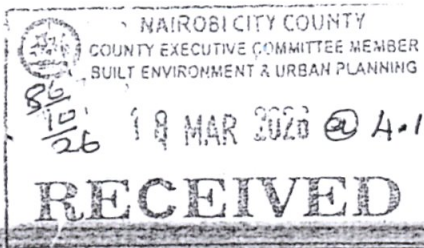
19.03.26

LET'S MAKE **NAIROBI** WORK

RECEIVED

TELEPHONE: +254 725 624 489; +254 738 041 292 | EMAIL: INFO@NAIROBI.GO.KE | CITY HALL, CITY HALL WAY, P.O. BOX 30075 00100, NAIROBI, KENYA

NAIROBI CITY COUNTY
LANDS SURVEY & GIS
DIRECTOR - SURVEY & GIS
DATE: 19/3/26
SIGN: _____



REPUBLIC OF KENYA



Telegraphic Address

'Bunge', Nairobi

Telephone 2848000

Fax 2243694

E-mail: clerk.senate@parliament.go.ke

The Senate

Clerk's Chambers

Parliament Buildings

P. O. Box 41842 00100

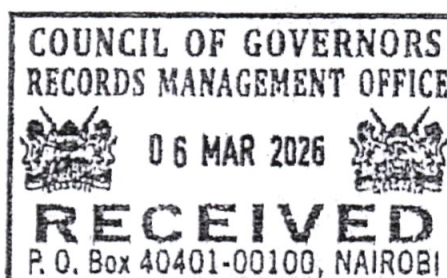
NAIROBI, Kenya

PARLIAMENT
OFFICE OF THE CLERK OF THE SENATE

REF: SEN/DSEC/DPEAC/LENR/2026(3) (314)

Date: 5th March, 2026

Hon. Johnson Sakaja, EGH,
Governor,
Nairobi County,
P.O. Box 30075 - 00100,
NAIROBI



Dear Sir,

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

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

At its sitting held on Tuesday, 27th May, 2025, the Committee resolved to conduct an inquiry on the status of implementation of County Projects funded by conditional allocations under the Financing Locally-Led Climate Action (FLLoCA) Programme and the Kenya Climate Smart Agriculture Project (KCSAP).

The Committee observed that beneficiary counties were at different levels in implementing these projects and consequently resolved to inquire into the Programmes with specific reference to the following-

- 1) The annual budgetary conditional allocations you have received for the aforementioned county projects since Financial Year 2022/2023 to date, indicating the specific allocation and detailed expenditure breakdown on the projects;
- 2) The successful projects undertaken that are operational and the costs involved, including supporting sample photos; and
- 3) Best practices/ lessons learnt and challenges faced in the roll-out of the projects.

Further, at its sitting held on 23rd January, 2026, the Committee considered the Petition regarding the eviction of the Single Mothers' Association of Kenya (SMAK) from property Ref. CP&ARCH/00219, being an excision of L.R. No. 209/6738 and resolved to invite you to apprise the Committee on matters relating to the Petition.

The purpose of this letter is to invite you to a meeting of the Committee to be held on Tuesday, 24th March, 2026 at Committee Room 1, First Floor, Bunge Tower at 10:00.

See - BEG 4P
Do a Memo to
CCO - Lands to
establish the status
and report back

a.m.

We request that you submit written responses to the issues, by email, on or before **Friday, 20th March, 2026** on the address: clerk.senate@parliament.go.ke and landenvironcommittee.senate@parliament.go.ke.

Mr. Victor Bett, Clerk Assistant (Cell Number: +254 721 402 506; e-mail: victor.bett@parliament.go.ke) is the Clerk to the Committee and is responsible for all arrangements relating to this matter.

Yours faithfully,

For: 
J. M. NYEGENYE, CBS,
CLERK OF THE SENATE.

Copy to: **Sen. Edwin Sifuna, CBS, MP,**
Senator,
Nairobi County,
P.O. Box 41842-0100,
Parliament Buildings,
NAIROBI.

Dr. Chris Kiptoo, CBS,
Principal Secretary,
The National Treasury and Economic Planning,
Harambee Avenue,
NAIROBI.

NAIROBI CITY COUNTY

Telephone: 020 344194
web: www.nairobi.go.ke



City Hall,
P. O. Box 30075-00100,
Nairobi,
KENYA.

Our Ref: LS/161/2014/RM/Ink

8TH JULY, 2014

The Project Director,
Single Mothers Association of Kenya,
Kinyanjui Street off General Waruinge Street,
Ziwani Estate,
P.O Box 75603-00200,
NAIROBI

Received 14/7/2014

at 3.35 PM

ANZ

A.O. NAWA

21st

Nb

TSC

14

**RE: PLOT REF. NO. CP& ARCH/002619 OF THE
SINGLE MOTHERS ASSOCIATION OF KENYA**

Reference is made to your letter on the above caption, dated 15/4/2014 in which you requested to be facilitated to acquire a title for the above land.

Please note following our site visit, and subsequent preliminary survey work arising from your request, it has been established that your existing premises are not within the above-referred plot and are encroaching on county public land.

Consequently, you are hereby required to:

1. Vacate County Public land you are currently occupying within seven (7) days of receipt of this letter and relocate to your plot Ref: No. CP&ARCH/002619, located along Kinyanjui Road, Ziwani, as beaconed and pointed to you on the ground (on or before the 23/06/2014), by our surveyor, Mr. Philip M. Kiswii,
2. Upon your compliance with (1) above, submit to the County Chief Officer, Lands, copies of all ownership and other relevant documents in your possession regarding the subject plot, for consideration for and/or advice on issuance of a title in your favour for the same.

Please note your non-compliance with (1) above will lead to necessary enforcement action at your own cost and without any further reference to you.



S.G MWANGI LS (K)

FOR COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE



NAIROBI CITY COUNTY

www.nairobi.go.ke

LANDS SUB-SECTOR

SURVEYOR'S REPORT

7th March 2025

ENCROACHMENT OF MEMBERS PLOTS BY ILLEGAL OCCUPANTS

Reference is made to the internal memo UDP/ADMIN/006B/BNG dated 11th February 2025.

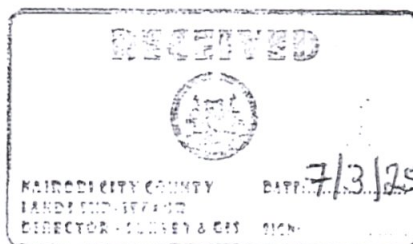
Members of KUSCOBA Association in their letter dated 24th January 2025 to NCCG alleged that some of their members' plots had been occupied illegally.

Site visit was done on 27th February, 2025.

Findings:

- Parcel no. 1187 (L.R. No. 209/6739/31) is currently occupied by vehicle mechanics without the rightful owner's consent. (see attached certificate of lease)
- Parcel no. 1160 (L.R. No. 209/6738/3) is currently alleged to be occupied by Single Mothers Association without the rightful owner's consent. (see attached certificate of lease)
- Parcels Nos. 1177 (L.R. No. 209/6738/14), 1182 (L.R. No. 209/6739/25) and 1171 (L.R. No. 209/6738/16) are currently occupied by Christ Covenant Church Africa, who are the owners of parcel no. 1169 (see attached F.R. No. 479/29)
- There is a school and an informal settlement built on the three parcels above that are under Christ Covenant Church Africa. (see attached location plan)


BRIAN KOWITI
SURVEYOR



LET'S MAKE **NAIROBI** WORK

ALLEGED ENCROACHMENT OF PARCEL NO.1182,1177 &1171





NAIROBI CITY COUNTY
www.nairobi.go.ke

URBAN DEVELOPMENT & PLANNING

Office of the County Chief Officer

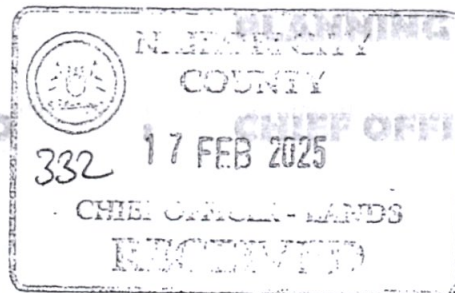
INTERNAL MEMO

FROM : CHIEF OFFICER – URBAN DEVELOPMENT & PLANNING

TO : CHIEF OFFICER – LANDS

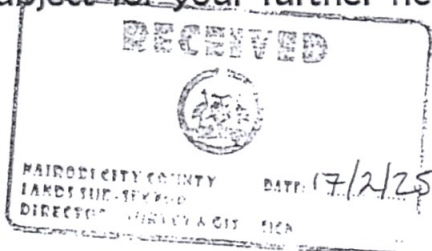
REF : UDP/ADMIN/006B/BNG

DATE : 11TH FEBRUARY 2025



RE: ENCROACHMENT OF MEMBER'S PLOTS BY ILLEGAL OCCUPANTS

Forwarded herewith find a letter from KUSCOBA Association dated 24th January 2025 on the above subject for your further necessary action.



PATRICK ANALO AKIVAGA

CHIEF OFFICER, URBAN DEVELOPMENT & PLANNING

Brian Kowiti

Deal. Check the encroachment.

19/2/25

LET'S MAKE **NAIROBI** WORK

KISCOBA ASSOCIATION

TEL 0721-855805/0722475712
KINYANJUI STREET

P.O. BOX 32284-00600 NAIROBI
email: kiscobaassociation@gmail.com

KUSCOBA ASSOCIATION

24TH JAN 2025

CHIEF OFFICER

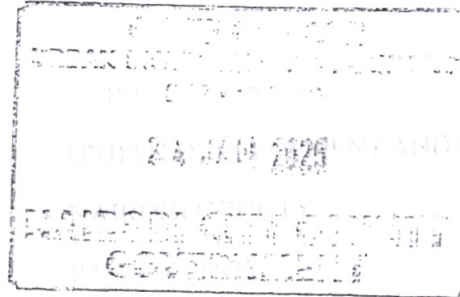
URBAN DEVELOPMENT AND PLANNING

NAIROBI COUNTY

P.O BOX 30075

NAIROBI

Dear Sir,



RE: ENCROACHMENT OF MEMBERS' PLOTS BY ILLEGAL OCCUPANTS

We would kindly seek your assistance to reclaim back plots belonging to some of our members occupied illegally.

The plots occupied illegally are as follows:

1. Alice Mwanjoru - Block 42/1160
2. John N. Warugongo - Block 42/1175
3. Jedrah Mwangi - Block 42/1182
4. Dorren J Ruto - Block 42/1171
5. Lucy Nyawira Muthoni - Block 42/1177
6. Rahab Wangeci Gakuru - Block 42/1187

Benson Ndegwa
Kindly Deal
for co-ocap
authorities

Attached are copies of lease certificates, photos of the ground currently and map of Block 42.

Your assistance will be highly appreciated.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Charles Kinyua'.

Charles Kinyua

Secretary KISCOBA Association

1st

CITY COUNCIL OF NAIROBI



CITY HALL
P.O. BOX 30075
NAIROBI, KENYA

FOR ENQUIRIES ASK FOR:
MR. BARREH
TEL NO: 224281
EXT: 2440
AND QUOTE
REF: CPD/FP/002199 Zone 2/126/10/C.
DATE: 14th May, 2008

CITY PLANNING DEPARTMENT

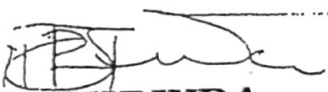
PUBLIC NOTICE

PHYSICAL PLANNING ACT (CAP. 286)

Notice is hereby given that the City Council of Nairobi has completed formulation of a Part Development Plan [PDP] Ref. No. CP/FP/Zone 2/126/10/07 for the proposed site for a **Workshop for Single Mothers of Kenya - Excision of a Disused Parking Lot At The Hindu Cemetery, L.R. No. 209/6738/Part Kinyanjui Street - Ziwani, Nairobi.**

A copy of the above Part Development Plan has been deposited for public inspection and viewing free of charge at City Hall, 2nd Floor, Forward Planning Section's Notice Board, by any person interested between working hours 8.00 a.m. and 5.00 p.m.

Any interested person who wishes to make any representation in connection with objection(s) to the above PDP may send such representation or objection(s) in writing to be received by the Director of City Planning Department, P.O. Box 30075, Nairobi, not later than 60 days from the publication date.


P.M. KIBINDA

DIRECTOR OF CITY PLANNING

(18)

NAIROBI CITY COUNCIL



TOWN CLERK
TELEGRAM: "MUNICIPALITY" NAIROBI
TELEPHONE: 224281
EXT. 2223

TOWN CLERK'S DEPARTMENT

CITY.
P.O. BOX
NAIROBI
KENYA

Ref. No. CP&ARCH/002619

29th April, 1997.

Single Mothers Association of Kenya,

RE : LETTER OF ALLOTMENT - WORKSHOP PLOT -
KINYANJUI STREET - ZIWANI

I have the honour to inform you that the City Council offers you the above referenced plot (as per attached plan) subject to the following terms & Conditions:-

<u>AREA:</u>	0.2ha. (Approximately)
<u>STAND PREMIUM:</u>	Ksh. 60,000/-
<u>ANNUAL RENT:</u>	Ksh. 5,000/-
<u>TENURE:</u>	Residue of the City Council term of lease less the last 3 days thereof.
<u>USER:</u>	The land shall be used for development of cottage industry accommodation in accordance with approved plans.

In addition you shall be required to pay survey fees, rates, legal fees, development charges and all other costs incidental to this transaction.

If the terms and conditions are acceptable, please let me receive your written acceptance with charges as indicated below within 30 days of the date of this letter.

Stand Premium	:	Ksh. 60,000/-
Annual Rent	:	Ksh. 5,000/-
TOTAL	:	Ksh. 65,000/-

S.K. NGENO
TOWN CLERK

c.c. Director of City Planning & Architecture
Deputy Director (Valuation)
Chief Counsel (C)
Chief Revenue Officer.



serial no. LS

000640

FOR ENQUIRIES ASK FOR
Mr. Karani

TEL: NO. 224281

EXT 4020

AND QUOTE

CP&ARCH/002619

REF NO.

DATE 29/4/1997



CITY HALL

P.O. BOX 30075

NAIROBI, KENYA

CITY PLANNING DEPARTMENT
BEACON CERTIFICATE

Single Mothers Association of Kenya xxxxxx
..... of P.O. Box 75603-00200 Nbi
Being the Owner/Agent of Land (City Council) Ref. No. Workshop plot - Kinyanjui Street
situated at Ziwani xxxxxxxxxxxxxxxxxxxxxxx
..... allocated to me vide allocation letter Ref. No
CP&ARCH/002619 xxxxxx dated 29th April, 1997 xxxxxxxx do hereby declare that
Philip Mbithi
I have been shown the beacons defining above plot boundaries as surveyed by
(Original Land Surveyor) and pointed out to me by Philip Mbithi (Land Surveyor who pointed
out beacons) upon payment of:

Application fee.....	300/=	xxxxxxxxxxxx	Receipt No.	0011362012061661
Survey fee.....	15,000/=	xxxxxxxxxxxx	Receipt No.	0011362012061661
Beacon Certificate fee.....	10,000/=	xxxxxxxxxxxx	Receipt No.	0011362012061661

I have full knowledge of their positions and shall take all reasonable measure to protect them.

PDP Title Ref. No. Survey Plan F/R No.

Agent's Sign LD. No. 0453881 Date 12/7/2012

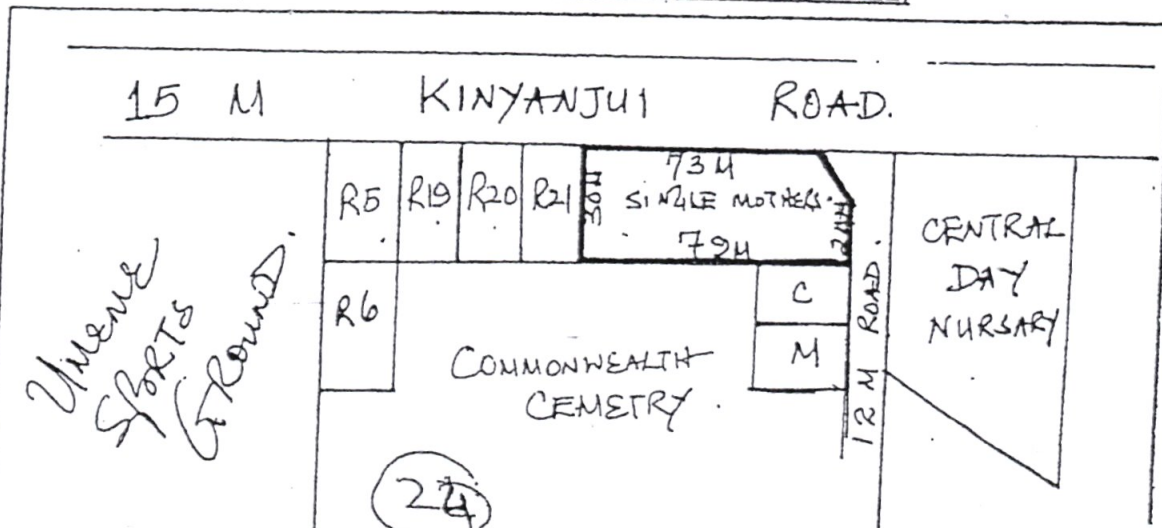
Sign. Land Surveyor Date 12/7/2012

(Who pointed out beacons)

Sign. Chief Land Surveyor Date 12/7/2012

Official Stamp **CHIEF LAND SURVEYOR**

PLOT DIAGRAM AND DIMENSIONS (NOT TO SCALE)



Telephone: 020 344194
web: www.nairobi.go.ke



City Hall,
P. O. Box 30075-00100,
Nairobi,
KENYA.

OGT/c.

URBAN PLANNING & HOUSING

M E M O

TO : COUNSEL LITIGATION
FROM : DIRECTOR, URBAN PLANNING
REF : CPD/FP/M/962/AK/bs
DATE : 1ST AUGUST, 2014

RE: ELC NO. 958 OF 2014
ANGELINA OKWEYA NANDWA & JANE ARIMI – suing on behalf of
single mothers association of Kenya –Vs- CITY COUNTY GOVERNMENT.

Be advised that the Single Mothers Association are bonafide owners of a plot situated along Kinyanjui Street – Ziwani Nairobi measuring 28m x 72m (approx. 0.2 Ha.) that was excised from the disused parking, Hindu cemetery Lr No. 209/6738/part Kinyanjui Street. The plot was allotted to them on temporary Occupation Licence (T.O.L) in the year 1992. A part development plan (PDP) was later prepared in the year 1996 and allocation of the said area as mentioned above was allocated to them on 29th April 1997.

See relevant documents attached.

for *W. Muroki*
R. W. MUROKI
ASSISTANT DIRECTOR (FP)

Cc. -Director legal Affairs ✓
-Director Planning Compliance & Enforcement

TOWN CLERK'S DEPARTMENT

CITY HALL
P.O. BOX 30075
NAIROBI
KENYA

RE: PAYMENT TO THE COUNCIL OF PLOT ALLOCATION DUES

Director CP & ARC:

Kenneth Cathon

NAIROBI CITY COUNTY

Telephone: 020 344194
Web: www.nairobi.go.ke



City Hall,
P. O. Box 30075-00100,
Nairobi,
KENYA.

OFFICE OF THE GOVERNOR COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

OUR REF : LS/OS/212/WSO/swk
YOUR REF : TB

DATE: 25th MAY 2015

The Project Director,
Single Mothers Association of
Kenya, Kinyanjui Street Off,
General Wamunge Street,
Ziwani Estate,
P.O Box 75603-00200,
NAIROBI

RE: CMCC NO.958 OF 2014
ANGELINE OKWEYA NANDWA & JANE ARIMI VS NCC

We refer to our earlier letter of 8th July 2014 and the court's ruling delivered on the 13th of February 2015 whose contents are well within your knowledge.

Accordingly, you are hereby required to vacate county's public land currently unlawfully occupied by yourselves within 14 days of receipt of this letter.

TAKE FURTHER NOTICE that your failure to comply as herein above shall lead to an enforcement action against you at your own risk as to costs and without any further reference to you.

Kindly oblige.

A handwritten signature in black ink, appearing to read 'S.G. Mwangi'.

S.G. MWANGI LS (K)

FOR: COUNTY SECRETARY AND HEAD OF PUBLIC SERVICE

the Nambani Hill, on geographical co-ordinates E 038° 03' 36" E and 01° 15' 50" S situated in Engwani Sub-Location, Mahuma Location, Kyuloni Division, Nambani District in Kitui County

UKASI ROCK

All that area known as Ukasi Rock lying on area approximately 700 meters by 700 meters in Ukasi Village on geographic co-ordinates on 038° 32' 47" E and 00° 13' 1" S situated in Ukasi Sub-Location, Ukasi Location, Nguni Division, Mwingi Central Sub-County, in Kitui County.

KINO CAVES (KENYATTA CAVES)

All that area comprising the caves known as Kino Caves (Kenya Caves), situated within a few kilometers from Wundanyi at a farm belonging to Zephania Nyambu in Taita Taveta County.

NAIROBI (KARIKORI) CEMETERY

All that area known as Nairobi (Karikori) Cemetery measuring approximately 65 meters by 150 meters on geographical co-ordinates 36° 50' 17" E 1° 16' 52" S situated within Ziwayi Ward in Starehe Constituency in Nairobi County.

Dated the 25th September, 2014.

HASSAN WARIO ARERO,
Cabinet Secretary, Sports, Culture and the Arts.

GAZETTE NOTICE NO. 376

THE NATIONAL MUSEUMS AND HERITAGE ACT

(No. 6 of 2005)

DECLARATION OF MONUMENT

IN EXERCISE of the powers conferred by section 25 (1) (b) of the National Museums and Heritage Act, the Cabinet Secretary for Sports, Culture and the Arts, declares the site specified in the Schedule, which he considers to be of historical interest, to be protected areas within the meaning of the Act.

Any objection to the declaration shall be lodged with the Minister within sixty (60) days from the date of publication of this notice.

SCHEDULE

KALOLENI ESTATE STREETSCAPE

All that area known as Kaloleni estate streetscape, within Kaloleni estate measuring approximately 89 acres, on geographical co-ordinates 36° 50' 41" E 1° 17' 45" S, situated in Kaloleni Sub-location in Makadara Division in Nairobi County.

Dated the 25th September, 2014.

HASSAN WARIO ARERO,
Cabinet Secretary, Sports, Culture and the Arts.

GAZETTE NOTICE NO. 377

THE WEIGHTS AND MEASURES ACT

(Cap. 513)

APPOINTMENT

IN EXERCISE of the powers conferred by section 54 of the Weights and Measures Act, the Cabinet Secretary for East African Affairs, Commerce and Tourism appoints—

Elisha Mbatia Wele,
Aden Sanyang Muktar,
Peter Mariko Wangwe,
Emily Melina Siniyu,
Evans Kipari,
Gideon Mwangi Mwangi,
Jacy Stanley Kamen Ombui,

to be Inspectors for purpose of the Act, with effect from 1st December, 2014.

Dated the 3rd December, 2014

PHYLLIS KAPLIE,

Cabinet Secretary, East African Affairs, Commerce and Tourism.

GAZETTE NOTICE NO. 378

THE ENVIRONMENTAL MANAGEMENT AND CO-ORDINATION ACT

(No. 8 of 1999)

DECLARATION OF PROTECTED NATURAL ENVIRONMENT

IN EXERCISE of the powers conferred by section 54 of the Environmental Management and Co-ordination Act, the Cabinet Secretary for Environment, Water and Natural Resources declares the land specified in the Schedule to be protected a natural environment.

Original Land Ref No.	Area (Hectares (ha.)/Acres (ac.))
2316/1	4.06 ha. 10 ac.
2316/2	1.987 ha. 4.910 ac.
2316/2/1	130.5 ha. 322.3 ac.
8856/2/1	128.6 ha. 317.6 ac.
2317	1,975.3 ha. 4,879 ac.
7590/4	201 ha. 497 ac.
7550/6	1,123.8 ha. 2,776 ac.
8230	2,965.6 ha. 7,320 ac.

Dated the 23rd December, 2014.

JUDY W. WAKHUNGU,
Cabinet Secretary, Environment, Water and Natural Resources.

GAZETTE NOTICE NO. 379

THE CENTRAL BANK OF KENYA ACT

(Cap. 491)

THE CENTRAL BANK OF KENYA (FOREIGN EXCHANGE BUSINESS) REGULATIONS, 2007

(L.N. 62 of 2007)

REVOCATION OF FOREX BUREAU LICENCE

IT IS notified for information of the general public that in exercise of the powers conferred by regulation 6 (2) of the Central Bank of Kenya (Foreign Exchange Business) Regulations, 2007, the Central Bank of Kenya revokes the licence of the Forex Bureau specified in the first column of the Schedule, with effect from the respective date specified in the second column of the Schedule.

SCHEDULE

Name of Bureau	Effective Date
Kaah Forex Bureau Limited	1st December, 2014

Dated the 11th December, 2014.

N. NDUNG'U,
Governor, Central Bank of Kenya.

GAZETTE NOTICE NO. 380

THE EAST AFRICAN COMMUNITY CUSTOMS MANAGEMENT ACT, 2004

REVOCATION OF APPOINTMENT

IN ACCORDANCE with the powers conferred by section 12 (3) of the East African Community Customs Management Act, 2004, the Commissioner of Customs Services revokes the appointment of premises of Kipevu Inland Container Depot Limited as a transit shed.

GAZETTE NOTICE NO. 16-S of 2001, is revoked.

Dated the 15th January, 2015.

BEATRICE MEMMO,
Commissioner, Customs Services Department.

at Mt. Kenia Hill, on geographical co-ordinates E 038° 03' 169" W and 0° 55' S situated in Ukase Sub-Location, Matinda Location, Kiunga Division, Mombasa District in Kiungu County.

UKASI ROCK

All that area known as Ukasi Rock lying on area approximately 700 meters by 700 meters in Ukasi Village on geographic co-ordinates on 38° 32' 47" E and 0° 131' S situated in Ukase Sub-Location, Ukase Location, Nguni Division, Mwingi Central Sub-County, in Kiungu County.

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All that area comprising the caves known as Kino Caves (Kenya Caves), situated within a few kilometers from Wundanyi's farm belonging to Zephania Nyambu in Taita Taveta County.

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Dated the 25th September, 2014.

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Cabinet Secretary, Sports, Culture and the Arts.

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Dated the 25th September, 2014.

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Adeun Strong Mukier,
Peter Maliko Wangwe,
Emily Nelima Simuyi,
Evens Kiproti,
Cyprian Mwangi Mwangi,
Cyprian Mwangi Mwangi.

to be inspectors for purpose of the Act, with effect from 1st December, 2014.

Dated the 3rd December, 2014.

PHYLLIS KAPORO,

Cabinet Secretary, East African Affairs, Commerce and Tourism.

GAZETTE NOTICE NO. 378

THE ENVIRONMENTAL MANAGEMENT AND CO-ORDINATION ACT

(No. 6 of 1992)

DECLARATION OF PROTECTED NATURAL ENVIRONMENT

IN EXERCISE of the powers conferred by section 34 of the Environmental Management and Co-ordination Act, the Cabinet Secretary for Environment, Water and Natural Resources declares the land specified in the Schedule to be protected a natural environment.

Original Land Ref. No.	Area (hectares) (ha) (Acres) (ac.)
2316/1	4,56 ha 10 ac.
2316/2	1,937 ha 4,910 ac.
2316/2/1	130.5 ha 322.3 ac.
8856/2/1	128.6 ha 317.6 ac.
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7590/4	201 ha 497 ac.
7590/6	1,123.8 ha 2,776 ac.
8230	2,965.6 ha 7,320 ac.

Dated the 23rd December, 2014.

JUDY W. WAKULINGO,

Cabinet Secretary, Environment, Water and Natural Resources.

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(Cap. 491)

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(L.N. 62 of 2007)

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IT IS notified for information of the general public that, in exercise of the powers conferred by regulation 6 (2) of the Central Bank of Kenya (Foreign Exchange Business) Regulations, 2007, the Central Bank of Kenya revokes the licence of the Forex Bureau specified in the first column of the Schedule, with effect from the respective date specified in the second column of the Schedule.

SCHEDULE

Name of Bureau	Effective Date
Kash Forex Bureau Limited	1st December, 2014

Dated the 11th December, 2014.

N. NDUNG'U,

Governor, Central Bank of Kenya.

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REVOCATION OF APPOINTMENT

IN ACCORDANCE with the powers conferred by section 12 (3) of the East African Community Customs Management Act, 2004, the Commission of Customs Services revokes the appointment of premises of Kipavu Island Container Depot Limited as a transit shed.

Gazette Notice No. 1648 of 2004, is revoked.

Dated the 15th January 2015.

BEATRICE NENGO,

Commissioner, Customs Services Directorate.



NAIROBI CITY COUNTY

www.nairobi.go.ke

OFFICE OF THE GOVERNOR

County Secretary and Head of County Public Service

Our Ref. LANDS/752/PMK/iwm

23rd March, 2026

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

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

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

Reference is made to your letter ref SEN/DSEC/DPEAC/LENR/2026(3) (314) dated 5th March 2026 concerning the above stated subject matter.

Single Mothers Association of Kenya (SMAK) were allocated the above stated plot which was part of a disused parking lot on L.R. No. 209/6738 in the year 1997 measuring 0.2 ha (approx.).

The said allocation underwent the required process as demanded by the law. Beacons demarcating the extent of the property were placed on ground under request of the applicant in the year 2012.

It is worth noting that no one has ever sought to dislocate SMAK from the land that they were officially allocated by the county. Any enforcement effort by the county towards SMAK has always addressed the occupation of land beyond what they were allocated.

It is also good to note that this subject matter has been adjudicated upon twice by the Kenyan Courts and SMAK has lost all the law suits.

Additionally, adjoining properties to that of SMAK have already been allocated. This therefore implies that SMAK is sitting on properties allocated to others without their consent. The planning of the remaining part of L.R. No. 209/6738 was sanctioned through a **Gazette Notice** that sought to repeal earlier allocation in order to preserve land meant for commonwealth graves (see attached gazette notice).

LET'S MAKE **NAIROBI** WORK

This is therefore to confirm that the land SMAK is complaining about is not part of the parcel they were officially and duly allocated but rather adjoining properties where they have extended their occupation illegally.

Attached to this please find the following documents for your information concerning this matter: -

1. Letter by County Secretary and Head of Public Services to project Director Single Mothers Association of Kenya ref. LS/161/2014/RU/ink dated 8th July 2014.
2. Surveyors report dated this March 2025.
3. Complainant letter by KISCOBA Association to Chief Officer Urban Planning dated 24th January 2025 and an internal memo by Chief Officer Urban Development & Planning forwarding the said letter to Chief Officer Lands ref UDP/ADMIN/006B/BNG dated 11th February 2025.
4. Survey plan F/R 479/29 that captures the subject property as Nairobi/Block 42/1167 (N.B) area is as captured on allotment letter.
5. Other related and relevant correspondences on the subject matter.

GODFREY AKUMALI

AG. COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

Cc H.E. the Governor
Nairobi City County

H.E. the Deputy Governor
Nairobi City County

LET'S MAKE **NAIROBI** WORK



NAIROBI CITY COUNTY

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BUILT ENVIRONMENT AND URBAN PLANNING

Office of the County Executive Committee Member

**TO : H. E. THE GOVERNOR
NAIROBI CITY COUNTY**

REF : NCC/CECM/BE&UP/ADM/18/8/220/2026/jao

DATE : 12TH MAY, 2026

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

Reference is made to Letter Ref: SEN/DSEC/DPEAC/LENR/2026(047)(364) dated 29th April, 2026 inviting Y. E the Governor for a meeting scheduled for **Thursday, 14th May, 2026 at Committee Room 1 First floor Bunge Towers at 10.00am.**

Attached herewith, please find a comprehensive report on the Petition regarding eviction of the Single Mothers' Association of Kenya (SMAK) from property Ref. CP & ARCH/0029 being an excision of LR No. 209/6738 for your review and further action.

The report has been compiled in response to the underlisted issues raised during the Senate meeting.

1. Conduct a survey, with all parties included to ascertain whether the 0.2 ha, the Single Mothers Association of Kenya (SMAK) was allocated is certainly 0.02 h,
2. Establish the ownership with supporting documentation, actual occupants of the remaining 0.2 ha of land and the dates the allotment letters were issued,
3. Commence the process of issuance of a title deed to the Single Mothers Association of Kenya (SMAK) on the 0.2 ha that was allocated to them,
4. Explore the possibility of revoking the leases allocated to the other allottees of the remaining 0.2 ha since they are allegedly not in occupation and assess whether alternative land can be obtained.

**Cs, PATRICK MBOGO OGW
COUNTY EXECUTIVE COMMITTEE MEMBER
BUILT ENVIRONMENT & URBAN PLANNING**

LET'S MAKE **NAIROBI** WORK



NAIROBI CITY COUNTY

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BUILT ENVIRONMENT AND URBAN PLANNING

Reference is made to your letter Ref: SEN/DSEC/DPEA/LENR/2026(047)(364) dated 29th April 2026 requesting responses on the following issues:-

1. Conduct a survey, with all parties included to ascertain whether the 0.2 ha the Single Mothers Association of Kenya (SMAK) was allocated is certainly 0.2 ha
2. Establish the ownership with supporting documentation, actual occupants of the remaining 0.2 ha(s) of land and the dates the allotment letters were issued;
3. Commence the process of issuance of a title deed to the Single Mothers Association of Kenya (SMAK) on the 0,2 ha(s) that was allocated to them; and
4. Explore the possibility of revoking the leases allocated to the other allottees of the remaining 0.2 ha(s) since they are allegedly not in occupation and assess whether

Our Response

- 1) A re-survey exercise on the subject parcel was conducted on 5th May, 2026, during which the parcels boundaries were re-established and the respective beacons reinstated on the ground to define the extent of L.R. No. 209/22550 (*now converted to Nairobi/Block 42/1167*) measuring approximately 0.2025 hectares, as per the Survey Plan F/R No. 479/229. Attached herewith is a copy of the Surveyor's Report dated 11th May 2026 for reference.
- 2) The remaining portion adjoining the 0.20 hectares parcel comprises seven (7) plots, which were allocated in 1999 by the defunct Nairobi City Council. Attached hereto are sample letters of allotment for plots R5 and R6 giving evidence to the said allocations.

The allocations were made with reference to plot numbers retrieved from a Part Development Plan (PDP). Subsequently, a survey was conducted, and

LET'S MAKE **NAIROBI** WORK

the subject plots were assigned parcel numbers NAIROBI/BLOCK 42/1160-1166.

It is important to note that leases for these plots were duly processed, registered, and titles issued. A case in point is **NAIROBI/BLOCK 42/1160 (originally allotted as Plot No. R5)**, a copy of whose title is attached hereto for reference. The property is registered in the name of **Alice Mwonjaru**. Also find attached a rates bill for parcel Nairobi/Block 42/1164 in the name of **Mary Muthoni Karumi**.

During the ground verification exercise it was established that:

- I. The Single Mothers Association of Kenya (SMAK) currently occupy parcel Nairobi/Block 42/1167 which they were allocated and have set up semi-permanent structures which they use as a hotel, hostels and stores. Part of the parcel is being used as a garden. The total acreage is approximately 0.20 hectares.
 - II. The Single Mothers Association of Kenya (SMAK) has also encroached the abutting portion with seven (7) parcels namely: Nairobi/Blocks 42/1160, 42/1161, 42/1162, 42/1163, 42/1164, 42/1165 and 42/1166. Within the aforesaid seven (7) parcels, SMAK has set up semi-permanent structures for use as a Daycare School (not operational), Workshop for metalworks, Parking & Garages. A notice to vacate the parcels dated 8th May, 2026 was issued to SMAK on 8th May, 2026 (copy attached)
- 3) For the process of issuance of a title deed to the Single Mothers Association of Kenya (SMAK) to commence, the organization is required to formally apply and submit all the requisite documentation (copy of allotment letter, Copy of ID/ Registration certificate and KRA Pin) in accordance with the applicable land administration procedures
 - 4) The possibility of revoking the leases for parcels NAIROBI/BLOCK 42/1160 – 1166 can only be pursued in accordance with the law. Considering that these parcels are already registered and titles have been issued, the said titles can only be revoked by a court order. This is particularly so in light of the prevailing judgment of the Environment and Land Court in the matter between *Angelina Okweya Nandwa & Jane Arimi vs Nairobi City Government & Nairobi Metropolitan Services* (a copy of the judgment is

- Where are the allottees?
- Documentation (allotment letter, IDs & Registrations Certificate & KRA Pin)



NAIROBI CITY COUNTY

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BUILT ENVIRONMENT AND URBAN PLANNING

herewith attached for reference). The said judgment upheld the allocations of the subject parcels to the beneficiary allottees.

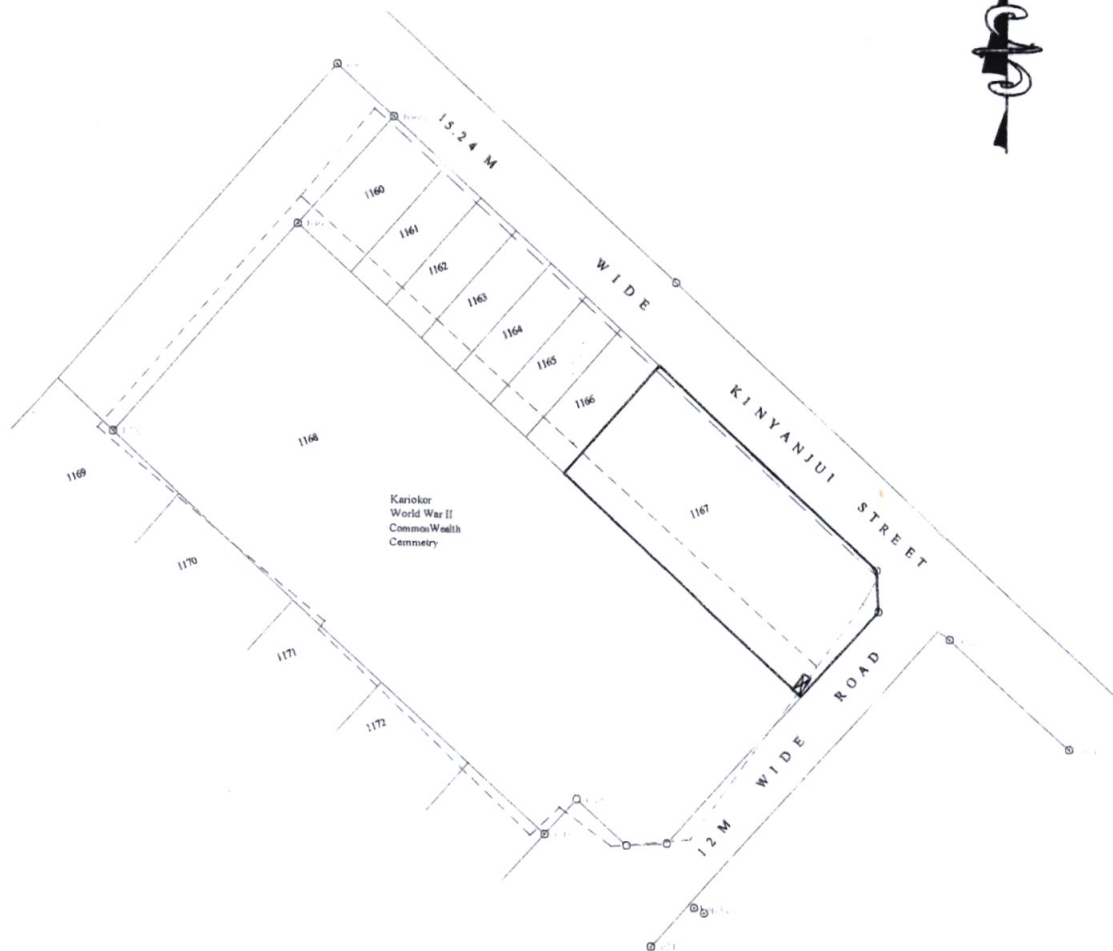
List of Attached Documents:

- Copy of Survey Plan F/R No. 479/229
- Surveyor's report dated 11th May, 2026
- Sample Allotment letters for plots R5 & R6
- Copy of Certificate of Lease for parcel Nairobi/Block 42/1160
- Copy of Rates bill for parcel Nairobi/Block 42/1164
- Copy of Notice to Vacate dated 8th May, 2026
- Copy of Judgement ELC Case No. 958 of 2014

Cs, PATRICK MBOGO OGW
COUNTY EXECUTIVE COMMITTEE MEMBER
BUILT ENVIRONMENT & URBAN PLANNING

LET'S MAKE **NAIROBI** WORK

NAIROBI BLOCK 42/1168 (LR No. 209/22551)



LEGEND:

- SURVEY PLAN BOUNDARIES
- EXISTING FENCE
- GATE

NOTE:

1. Coordinate System Cassini Soldner
2. Unit are in meters

SCALE

1:1500

DATE

MAY, 2026



NAIROBI CITY COUNTY

www.nairobi.go.ke

BUILT ENVIRONMENT AND URBAN PLANNING

Office of the County Chief Officer - Lands Subsector

SURVEYOR'S REPORT

DATE: 6th May, 2026

RE: IMPLEMENTATION OF SENATE DIRECTIVE ON L.R. NO. 209/6738

Reference is made to the letter: SEN/DSEC/DPEAC/LENR/2026 (047) (364) dated 29th April 2026 from the Clerk of the Senate and memo ref. No. NCC/CECM/BE&UP/L&G/19/197/2026/jao from the CECM Built Environment & Urban Planning dated 30th April, 2026 on the above matter. Site visit was undertaken on 5th May, 2025.

Findings

- The parcel is situated in Ziواني Ward, Starehe sub-county along Kinyanjui Street.
- Parcel Nairobi/Block 42/1167 (formerly L.R. No. 209/22550), measuring approximately 0.2025 hectares, originated from the subdivision of L.R. No. 209/6738 as per Survey Plan F/R No. 479/229.
- The beacons for the parcel Nairobi/Block 42/1167 were re-established as per the F/R No. 479/229 and placed on the ground.
- The existing fence does not conform with the surveyed boundaries as defined on the Survey Plan F/R No. 479/229. (see attached drawing showing the existing fences)
- The Single Mothers Association of Kenya (SMAK) is currently in occupation of approximately 0.3327 hectares, comprising a portion of Parcel Nairobi/Block 42/1167 allocated to them, together with part of the remaining 0.20 hectares comprising of Parcels Nairobi/Block 42/1160–1166, as illustrated in the attached diagram.
- The complainant, Miss Angeline Okweya Nadwa, was absent during the resurvey on 5TH May, 2026 but requested the exercise be repeated in her presence on Monday, 11TH May, 2026.

BRIAN KOWITI
LAND SURVEYOR

LET'S MAKE **NAIROBI** WORK

NAIROBI CITY COUNCIL



TOWN CLERK
TELEGRAM: "MUNICIPALITY" NAIROBI
TELEPHONE: 22428,1

EXT. 2236

TOWN CLERK'S DEPARTMENT

CITY HALL
P.O. BOX 30075
NAIROBI
KENYA

Ref. No. CP&ARCH/ 002544

Damaris Sindavi Kayugira
C/o Nairobi City Council

25th February, 1999

REF: LETTER OF ALLOTMENT - LIGHT INDUSTRIAL PLOT - KINYANJUI STREET - ZIWANI

I have the honour to inform you that the City Council offers you plot No. R-6 in the above mentioned scheme subject to your written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:-

AREA:	0.03ha.
	 hectares (approximately)
TERM:	Residue of this Council's term of 99 years (less three days thereof)
STAND PREMIUM:	Kshs. 15,000/=
ANNUAL RENT	Kshs. 1,500/= (Revisable in accordance with Government Land Act)

This allotment is subject to the following conditions:-

1. The Land shall only be used for Industrial purposes and shall be developed in accordance with approval plans.
2. If the plot is unsurveyed at the title you commence building care must be exercised to ensure that any building or other works is contained within the boundaries of the plot and should they overstep the said boundaries cost of removal and reconstruction must be borne by you.
3. The allottee shall pay rates and all other outgoings as may be imposed charged or assessed upon the Land.
4. All special conditions imposed on the main title shall extend to this plot.

If these conditions are acceptable to you I would be obliged to receive your written acceptance together with your cash payment or bankers cheque for the amount set below:-

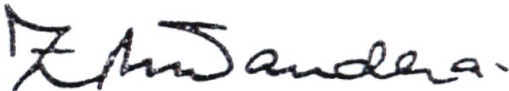
Stand Premium	Kshs. 15,000/-
Annual Rent	Kshs. 1,500/=
Survey Fees, Architectural Fees/Approval Fees, etc.	Kshs. -
TOTAL	Kshs. 16,500/=

1/2

In addition the allottee shall be responsible for payment of development costs, conveyancing, registration and survey fees and any other charges or costs incidental to this transaction and the same shall be payable on demand.

If acceptance and payment is not received within 30 days from the date hereof the offer herein contained will be considered to have lapsed without further reference to yourself.

Yours faithfully,


Z.M. WANDERA (MRS), S.S.
TOWN CLERK

c.c. Director of City Planning & Architecture
Chief Counsel (Conveyancing)
Chief Revenue Officer
Chief Valuer

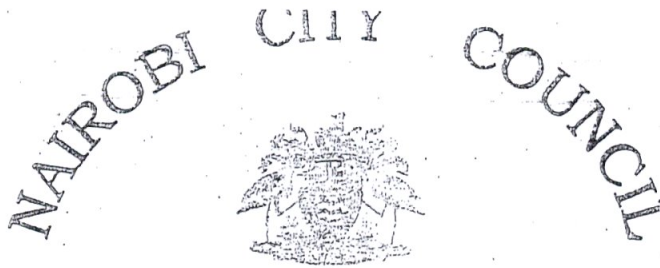
Enclosure Payment Voucher (yellow) attached.

(NB After paying, please return the payment voucher to the Director of City Planning & Architecture for record).

MUNICIPALITY NAIROBI
JUNE 224281/221349

2236

REF. NO. CP&ARCH/004855



CITY HALL
P.O. BOX 30075
NAIROBI
KENYA

TOWN CLERK'S DEPARTMENT

Alice Mwonjara
C/o Nairobi City Council

Dear Sir/Madam,

25th February, 1999

REF: LETTER OF ALLOTMENT KINYANJUI STREET ZIWANI

I have the honour to inform you that the City Council offers you plot No. R5 in the above mentioned scheme subject to your written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:-

AREA	0.032ha.....hectares (approximately)
TERM	Residual of this council's term of 99 years (less three days thereof)
STAND PREMIUM	Kshs. 11,500/=
ANNUAL RENT:	Kshs. 1,850/= (Revisable in accordance with Government Land Act)

This allotment is subject to the following conditions:-

1. The land shall only be used for residential purposes and shall be developed in accordance with the approval plans.
2. If the plot is unsurveyed at the time you commence building care must be exercised to ensure that any building or other works is contained within the boundaries of the plot and should they overstep the said boundaries cost of removal and reconstruction must be borne by you.
3. The allottee shall pay rates and all other outgoings as may be imposed charged or assessed upon the Land.
4. All special conditions imposed on the main title shall extend to this plot.

If these conditions are acceptable to you I would be obliged to receive your written acceptance together with your cash payment or bankers cheque for the amount set below:-

Stand Premium:	Kshs. 11,500/=
Annual Rent	Kshs. 1,850/=
Survey Fees, Architectural Fees/Approval Fees, etc	Kshs.
TOTAL	Kshs. 13,350/=

In addition the allottees shall be responsible for payment of development costs, conveyancing, registration and survey fees and any other charges or costs incidental to this transaction and the same shall be payable on demand.

If acceptance and payment is not received within 30 days from the date thereof the offer herein contained will be considered to have lapsed without further reference to yourself.

Yours faithfully,



Z.M. WANDERA (MRS) , S.S.
TOWN CLERK

c.c. Director of City Planning & Architecture
 Chief counsel (conveyancing)
 Chief revenue Officer
 Chief Valuer

Enclosure: Payment Voucher (yellow) attached.

(NB: After paying, please return the payment Voucher to the
 Director of City Planning & Architecture for record)..



REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT

(Chapter 300, Repealed)

Certificate of Lease

TITLE No.

NAIROBI/BLOCK42/1160

APPROXIMATE AREA

0.045 HECTARES

LESSOR NAIROBI CITY COUNTY

RENT

TERM 99 LESS 01-11-2020
THE LAST THREE DAYS

This is to certify that

ALICE MWONJARU ID NO 9855162 P.O.BOX 30075-00100 NAIROBI

is (are) now registered as the proprietor(s) of the leasehold interest above referred to, subject to the agreements and other matters contained in the registered lease, to the entries in the register relating to the lease and to such of the overriding interests set out in section 30 of the Registered Land Act as may for the time being subsist and effect the land comprised in the lease.

GIVEN under my hand and the seal of the

NAIROBI

District Land Registry

this 2nd day of May 2020

B. A. Chaka

Land Registrar



NAIROBI CITY COUNTY

Nairobi City Hall, City Hall Way

P.O Box 30075-00100

00100, Nairobi

Property Details

Parcel Number: NAIROBI/BLOCK42/1164

Name: MARY MUTHONI KARUMI

Ref No: 2020_108303

P.O. Box:

BILL

Payer Details

Bill No: BL-LR-ABB27F0A

Date: Friday, May 8, 2026

Name: Nairobi City County

ID No:

Phone No: 0722393836

BILL DETAILS

Description	Amount
Land Rate for - 2026	55,611.30
Land Rate Arrears	297,671.90
Land Rate Penalty	173,634.00
Bill Total Amount	526,917.30

Make all checks payable to Nairobi City County Revenue Account

BANK NAME	ACCOUNT NAME	ACCOUNT NUMBER
Equity Bank	Nairobi City County Revenue Collection Account	1600284509139
Cooperative Bank Of Kenya	Nairobi City County	01141232396600

M-PESA

Business No. Account No
6060047 BL-LR-
 ABB27F0A

You were served by:

Date&Time: 5/8/2026 3:35 PM

Stamp:.....




NAIROBI CITY COUNTY
OFFICE OF THE GOVERNOR
County Secretary and Head of County Public Service

Ref: NCC/2018/100/100/100
The Director, Office of the Nairobi City County
Nairobi City County
Nairobi

20 May 2018

RE: NOTICE TO VACATE

Upon a recent survey, it has been observed that your development has been built on land which is not yours to build on.

1. NAIROBI/BLOCK 42/1160
2. NAIROBI/BLOCK 42/1161
3. NAIROBI/BLOCK 42/1162
4. NAIROBI/BLOCK 42/1163
5. NAIROBI/BLOCK 42/1164
6. NAIROBI/BLOCK 42/1165
7. NAIROBI/BLOCK 42/1166

Take notice that you are hereby required to vacate the said land within twenty (20) days from the date of this notice.

Failure to comply, the County government will be compelled to take appropriate action without further notice.

GODFREY OCHIENG
AD. COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

CC: H.E. the Governor
Nairobi City County

H.E. the Deputy Governor
Nairobi City County

LET'S MAKE NAIROBI WORK

NAIROBI CITY COUNTY OFFICE OF THE GOVERNOR, P.O. BOX 100, NAIROBI. TEL: 020 271 2000. FAX: 020 271 2001. EMAIL: info@nairobi.go.ke



Nandwa & another (Suing on Their Own and on Behalf of Single Mothers Association of Kenya) v Nairobi County Government & another (Environment & Land Case 958 of 2014) [2025] KEELC 3393 (KLR) (29 April 2025) (Judgment)

Neutral citation: [2025] KEELC 3393 (KLR)

REPUBLIC OF KENYA
IN THE ENVIRONMENT AND LAND COURT AT NAIROBI
ENVIRONMENT & LAND CASE 958 OF 2014

AY KOROSS, J

APRIL 29, 2025

BETWEEN

ANGELINE OKWEYA NANDWA 1ST PLAINTIFF

JANE ARIMI 2ND PLAINTIFF

SUING ON THEIR OWN AND ON BEHALF OF SINGLE MOTHERS
ASSOCIATION OF KENYA

AND

NAIROBI COUNTY GOVERNMENT 1ST DEFENDANT

NAIROBI METROPOLITAN SERVICES 2ND DEFENDANT

JUDGMENT

1. The dispute between the parties revolves around a parcel of land known as Plot No. CP & Arch/002619 ("suit property") measuring approximately 0.20ha, which was allotted to the plaintiff on 29/04/1997 by the Nairobi City Council ("Council"). The council was the 1st defendant's predecessor.
2. The 2nd defendant took over some of the functions of the 1st defendant but became defunct in the course of these proceedings.
3. Before such formal allocation of the suit property to the plaintiff, the Nairobi City Commission ("NCC") whose function was taken over by the council had sometimes on 11/6/1992, issued a temporary occupation license to the plaintiff ("TOL") allowing it to occupy some land which they paid a monthly rent of kshs. 300/-.
4. It appears there is a relation between the land they occupied temporarily and the disputed property. Noteworthy, the size of the land they occupied temporarily was not disclosed.



5. It emerges the main bone of contention before this court is not the size of the suit property on paper but its size on the ground. Thus, this court will shortly summarise each of the parties' cases.

Plaintiff's case and evidence

6. In a further amended plaint dated 19/05/2021 filed by the law firm of Ms. Kamau Kinga & Co. Advocates, the plaintiff contended the property allocated to it was Plot No. CPK ARCH/002619 ("plaintiff's land").
7. It was contended that after the TOL and issuance of the allotment letter, the relevant charges towards acquiring the plaintiff's land were paid, including stand premium, ground rent, survey and legal fees.
8. Additionally, a beacon certificate was issued to the plaintiff, and a part development plan ("PDP") was undertaken. It was asserted the plaintiff had been in occupation and possession of the suit property since 1992.
9. Nonetheless, it was discovered the defendant had interfered with the beacon certificate and PDP by reducing the suit property's size by $\frac{1}{4}$.
10. It was averred that this has been the source of conflict between the parties, leading to a notice of eviction by the defendants to the plaintiff, giving it 7 days' notice to vacate the portion it had allegedly encroached upon, which size was $\frac{1}{4}$ of the plaintiff's land.
11. Thus, the plaintiff was apprehensive the defendants would evict it from the suit property and sought the following reliefs: -
- a. A permanent injunction and prohibition restraining the defendants and or their agents, servants and or whomsoever from evicting and interfering with the plaintiff's peaceful and quiet enjoyment or dealing with the plot ref no. CPX Arch/00219 being the excision of a disused parking lot at LR No.209/6738/Part Kinyanjui Street-Ziwani, Nairobi.
 - b. A declaratory order that the plaintiff is the legal and or beneficial owner of CPX Arch/00219, being the excision of a disused parking lot at LR No.209/6738/Part Kinyanjui Street-Ziwani, Nairobi.
 - c. In the alternative, the plaintiff be awarded special damages for demolition of the suit property amounting to kshs. 16, 407, 857/-
 - d. Costs of the suit.
12. The plaintiff's chairperson, Angeline Okweya Nandwa, testified as PWI and she adopted her witness statement and produced documents in support of the plaintiff's case, which were marked as Pex1-6.
13. It was her evidence that she was unsure of the particulars of the property allocated to the plaintiff. She stated the plaintiff's pleadings disclosed the particulars as CPX Architect 002619 instead of CP/Arch/002619.
14. Further, that though it was pleaded the allotment took place on 26/04/1997, the actual date was 29/04/1997, which, according to her, was a minor infraction.
15. She maintained the suit property was 0.2ha, and the plaintiff had never been evicted from the suit property and was in occupation but later in her re-examination, she stated the plaintiff had been evicted.

16. She stated the beacon certificate dated 12/07/2012 referenced property no. CPU/Arch/002619, which indeed tallied with the reference no. contained in the allotment letter.
17. She testified there was another beacon certificate of 1997, but did not produce it before this court, and she asserted the plaintiff rejected the beacon certificate of 12/07/2012.
18. The reason advanced as to why it was rejected was that the plaintiff's land had been allocated to other persons.
19. Nevertheless, she admitted Philip Mbiti Kiswii (DW1) had visited the ground where the suit property was located, fixed the beacons, showed the plaintiff the extent of where the 0.2ha lay, and the plaintiff had paid for the beacon certificate.

Defendant's case and evidence.

20. By the defendants' then counsel, M/s. W.S. Ogola, a defence was filed dated 29/08/2014, which was mostly composed of denials and put the plaintiff to strict proof.
21. Further, it was maintained the plaintiff was allocated land measuring 0.2ha and admitted payments were made to it by the plaintiff for such allocation and that a TOL existed between the parties prior to such apportionment.
22. It was averred on the ground, the plaintiff occupied more than the 0.2ha that was allocated to it and had encroached onto the defendants' land, thus a notice to vacate ensued. Accordingly, this court was urged to dismiss the plaintiff's case.
23. DW1, an assistant director of geographic information and systems with the 1st defendant and also a surveyor adopted his witness statement and produced documents in support of the defendants' case which were marked and produced as Dex1-8.
24. He gave an uncontroverted history in the following manner of how he fixed the boundaries of the suit property and thereafter issued a beacon certificate to the plaintiff.
25. The plaintiff who had been allocated the suit property measuring 0.2ha applied for a beacon certificate and paid for it.
26. Upon instructions from the chief surveyor to survey the suit property and armed with the letter of allotment and PDP, he visited the suit property in the plaintiff's presence, beacons the suit property and issued the beacon certificate dated 12/07/2012 to it.
27. He asserted when identifying the boundaries of the suit property, it was established the plaintiff occupied a larger portion than what was allotted to it, as it had encroached onto land belonging to Commonwealth Cemetery.
28. He further testified he showed the plaintiff the extent of its land and encroachment and issued it with a demolition notice. He maintained the plaintiff had never been evicted from the encroached portion.

Parties' submissions

29. As directed by the court, all parties filed written submissions. The plaintiff's counsel filed written submissions dated 16/12/2024. However, counsel did not frame any issue for determination but made submissions on the threshold for the grant of injunctions.



30. The defendants' now law firm on record Ms. K.N. Nyamweya & Co. Advocates, filed written submissions dated 17/02/2025 and though counsel made submissions on injunctions, he also argued the plaintiff had not proved its case.
31. Upon identifying and considering the issues for determination, this court will, in its analysis and determination, consider the respective parties' arguments on the particular issue and also consider provisions of law and authorities they relied upon to advance their arguments as contained in their submissions.

Issues for determination,

32. I have considered the pleadings, evidence adduced by the parties, as well as rival submissions. Being guided by the provisions of law and judicial precedents, this court will now proceed to consider the merits or otherwise of the plaintiff's claim, and conceivably, the issues for resolution are;
 - I. Whether this plaint has been instituted by an entity capable of instituting such a suit.
 - II. Was the suit property properly described in the plaint?
 - III. What was the plaintiff's claim, and was it proved to the required standards?
 - IV. What orders should this court issue, including an order as to costs?

Analysis and Determination

33. The issues that were earlier identified as arising for determination shall be handled separately in a simultaneous manner.

I. Whether this plaint has been instituted by an entity capable of instituting such a suit.

34. In paragraph 1 of the further amended plaint, the plaintiff is described as single mothers association community based self help group.
35. Whether such a group or a few members of such a group can institute civil proceedings has been the subject of judicial interpretation in a line of decisions and this court adopts the position taken in the persuasive decision of Kipsiwo Community Self Help Group v Attorney General And 6 Others [2013] KEELC 63 (KLR) which stated thus:-

“Kipsiwo Self Help Group had no capacity to institute action in its own name. A person recognized in law had to sue on behalf of members of Kipsiwo Self Help Group and such members had to be named and identified with precision. The person bringing action has to demonstrate that he has permission to bring the action on behalf of the members of the Group, or on behalf of the people he seeks to represent, if it is a representative suit.”

36. It follows in this case that the self-help group could not sue, and further, PW1 and Jane Arimi who allegedly sued on their own behalf had to first obtain authority to file suit from the congregation of the plaintiff's members and in the absence, this court finds the suit incompetent.



47. When considering the non-use of the word fraud in a claim, the Court of Appeal decision of *Arthi Highway Developers Limited v West End Butchery Limited & 6 others* [2015] KECA 816 (KLR), cited with approval the passage of *Bullen & Leake & Jacobs, Precedent of pleadings 13th Edition* at page 427 in the following words:-

“Where fraud is intended to be charged, there must be a clear and distinct allegation of fraud upon the pleadings, and though it is not necessary that the word fraud should be used, the facts must be so stated as to show distinctly that fraud is charged (*Wallingford v Mutual Society* (1880) 5 App. Cas. 685 at 697, 701, 709, *Garden Neptune V Occident* [1989] 1 Lloyd’s Rep. 305, 308). Emphasis added.

48. It follows that even though the plaintiff did not use the word “fraud” in its pleadings, this did not necessarily defeat its claim.
49. As pleaded, the particulars of the said fraud were that in 2013, it discovered the defendants had furtively subdivided the plaintiff’s land, which had been allocated to it in 1992 and that the PDP and beacon certificate had been tampered with the intention of reducing the plaintiff’s land by ½.
50. As earlier stated in the analysis of the other issues, the plaintiff’s claim was bound to fail, but even assuming for a moment that a proper description of the suit property was made and it could sue, its claim of fraud was destined to flop.
51. This is so because fraud is a matter of evidence, yet the plaintiff did not present any iota of evidence to substantiate its allegations of fraud.
52. It was expected to present evidence of the existence of the 1992 allotment, but that was not so. Suffice it to say, the only existing allotment letter of the suit property was the one issued on 29/04/1997.
53. Furthermore, no evidence was ever presented regarding the allegations of tampering with the PDP or beacon certificate; the only existing beacon certificate is that of 12/07/2012, produced by DW1.
54. In this court’s opinion, the plaintiff’s claim was speculative on the exact size it is supposed to occupy. It appears it was of the belief that it was entitled to the land it occupied under TOL and not under the letter of allotment.
55. Nay, the terms of the TOL came to an end and upon issuance of the letter of allotment, it was only entitled to occupancy of the suit property, which measures 0.2ha, whose boundaries were pointed out to them by DW1. Hence, this court finds the plaintiff did not prove its claim to the required standards.

II. What orders should this court issue, including an order as to costs?

56. It is this court’s ultimate finding that the plaintiff did not prove its case to the required standards. It is trite law costs follow the event and although the plaintiff could not sue, the defendant’s costs shall personally be borne by PW1 and Jane Arimi.
56. In the end, this court hereby issues the following disposal orders: -
- a. The plaintiff’s suit against the defendants is hereby dismissed.
 - b. The defendants’ costs shall be borne by Angeline Okweya Nandwa and Jane Arimi.
- It is so ordered.

DELIVERED AND DATED AT MACHAKOS THIS 29TH DAY OF APRIL, 2025.



I. Was the suit property properly described in the plaint?

37. As required by Order 4 Rule 3 of the Civil Procedure Rules (CPR), the plaint was required to adequately describe the suit property to enable the court and defendants to adequately identify it. This provision of law states as follows: -

“Where the subject-matter of the suit is immovable property, the plaint shall contain a description of the property sufficient to identify it.”

38. The plaint has described the property in contention as Plot No. CPX ARC ARCH 002619, yet it never provided any documents to substantiate the existence of such a property.
39. From documentary evidence, it is obvious the plaintiff misstated the suit property instead of describing it as Plot No. CP & Arch/002619.
40. Given the provision of Order 4 Rule 3 of the CPR, there should never have been any ambiguity in the suit property that is the subject matter of the dispute. Consequently, for reasons of inadequate description of the suit property, this court finds the plaintiff's claim fails.

II. What was the plaintiff's claim, and was it proved to the required standards?

41. When one pleads illegality or fraud, Order 2 Rule 10 (1) (a) of the CPR provides that such claims have to be particularised, and this proviso states:

“(1) Subject to subrule (2), every pleading shall contain the necessary particulars of any claim, defence or other matter pleaded including, without prejudice to the generality of the foregoing—

(a) particulars of any misrepresentation, fraud, breach of trust, wilful default or undue influence on which the party pleading relies; and”

42. It is settled law that fraud must procedurally be specifically pleaded and proved on parameters beyond a balance of probability but below that of beyond a reasonable doubt.
43. This principle of law was well elucidated in the case of Vijay Morjaria v Nansingh Madhusingh Darbar & Hulashiba Nansingh Darbar (Civil Appeal 106 of 2000) [2000] KECA 223 (KLR) (Civ) (1 December 2000) (Judgment) where the Court of Appeal held: -

“It is well established that fraud must be specifically pleaded and that particulars of the fraud alleged must be stated on the face of the pleading. The acts alleged to be fraudulent must of course be set out, and then it should be stated that these acts were done fraudulently. It is also settled law that fraudulent conduct must be distinctly alleged and as distinctly proved, and it is not allowable to leave fraud to be inferred from the facts.” Emphasis added

44. It is an equitable legal maxim that no person will suffer a wrong without a remedy. Moreover, remedies prevent wrongs and preserve rights.
45. Hence, it was incumbent upon the plaintiff to adequately identify, plead and particularise its claim to the required standards.
46. This court has gone through the further amended plaint, and though the reliefs sought are clear and fraud and particulars thereof have been pleaded, the word fraud was not specially used in the plaint.



HON. A. Y. KOROSS

JUDGE

29.04.2025

JUDGMENT DELIVERED VIRTUALLY THROUGH MICROSOFT TEAMS VIDEO
CONFERENCING PLATFORM

In the presence of;

Ms Kanja- Court Assistant

N/A for the parties



APPENDIX III: PETTITION

PETITION TO THE SENATE OF THE REPUBLIC OF KENYA CONCERNING THE
EVICTION OF THE SINGLE MOTHERS ASSOCIATION OF KENYA (SMAK) FROM
PROPERTY REF NO: CP & ARCH/00219 EXCISION OF L.R. NO 209/6738

16TH SEPTEMBER 2025

THE CLERK OF THE SENATE,
PARLIAMENT BUILDINGS,
P.O BOX 41842 - 00100,
NAIROBI, KENYA.



Dr. Abdurrahman
You are dealing
with this
matter.
S. Chania
29/10/25

That, we the undersigned, on behalf of the Single Mothers Association of Kenya (SMAK), based in Starehe Constituency, being peace-loving and law-abiding citizens of the Republic of Kenya, and in exercise of our right under Article 119 of the Constitution of Kenya, which grants every person the right to petition Parliament on any matter within its authority, do hereby humbly submit this petition to the Senate of the Republic of Kenya for consideration.

That, whereas; The SMAK is a legally registered charitable community-based organization established in 1991 and registered in 1992 under the Ministry of Gender, Sports, Culture, and Social Services, based in Ziwani Ward, Starehe Constituency, Nairobi County. This petition is submitted to your office for consideration of the following grievances and requests:

That, since 1992, SMAK has occupied a disused parking lot in Ziwani Estate under allocation from the Nairobi City Council, consistently paying ground rent and, in 1997, making full payments for allotment, lease, PDP, and beacon surveys. However, the NCCG has never issued the required documents, and instead, we have faced repeated harassment, including instructions to advertise for regularization (2007–2008), unauthorized subdivision of our plot (2012), eviction letters (2015), and even demolition of our facilities without notice (2019). Our attempts at legal redress have failed due to the Nairobi City County's continued withholding of critical documents.

That, the purpose of this petition is to draw the attention of the Senate to several grievances and concerns raised by the members of the Single Mothers Association of Kenya regarding the ongoing and planned activities related to the land. The following issues are brought forth for consideration:

1. Immediate cessation of eviction threats and summons to all concerned parties.
2. Enforcement of our constitutional **Right to Information**, compelling the Nairobi City County Government to release:
 - o Lease agreement, PDP, beacon certificate, and title deed.
 - o Records explaining subdivision of the plot (if ever legally done).
3. Investigation of Nairobi County officers who:
 - o Failed to provide documentation or legitimate claims over the land.
4. Clarification of the land boundaries, since our allotment letter only specifies an approximate area (0.2 ha).
5. Investigation into why planning notices of 2007–2008 did not indicate subdivision or partial allocation.
6. Production of all allotment letters for the four alleged sub-allottees listed on a disputed beacon certificate.



Dr. Chania
please process

201
29.10.25

**PETITION TO THE SENATE OF THE REPUBLIC OF KENYA CONCERNING THE
EVICTION OF THE SINGLE MOTHERS ASSOCIATION OF KENYA (SMAK) FROM
PROPERTY REF NO: CP & ARCH/00219 EXCISION OF L.R. NO 209/6738**

That, whereas; we the undersigned have pursued all possible means of resolution, including seeking an audience with the Governor, Nairobi City County, and the County Executive of Nairobi, among others in vain. We have therefore been left with no option but to petition the Senate of the Republic of Kenya.

We also confirm that this issue is NOT pending anywhere in any court of law or constitutional or legal body in Kenya.

And whereas; We the undersigned, on behalf of the Single Mothers Association of Kenya, aver that;

1. The Senate of the Republic of Kenya has the power and authority, as well as the moral obligation, to step in and save poor single mothers from inhuman evictions.
2. The Nairobi City County and the national government have shown an unwillingness to listen to the grievances of the members.

THEREFORE; We the undersigned humble petitioners pray that the Senate inquire into the matter with a view to: -

1. recommend immediate cessation of eviction threats and allow SMAK to continue its work without intimidation.
2. clarify the true boundaries and legal status of the land -REF NO: CP & ARCH/00219 Excision of a Disused Parking Lot at The Hindu Cemetery, L.R. No: 209/6738/Part Kinyanjui Street, Part Development Plan [PDP] REF. NO: CP/FP/ZONE 2/126/10/07

We humbly submit this petition for your consideration and appropriate action.

Contact Person:

Angelina Okweya Nandwa

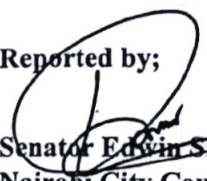
Founder & Project Director,

Single Mothers Association of Kenya (SMAK),

Tel No: 0722845873

Email: angelina30ke@gmail.com / smakwomen@yahoo.com

Reported by;


Senator Edwin Sifuna, CBS, MP,
Nairobi City County.

Tuesday, September 16, 2025.

**APPENDIX III:
SUBMISSION BY
PETITIONER**



MINISTRY OF GENDER, SPORTS, CULTURE & SOCIAL SERVICES

Department of Social Services

Nairobi Province

P. O. Box 20430 - 00200

NAIROBI

Date 02 MARCH 2005

This is the Exhibit marked *And*
Referred to in the sworn Affidavit of *A.O. M...*
Sworn before me *21.4* day
of *July* *M* *Nb* in
of *...*

Certificate of Self Help
Group / Organisation
NAIROBI PROVINCE

This is to Certify that:-

SINGLE MOTHERS ASSOCIATION OF KENYA

Sub-Location/Ward:- STAREHE Location:- ZIWANI

Division:- CENTRAL

Is registered with the office of Provincial Director of Social Services, Nairobi Province as a Self - Help Group/Organisation. This certificate entitles the Group to engage in Social Development Activities under the supervision of Provincial Director of Social Service, Nairobi.

(RUFINA N. SIMIYU)

Provincial Director of Social Services
Nairobi Province



SINGLE MOTHERS GROUP

KARIOKOR SOCIAL HALL

P.O. Box 75603
Nairobi
Kenya

Telephone No. 25954

Our Ref:

Date, 25th May, 1992.....

Your Ref:

The Chairman,
Nairobi City Commission,
P.O. Box 30075,
NAIROBI.

(Attn. Mr. Daniel Kongo)

Dear Sir,

RE: CONSTRUCTION OF TEMPORARY KIOSKS:

Referring to our first letter dated 19th May, 1992 on the above mentioned issue.

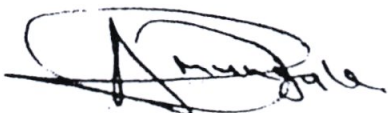
Sir, we are requesting for the construction on a different venue apart from the main plot we had requested for. As you are aware of our plan of putting up a multi purpose training centre for the community.

We feel while you are still sorting out about the plot meanwhile the temporary kiosks can be enabling us to get some cash for the preparation of our project.

The plot we are requesting for is between the Starehe Day Nursery and the Famous Ziwanisports ground.

Thanking you in advernce,

Yours sincerely,



h
Chief Valuer
Please allocate
as indicated.
James

- 2 -

cc.

Town Planner (N.CC.)

Chief Valuer (N.CC.)

Provincial Commissioner.

6

NAIROBI CITY COMMISSION



SECRETARY/TOWN CLERK
TELEGRAM: "MUNICIPALITY" NAIROBI
TELEPHONE: 224281

EXT: 2343

TOWN CLERK'S DEPARTMENT

CITY HALL
P.O. BOX 30075
NAIROBI
KENYA

Ref. No. CV.577/SG/1/0/GA/mnw

11TH JUNE 1992

Single Mothers Group
Kariokor Social Hall
P.O. Box 75603
NAIROBI.

Dear Madam,

RE: ALLOCATION OF TEMPORARY OCCUPATION LICENCE (T.O.L).

Your application for a T.O.L. has been considered and the site edged red on the attached plan has been allocated to you, subject to the following terms and conditions:-

- (1) A monthly rent of Kshs. 300/ is payable in advance within 7 days of the commencement of every month.
- (2) The site shall be used for the construction of 3 No. temporary kiosks for (food, Hair saloon, and Grocery).
- (3) The allocation is on temporary basis and either party may give one-month's notice in writing to terminate the tenancy.
- (4) The site should be cleared of all debris on termination of the tenancy.

You may wish to fence the site with temporary materials like timber and barbed wires.

If the offer is acceptable to you, please let us have your written acceptance together with a deposit of Kshs. 300/- and rent of equal amount within 14 days of the date of this offer.

Yours faithfully,

CHIEF VALUER
FOR: SECRETARY/TOWN CLERK.

Received
on 24/6/92

3

PERMANENT
ALLOCATION
1997
SINGA P
KARIOKOR SOCIAL HALL

Telephone No. 25054

PLT/25/5/92

Date. 1st September, 1992

The Chairman,
Nairobi City Commission
NAIROBI.

Dear Sir,

RE: REQUEST FOR A PERMANENT PLOT

Thanks alot for your effort in providing us with a temporary occupation plot to put up our group's projects.

Sir, refering to our memorandum during our visit to your office, we had several requests which needed to be given time as we are not the only group requesting for assistance from your office.

Sir, what we are requesting from you is to include us in your list of permanent plot allocation. We would like to put up some rental residential houses and a rehabilitation centre for street children that is to enable each member to have her own personal assets as part of her or her family's benefit incase anything happens to her. As you you are aware, the only asset we can afford to give to our children is education and nothing else.

Thank you in advance.

Yours Sincerely,



MISS NAGELINA OMUNGALA
GROUP SECRETARY

NAIROBI CITY COUNCIL



TOWN CLERK
TELEGRAM: "MUNICIPALITY" NAIROBI
TELEPHONE: 224281

EXT. 2223

TOWN CLERK'S DEPARTMENT

CITY HALL
P.O. BOX 30075
NAIROBI
KENYA

Ref. No. CP&ARCH/002619

29th April, 1997.

Single Mothers Association of Kenya,

RE : LETTER OF ALLOTMENT - WORKSHOP PLOT -
KINYANJUI STREET - ZIWANI

I have the honour to inform you that the City Council offers you the above referenced plot (as per attached plan) subject to the following terms & Conditions:-

<u>AREA:</u>	0.2ha. (Approximately)
<u>STAND PREMIUM:</u>	Ksh. 60,000/=
<u>ANNUAL RENT:</u>	Ksh. 6,000/=
<u>TENURE:</u>	Residue of the City Council term of lease less the last 3 days thereof.
<u>USER:</u>	The land shall be used for development of cottage industry accommodation in accordance with approved plans.

In addition you shall be required to pay survey fees, rates, legal fees, development charges and all other costs incidental to this transaction.

If the terms and conditions are acceptable, please let me receive your written acceptance with charges as indicated below within 30 days of the date of this letter.

Stand Premium	:	Ksh. 60,000/=
Annual Rent	:	Ksh. 6,000/=
TOTAL	:	Ksh. 66,000/=

S.K. Ng'eno
S.K. NG'ENO
TOWN CLERK

c.c. Director of City Planning & Architecture
Deputy Director (Valuation)
Chief Counsel (C)
Chief Revenue Officer.

4

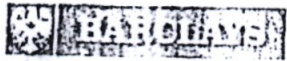
CITY HALL
P.O. BOX 30075
NAIROBI
KENYA

John Sanders
TOWN CLERK

5



BANKERS' CHEQUE



BARCLAYS BANK OF KENYA LIMITED
HEAD OFFICE NAIROBI

NAIROBI CITY COUNCIL

Pay SEVENTY EIGHT THOUSAND ONLY KSh
Kenya Shillings *****
HURLINGHAM, NAIROBI, KENYA

Date 25th March 1999

03-045

*1***78000.00**

KSh

Barclays Bank of Kenya Limited

Cheque Number

Bank Code

Account Number

50 11 25 00 100 15 11 11

900 15 20

Bankers' Cheque
NO: 501425 of 25/03/99
of KSh 78,000/-

CT/608

CT/608

NAIROBI CITY COUNCIL

CITY HALL,
NAIROBI

Grant Remun - KSh 60,000/-
Grant Rent - KSh 18,000/-
Total: - KSh 78,000/-
Plot at Twani

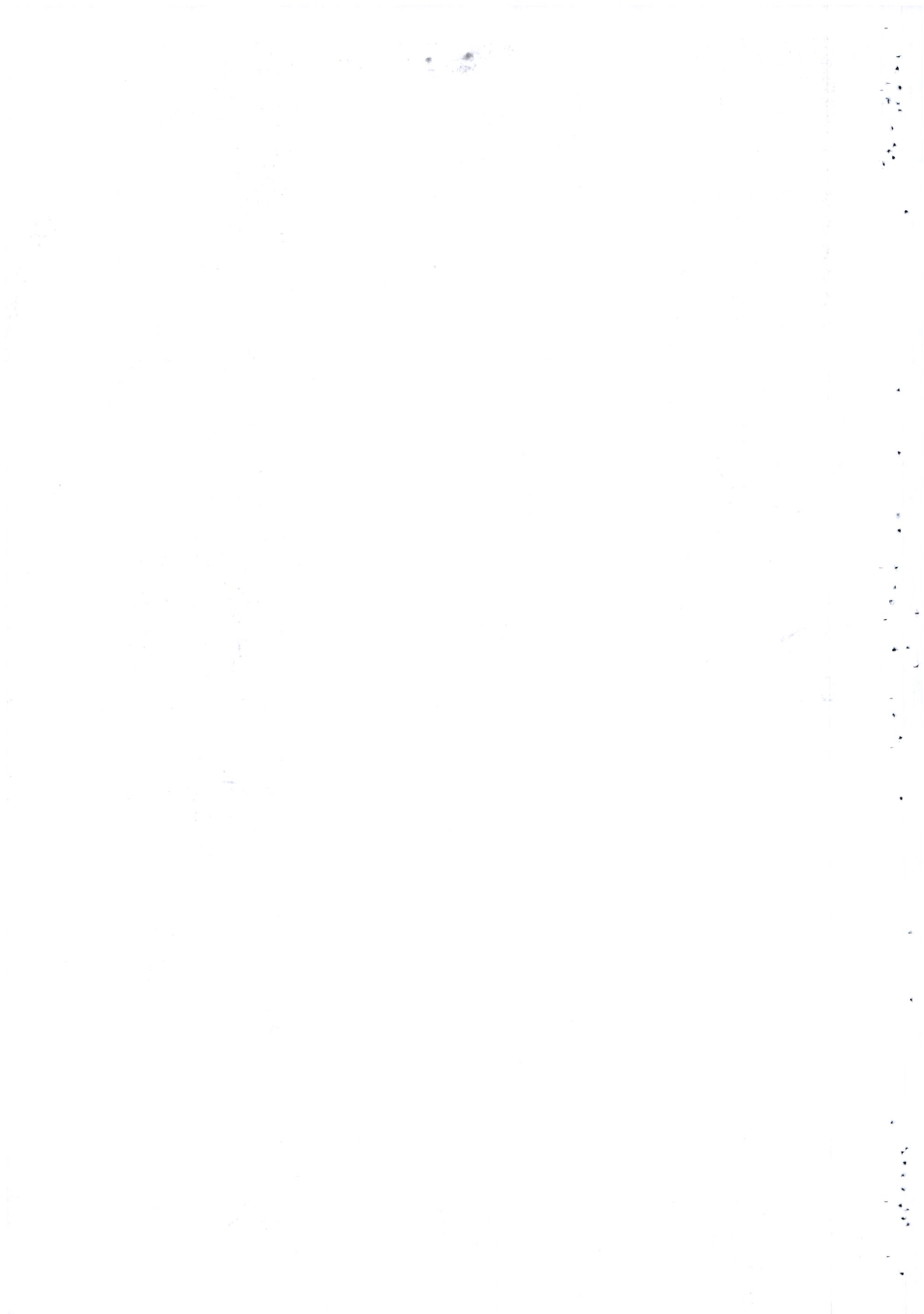
DATE 26.03.99

AMOUNT	
Shs.	Cts.
78000	0
CODE	
891070	

Name Single Mothers Association of Kenya
Address P.O. Box 75603,
Nairobi

ONLY
RECEIVED

ONLY THE COUNCIL PRINTED RECEIPT BELOW WILL BE RECOGNISED
RECEIVED the sum here stated in printed figures



L.R. No - 209/6738



CT/608

NAIROBI CITY COUNCIL

Being payment for legal
fee for preparation of
Agreement for lease plot no.
A 15 Sector II Umoga inner
Corner KINYANJUI STREET.

CITY HALL,
NAIROBI

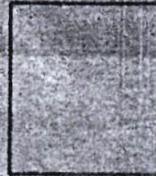
WORKSHOP, ZIWANI

DATE 11-3-99

AMOUNT	
Shs.	Cts.
3200/-	
CODE	
052061	

Name	SINGLE MOTHERS ASSOCIATION Flora Pukachi Mwangi
Address	Box A 75683 75603 Nairobi

ONLY THE COUNCIL PRINTED RECEIPT BELOW WILL BE RECOGNISED
RECEIVED the sum here stated in printed figures



24/8/99

DEPUTY DIRECTOR
LAND SURVEY SECTION



CT/608

NAIROBI CITY COUNCIL

Being survey fees for workshop
Plot - Kinyanjui Street - Ziwani.

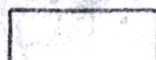
CITY HALL,
NAIROBI

DATE 24/8/99

AMOUNT	
Shs.	Cts.
13,160	-
CODE	
042010	

Name	Single Mothers Association of Kenya.
Address	

ONLY THE COUNCIL PRINTED RECEIPT BELOW WILL BE RECOGNISED
RECEIVED the sum here stated in printed figures





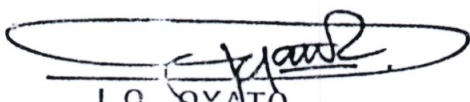
M E M O R A N D U M

FROM : DEPUTY DIRECTOR (LS)
TO : ASSISTANT DIRECTOR (LS)
DATE : 21ST APRIL, 1999

RE: WORKSHOP PLOT - KINYANJUI STREET - ZIWANI

Please assign this survey work to be carried out as a matter of urgency.

Attached is the relevant PDP.


J.O. QYATO
DEPUTY DIRECTOR (LS)

CP&ARCH/LS/01607/JOO/emm

Enc:

11/1/01
30/7/01

NAIROBI CITY COUNCIL

M E M O

FROM: TOWN CLERK

REF: DTC/EMDK/9/saj/453/

TO: DIRECTOR OF CITY PLANNING

DATE: 5-2-2001

RE: ALLOCATION OF WORKSHOP PLOT - KINYANJUI STREET ZIWANI
SINGLE MOTHERS ASSOCIATION OF KENYA

Attached please find a memo from Director of Social Services & Housing Ref: SWW.36/4314/MMJ/aab on the above matter.

Please investigate and report back to me on the position before we respond back to the Association.



EDWARD M.D. KARANI
Town Clerk

cc. Director of Social Services & Housing

(18)

37/2

ORIGINAL
REPUBLIC OF

OFFICIAL RECEIPT A 0903427

Station NAIROBI Date 19-5-2008

RECEIVED from CITY COUNCIL OF NAIROBI

Shillings FIVE THOUSAND FOUR HUNDRED AND

SEVENTY ONLY cents =

on account of DEV PLAN CP FP ZONE 2 126 10 07

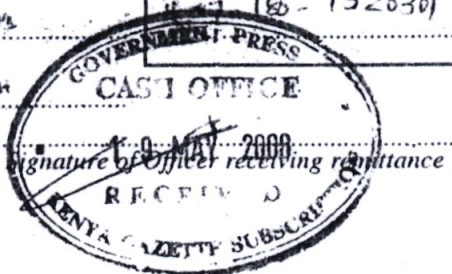
Vote
Head 00P

Sub-
Head GP

Item GP Fys

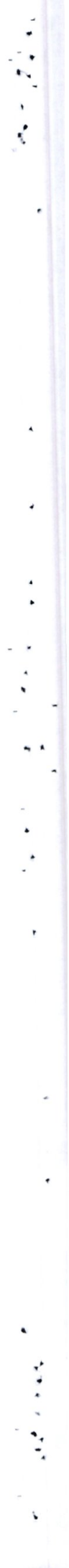
Cash
Cheque No. CASH

KSh. <u>5470/-</u> cts.
Ac. <u>180-7320301</u>



FORM 6

GPK(SP 7114)-20m Bks.-6/2007



CITY COUNCIL OF NAIROBI



CORRESPONDENCE FOR

AIR MAIL

TEL No 224281

FAX 22440

MAIL ROOM

REF CPD/FP/5664/CP/FP/Zone2/126/10/07

DATE 19/10/2007

CITY HALL

P. O. BOX 30075

CITY PLANNING DEPARTMENT

NAIROBI, KENYA

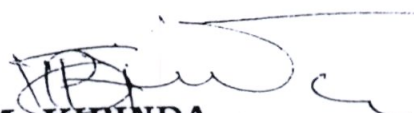
PUBLIC NOTICE

THE PHYSICAL PLANNING ACT (CAP 286)

Notice is hereby given that Part Development Plan Ref: CP/FP/Zone 2/126/10/07 for the proposed site for a **Workshop for Single Mothers Association of Kenya at Ziwani - Nairobi.**

A copy of the Part Development Plan has been deposited for the public inspection and viewing free of charge at City Hall, 2nd Floor, Forward Planning Section Notice Board, by any person interested between hours 8.00 a.m. and 5.00 p.m.

Any interested person who wishes to make any representation in connection with the objection to the above Part Development Plan may send such representation or objection in writing to be received by the Director of City Planning Department, P.O. Box 30075, Nairobi not later than 60 days from the publication date.


P.M. KIBINDA

DIRECTOR OF CITY PLANNING



smak

SINGLE MOTHERS ASSOCIATION OF KENYA

Kinyanjui Street
off General Waruingi
Street Ziwani Estate
P.O. Box 75603-00200, Nairobi
Tel : 6764174 Mobile : 0722 845873
Email : angelina 30ke@yahoo.com

ILANI
Physical Planning
Act (Cap 286)

Tarigazo latolewa hapa kuwa utayarishaji wa mpango wa uimarishaji wa Ardhi CP/FP/ZONE 2/126/10/07 unahusu ardhi kwa ajili ya Workshop for Single Mothers Association of Kenya at Ziwani - Nairobi.

Nakala za mpango huo wa uimarishaji wa Ardhi imo kwa ukaguzi wa umma kwenye ubao wa matangazo katika ofisi ya Idara ya Mipangilio ya Kimbele kwa mji yeyote aliye na haja ya kufanya hivyo baina ya saa mbili asubuhi na saa kumi na moja jioni.

Weyote aliye na njia ya kutoa maoni au kupinga utayarishaji wa mpango huo anaweza kutoa malalamishi hayo kwa maandishi kwa Mkurugenzi wa Idara ya Mipangilio ya Mji SLP 30075, Nairobi katika muda wa siku sitini (60).

8/11/2007
P. M. KIBINDA
genzi wa Idara ya
Mipangilio ya
TAIFA Mji
LEO

PUBLIC NOTICE

The Physical Planning Act Cap 286
Notice is hereby given that Part Development Plan Ref CP/FP/Zone 2/126/10/07 for the proposed site for a Workshop for Single Mothers Association of Kenya at Ziwani - Nairobi.

A copy of the Part Development Plan has been deposited for public inspection and viewing free of charge at at City Hall, 2nd floor, Forward Planning Section Notice Board, by any person interested between the hours of 8am and 5pm.

Any interested person who wishes to make any representation in connection or objection to the above Part Development Plan may send such representations or objections in writing to be received by the Director of City Planning Department, PO Box 30075, Nairobi not later than 60 (sixty) days from the publication date.

8/11/2007
P. M. KIBINDA
Director of City Planning

8/11/2007

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Facing the Reality of Life

(c) The District Environment Officer, Kisumu District.

The National Environment Management Authority invites members of the public to submit oral or written comments within thirty (30) days from the date of publication of this notice to the Director-General, National Environment Management Authority, to assist the authority in the approval process of the project.

B. M. LANGWEN,
for Director-General,
National Environment Management Authority.

GAZETTE NOTICE NO. 11016

THE PHYSICAL PLANNING ACT

(No. 6 of 1996)

COMPLETION OF PART DEVELOPMENT PLAN

(PDP No. C20/2007/1 for Mathira Water and Sanitation Company)

NOTICE is given that the above-mentioned part development plan was on 17th September, 2007, completed.

The part development plan relates to land situated within the Karatina Municipal Council.

Copies of the part development plan have been deposited for public inspection at the offices of the Provincial Physical Planning Officer, at Provincial Headquarters, Block "A", Room 216 and Karatina Municipal Council.

The copies so deposited are available for inspection free of charge by all persons interested at the offices of the Provincial Physical Planning Officer, at Provincial Headquarters, Block "A", Room 216 and Karatina Municipal Council, between the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday.

Any interested person who wishes to make any representation in connection with or objection to the above-named part development plan may send such representations or objections in writing to be received by the Provincial Physical Planning Officer, P.O. Box 250, Nyeri, within sixty (60) days from the date of publication of this notice and such representation or objection shall state the grounds on which it is made.

Dated the 17th September, 2007.

P. M. MWAURA,
for Director of Physical Planning.

GAZETTE NOTICE NO. 11017

THE PHYSICAL PLANNING ACT

(No. 6 of 1996)

COMPLETION OF PART DEVELOPMENT PLAN

(PDP No. KAJI/323/07/03 for Proposed Site for a Secondary School)

NOTICE is given that the above-mentioned part development plan has been completed.

The part development plan relates to land situated within Namanga Vnship, Kajiado District.

Copies of the part development plan have been deposited for inspection at the offices of the District Physical Planning Officer, Kajiado, Clerk, Olkejuado County Council.

The copies so deposited are available for inspection free of charge by all persons interested at the offices of the District Physical Planning Officer, Kajiado, Clerk, Olkejuado County Council, between the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday.

Any interested person who wishes to make any representation in connection with or objection to the above-named part development plan may send such representations or objections in writing to be received by the District Physical Planning Officer, P.O. Box 26, Kajiado, within sixty (60) days from the date of publication of this notice and such representation or objection shall state the grounds on which it is made.

11th October, 2007.

P. G. WAWERU,
for Director of Physical Planning

GAZETTE NOTICE NO. 11018

THE PHYSICAL PLANNING ACT

(No. 6 of 1996)

COMPLETION OF PART DEVELOPMENT PLAN

(PDP No. CP/FP/Zone 2/126/10/07 for the Proposed Site for Workshop for Single Mothers Association of Kenya at Ziwani, Nairobi)

NOTICE is given that the above-mentioned part development plan has been completed.

The part development plan relates to land situated within the City Council of Nairobi.

Copies of the part development plan have been deposited for public inspection at the offices of the Director of City Planning Department, City Hall, 2nd Floor, Forward Planning Section, notice board.

The copies so deposited are available for inspection free of charge by all persons interested at the offices of the Director of City Planning Department, City Hall, 2nd Floor, Forward Planning Section, notice board, between the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday.

Any interested person who wishes to make any representation in connection with or objection to the above-named part development plan may send such representations or objections in writing to be received by the Director of City Planning Department, P.O. Box 30075, Nairobi, within sixty (60) days from the date of publication of this notice and such representation or objection shall state the grounds on which it is made.

Dated the 29th October, 2007.

P. M. KIBINDA,
Director of City Planning.

GAZETTE NOTICE NO. 11019

THE KENYA COMMUNICATIONS ACT

(No. 2 of 1998)

APPLICATION FOR LICENCES

NOTICE is given that the following has, pursuant to the provisions of the Kenya Communications Act, 1998, made applications to Communications Commission of Kenya for the grant of licences as appears against their respective names.

Name and Address	Licence Category
Digital ISP Limited, P.O. Box 10659-00200, Nairobi	Internet service provider.
Professional Digital Systems Limited, P.O. Box 53952-00200, Nairobi	Premium rate services.
Sea Submarine Communications Limited, P.O. Box 200-00600, Nairobi	Data carrier network operator.
Chania Transport Company Limited, P.O. Box 4605, Thika	Intra-country postal/courier operator.

The reason for grant of the licences is to enable the applicants to provide and operate internet services, premium rate services, data carrier network operator services and intra-country postal/courier services as indicated above against their respective names.

The grant of these licences will affect public and local authorities, companies, persons or bodies of persons within the country.

Any public or local authority, company, person or body of persons desirous of making any representation on or objection to the grant of such licences as aforesaid must do so by letter addressed to the Director-General, Communications Commission of Kenya, Waiyaki Way, P.O. Box 14448-00800, Nairobi, indicating the "licence category" on the outside of the cover enclosing it on or before the expiry of sixty (60) days from the date of this notice and must forward to the applicant a copy of such representation or objection.

Dated the 6th November, 2007.

JOHN WAWERU,
Director-General.

12

h.

To

publ
Office

Ti
by all
Officers
of 8.00

Any
connecti
plan may
received
Kajiado, w
notice and
which it is n
Dated the

CITY COUNCIL OF NAIROBI



CITY HALL
P. O. BOX 30075
NAIROBI, KENYA

FOR ENQUIRIES ASK FOR
MR. BARREH

TEL NO: 224281

EXT: 2440

AND QUOTE

REF CPD/FP/002199 Zone 2/126/10/C.

DATE: 14th May, 2008

CITY PLANNING DEPARTMENT

PUBLIC NOTICE

PHYSICAL PLANNING ACT (CAP. 286)

Notice is hereby given that the City Council of Nairobi has completed formulation of a Part Development Plan [PDP] Ref. No. CP/FP/Zone 2/126/10/07 for the proposed site for a **Workshop for Single Mothers of Kenya - Excision of a Disused Parking Lot At The Hindu Cemetery, L.R. No. 209/6738/Part Kinyanjui Street - Ziwani, Nairobi.**

A copy of the above Part Development Plan has been deposited for public inspection and viewing free of charge at City Hall, 2nd Floor, Forward Planning Section's Notice Board, by any person interested between working hours 8.00 a.m. and 5.00 p.m.

Any interested person who wishes to make any representation in connection with objection(s) to the above PDP may send such representation or objection(s) in writing to be received by the Director of City Planning Department, P.O. Box 30075, Nairobi, not later than 60 days from the publication date.

P.M. KIBINDA
DIRECTOR OF CITY PLANNING

Copies of the part development plans as prepared have been deposited for public inspection at the offices of the District Physical Planning Officer, Kitui and Town Clerk, Municipal Council of Kitui.

The copies so deposited are available for inspection free of charge by all persons interested at the offices of the District Physical Planning Officer, Kitui and Town Clerk, Municipal Council of Kitui, between the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday.

Any interested person who wishes to make any representation in connection with or objection to the above-named part development plan may send such representations or objection in writing to be received by the District Physical Planning Officer, P.O. Box 584-90200, Kitui, not later than sixty (60) days from the date of publication of this notice.

Dated the 20th May, 2008.

A. M. MWANZIA,
for Director of Physical Planning.

GAZETTE NOTICE NO. 4684

THE PHYSICAL PLANNING ACT
(No. 6 of 1996)

COMPLETION OF PART DEVELOPMENT PLAN

(PDP No. CP/FP/ZONE 2/126/10/07 for the Proposed Site for a Workshop for Single Mothers of Kenya)

NOTICE is given that the City Council of Nairobi has completed formulation of part development plan for the proposed site for a Workshop for Single Mothers of Kenya Excision of a disused parking lot at the Hindu Cemetery L.R. No. 209/6738/Part Kinyanjui Street, Ziwani, Nairobi.

Copies of the part development plan as prepared has been deposited for public inspection at the offices of the Director of City Planning, City Hall, 2nd Floor, Forward Planning Section, Notice Board.

The copies so deposited are available for inspection free of charge by all persons interested at the offices of the Director of City Planning, City Hall, 2nd Floor, Forward Planning Section, Notice Board, between the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday.

Any interested person who wishes to make any representation in connection with or objection to the above-named part development plan may send such representations or objection in writing to be received by the Director of City Planning Department, P.O. Box 30075, Nairobi, not later than sixty (60) days from the date of publication of this notice.

Dated the 14th May, 2008.

P. M. KIBINDA,
Director of City Planning.

GAZETTE NOTICE NO. 4685

THE PHYSICAL PLANNING ACT
(No. 6 of 1996)

COMPLETION OF PART DEVELOPMENT PLAN

(PDP No. KAPE/WP/318/07/15 for Existing Tomena Primary School and E.L.C.K. Church and PDF. No. KAPE/318/07/09 for Existing A.C.K. St. Francis School for the Visually Impaired)

NOTICE is given that preparation of the above part development plan was on 22nd May, 2008 completed.

The part development plan relates to land situated within Municipal Council of Kapenguria, West Pokot District.

Copies of the part development plan as prepared has been deposited for public inspection at the offices of the District Physical Planning Officer, West Pokot; District Commissioner, West Pokot and Town Clerk, Municipal Council of Kapenguria.

The copies so deposited are available for inspection free of charge by all persons interested at the offices of the District Physical Planning Officer, West Pokot; District Commissioner, West Pokot and Town

Clerk, Municipal Council of Kapenguria, between the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday.

Any interested person who wishes to make any representation in connection with or objection to the above-named part development plan may send such representations or objection in writing to be received by the District Physical Planning Officer, P.O. Box 540-3060, Kapenguria, not later than sixty (60) days from the date of publication of this notice.

Dated the 22nd May, 2008.

F. O. OWINO,
for Director of Physical Planning.

GAZETTE NOTICE NO. 4686

THE PHYSICAL PLANNING ACT
(No. 6 of 1996)

COMPLETION OF PART DEVELOPMENT PLAN

(PDP No. MKS/56/08/3 for Veterinary Clinic and PDP No. MKS/8/08/1 for Proposed Strategic Government Housing, Athi River, Mavoko Municipality)

NOTICE is given that preparation of the above part development plan was on 15th May, 2008, completed.

The part development plan relates to land situated within Municipal Council of Machakos and Mavoko Municipal Council, respectively.

Copies of the part development plan as prepared has been deposited for public inspection at the offices of the District Physical Planning Officer, Machakos, Town Clerks' Machakos and Mavoko Municipal councils, District Officers', Machakos and Athi River towns.

The copies so deposited are available for inspection free of charge by all persons interested at the offices of the District Physical Planning Officer, Machakos, Town Clerks' Machakos and Mavoko Municipal councils, District Officers', Machakos and Athi River towns, between the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday.

Any interested person who wishes to make any representation in connection with or objection to the above-named part development plan may send such representations or objection in writing to be received by the District Physical Planning Officer, P.O. Box 333, Machakos, not later than sixty (60) days from the date of publication of this notice.

Dated the 15th May, 2008.

M. A. M. GIKUNDA,
for Director of Physical Planning.

GAZETTE NOTICE NO. 4454

THE ENVIRONMENTAL MANAGEMENT AND
CO-ORDINATION ACT
(No. 8 of 1999)

THE NATIONAL ENVIRONMENT MANAGEMENT
AUTHORITY

ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT
FOR THE PROPOSED ADDITIONAL PETROLEUM TANKS AND
A TRUCK OFF-LOADING FACILITY AT THE NATIONAL
NAIROBI TERMINAL DEPOT

INVITATION OF PUBLIC COMMENTS

PURSUANT to regulation 21 of Environment (Impact Assessment and Audit) Regulations, the National Environment Management Authority (NEMA) has received an environmental impact assessment study report for the implementation of proposed additional petroleum tanks and a truck off-loading facility at the National Nairobi Terminal depot.

The main objective of the project is to enhance the security of petroleum products supply to the proponent's customer in Kenya, East Africa and the great lakes region.

15

URGENT MEETING HELD ON 15TH, JULY, 2014 AT THE SINGLE MOTHERS

AGENDA:

1.SMAK PROJECT ISSUE.

PRESENT:

1. Angelina Okweya Nandwa
2. Jane Arimi.
3. Ruth Musera.
4. Agatha Njeru.
5. Gabriel Ofula.
6. Grace Osidha.
7. Agnes Makari
8. Alex Oyolo
9. Roselyne Suku

ABSENT WITH APOLOGY

1. Salim Mohammed
2. George Solobea
3. Emmanuel Were

MIN 1[2014-SMAK PLOT

The meeting started at 9.am and was chaired by Smak Board Chairman after opening prayer
The vice chairman apologised to member for a short notice in calling the for a meeting .
He inform the members that the project director received a letter from the city council giving the organisation seven days to vacate one side of the project plot

This is the side which we have day care, kindergarten, children kitchen, children toilets/bathroom and the boys vocational workshop.

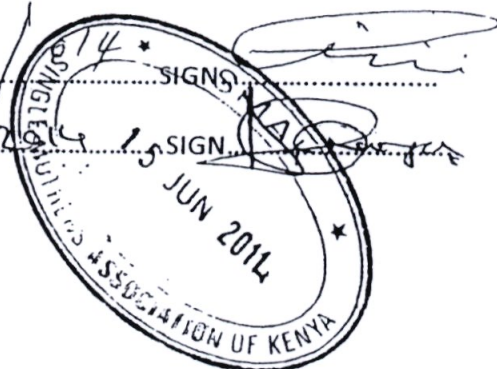
The letter said that, that side is a County public land which we have encroach, after brain storming, members agreed for immediate legal action to be taken. That is after the Director informing members that all other venues at City Hall has been exhausted without any response

. The director and one of the board member were given mandate to search for legal services immediate to facilitate applying for court injunction to stop the demolition until the matter is heard in court.
As we had only agenda the meeting ended at 11.am with a word of prayer.

CONFIRMATION

NAME JANE ARIMI DATE 15/07/14 SIGN [Signature]

NAME Angelina Nandwa DATE 15/7/2014 SIGN [Signature]



serial no. LS

000640

FOR ENQUIRIES ASK FOR
Mr. Karani

TEL: NO. 224281
EXT 4020

AND QUOTE CP&ARCH/002619

REF. NO.

DATE 29/4/1997

NAIROBI CITY COUNCIL



CITY HALL

P.O. BOX 30075

NAIROBI, KENYA

CITY PLANNING DEPARTMENT BEACON CERTIFICATE

I Single Mothers Association of Kenya xxxxxx of P.O. Box 75603-00200 Nbi
Being the Owner/Agent of Land (City Council) Ref. No. Workshop plot - Kinyanjui Street
situated at Ziwani xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx allocated to me vide allocation letter Ref. No
CP&ARCH/002619 xxxxxx dated 29th April, 1997 xxxxxxxx

I do hereby declare that Philip Mbithi
I have been shown the beacons defining above plot boundaries as surveyed by
(Original Land Surveyor) and pointed out to me by Philip Mbithi (Land Surveyor who pointed
out beacons) upon payment of:

Application fee	300/=	xxxxxxxxxxxxxxxx	Receipt No.	0011362012061661
Survey fee	15,000/=	xxxxxxxxxxxxxxxx	Receipt No.	0011362012061661
Beacon Certificate fee	10,000/=	xxxxxxxxxxxxxxxx	Receipt No.	0011362012061661

I have full knowledge of their positions and shall take all reasonable measure to protect them.

PDP Title Ref. No. Survey Plan F/R No.

Owner/Agent's Sign ID. No. 0453881 Date 12/7/2012

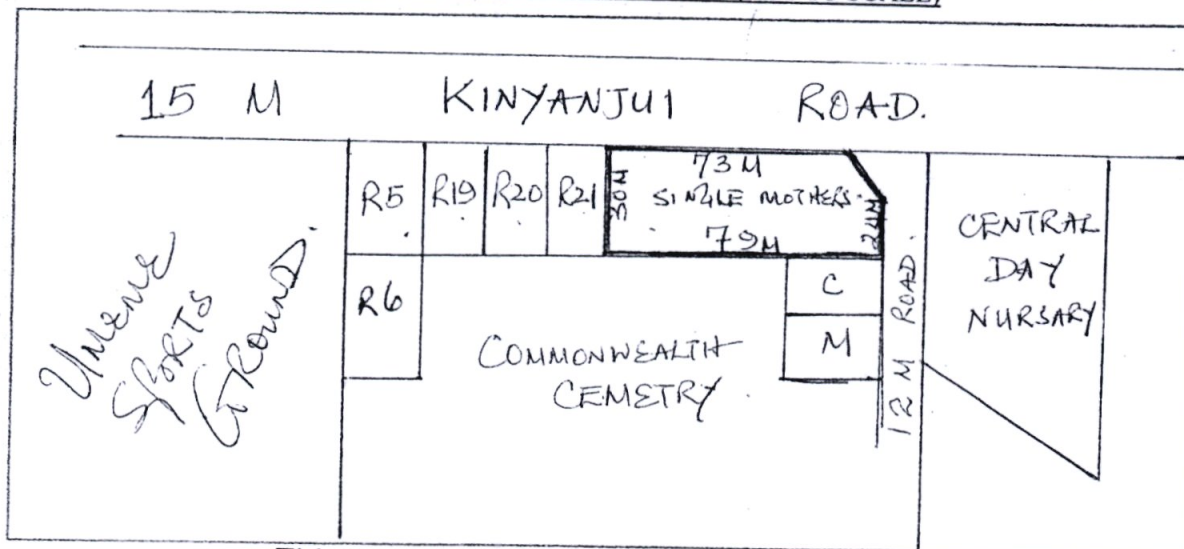
Sign. Land Surveyor Date 12/7/2012

(Who pointed out beacons)

Sign. Chief Land Surveyor Date 12/7/2012

Official Stamp **CHIEF LAND SURVEYOR**

PLOT DIAGRAM AND DIMENSIONS (NOT TO SCALE)



This certificate is not valid without a sketch

the Nzambani hill, on geographical co-ordinates E 038° 03.369' E and 01° 558'S situated in Kangweni Sub-Location, Maluma Location, Kyuluni Division, Nzambani District in Kitui County.

UKASI ROCK

All that area known as Ukasi Rock lying on area approximately 700 meters by 700 meters in Ukasi Village on geographic co-ordinates on 038° 32.417' E and 00° 131' S situated in Ukaa Sub-Location, Ukaa Location, Nguni Division, Mwingi Central Sub-County, in Kitui County.

KINO CAVES (KENYATTA CAVES)

All that area comprising the caves known as Kino Caves (Kenya Caves), situated within a few kilometers from Wundanyi at a farm belonging to Zephania Nyambu in Taita Taveta County.

NAIROBI (KARIOKOR) CEMETERY

All that area known as Nairobi (Kariokor) Cemetery measuring approximately 65 meters by 150 meters on geographical co-ordinates 36° 50' 17.0" E, 1° 16' 52.2" S, situated within Ziواني Ward in Starehe Constituency in Nairobi County.

Dated the 25th September, 2014.

HASSAN WARIO ARERO,
Cabinet Secretary, Sports, Culture and the Arts.

GAZETTE NOTICE NO. 376

THE NATIONAL MUSEUMS AND HERITAGE ACT

(No. 6 of 2006)

DECLARATION OF MONUMENT

IN EXERCISE of the powers conferred by section 25 (1) (b) of the National Museums and Heritage Act, the Cabinet Secretary for Sports, Culture and the Arts, declares the site specified in the Schedule, which he considers to be of historical interest, to be protected areas within the meaning of the Act.

Any objection to the declaration shall be lodged with the Minister within sixty (60) days from the date of publication of this notice.

SCHEDULE

KALOLENI ESTATE STREETSCAPE

All that area known as Kaloleni estate streetscape, within Kaloleni estate measuring approximately 89 acres, on geographical co-ordinates 36°50'41"E, 1°17'45" S, situated, in Kaloleni Sub-location in Makadara Division in Nairobi County.

Dated the 25th September, 2014.

HASSAN WARIO ARERO,
Cabinet Secretary, Sports, Culture and the Arts.

GAZETTE NOTICE NO. 377

THE WEIGHTS AND MEASURES ACT

(Cap. 513)

APPOINTMENT

IN EXERCISE of the powers conferred by section 54 of the Weights and Measures Act, the Cabinet Secretary for East African Affairs, Commerce and Tourism appoints —

Elisha Mbulo Were,
Aden Sakong Muktar,
Peter Matiko Wangwe,
Emily Nelima Simiyu,
Evans Kirarit,
Charles Mbugua Mburu,
Eddy Stanley Kimani Gitau,

to be inspectors for purpose of the Act, with effect from 1st December, 2014.

Dated the 3rd December, 2014.

PHYLLIS KANDIE,
Cabinet Secretary, East African Affairs, Commerce and Tourism.

GAZETTE NOTICE NO. 378

THE ENVIRONMENTAL MANAGEMENT AND CO-ORDINATION ACT

(No. 8 of 1999)

DECLARATION OF PROTECTED NATURAL ENVIRONMENT

IN EXERCISE of the powers conferred by section 54 of the Environmental Management and Co-ordination Act, the Cabinet Secretary for Environment, Water and Natural Resources declares the land specified in the Schedule to be protected a natural environment.

Original Land Ref No.	Areas (Hectares (ha.)/Acres (ac.))
2316/1	4.06 ha. 10 ac.
2316/2	1,987 ha. 4,910 ac.
2316/2/1	130.5 ha. 322.3 ac.
8856/2/1	128.6 ha. 317.6 ac.
2317	1,975.3 ha. 4,879 ac.
7590/4	201 ha. 497 ac.
7590/6	1,123.8 ha. 2,776 ac.
8230	2,963.6 ha. 7,320 ac.

Dated the 23rd December, 2014.

JUDY W. WAKHUNGU,
Cabinet Secretary, Environment, Water and Natural Resources.

GAZETTE NOTICE NO. 379

THE CENTRAL BANK OF KENYA ACT

(Cap. 491)

THE CENTRAL BANK OF KENYA (FOREIGN EXCHANGE BUSINESS) REGULATIONS, 2007

(L. N. 62 of 2007)

REVOCATION OF FOREX BUREAU LICENCE

IT IS notified for information of the general public that in exercise of the powers conferred by regulation 6 (2) of the Central Bank of Kenya (Foreign Exchange Business) Regulations, 2007, the Central Bank of Kenya revokes the licence of the Forex Bureau specified in the first column of the Schedule, with effect from the respective date specified in the second column of the Schedule.

SCHEDULE

Name of Bureau	Effective Date
Kaah Forex Bureau Limited	1st December, 2014

Dated the 11th December, 2014.

N. NDUNG'U,
Governor, Central Bank of Kenya.

GAZETTE NOTICE NO. 380

THE EAST AFRICAN COMMUNITY CUSTOMS MANAGEMENT ACT, 2004

REVOCATION OF APPOINTMENT

IN ACCORDANCE with the powers conferred by section 12 (3) of the East African Community Customs Management Act, 2004, the Commissioner of Customs Services revokes the appointment of the premises of Kipevu Inland Container Depot Limited as a transit shed,

Gazette Notice No. 1648 of 2001, is revoked.

Dated the 15th January, 2015.

BEATRICE MEMO,
Commissioner, Customs Services Department.



"This area of land has been gazetted under the National Museums and Heritage Act 2006 (Gazette Notice No.7, of 23rd January 2015). The Commonwealth War Graves Commission and the National Museums of Kenya are developing the land to be a public heritage site for remembrance of those who died serving in the Carrier Corps, the regiment whose name and legacy left its mark on the Kariokor district of Nairobi after the First World War (1914-18)"



COMMONWEALTH
WAR GRAVES



NATIONAL MUSEUMS OF KENYA

WHERE HERITAGE LIVES ON



The Director Of City Planning Dept.

Nairobi City Council

P.O. Box 30075

NAIROBI.

Att: Mr. Barreh

1st, May, 2015

Dear Sir,

RE: WORKSHOP PLOT FOR THE SINGLE MOTHERS ASSOCIATION OF KENYA

ON KINYANJUI STREET WITHIN ZIWANI ESTATE-NAIROBI:

On behalf of the single mothers association of Kenya, we would like to kindly request for a copy of our **agreement letter** which we paid for as per the attached copy of the payment receipt, we were given the agreement forms to complete, we did so and submit them back to the director's office for his signature, the same with our **beacom certificate which was done by a Mr Makokha** as per the attached copies of the payment receipts. Unfortunately it is now **over 20 years** down the line despite our continuous request for our copies from relevant offices but all in vain.

Sir, we will be very greatfull if we are given those copies for our official records as well as to enable us plan for the present and future of our community activites which are our CORE activities.

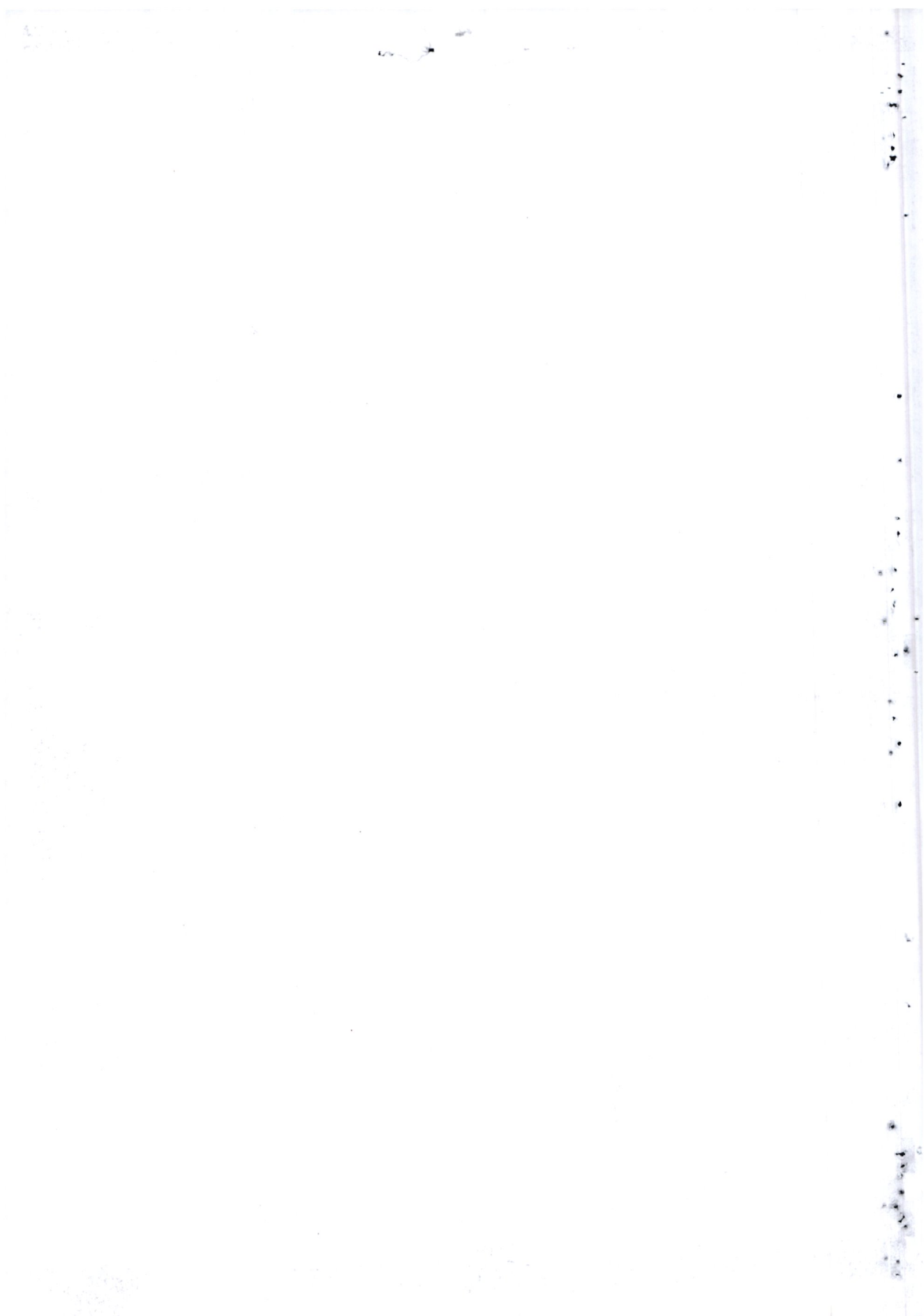
Thanking you in advance.

Yours sincerely



Mrs. Angelina O. Nandwa

PROJECT DIRECTOR



2nd Round 7
vacating

Telephone: 828 344 194
Web: www.nairobi.go.ke



City Hall,
P. O. Box 30075-00100,
Nairobi,
KENYA

**OFFICE OF THE GOVERNOR
COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE**

OUR REF : LS/OS/212/WSO/rmk
YOUR REF : TBA

DATE: 25th MAY 2015

The Project Director,
Single Mothers Association of
Kenya, Kinyanjui Street Off,
General Waruinge Street,
Ziwani Estate,
P.O Box 75603-00200,
NAIROBI

RE: **CMCC NO. 938 OF 2014**
ANGELINE OKWEYA NANDWA & JANE ARIMI VS NCC

We refer to our earlier letter of 8th July 2014 and the court's ruling delivered on the 13th of February 2015 whose contents are well within your knowledge.

Accordingly, you are hereby required to vacate county's public land currently unlawfully occupied by yourselves within 14 days of receipt of this letter.

TAKE FURTHER NOTICE that your failure to comply as herein above shall lead to an enforcement action against you at your own risk as to costs and without any further reference to you.

Kindly oblige.



S.C. MWANGI LS (K)
FOR: COUNTY SECRETARY AND HEAD OF PUBLIC SERVICE

Received
on 5/6/2015
at 3:30pm



21

The Project Director

06.06.2015

Single Mothers Association of Kenya

P.O Box 75603-00200

Nairobi, Kenya.

Dear Sir's

TO BOYS VOCATIONAL TRAINING:

We would like to first acknowledge your concern in empowering boys from the less fortunate families.

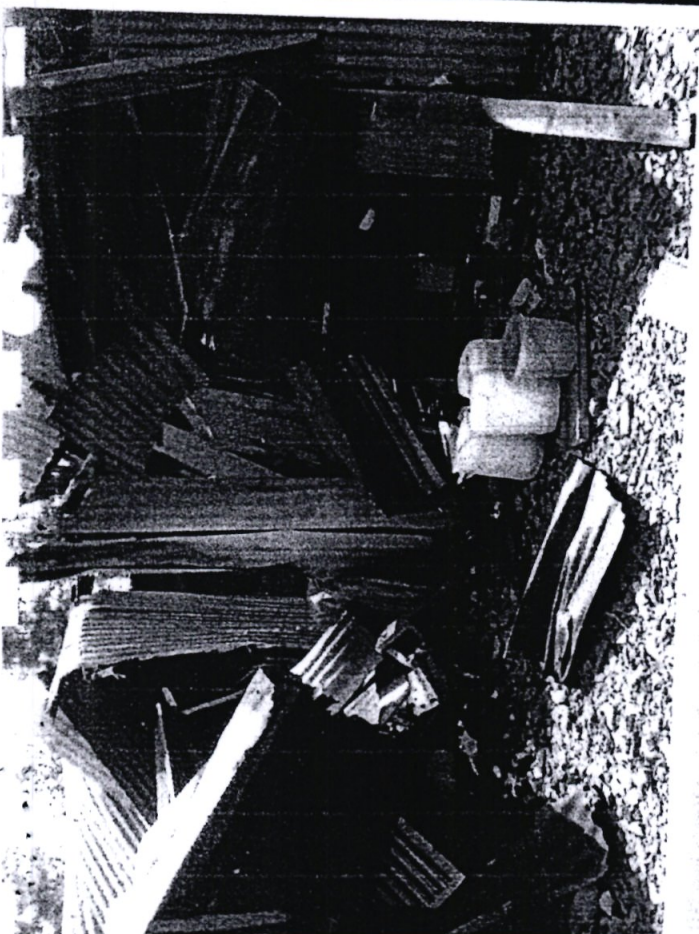
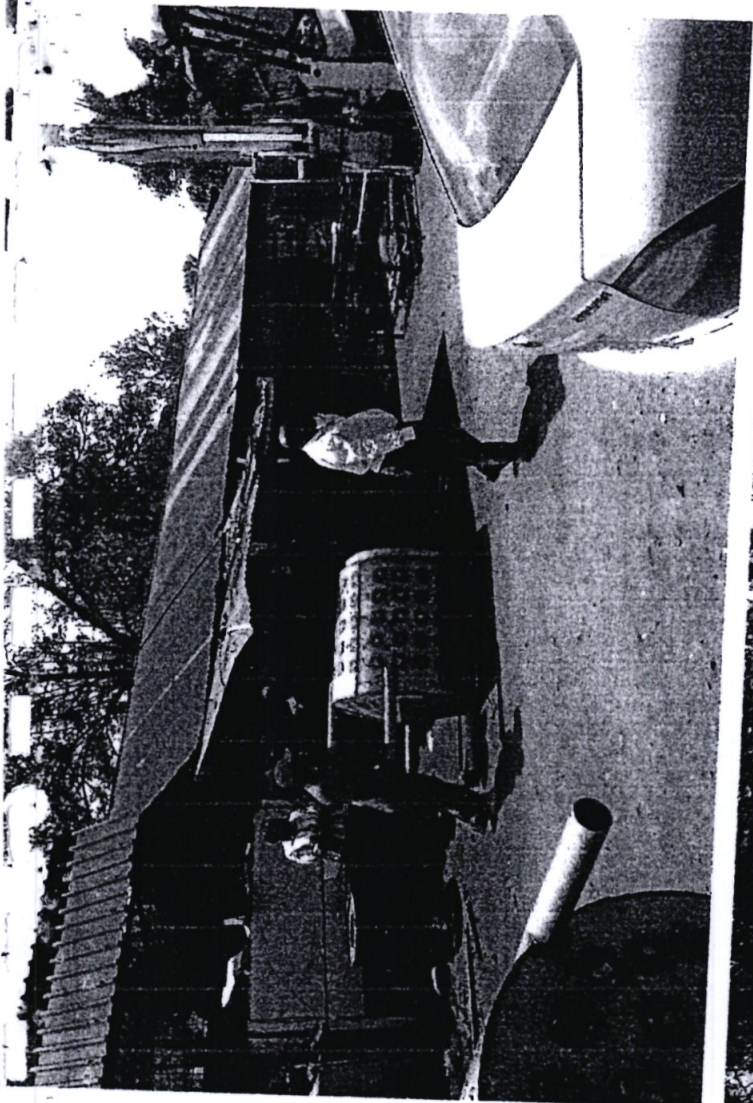
Secondly we are donating a **Guillotine Machine** and a **Nibbler Machine** worth Kshs. 4.5 Million to boost the boy's project.

Yours Sincerely


Dr. Suresh Kanotra.

Managing Director.





filed and served
on 17/1/25

REPUBLIC OF KENYA

IN THE ENVIRONMENT AND LAND COURT AT NAIROBI

CIVIL CASE NO. 958 OF 2014

ANGELINE OKWEYA NADWA & JANE ARIMI

(suing on their own and on behalf of single mothers Association of Kenya).....PLAINTIFFS

VERSUS

NAIROBI COUNTY GOVERNMENT.....1ST DEFENDANT

PLAINTIFFS' SUBMISSIONS

Your Ladyship,

The plaintiffs filed a plaint dated 21st July 2014 where they had only sued the 1st defendant only seeking for orders for;

1. A permanent injunction and prohibition restraining the defendant and/ or its agents, servants and/or whomsoever from evicting and/or interfering with the plaintiffs' peaceful and quiet enjoyment or dealing in whatsoever manner in whole or any part of suit property known as **PLOT REF NO. CPX ARCH/002619 BEING EXCISION OF A DISUSED PARKING LOT AT THE HINDU CEMETERY, LR NO. 209/6738/PART KINYANJUI STREET- ZIWANI NAIROBI.**
2. A declaratory order that the plaintiffs are the legal and beneficial owner of all that property known as **PLOT REF NO. CPX ARCH/002619 BEING EXCISION OF A DISUSED PARKING LOT AT THE HINDU CEMETERY, LR NO. 209/6738/PART KINYANJUI STREET- ZIWANI NAIROBI.**
3. Cost of the suit.

On 23rd July 2020 the plaintiffs amended the plaint which added the measurement of the suit property cancelling the words hindu cemetery and adding 0.2 ha in paragraph 3 of the plaint and in the prayers 1 and 2 of the plaint. Secondly, added prayer 3 in the plaint as an alternative prayer (That in the alternative the plaintiffs be awarded special damages of demolitions of the suit property amounting to kshs. 16,407,857/=.)

Subsequently, the plaintiffs further amended their amended plaint on 19th May 2021 where they added the 2nd respondent (Nairobi Metropolitan Services) which was the body that had been created to take over the functions of the 1st Defendant (Nairobi County Government). But the former body has now become defunct on 30th September 2022 thus the retaining of the latter.

The defendant filed a statement of defence dated 29th August 2014 and subsequently the plaintiffs filed a response to the same on 4th September 2014.

The defendant later filed a bundle of documents dated 21st June 2023 which included a witness statement of one Phillip Mbithi Kiswii who was identified as a Land Surveyor in the Survey and GIS Department.

FACTS OF THE CASE

The plaintiffs filed the suit herein on their behalf and on behalf of the Single Mothers Association of Kenya. Its functions include empowerment of women, rescuing and rehabilitating of young mothers who are survivors of sexual and gender based violence, aids orphaned children, the disabled and among other social development activities.

The plaintiffs were allotted the parcel of land known as **PLOT. Ref No. CPX ARC/ 002619 being excision of a disused parking lot (L. R. No. 209/6738/ Kinyanjui Street – Ziwani Nairobi** on 26th April 1997 (page 75 of the plaintiffs' bundle of documents) after the defendant had issued the plaintiffs with a temporary occupation licence (T.O.L) through a letter dated 11th June 1992. (Page 70 of the plaintiffs' bundle of documents)

The plaintiffs proceeded to effect relevant payments for standing premiums and ground rent (Page 76 of the plaintiffs' bundle of documents). Further, they paid for a beacon certificate in 1997 as owners of the plot and a development plan undertaken under the physical plan act. A beacon was installed by a Mr. Makokha in 1999 but they never issued the plaintiffs with a beacon certificate despite numerous requests to do so.

The plaintiffs also settled fees for the survey and legal fees for the preparation of the licence agreement in 1999 (the receipts on page 78 of the plaintiffs' bundle of documents). The plaintiffs have never been issued with the documents for their official records despite several requests. (pages 89, 91, 97 and 98)

The plaintiffs have been in actual possession of the suit property for a period of 22 years within which time they erected permanent structures which are used for the training for the benefit of the orphans and widows and women empowerment courses given therein. The plaintiffs have been paying for all the rates at City Hall in respect of the suit property. (Pages 124 to 131 of the plaintiffs bundle of documents)

The plaintiffs' occupation, possession and developments erected on the suit property has been quiet and without interference by any person whatsoever until around the year 2013 when they realized that the suit property had been secretly and surreptitiously been divided by the defendant and/or its agents and servants.

Further that their beacon certificate together with the part development plan (PDP) had been interfered with the intention to reduce the size of their plot to half allocate the same to unknown

third parties. This prompted the plaintiff to write to the defendant a complaint letter to that effect and sought interventions in processing their lease title agreement and beacon certificate which had been pending and is still due for issuance. (Pages 99, 102, 105 of the plaintiffs bundle of documents). The efforts by the plaintiff to follow up on processing their title documents at city hall have not materialized despite promises from the Chief Land Surveyor.

On or about 15th April 2014, the plaintiff wrote to the defendant to find out on the progress of their title documents (page 105 of the plaintiffs' bundle of documents) and on 8th July 2014 (page 109 of the plaintiffs' bundle of documents) responded to their letter and took a huge turn about, rejected the plaintiffs and proceeded to illegally and without any colour gave a seven day's notice to vacate and move out of a half portion of the suit property. The defendant alleged the plaintiffs had encroached on public land whereas in real sense the said portion was actually being grabbed with the intention of allocating to third parties by the defendant and/or its agents and servants leading to expose the plaintiff to loss, damage and suffering. By reason of the said eviction notice, the plaintiffs are at risk of being evicted unlawfully and illegally, yet they have been in occupation for the last 33 years (since 1992) and have erected permanent structures for the welfare of orphans, disabled and women empowerment activities; since they qualify for donor funding to erect modern permanent structures and facilities they may lose on the said offers.

The plaintiffs have tried to realise their rights from the defendant and resorted to file the suit herein. Further, the plaintiffs attempted a court annexed mediation as directed by court but the defendant refused to attend any session despite agreeing to the said mediation.

THE LAW

During the hearing of the plaintiffs' case on on 2nd December 2024, one of the plaintiffs (Angeline Okweya Nadwa) testified by adopting her witness statement, together with her list of documents and further list of documents. She testified that she was never issued with a first beacon certificate despite paying for it and a beacon installed on the suit property (in the year 2020) by the defendant. She said that she made numerous requests and was never issue with it.

The defendant's witness (Phillip Mbithi Kiswii) testified on 9th December 2024.

The conditions for granting an injunction are clearly set out in the case of **Giella vs. Cassman Brown & Co Ltd (1973) EA 358** as hereunder;

"First an applicant must show a prima facie case with a probability of success. Secondly an interlocutory injunction will not normally be granted unless the applicant might otherwise suffer irreparable injury, which would not adequately compensated by an award of damages. Thirdly, if the court is in doubt, it will decide an application on the balance of convenience."

1. A prima facie case with probability of success.

The position of the Court of Appeal in *Nguruman Limited vs. Jan Bonde Nielsen & 2 Others* [2014] eKLR stated that:

“The party on whom the burden of proving a *prima facie* case lies must show a clear and unmistakable right to be protected which is directly threatened by an act sought to be restrained, the invasion of the right has to be material and substantive and there must be an urgent necessity to prevent the irreparable damage that may result from the invasion. We reiterate that in considering whether or not a *prima facie* case has been established, the court does not hold a mini trial and must not examine the merits of the case closely. All that the court is to see is that on the face of it the person applying for an injunction has a right which has been or is threatened with violation. Positions of the parties are not to be proved in such a manner as to give a final decision in discharging a *prima facie* case. The applicant need not establish title it is enough if he can show that he has a fair and *bona fide* question to raise as to the existence of the right which he alleges. The standard of proof of that *prima facie* case is on a balance or, as otherwise put, on a preponderance of probabilities. This means no more than that the Court takes the view that on the face of it the applicant’s case is more likely than not to ultimately succeed.”

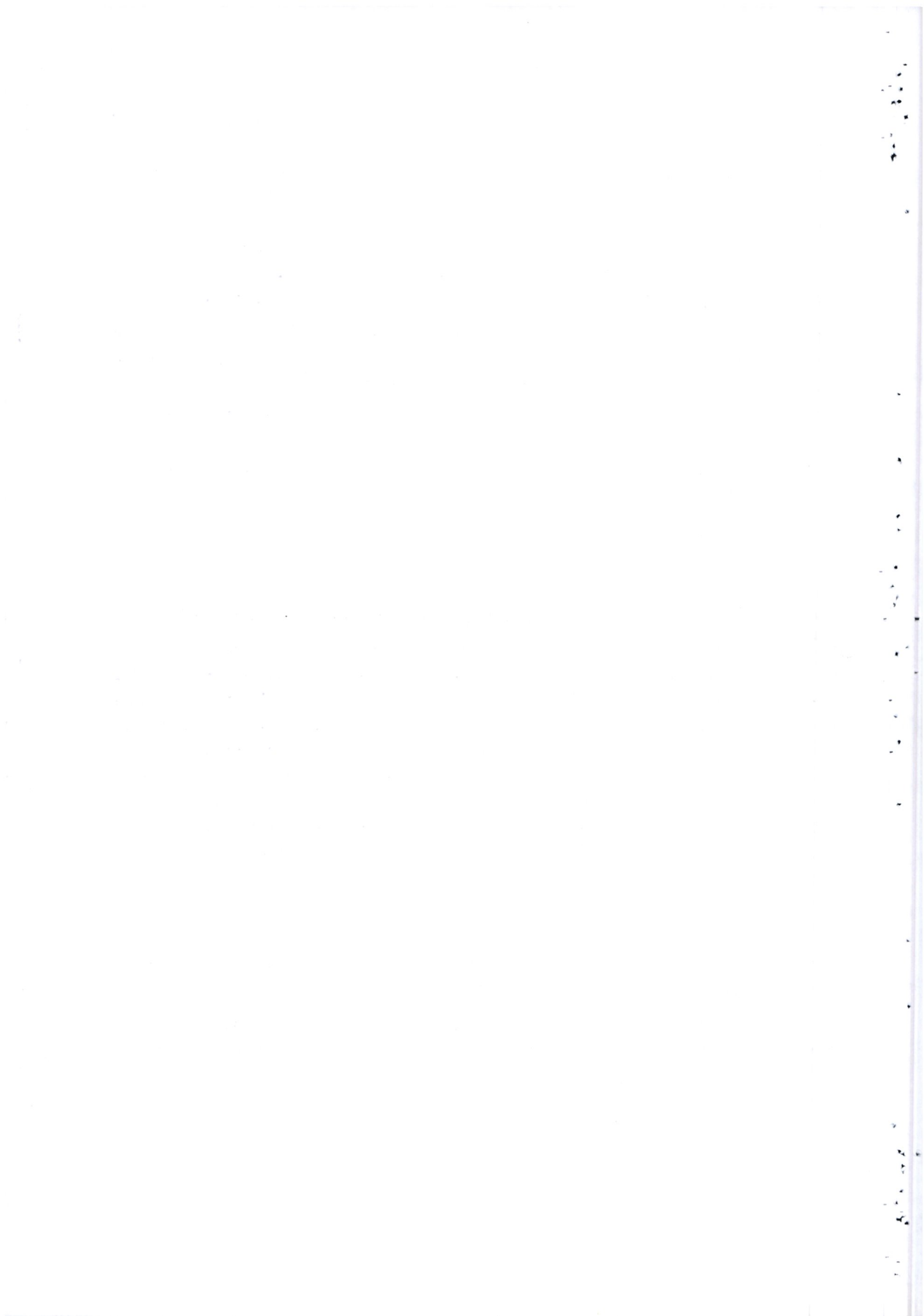
In the instant case, it is not disputed that the plaintiffs are the lawful allottees of the suit property herein (Plot Reference No.CPX ARC ARCH/002619 being a disused parking lot at the L. R. No. 209/6738/Part Kinyanjui Street – Ziwani Nairobi as per the letter of allotment dated 29th April 1997 (In page 75 of the plaintiffs’ bundle of documents.) The only dispute is the acreage of the suit property in which the defendant alleges that the plaintiffs have decided to occupy more land than they were apportioned by them ; yet in real sense they were allotted the whole property in 1992 and there when there was no issue with the acreage.

Furthermore your Ladyship, the it is clear that the defendant has refused all along on the material years that the defendant has refused to supply the plaintiffs with the documents they needed for their records. The records will prove that the entire disused parking lot was allotted to the plaintiffs. The copy of the beacon certificate (on page 121 of the plaintiffs’ bundle of documents) is an incomplete document in which the plaintiffs never signed and only the 1st plaintiffs number of Identity card was entered because it was not reflecting the actual acreage and instead shows that portion R5,R19,R20 and R21 are not part of the plaintiffs’ suit property.

2. Will the Plaintiffs suffer irreparable loss

The Court of Appeal in *Nguruman Limited vs. Jan Bonde Nielsen & 2 Others* [2014] eKLR expressed itself as hereunder:

“On the second factor, that the applicant must establish that he “might otherwise” suffer irreparable injury which cannot be adequately remedied by damages in the absence of an injunction, is a threshold requirement and the burden is on the applicant



to demonstrate, prima face, the nature and extent of the injury. Speculative injury will not do; there must be more than an unfounded fear or apprehension on the part of the applicant. The equitable remedy of temporary injunction is issued solely to prevent grave and irreparable injury; that is injury that is actual, substantial and demonstrable; injury that cannot "adequately" be compensated by an award of damages. An injury is irreparable where there is no standard by which their amount can be measured with reasonable accuracy or the injury or harm is such a nature that monetary compensation, of whatever amount, will never be adequate remedy."

In the instant case, the plaintiffs will suffer an injury which is irreparable as they it is a single mothers association, community based self-help group whose functions include empowerment of women, aids orphans among other social development activities which requires the enough land to do so and reduction on the acreage that they have already developed to run their day to day activities.

It is therefore only just that their suit property is safeguarded as they continue to cater for the wellbeing of the members of the community that they cater for.

3. When the court is in doubt, it will decide the application on the balance of convenience.

In Pius Kipchirchir Kogo vs. Frank Kimeli Tenai [2018] eKLR it was held as follows:

"The meaning of balance of convenience in favor of the plaintiff is that if an injunction is not granted and the suit is ultimately decided in favor of the plaintiffs, the inconvenience caused to the plaintiff would be greater than that which would be caused to the defendants if an injunction is granted but the suit is ultimately dismissed. Although it is called balance of convenience it is really the balance of inconvenience and it is for the plaintiffs to show that the inconvenience caused to them would be greater than that which may be caused to the defendants. Should the inconvenience be equal, it is the plaintiffs who suffer? In other words, the plaintiffs have to show that the comparative mischief from the inconvenience which is likely to arise from withholding the injunction will be greater than which is likely to arise from granting it."

In the instant case, the inconvenience that may be caused to the plaintiffs if the injunction is not granted to them is greater than that of the defendant (if at all any) because the suit property is for the use of helping the members community that that the county government does not help and they have no one run to except the plaintiffs herein.

Furthermore, it is the same county government that had allotted the plaintiffs this suit property that is now turning to claim that the acreage that it had allotted the plaintiffs is less than what the latter is claiming.

It is therefore in the interest of justice that the prayers in the plaintiffs' further amended plaint be allowed.

We rely on the below listed authorities and annexed for ease of reference.

- Giella vs. Cassman Brown & Co Ltd (1973) EA 358
- Nguruman Limited vs. Jan Bonde Nielsen & 2 Others [2014] eKLR
- Pius Kipchirchir Kogo vs. Frank Kimeli Tenai [2018] eKLR

DATED at NAIROBI this.....17th.....day of January.....2025..

KAMAU KINGA & COMPANY
ADVOCATES FOR THE PLAINTIFF

DRAWN & FILED BY

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P.O. Box 25460 – 00100,
Nairobi.



REPUBLIC OF KENYA
IN THE ENVIRONMENT AND LAND OF KENYA

AT ELDORET

E & L CASE NO. 221 OF 2017

PIUS KIPCHIRCHIR KOGO.....PLAINTIFF

VERSUS

FRANK KIMELI TENA.....DEFENDANT

RULING

The plaintiff applies for an order of restriction and or conservatory orders to restrain the defendant, his agents, servants from subdividing, transfer sale or any other manner dealing with any portion of Nandi/Kamobo/4027. The application is based on grounds that the suit is still pending in court and yet the defendant has initiated the process of sale, subdivision and transfer of the intended portion. The application is supported by the plaintiff's affidavit wherein he states that the defendant is subdividing the land and yet there is no consent of the land control board.

The defendant filed a replying affidavit stating that the suit is stale, time barred as the cause of action arose on 11.11.1998. Moreover, that the plaintiff has no locus standi as he has no letters of administration.

I have considered the application, supporting affidavit, replying affidavit and do find that the suit is premised on fraud and that time begins running when the fraudulent act is discovered and therefore, it would be premature to apply the provision of Limitation of Actions Act without hearing the plaintiff as it cannot be ascertained when fraud was discovered.

The power to grant temporary injunction is in the discretion of the Court. This discretion however should be exercised reasonably, judiciously and on sound legal principles. Before granting a temporary injunction, the court must consider the following principles:

- 1) *whether the applicant has demonstrated a prima facie case with a probability of success.*
- 2) *Whether the applicant is likely to suffer irreparable harm if injunction is not granted.*
- 3) *Where the balance of convenience tilts if the court is in doubt.*

The existence of a prima facie case in favor of the plaintiff is necessary before a temporary injunction can be granted. *Prima Facie* case has been explained to mean that a serious question is to be tried in the suit and in the event of success, if the injunction be not granted the plaintiff would suffer irreparable injury. The burden is on the plaintiff to satisfy the court by leading evidence or otherwise that he has a *Prima Facie* case in his favor of him. A prima facie case does not mean a case proved to the hilt but a case which can be said to be established if the evidence which is led in support of the same were believed. This court finds that though the plaintiffs have established that they are the proprietors of the suit property through transmission, it is arguable by the defendant that she has unregistered rights in the property being the widow to the deceased.

Irreparable injury means that the injury must be one that cannot be adequately compensated for in damages and that the existence of a prima facie case is not itself sufficient. The applicant should further show that *irreparable injury* will occur to him if the injunction is not granted and there is no other remedy open to him by which he will protect himself from the consequences of the apprehended injury. The defendant has been collecting rent since the year 2005 and therefore the issue of irreparable harm if injunction is not granted should not arise so long as the matter is fast-tracked for hearing.

The court should issue an injunction where the *balance of convenience* is in favor of the plaintiff and not where the balance is in favor of the opposite party. The meaning of *balance of convenience* in favor of the plaintiff is that if an injunction is not granted and the suit is ultimately decided in favor of the plaintiffs, the inconvenience caused to the plaintiff would be greater than that which would be caused to the defendants if an injunction is granted but the suit is ultimately dismissed. Although it is called balance of convenience it is really the *balance of inconvenience* and it is for the plaintiffs to show that the inconvenience caused to them would be greater than that which may be caused to the defendants. Should the inconvenience be equal, it is the plaintiffs who suffer. In other words, the plaintiffs have to show that the comparative mischief from the inconvenience which is likely to arise from withholding the injunction will be greater than which is likely to arise from granting it.

On whether the plaintiff has established a prima facie case with a likelihood of success, I do find that the plaintiff has not established any legal right to the property as he is not the registered proprietor of the property and is not claiming beneficial interest. Moreover, the plaintiff has not established by affidavit that he is likely to suffer any irreparable harm.

On the balance of convenience there is no material before the court that the inconvenience caused to plaintiff would be greater than that which may be caused to the defendant. The application herein is dismissed with costs in the cause.

Dated and delivered at Eldoret this 29th day of June, 2018.

A. OMBWAYO

JUDGE



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REPUBLIC OF KENYA
IN THE HIGH COURT OF KENYA
AT NAIROBI

CIVIL CASE NO. 237 OF 2014

NGURUMAN LIMITED PLAINTIFF

VERSUS

JAN BONDE NIELSEN.....1ST DEFENDANT

PETER BONDE NIELSEN.....2ND DEFENDANT

RULING ON JURISDICTION

1. This matter is part heard before me, when I was still in the High Court Civil Division. The plaintiff had testified and produced his exhibits. However, when being cross examined, the court noted that the defendant's counsel Mr James Gitau Singh focused on questions which gave an impression that this matter is either subjudice or resjudicata other pending suits or suits which had been fully determined.

2. The issue of jurisdiction of the court was also raised at paragraph 15 of the defendant's statement of defence. The court therefore directed that the parties file written submissions for the court to first of all determine that issue of jurisdiction before making any one more move in the matter. This is so because jurisdiction is everything, without which, a court of law could be acting in vain if it proceeded to hear and determine the suit only to find that it had no jurisdiction to do so.

3. According to the defendant, there are 7 other cases involving similar parties and similar issues as the parties and issues to be determined in this matter and that therefore this matter is res subjudice those other cases. The cases which are said to be subjudice this suit are named in the defendant's submissions filed on 21st March 2015. These are:

a. **HCC 387/2014- Nguruman Ltd vs Jan Bonde Nielsen.** In that case, the plaintiff who is the same plaintiff in this case claimed inter alia, damages of USD 46,750,000 being damages it incurred whilst an injunction that had been obtained by the defendant was in force and that, that injunction prevented the plaintiff from leasing out the property at USD 250,00 per week.

b. It is claimed that in the above suit the defendants also raised a defence of subjudice as there are other cases similar to it, pending namely, **HCC 237 of 2014, Nguruman Ltd vs Jan Bonde Nielsen and Peter Bonde Nielsen; HCC 332/10 Jan Bonde Nielsen v Hermaus Steyn and Nakuru HCC 120/2010 – Nguruman Ltd vs Jan Bonde Nielsen** and that only after determination of

the above suits would the court determine whether or not the defendant was a trespasser upon the Nguruman property.

c. In **HCC Nakuru 120 of 2010**, it is claimed that the plaintiff claims that the defendant trespassed into the plaintiff's property Narok/Nguruman/Kamorora/1 whereas the defendants claim that they entered into the property with the consent and concurrence of the plaintiff and had made substantial investments to enhance the suit property as pleaded in HCC 322/2010 Bonde Nielsen V Hermanus Steyn.

d. In **Nakuru HCC 103/2009 –Nguruman Ltd vs Peter Bonde Nielsen** is a suit filed by the plaintiff claiming that it was the owner of LR Narok/Nguruman/Kamorora/1 and that the defendant trespassed onto it thereby denying the plaintiff enjoyment of a portion known as Oldonyo Laro. The defendant claim that the witnesses to be called in the above case are the same ie Steyn, Nielsen and Nguruman and that at the center of the controversy is Steyn, the principal shareholder of Nguruman Limited and Jan Nielsen.

e. In **HCC 332/2010, Jan Bonde Nielsen vs Hermanus Steyn** the plaintiff claimed breach of contract. It is contended that Mabeya J in the above suit had recommended that all the suits be consolidated and heard expeditiously but that that order has not been complied with and that the plaintiff has continued to file a multiplicity of suits. It is also claimed that parties are similar to those in this suit.

4. It is therefore alleged that this suit violates Section 6 of the Civil Procedure Act hence it should be struck out or be dismissed or stayed until all the other cases named herein are heard and determined.

5. On the plea of *resjudicata*, it is alleged that this suit violates Section 7 of the Civil Procedure Act. That the plaintiff lied in paragraph 26 of its plaint when it said that there was no other suit pending besides this suit between the same parties and over the same subject matter, yet there are several suits enumerated herein above pending, touching on the same subject matter between the same parties.

6. Further, that the said cases are so intertwined that they are mentioned in paragraphs 11,12 and 13 of the plaint and the plaintiff's witness statement written by Moses Olowuaya filed in 12th August 2014.

7. The defence counsel relied on Mulla on code of Civil Procedure Act **16th Edition VOL. 1 1908** at page 161 on the test of whether the claim in the subsequent proceedings is *Resjudicata* the former proceeding. Further reliance was place on **John Christopher Kamau v Co-operative Bank of Kenya [2014]eKLR** which upheld the case of **Mburu Kinyua v Gachiri Tuti [1998] KLR 69** where the court found that an issue which ought to have been made a ground of attack or defence in a former suit shall be deemed to have been a matter directly and substantially in issue in such suit.

8. The defence also cited the locus classicus case on *Resjudicata*, the case of **Yat Tung Investment Company Ltd V Dao Heng Bank Ltd & Another, Privy Council Appeal No. 14/1973** citing **Henderson v Henderson [1843] 3 Hare 100** per Wigam V.J. and as adopted by the Court of Appeal in **Uhuru Highway Development Ltd v CBK & 2 Others [1996]eKLR** where the Court of Appeal issued a stern warning to advocates who insist on filing and arguing similar applications to those dismissed otherwise they would be called upon to show cause why they should not be made to personally bear costs.

9. On violation of Section 6 of the Civil Procedure Act, reliance was placed on **Church Road**

Development Company Ltd v Barclays Bank of Kenya Ltd & 2 Others[2007] e KLR where Ochieng J quoted **Black's Law Dictionary** on stay of proceedings which are subjudice other pending proceedings of similar nature and between the same parties.

10. Further reliance was place on **Benja Properties Limited v Savings and Loans K Ltd** [2005] e KLR which is said to be in parimateria with this suit and where Ochieng J stayed the suit after finding it to be subjudice other pending proceedings.

11. reliance was further placed on **Muturi Investments Ltd V NBK** [2006] e KLR where Kasango J held that where two actions have a common question of law and of fact, in that documents which will be relied on shall also require similar interpretation from the court then if the other the suit is heard separately, would mean that the evidence submitted by the parties will be duplicated in both cases.

12. It was therefore submitted that this court became alive to the existence of several other cases and the possibility of the court reaching a different conclusion over the same facts that is why it stayed the hearing until submissions as to whether the court had jurisdiction to deal with the matter, hence the suit should be found to be an abuse of court process and that it be struck out with costs or be stayed, since even Honourable Kamau J had on 25th September 2015 in HCC 332/2010 admonished parties for not listing the various suits for hearing, but instead the plaintiff herein proceeded to file related suits.

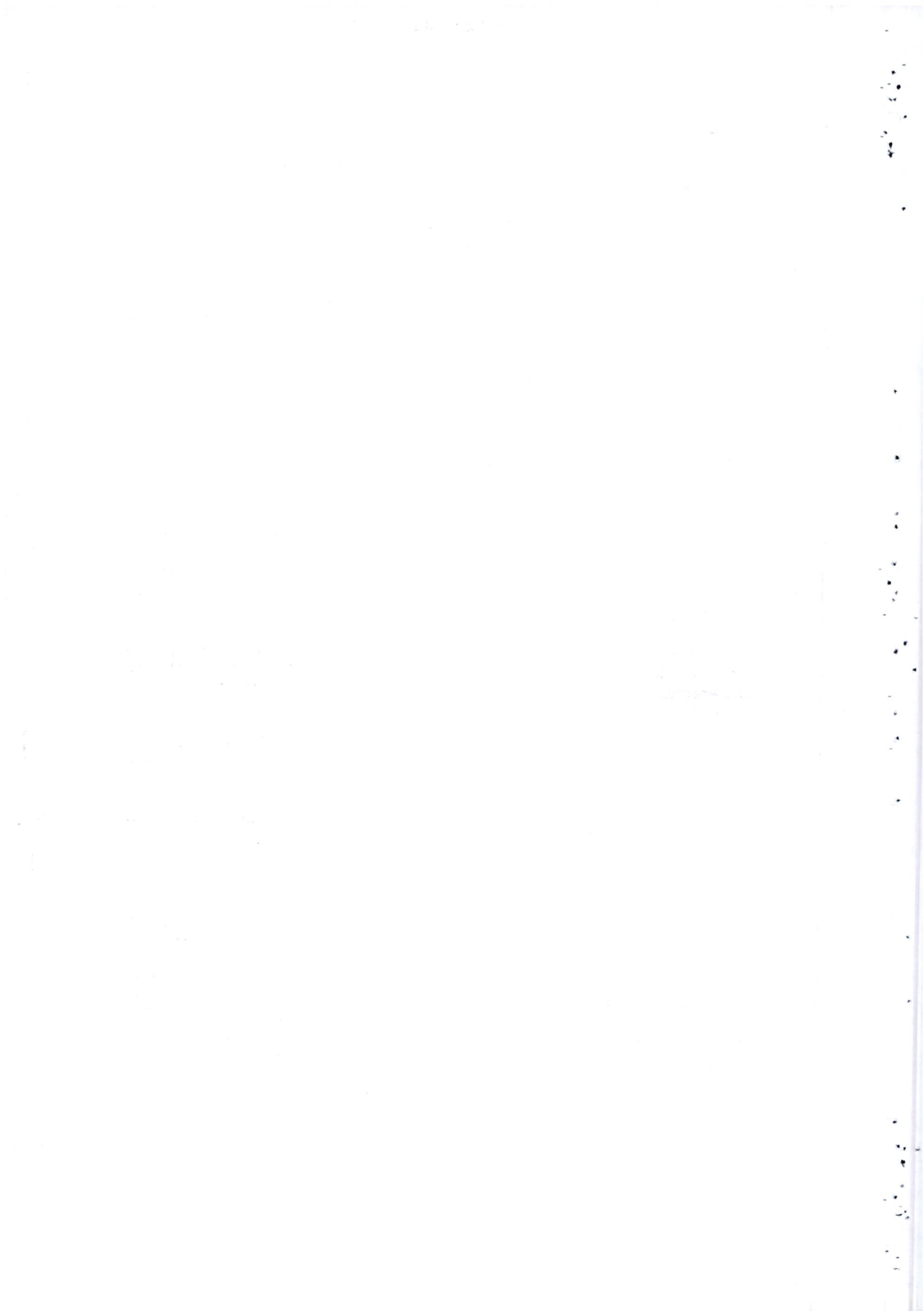
13. On the part of the plaintiff, its counsel Mr. Ahmednassir Senior Counsel submitted, relying on the written submissions filed on 9th June 2015 as orally highlighted on 27th September 2016, contending that the defendant's strategy is to ensure that no suit involving these parties proceeds in court, that is why they raised these issues of subjudice and resjudicata after the plaintiff's witness had concluded his testimony. That the contentions by the defendant are not premised on any formal application or any law or supported by any affidavit which renders the objection a nullity.

14. It was submitted that the power of the court to strike out any proceedings is a draconian one and must be sparingly exercised and that the party must be given an opportunity to be heard on the allegations which must be in an application and an affidavit not like in this case.

15. On the allegations that this suit is similar to other suits as listed in paragraph 2 of the defendant's submissions filed on 21st March 2016, it was submitted that the case herein is the only matter where Peter Bonde Nielsen appears as a party; that in HCC 322/2010 Honourable Odunga J enjoined the 3rd defendant therein who is the plaintiff in this case from evicting the 1st defendant Jan Bonde Nielsen who was ordered to provide an undertaking as to damages; that this plaintiff appealed to the Court of Appeal and the Court of Appeal set aside the injunction granted by Honourable Odunga J; that the 1st defendant herein after loosing out through the appeal, was to vacate the suit premises together with his son, the 2nd defendant but instead they went on a rampage, destroying everything in the lodge hence this suit for damages for destructions caused on 14th April 2014 and 18th May 2014.

16. It was submitted that there is no other suit for malicious damage to property similar to this suit pending before any court of competent jurisdiction hence it is true that there is no other suit pending between the same parties over the same subject matter.

17. It was also submitted that in HCC 387/2014, Peter Nielsen who is the 2nd defendant herein is not a party thereto and that the cause of action is for enforcement for the undertaking as to damages given by Jan Bonde Nielsen in HCC 332/2010 following the successful Appeal in CA 77/2012 which



discharged and set aside an injunction granted by justice Odunga.

18. Further, that HCC 332/2010 is between Jan Bonde Nielsen V. Hermans Steyn & Nguruman Ltd. That the two defendants Hermans & Hedda are not parties to this suit and that in that case, the claim by Jan Bonde Nielsen is for 50% shares held by 1st and 2nd defendants company in the 3rd defendant (plaintiff herein), and a declaration of partnership on a 50/50 basis in Nguruman Ltd between majority shareholders, not damages for damaged property and that the Court of Appeal in CA 77/12 appreciated that HCC 332/2010 was a dispute about shares in the plaintiff company.

19. It was further submitted that in Nakuru HCC 120/2010 Nguruman Ltd V Jan Bonde Nielsen, there is a defence and counter claim, and is a case founded on the tort of trespass and defamation. That the claim is for mesne profits injunction, damages, vacating of premises and that the counter claim in that case is a replica of the plaint in HCC 322/2010 with an alternative claim for special damages for unjust enrichment which claim has nothing to do with malicious damage to property claimed in this case.

20. It was further submitted that in Nakuru HCC 103/2009 – Nguruman Ltd vs Oldonyo Laro Ltd, it is a trespass claim and seeks for mesne profits, general damages and an injunction and that the defence therein replicated the claim in HCC 322/2010 and Nakuru HCC 120/2010 hence this case is distinct from the named suits.

21. Accordingly, it was submitted by the plaintiff's Senior Counsel that the law on *sudjudice* and *resjudicata* has been quoted out of context by the defendant's counsel. That there is no evidence that the cause of action is the same as that in the named cases and or that the plaintiff had an opportunity of getting the same reliefs in the former proceedings. Further, that the plaintiff cannot seek reliefs in 2014 in matters of 2009-2010 and that therefore the cited decisions are irrelevant.

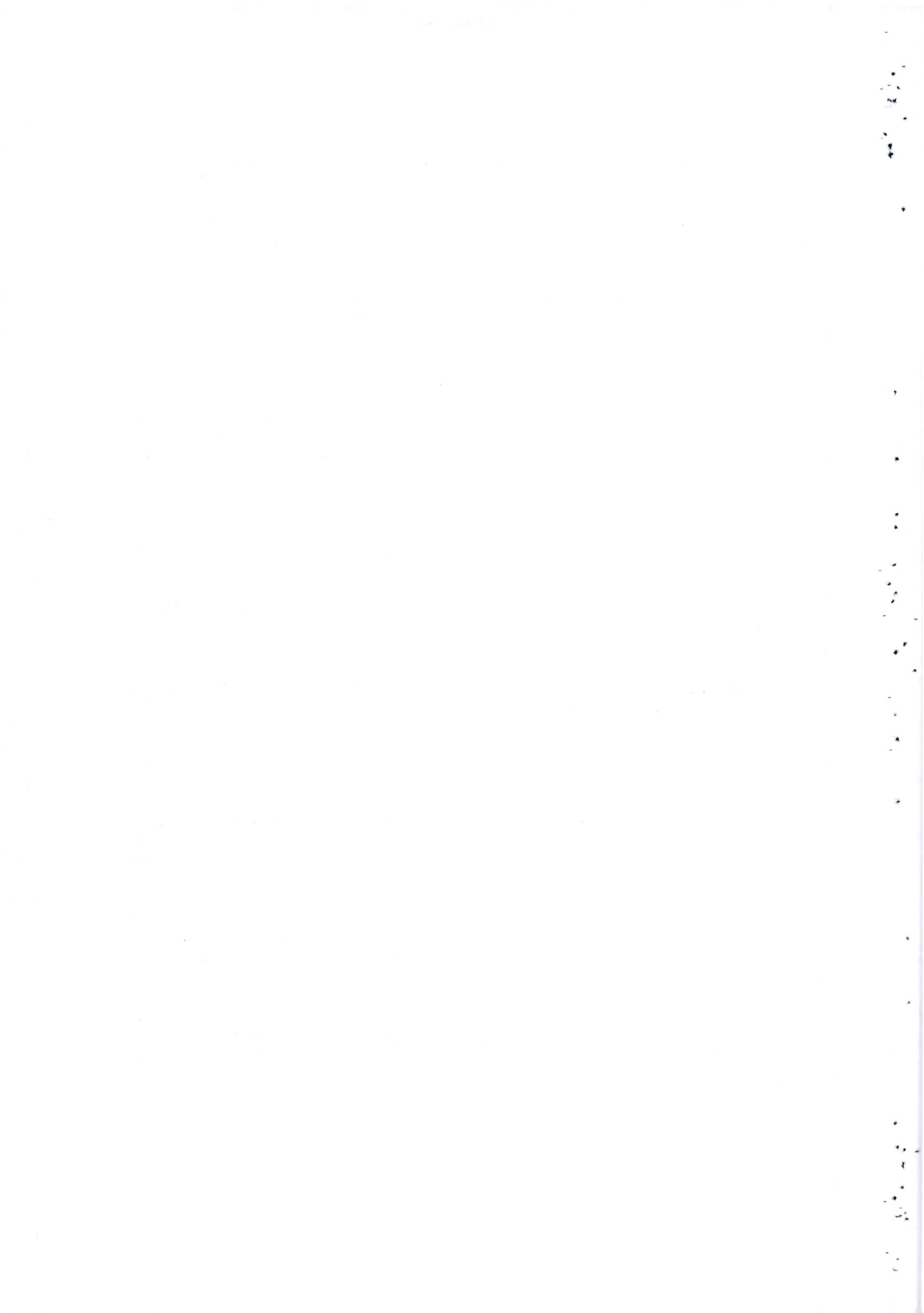
22. It was submitted that no single suit has determined a similar dispute between the same parties or parties litigating under the same title hence it is the defendant who should be found to be abusing the court process and frustrating the plaintiff's bid to have this suit heard and determined as it is the only suit which is ready for trial.

23. Further, that HCC 332/2010 was for hearing before a 3 judge bench on 28th September 2016 while 387/2014 was pending ruling to strike out the defence. Senior Counsel urged the court to strike out the objection by the defendant with costs.

24. In a rejoinder, Mr James Gitau Singh submitted that it is the court that invoked its inherent jurisdiction to decide on its jurisdiction to hear this suit hence no formal application was necessary and that in any event, the issue of jurisdiction was raised in the defence.

25. It was submitted that the court's directions were given without any objection from either side hence the matter is rightfully before the court for determination and that it is acceptable within Sections 1A and 1B of the Civil Procedure Act as no prejudice has been shown to be occasioned to the plaintiff.

26. It was submitted that in any event, the defendants had raised the issue of jurisdiction in their defence and at issue No. 18. Further, that other judges and courts (Emukule J and Wendo J) had given similar directions that issues in those cited cases were the same. It was submitted that the defendants had demonstrated the common threads in those matters and that the doctrine of *resjudicata* was supported by the statutory and case law cited. That the matters herein are substantially and directly in issue in the previous proceedings, and that even if no matter has been concluded, Section 6 of



the Civil Procedure Act on subjudice cannot be wriggled out as the plaintiff is litigating piecemeal.

27. It was submitted that the common thread in the cases cited is that the defendants claim that Jan Bonde Nielsen financed the development of the camp or counter claimed that he was misled. Further, that destruction of own property is not a tort. It was further contended that the issue of ownership of the property must be determined by the other courts before this case can be determined and that all the other cases are ready for trial; while the Nakuru cases are now consolidated and that the Nakuru cases had timelines.

28. In response, Senior Counsel Ahmednasir submitted that there is no dispute as to ownership of the property in issue and that the court cannot consolidate the matters because the causes of action are not in the same context.

Determination.

29. I have carefully considered the parties advocate's detailed submissions on whether or not this case is subjudice or resjudicata previous suits as cited and claimed and therefore whether the suit herein should be struck out for being an abuse of the court process, for being subjudice or for being *Resjudicata* the cited cases.

30. First and foremost, is that the plaintiff's witness had testified in this matter and was in the process of being cross examined when the issue of res subjudice and or resjudicata kept popping up in the questioning by the defendants counsel hence the court on its own motion had to urge the parties to address those questions.

31. Accordingly, it was not necessary that a formal application be filed and or affidavits be filed to address those issues unless parties so wished. In this case, none of the parties urged the court to allow them file any affidavits.

32. The question is whether from the submissions and the record, without the court seeking for aduction of evidence on oath, it is apparent that this suit is resjudicata or res subjudice the cited cases and if so, what orders should this court make.

33. On whether this suit is resjudicata the cited cases, Section 7 of the Civil Procedure Act enacts- that:

"No court shall try any suit or issue in which the matter directly and substantially in issue in a former suit between the same parties or between parties under whom they or any of them claim, litigating under the same title, in a court of competent to try such subsequent suit or the suit in which such issue has been subsequently raised, and has been heard and finally decided by such court."

34. The test to determine whether the matter is resjudicata was laid in the case of *DSV Silo vs the Owners of Sennar* [1985] 2 ALL ER 104 as cited in *Bernard Mugi Ndegwa v James Nderitu Githae & 2 Others*[2010] e KLR and *The Henderson v Henderson* [1843] 67 ER 313, res judicata is described as:

"....where a given matter becomes the subject of litigation in, and adjudication by, a court of competent jurisdiction, the court requires the parties to that litigation to bring forward their whole case, and will not(except under special circumstances) permit the same parties to open the same subject of litigations in respect of matter which might have been brought forward as

part of the subject in contest, but which was not brought forward, only because they have, from negligence, inadvertence or even accident, omitted part of their case. The pleas of resjudicata applies, except in special cases, not only to points upon which the court was actually required by the parties to form an opinion and pronounce a judgment, but to every point which properly belonged to the subject of litigation, and which the parties exercising reasonable diligence, might have brought forward at the time."

35. In **Attorney General & Another ET vs [2012] e KLR** it was held:

"The courts must always be vigilant to guard litigants evading the doctrine of resjudicata by introducing new causes of action so as to seek the same remedy before the court. The test is whether the plaintiff in the second suit is trying to bring before the court in another way and in a form of a new cause of action which has been resolved by a court of competent jurisdiction. In the case of Omondi vs NBK & Others [2001] EA 177 the court held that "parties cannot evade the doctrine of resjudicata by merely adding other parties or causes of action in a subsequent suit." In that case the court quoted Kuloba J, (as he then was) in the case of Njanju v Wambugu and another Nairobi HCC No. 2340 of 1991 (unreported) where he stated: If parties were allowed to go on litigating forever over the same issue with the same opponent before courts of competent jurisdiction merely because he gives his case some cosmetic face lift in every occasion he comes to court, then I do not see the use of doctrine of resjudicata..."

36. In **Bernard Mugo Ndegwa v James Githae & 2 Others[2010] e KLR** it was held that the applicant alleging resjudicata must show that;

- a) That the matter in issue is identical in both suits;*
- b) The parties in the suit are substantially the same;*
- c) There is concurrence of jurisdiction of the court;*
- d) The subject matter is the same; and*
- e) That there is a final determination as far as the previous decision is concerned.*

37. Applying the above principles to the suit herein, even without getting into the question of whether the subject matter is the same; or that the parties are the same; or whether there is concurrence of jurisdiction I find that there is no evidence of any determination, let alone a final determination of a former decision in a case similar to this case. There can be no plea of resjudicata where there is no previous or former suit where a final determination has been made.

38. Accordingly, I find that the plea of resjudicata raised by the defendant in this case is misplaced and misguided and therefore the same is hereby rejected and dismissed.

39. On whether this suit is subjudice the cited suits, Section 6 of the Civil Procedure Act provides that:

"No court shall proceed with the trial of any suit or proceedings in which the matter in issue is also directly and substantially in issue in a previously instituted suit or proceeding between the same parties, or between parties under whom they or any of them claim, litigating under the same title, where such suit or proceedings in the same or any other court having jurisdiction

in Kenya to grant the relief claimed."

40. Where the test of res subjudice is established or met, the explanatory notes to the Section 6 of the Civil Procedure Act stipulates that the latter suit would be stayed until the earlier suit is heard or determined.

41. In practice, the two similar suits could be consolidated for hearing and determination. In the present situation, it is not in dispute that this suit and the claim therein arises from HCC 387/2014 between Nguruman Ltd vs Jan Bonde Nielsen. The said suit has not been heard and or determined. The linkage is that in HCC 387/2014 the claim is for enforcement of an undertaking as to damages given by the defendant herein in HCC 332/2010 following the successful appeal in CA 77/2012 which discharged and set aside an injunction granted against the plaintiff by Honourable Odunga J. It follows that HCC 387/2010 and HCC 332/2014 are closely linked since an order in one gave rise to the other suit. However, the claims are not the same, in as much as the parties are the same.

42. In the instant case, the plaintiff claims that after the defendant lost an injunction granted in his favour in HCC 387/2010 vide an appeal in CA 77/2012, he went to the property which he had leased from the plaintiff and destroyed it hence this claim for the value of the damaged property. It follows that this case and HCC 387/2010 are interlinked because this suit arose as a result of a successful appeal from HCC 387/2010.

43. But that is not to say that the claims are the same, although the parties are substantially the same save that Peter Bonde Nielsen is not a party to the earlier suits.

44. However, in Nakuru ELC 103/2009, the court upon perusal of the plaint and amended defence and counter claim notes that the defendant therein Oldonyo Laro Estate Limited is a company associated with Peter Bonde Nielsen who is the 2nd defendant in this suit. The said second defendant is the son to Jan Bonde Nielsen, the 1st defendant in this case and it is claimed that the plaintiff herein and one Steyn represented that Oldonyo Laro Limited would, without any obstruction whatsoever, be allowed to develop a luxury camp, called the Oldonyo Laro Camp, engage employees, develop the road network and develop airstrips within the Nguruman property. It is the Oldonyo Laro Camp which the plaintiff (Nguruman Ltd) in this case, claims was its property that was maliciously destroyed by Jan Bonde Nielsen and his son Peter Bonde Nielsen after they lost out an injunction in CA 77/2014.

45. According to the defendants herein, they cannot be asked to pay damages for destroying their own property (the camp) which they developed, upon representation by Hermanus Steyn that he was authorized by Nguruman Limited to allow their company Oldonyo Laro Limited onto the Nguruman property.

46. It follows that albeit this dispute is not over the Nguruman Property, there is a huge dispute over who developed the camp and therefore whether the plaintiff has any claim over the destroyed camp, in as much as it is the owner of the land on which the camp was constructed. That is the gist of the amended counter claim, which is a suit within a suit in Nakuru HCC 103/2009.

47. Accordingly, I have no hesitation in finding that the issues in this suit are directly and substantially in issue in Nakuru HCC 103/2009 previously instituted between parties under whom they or any of them claim.

48. Therefore, albeit I find that this suit is not frivolous or an abuse of court process, but that in view

of its close linkage with the issues which must first be determined in HCC 103/2009 at Nakuru ELC, wherein the Oldonyo Laro Ltd counter claimed for USD 14,000,000 alleging that it had been misrepresented into investing in the development of the Oldonyo Laro Camp.

49. Thus, unless the issue of whether or not the 'camp' was developed by the plaintiff herein or the defendants through their company Oldonyo Laro Ltd is determined, this court will be engaging in a pious exploration of issues which are pending determination before other courts of competent jurisdiction.

50. Accordingly, I find that this matter is res subjudice Nakuru HCC/ELC 103/2009 and the appropriate order that comments itself for granting at this stage is to order and I hereby order that this suit shall forthwith be stayed pending hearing and determination of HCC/ ELC Nakuru 103/2009.

51. As the court was the mover of the submissions by both parties to this dispute on the issues that were ably canvassed by both parties' advocates, I order that each party do bear their own costs of the proceedings leading to this order.

52. I further direct that this file be returned to the Presiding Judge of the High Court Civil Division to take note of the order herein and give appropriate directions more particularly on the mode of tracking of the progress of the Nakuru HCC/ ELC 103/2009.

53. Mention on 7th June 2017 before the presiding Judge, Civil Division of the High Court for directions.

Dated, signed and delivered in open court at Nairobi this 28th day of March 2017.

R.E. ABURILI

JUDGE

In the presence of

Mr Cohen h/b for SC Ahmednasir for the plaintiff

N/A for defendant

CA: George



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REPUBLIC OF KENYA
IN THE ENVIRONMENT & LAND COURT AT NAIROBI

CIVIL SUIT NO. 958/14

ANGELINE OKWEYA NANDWA & JANE ARIMI (using on their own and on behalf of
single Mothers Association of Kenya) ----- **PLAINTIFF**

VS

NAIROBI COUNTY GOVERNMENT ----- **DEFENDANT**

DEFENDANT'S SUBMISSIONS

May it Please your Ladyship.

The plaintiff filed an amended plaint dated 23rd JULY 2020 in which they prayed for:

a). A permanent injunction and prohibition restraining the defendant and /or it's agents, servants and or whomsoever from evicting and or interfering with the plaintiffs peaceful and quiet enjoyment or dealing in whatsoever manner in whole or any part of suit property known as plot REF:NO.CPX ARCH/00219 being an excision of a disused parking lot at LR NO. 209/6738/ Part Kinyanjui Street Ziwani Nairobi.

b). A declaratory order that the plaintiffs are the legal and or beneficial owner of all that property plot known as PLOT REF NO.CPX/002619 being an excision of adjusted Parking lot at the LR NO.209/673/ Past Kinyanjui street.

c.) That in the alternative the plaintiff be awarded special damages of demolition of the suit property amounting to Kshs 16,407,857/ .

d). Costs of the suit.

The defendant filed a statement of defense dated 29th AUGUST 2014 and it's bundle of documents dated 21st June 2023 which included a witness statement.

FACTS OF THE CASE

The Plaintiffs were allotted that parcel of land known as plot REF:NO.CPX ARC/002619 being an excision of a disused parking of (L.R.NO.209/6738/Kinyanjui Street-Ziwani Nairobi on the 28th April 1997.

Prior to that on the 11th June 1992, they had been issued with a temporary occupation licence (T.O.L). The Plaintiffs paid the required standing premiums and ground rent. The Plaintiffs were shown the beacons on the ground and were issued with a beacon certificate by the defendant. The plaintiffs have been paying rates on parcel No. REF NO. CPX ARCH/002619 measuring 0.2 hectares.

However instead of the plaintiffs occupying the same plot measuring 0.2 hectares which they had been issued with beacon certificate, they fenced and occupied land measuring one (1) acre.

My Lady what is in contention herein is not the allocation of land but the size of plot that was allocated to the plaintiffs. As per the evidence that has been adduced before this court, land that was allocated to the plaintiffs vide letter REF NO. CPX ARCH/002619 dated 29th April 1997 is a plot measuring 0.2 hectares, the defendant is not denying allotting the plaintiffs the said land. The plaintiff admitted that they were allotted land vide same letter of allotment dated 26th April 1997.

My lady the contractual document between the parties herein is that letter of allotment. It outlines the terms and conditions that the plaintiff was allotted that parcel of land. It clearly states the size of land that the plaintiffs were allotted.

When the plaintiff encroached the extra size that they were not allotted they were served with a notice to vacate. The said notices have been attached by the defendant in its bundle of documents and also the plaintiff acknowledges receipt of the same.

The Defendant has produced the part of development plan showing the area that was allocated to the Plaintiffs.

My Lady the Plaintiffs have not produced any document or letter of allotment showing that they were entitled to any area excess of the 0.2 hectares which is contained in the letter of allotment which has been produced as exhibits by both parties herein.

My Lady the Defendant has not interfered with the quiet enjoyment of the plaintiff's parcel of land measuring 0.2 hectares and has no intention to interfere at all.

The plaintiffs prayer for a permanent injunction to restrain the defendant permanently from the said land, land which they have not proved ownership at all.

The circumstances under which the court would grant a mandatory injunction was well pronounced by the court of Appeal in the case of **Mallier Unissa Karim vs Edward Oluoch Odumbe (2015) eKLR** as follows:.

" The test of granting a mandatory injunction is different from that of Giella vs Cassman Brown case which is the locus classicus case prohibitory injunctions .The threshold in mandatory is higher than the case of prohibitory injunction and the court of appeal in the case of Kenya breweries ltd vs Washington Okeyo (2002) EA 109 had the occasion to discuss and consider the principles that govern the grant of a mandatory injunction.

My lady the weight of the evidence that has been brought before this court is in regard to the allotted parcel of land measuring 0.2 hactres. The plaintiffs have not brought any evidence showing that they were allotted the extra 0.2ha they are claiming in which they were evicted from after several notices were issued to vacate.

It is our humble submissions my lady that the suit be dismissed with costs.

K.N.NYAMWEYA & CO

ADVOCATES FOR THE DEFENDANT

DATED this 17th day of February 2025

DRAWN & FILED BY

K.N.NYAMWEYA & CO ADVOCATES

COMMONWEALTH HOUSE

2ND FLOOR

MOI AVENUE

P.O BOX 25460-00100

NAIROBI

29th April 2025

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TO BE SERVED UPON.

KAMAU KINGA & CO. ADVOCATES

MATERNITY PLAZA.

3RD FLOOR

BIASHARA STREET.

P.O. BOX 11343-00400

NAIROBI.



REPUBLIC OF KENYA

IN THE HIGH COURT OF KENYA AT NAIROBI

CIVIL CASE NO. 91 OF 2015

MAHER UNISSA KARIM PLAINTIFF

VERSUS

EDWARD OLUOCH ODUMBE DEFENDANT

RULING

Before me for determination is the plaintiff /applicant's application dated 2nd March 2015. The applicant **MAHER UNISSA KARIM** urges the court to order that the defendant/respondent **EDWARD OLUOCH ODUMBE** be evicted from the plaintiff's premises and that the officer Commanding Industrial Area Police Station do provide security to effect the orders of eviction.

The application was supported by the grounds on the face thereof and a sworn affidavit by the plaintiff Maher Unissa Karim sworn on 2nd March 2015 and the annexures thereto. The applicant contends that the defendant was his tenant who was heavily indebted in rent arrears and who had refused to vacate the premises after the lapse of the one year tenancy agreement but that the defendant had obstinately continued to cling onto the demised premises to the extreme prejudice to the plaintiff.

The plaintiff deposes that the tenancy agreement with the defendant was entered into on 1st February 2014 and the same was to lapse on 31st February 2015 at a monthly rent of kshs 35,000/- and that to date the defendant was in arrears of kshs 127,728.45 which continue to accumulate.

That on 12th September 2014 the plaintiff instructed Valley Auctioneers to levy distress for rent to recover rent arrears but the defendant placed many impediments including filing an incompetent reference at the Business Premises Rent Tribunal (BPRT) which was dismissed. That the defendant also blocked access to the premises which prompted auctioneers to seek for a break in order and that the attached and sold items only fetched a paltry sum of kshs 26,000 which only offset the auctioneers charges.

It is further deposed that the said rent arrears continue to accrue. The plaintiff annexed copy of tenancy agreement dated 1st February 2014, letter dated 12th September 2014 instructing auctioneers to levy distress for rent, proclamation, reference from BPRT and auctioneers letter dated 17th February 2015. The defendant /respondent Edward Oluoch Odumbe filed grounds of opposition on 18th March 2015 and swore a replying affidavit on 17th March 2015 resisting the application. He contends that the application is frivolous, premature, incompetent and an abuse of the court process; that the affidavit by the applicant supporting the application is fatally defective; that the applicant has not met the threshold to get orders of mandatory injunction for eviction of the defendant from

Maisonnette No. 43 on LR 2009/16482 situated on Mombasa Road; that no special circumstances have been demonstrated to warrant the orders sought; that the applicant is guilty of material non-disclosure/misrepresentation and duress; the application is not meritorious and offends the law, the defendant is not in any rent arrears and will pray for statement of account from the plaintiff; and that the application is brought under the wrong provisions of the law.

In his replying affidavit, the defendant deposes that he is not in rent arrears and that the levy of distress was illegal and without any basis. Further, that the reference to the tribunal was proper and was only dismissed on a technicality. In addition, the defendant deposed that he has been negotiating with the applicant on accounts which are not yet settled.

The application was heard orally on 22nd April 2015 after the court directed the tenant to attend court and shed some light on the matter on 19th March 2015, and after he indicated to court that he was willing to move out the premises although he did not believe he owed any rent arrears to the plaintiff as he had been paying to different people and that sometimes he did not get any receipt.

Mr Wachira counsel for the plaintiff/applicant submitted that the subject tenancy lapsed on 31st January 2015 hence there was nothing/relationship between the parties and that it was illegal for the respondent to continue occupying the premises without paying any rent hence he should be evicted being a trespasser. He urged the court to exercise its discretion and issue an eviction order to prevent continued breach as stipulated under Order 40 Rule 2 of the Civil Procedure Rules.

The defendant's advocate send Miss Ochola to hold brief. She informed the court that she had nothing to say as she did not have instructions to proceed with the application. In addition, that she had only come to seek leave of 14 days to file defence and to inform the court that the defendant was still looking for alternative premises to move to.

I have carefully considered the plaintiff's application dated 2nd March 2015 together with the annexures. I have also considered the replying affidavit and grounds of opposition filed by the defendant/respondent. I have further considered the submissions by the advocate for the plaintiff/applicant Mr Wachira.

I note that the application is brought under Order 40 Rules 2 and 4 of the Civil Procedure Rules and Sections 1A, 1 B and 3A of the Civil Procedure Act.

The application sought eviction of the defendant from premises No.LR 209/10482 situated off Mombasa Road and in the alternative an order that the defendant deposits in court kshs 218,728 being accumulated rent arrears and to keep depositing into court the monthly rent of Kshs 35,000/- from March 2015 until the hearing and determination of the application and the suit.

However, at the hearing of the application, Mr Wachira only urged prayer No. 2 which seeks to evict the defendant from the suit premises. I also note that the plaint dated 2nd March 2015 prayed for

2. An order for eviction of the defendant from the suit property, to wit, maisonette No. 43 constructed on LR 209/10482 off Mombasa Road within Nairobi County and delivery of vacant possession thereof to the plaintiff.

3. Costs of the suit and interest.

4. Such other further relief as this Honourable court may deem fit and just to grant.

Paragraph 8 of the plaint claims that the rent arrears was kshs 218,728 up to February 2015 but there was no specific prayer for payment of this sum to the plaintiff by the defendant.

The issue for determination is whether in the circumstances of this case the plaintiff would be entitled to the relief sought which indeed is in the nature of a mandatory injunction which, when granted, would virtually dispose of the suit as a whole at the interlocutory stage.

From the annexures annexed to the plaintiff's supporting affidavit, the plaintiff has indeed demonstrated that there was tenant/landlord relationship between him and the defendant commencing 1st February 2014 and for a period of one year up to and including 31st January 2015.

The plaintiff has also demonstrated that as at 4th March 2015 when this suit and application were filed, the said tenancy had lapsed. There was therefore no land lord/tenant relationship and hence, this court is seized of the jurisdiction to hear and determine the dispute.

Upon the tenancy lapsing on 31st January 2015, in the absence of any notice of intention to extend the period on either side, the defendant was duly bound to yield possession of the premises to the plaintiff as demanded and hence, the continued occupation after expiry of the tenancy was unlawful and could only have been in occupation as a trespasser.

The defendant has not challenged the fact of the tenancy lapsing and him remaining in the premises as a trespasser. His only contention is that he does not owe rent arrears as claimed and that there is a dispute as to what is owing, which accounts have not been settled. He also says that he is looking for alternative accommodation and once he secures then he will vacate the plaintiff's premises. However, as I have started above, there is no substantive prayer for the rental arrears by the plaintiff and neither has he claimed for mesne profits. The plaintiff simply wants the defendant out of the premises as efforts to levy distress did not bear fruit. The court had occasion to listen to the defendant who indicated that he was willing to vacate the premises and that he was looking for alternative accommodation.

In other words, the defendant essentially does not deny that he is a trespasser into the plaintiffs suit premises but that he seeks indulgence to get alternative accommodation before vacating.

The test for granting a mandatory injunction is different from that enunciated in the *Giella vs Casman Brown* case which is the locus classicus case for prohibitory injunctions. The threshold in mandatory injunctions is higher than in the case of prohibitory injunctions and the Court of Appeal in the case of *Kenya Breweries Ltd vs Washington Okeyo* (2002) EA 109 had occasion to discuss and consider the principles that govern the grant of mandatory injunctions. The Court of Appeal held that the test for grant of a mandatory injunction was as correctly stated in VOL 24 of Halsbury's Laws of England 4th Edition paragraph 948 that:-

"A mandatory injunction can be granted on an interlocutory application as well as at the hearing, but in the absence of special circumstances, it will not normally, be granted. However if the case is clear and one which the court thinks it ought to be decided at once, or if the act done is simple and summary one which can be easily remedied, or if the defendant attempts to steal a march on the plaintiff, a mandatory injunction will be granted on an interlocutory application."

In the English case of *Locabail International Finance Ltd vs Agro Export & Another* (1986), ALI ER 901 which the Court of Appeal in Kenya has followed with approval in many decisions, the

court held that:-

"A mandatory injunction ought not to be granted on an interlocutory application in the absence of special circumstances and then only in clear cases either where the court thought that the matter ought to be decided at once or where the injunction was directed at a simple and summary act which could easily be remedied or where the defendant had attempted to steal a march on the plaintiff. Moreover, before granting a mandatory injunction, the court has to feel a high sense of assurance that at the end of the trial it would appear that the injunction had been rightly granted, that being a different and higher standard than required for a prohibitory injunction."

The above decision was cited with approval by the Court of Appeal in the case of *Shariff Abdi Hassan vs Nadhif Jama Adan* CA 121/2005(2006) e KLR by further observing that:-

"The courts have been reluctant to grant mandatory injunction at the interlocutory stage. However, where it is prima facie established as per the standard spelt out in law as stated above that a party against whom a mandatory injunction is sought is on the wrong, the courts have taken action to ensure that justice is meted out without the need to wait for the full hearing of the entire case. That position could be taken by the courts in such cases as those of alleged trespass to property."

The same Court of Appeal in the case of *Jaj Super Power Cash and Carry Ltd vs Nairobi City Council & 20 others* CA 111/2002 stated:

"This court has recognized and held in the past that it is the trespasser who should give way pending the determination of the dispute and it is no answer that the alleged acts of trespass are compensable in damages. A wrong doer cannot keep what he has taken because he can pay for it."

In my most considered view, the plaintiff's case herein passes the tests outlined in the above authorities referred to for the grant of a mandatory injunction. On the facts of this case as elaborated in the plaint and supporting affidavit with the annexures showing that there is absolutely no tenant/landlord relationship and or that the plaintiff has acquiesced on his right of vacant possession of the suit premise, coupled with the fact that the defendant has only contested owing rent arrears and not that he is in illegal occupation of the premises (trespasser), and since the tenancy lapsed on 31st January 2015, the defendant herein Edward Oluoch Odumbe cannot have an answer to the plaintiff's claim as he has not given any, even by way of affidavit or orally in court. He simply asked for more time to vacate the premises as he was looking for alternative premises.

In my view, therefore, there are special circumstances in the plaintiff's case in that his court cannot aid a trespasser to continue with his illegal acts of unlawfully occupying the plaintiff's premises rent free when the plaintiff must have incurred money in acquiring it and is not receiving any benefit out of it. The plaintiff is by law entitled to have the defendant evicted if he does not vacate voluntarily since he is an outright trespasser.

In my view, the plaintiff's case is overwhelmingly strong, plain and clear and therefore I do not see any purpose that will be served by not determining the issue whether or not the defendant is a trespasser in the suit premises at this stage rather than delaying the defendant's day of reckoning.

In my humble view, the delay in determining the issue will only serve to delay meting out justice to the

plaintiff who has, in my view, demonstrated that he is entitled to vacant possession of the demised premises whose tenancy term with the defendant lapsed on 31st January 2015.

Article 159 (2) (b) places a duty upon this court to, in exercising judicial authority which is derived from the people, to be guided by the principle that justice shall not be delayed.

In addition, this court is enjoined by the overriding objectives under Section 1A and 1B of the Civil Procedure Act to ensure prompt, just, fair, proportionate and expeditious disposal of disputes in a cost effective manner to all litigants.

In the premise, I shall not allow the defendant the luxury of delaying justice to the plaintiff when it has become trite clear and plain that the defendant is a trespasser in the plaintiff's House (Maisonette) No. 43 on LR 209/10482 off Mombasa Road.

The justice of this case demands that I make such a drastic determination of this matter at this stage. The issue raised by the defendant that he does not owe any rent to the plaintiff is irrelevant at this juncture.

In the end, I allow the plaintiff's Notice of Motion dated 2nd March 2015 and order that the defendant Edward Olwoch Odumbe do vacate from the plaintiff's House No. 43 on LR 209/10482 off Mombasa Road within 30 days from the date of this ruling failing which an order of eviction against the defendant is to issue without any further application by the plaintiff, with assistance of a licensed court Bailiff. The plaintiff/applicant shall have the costs of this application.

Dated, signed and delivered in open court at Nairobi this 9th day of June 2015.

R.E. ABURILI

JUDGE

9.6.2015

Coram Aburili J

C.C. Kavata

No Appearance for plaintiff /applicant

No appearance for the defendant/respondent

Court: this date for ruling was given in court on 22nd April 2015 when both parties were present.

Ruling is pronounced and read in open court as scheduled.

In the presence of Jacob Kiilu clerk from the firm of Mr Waithaka Wachira & company advocates for the plaintiff/applicant.

R.E. ABURILI

JUDGE

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DRAWN BY
Kamau Kinga & Company,
Advocates,
Watersys Plaza,
3rd Floor,
Biashara Street,
P.O Box 11343-00400,
NAIROBI



REPUBLIC OF KENYA

IN THE ENVIRONMENT AND LAND COURT AT MILIMANI

ELC CIVIL CASE NO. 958 OF 2014

ANGELINE OKWEYA NANDWA & JANE ARIMI

(Suing on their own and on behalf of Single

Mothers Association of Kenya).....PLAINTIFF

VERSUS

NAIROBI COUNTY GOVERNMENT.....1ST DEFENDANT

NAIROBI METROPOLITAN SERVICES.....2ND DEFENDANT

JUDGMENT

Background of the case

1. The dispute between the parties revolves around a parcel of land known as Plot No. CP & Arch/002619 ("suit property") measuring approximately 0.20ha, which was allotted to the plaintiff on 29/04/1997 by the Nairobi City Council ("Council"). The council was the 1st defendant's predecessor.
2. The 2nd defendant took over some of the functions of the 1st defendant but became defunct in the course of these proceedings.

3. Before such formal allocation of the suit property to the plaintiff, the Nairobi City Commission ("NCC") whose function was taken over by the council had sometimes on 11/6/1992, issued a temporary occupation license to the plaintiff ("TOL") allowing it to occupy some land which they paid a monthly rent of kshs. 300/-.
4. It appears there is a relation between the land they occupied temporarily and the disputed property. Noteworthy, the size of the land they occupied temporarily was not disclosed.
5. It emerges the main bone of contention before this court is not the size of the suit property on paper but its size on the ground. Thus, this court will shortly summarise each of the parties' cases.

Plaintiff's case and evidence

6. In a further amended plaint dated 19/05/2021 filed by the law firm of **Ms. Kamau Kinga & Co. Advocates**, the plaintiff contended the property allocated to it was **Plot No. CPX ARC ARCH 002619 ("plaintiff's land")**.
7. It was contended that after the TOL and issuance of the allotment letter, the relevant charges towards acquiring the plaintiff's land were paid, including stand premium, ground rent, survey and legal fees.
8. Additionally, a beacon certificate was ^{not} issued to the plaintiff, and a part development plan ("PDP") was undertaken. It was asserted the plaintiff had been in occupation and possession of the suit property since 1992.

9. Nonetheless, it was discovered the defendant had interfered with the beacon certificate and PDP by reducing the suit property's size by $\frac{1}{2}$.
10. It was averred that this has been the source of conflict between the parties, leading to a notice of eviction by the defendants to the plaintiff, giving it 7 days' notice to vacate the portion it had allegedly encroached upon, which size was $\frac{1}{2}$ of the plaintiff's land.
11. Thus, the plaintiff was apprehensive the defendants would evict it from the suit property and sought the following reliefs: -

- a) A permanent injunction and prohibition restraining the defendants and or their agents, servants and or whomsoever from evicting and interfering with the plaintiff's peaceful and quiet enjoyment or dealing with the plot ref no. CPX Arch/00219 being the excision of a disused parking lot at LR No.209/6738/Part Kinyanjui Street-Ziwani, Nairobi.*
- b) A declaratory order that the plaintiff is the legal and or beneficial owner of CPX Arch/00219, being the excision of a disused parking lot at LR No.209/6738/Part Kinyanjui Street-Ziwani, Nairobi.*
- c) In the alternative, the plaintiff be awarded special damages for demolition of the suit property amounting to kshs. 16, 407, 857/-*

d) Costs of the suit.

12. The plaintiff's chairperson, Angeline Okweya Nandwa, testified as **PWI** and she adopted her witness statement and produced documents in support of the plaintiff's case, which were marked as **Pex1-6**.
13. It was her evidence that she was unsure of the particulars of the property allocated to the plaintiff. She stated the plaintiff's pleadings disclosed the particulars as **CPX Architect 002619** instead of **CP/Arch/002619**.
14. Further, that though it was pleaded the allotment took place on 26/04/1997, the actual date was 29/04/1997, which, according to her, was a minor infraction.
15. She maintained the suit property was 0.2ha, and the plaintiff had never been evicted from the suit property and was in occupation but later in her re-examination, she stated the plaintiff had been evicted.
16. She stated the beacon certificate dated 12/07/2012 referenced property no. **CPU/Arch/002619**, which indeed tallied with the reference no. contained in the allotment letter.
17. She testified there was another beacon certificate of 1997, but did not produce it before this court, and she asserted the plaintiff rejected the beacon certificate of 12/07/2012.

18. The reason advanced as to why it was rejected was that the plaintiff's land had been allocated to other persons.

19. Nevertheless, she admitted **Philip Mbiti Kiswii (DW1)** had visited the ground where the suit property was located, fixed the beacons, showed the plaintiff the extent of where the 0.2ha lay, and the plaintiff had paid for the beacon certificate.

Defendant's case and evidence.

20. By the defendants' then counsel, **M/s. W.S. Ogola**, a defence was filed dated 29/08/2014, which was mostly composed of denials and put the plaintiff to strict proof.

21. Further, it was maintained the plaintiff was allocated land measuring 0.2ha and admitted payments were made to it by the plaintiff for such allocation and that a TOL existed between the parties prior to such apportionment.

22. It was averred on the ground, the plaintiff occupied more than the 0.2ha that was allocated to it and had encroached onto the defendants' land, thus a notice to vacate ensued. Accordingly, this court was urged to dismiss the plaintiff's case.

23. **DW1**, an assistant director of geographic information and systems with the 1st defendant and also a surveyor adopted his witness statement and produced documents in support of the defendants' case which were marked and produced as **Dex1-8**.

24. He gave an uncontroverted history in the following manner of how he fixed the boundaries of the suit property and thereafter issued a beacon certificate to the plaintiff.

25. The plaintiff who had been allocated the suit property measuring 0.2ha applied for a beacon certificate and paid for it.

26. Upon instructions from the chief surveyor to survey the suit property and armed with the letter of allotment and PDP, he visited the suit property in the plaintiff's presence, beacons the suit property and issued the beacon certificate dated 12/07/2012 to it.

27. He asserted when identifying the boundaries of the suit property, it was established the plaintiff occupied a larger portion than what was allotted to it, as it had encroached onto land belonging to Commonwealth Cemetery.

28. He further testified he showed the plaintiff the extent of its land and encroachment and issued it with a demolition notice. He maintained the plaintiff had never been evicted from the encroached portion.

Parties' submissions

29. As directed by the court, all parties filed written submissions. The plaintiff's counsel filed written submissions dated 16/12/2024. However, counsel did

not frame any issue for determination but made submissions on the threshold for the grant of injunctions.

30. The defendants' now law firm on record **Ms. K.N. Nyamweya & Co. Advocates**, filed written submissions dated 17/02/2025 and though counsel made submissions on injunctions, he also argued the plaintiff had not proved its case.

31. Upon identifying and considering the issues for determination, this court will, in its analysis and determination, consider the respective parties' arguments on the particular issue and also consider provisions of law and authorities they relied upon to advance their arguments as contained in their submissions.

Issues for determination,

32. I have considered the pleadings, evidence adduced by the parties, as well as rival submissions. Being guided by the provisions of law and judicial precedents, this court will now proceed to consider the merits or otherwise of the plaintiff's claim, and conceivably, the issues for resolution are;

- I. Whether this plaint has been instituted by an entity capable of instituting such a suit.*
- II. Was the suit property properly described in the plaint?*
- III. What was the plaintiff's claim, and was it proved to the required standards?*

IV. *What orders should this court issue, including an order as to costs?*

Analysis and Determination

33. The issues that were earlier identified as arising for determination shall be handled separately in a simultaneous manner.

I. Whether this plaint has been instituted by an entity capable of instituting such a suit.

34. In paragraph 1 of the further amended plaint, the plaintiff is described as *single mothers association community based self help group*.

35. Whether such a group or a few members of such a group can institute civil proceedings has been the subject of judicial interpretation in a line of decisions and this court adopts the position taken in the persuasive decision of *Kipsiwo Community Self Help Group v Attorney General And 6 Others* [2013] KEELC 63 (KLR) which stated thus:-

"Kipsiwo Self Help Group had no capacity to institute action in its own name. A person recognized in law had to sue on behalf of members of Kipsiwo Self Help Group and such members had to be named and identified with precision. The person bringing action has to demonstrate that he has permission to bring the action on behalf of the members of the Group, or on behalf of the people he seeks to represent, if it is a representative suit."

36. It follows in this case that the self-help group could not sue, and further, **PW1** and **Jane Arimi** who allegedly sued on their own behalf had to first obtain authority to file suit from the congregation of the plaintiff's members and in the absence, this court finds the suit incompetent.

I. Was the suit property properly described in the plaint?

37. As required by **Order 4 Rule 3** of the **Civil Procedure Rules (CPR)**, the plaint was required to adequately describe the suit property to enable the court and defendants to adequately identify it. This provision of law states as follows: -

"Where the subject-matter of the suit is immovable property, the plaint shall contain a description of the property sufficient to identify it."

38. The plaint has described the property in contention as **Plot No. CPX ARC ARCH 002619**, yet it never provided any documents to substantiate the existence of such a property.

39. From documentary evidence, it is obvious the plaintiff misstated the suit property instead of describing it as **Plot No. CP & Arch/002619**.

40. Given the provision of **Order 4 Rule 3** of the **CPR**, there should never have been any ambiguity in the suit property that is the subject matter of

the dispute. Consequently, for reasons of inadequate description of the suit property, this court finds the plaintiff's claim fails.

II. What was the plaintiff's claim, and was it proved to the required standards?

41. When one pleads illegality or fraud, Order 2 Rule 10 (1) (a) of the CPR provides that such claims have to be particularised, and this proviso states:

"(1) Subject to subrule (2), every pleading shall contain the necessary particulars of any claim, defence or other matter pleaded including, without prejudice to the generality of the foregoing—

(a) particulars of any misrepresentation, fraud, breach of trust, wilful default or undue influence on which the party pleading relies; and"

42. It is settled law that fraud must procedurally be specifically pleaded and proved on parameters beyond a balance of probability but below that of beyond a reasonable doubt.

43. This principle of law was well elucidated in the case of **Vijay Morjaria v Nansingh Madhusingh Darbar & Hulashiba Nansingh Darbar** (Civil Appeal 106 of 2000) [2000] KECA 223 (KLR) (Civ) (1 December 2000) (Judgment) where the Court of Appeal held: -

“It is well established that fraud must be specifically pleaded and that particulars of the fraud alleged must be stated on the face of the pleading. The acts alleged to be fraudulent must of course be set out, and then it should be stated that these acts were done fraudulently. It is also settled law that fraudulent conduct must be distinctly alleged and as distinctly proved, and it is not allowable to leave fraud to be inferred from the facts.” Emphasis added

44. It is an equitable legal maxim that no person will suffer a wrong without a remedy. Moreover, remedies prevent wrongs and preserve rights.
45. Hence, it was incumbent upon the plaintiff to adequately identify, plead and particularise its claim to the required standards.
46. This court has gone through the further amended plaint, and though the reliefs sought are clear and fraud and particulars thereof have been pleaded, the word fraud was not specially used in the plaint.
47. When considering the non-use of the word fraud in a claim, the Court of Appeal decision of **Arthi Highway Developers Limited v West End Butchery Limited & 6 others [2015] KECA 816 (KLR)** cited with approval the passage of **Bullen & Leake & Jacobs, Precedent of pleadings 13th Edition** at page 427 in the following words:-

“Where fraud is intended to be charged, there must be a clear and distinct allegation of fraud upon the pleadings, and though it is not

necessary that the word fraud should be used, the facts must be so stated as to show distinctly that fraud is charged (*Wallingford v Mutual Society* (1880) 5 App. Cas. 685 at 697, 701, 709, *Garden Neptune V Occident* [1989] 1 Lloyd's Rep. 305, 308). Emphasis added.

48. It follows that even though the plaintiff did not use the word "fraud" in its pleadings, this did not necessarily defeat its claim.

49. As pleaded, the particulars of the said fraud were that in 2013, it discovered the defendants had furtively subdivided the plaintiff's land, which had been allocated to it in 1992 and that the PDP and beacon certificate had been tampered with the intention of reducing the plaintiff's land by ½.

50. As earlier stated in the analysis of the other issues, the plaintiff's claim was bound to fail, but even assuming for a moment that a proper description of the suit property was made and it could sue, its claim of fraud was destined to flop.

51. This is so because fraud is a matter of evidence, yet the plaintiff did not present any iota of evidence to substantiate its allegations of fraud.

52. It was expected to present evidence of the existence of the 1992 allotment, but that was not so. Suffice it to say, the only existing allotment letter of the suit property was the one issued on 29/04/1997.

53. Furthermore, no evidence was ever presented regarding the allegations of tampering with the PDP or beacon certificate; the only existing beacon certificate is that of 12/07/2012, produced by DW1.

54. In this court's opinion, the plaintiff's claim was speculative on the exact size it is supposed to occupy. It appears it was of the belief that it was entitled to the land it occupied under TOL and not under the letter of allotment.

55. Nay, the terms of the TOL came to an end and upon issuance of the letter of allotment, it was only entitled to occupancy of the suit property, which measures 0.2ha, whose boundaries were pointed out to them by DW1. Hence, this court finds the plaintiff did not prove its claim to the required standards.

II. What orders should this court issue, including an order as to costs?

56. It is this court's ultimate finding that the plaintiff did not prove its case to the required standards. It is trite law costs follow the event and although the plaintiff could not sue, the defendant's costs shall personally be borne by PW1 and Jane Arimi.

57. In the end, this court hereby issues the following disposal orders: -

a) The plaintiff's suit against the defendants is hereby dismissed.

*b) The defendants' costs shall be borne by Angeline Okweya
Nandwa and Jane Arimi.*

It is so ordered.

Delivered and Dated at Machakos this 29th day of April, 2025.

HON. A. Y. KOROSS

JUDGE

29.04.2025

Judgment delivered virtually through Microsoft Teams Video Conferencing
Platform

In the presence of;

Ms Kanja- Court Assistant

N/A for the parties



**HOMELAND
VALUERS**

HOMELAND VALUERS

REGISTERED VALUES & ESTATE AGENTS

JOLLY HOUSE OTIENDE SHOPPING CENTRE, LANGATA
P.O. BOX 1034-00517
UHURU GARDENS
NAIROBI

Branch Office: Bungoma
Catholic Bishops Offices
Mumias Road
Ground Floor, Rm 19

Cell: 0720 639 553 / 0722-847 445

PIN: P051353780G

REF: VAL/OMV/2020/02

DATE: 19th February 2020

REPORT AND VALUATION

OF

CATERING EQUIPMENT/MACHINERY

AND

WORKSHOP SHEDS UPON

LR NO. 209/6738/PART KINYANJUI STREET ZIWANI ESTATE

NAIROBI CITY COUNTY

TERMS OF REFERENCE

IN ACCORDANCE WITH INSTRUCTION RECEIVED FROM SINGLE MOTHERS ASSOCIATION OF KENYA OF P.O. BOX 75603-00200, NAIROBI. WE HAVE INSPECTED THE PROPERTY UNDER REFERENCE WITH A VIEW TO ADVISE ON THE CURRENT REPLACEMENT VALUE THEREOF. WE NOW HAVE PLEASURE TO PRESENT OUR REPORT AND VALUATION AS HEREUNDER: -

LIMITING CONDITIONS

This report and valuation is subject to the following limiting conditions: -

1. Neither the whole nor any part of this Report and Valuation or any reference to it may be included in any published document, circular or statement and nor may it be published in any way without the prior written approval of the Company of the form and context in which it may appear.
2. Where it is stated in the Report that information has been supplied to the Company by another party, this information is believed to be reliable but the Company can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from government or other appropriate departments.
3. The responsibility of the Company in connection with this Report and Valuation is limited to the client to whom the Report is addressed.
4. The values assessed in this Report are for the subject property and any allocation of values between parts of the property apply only in the terms, and for the purpose, of this Report.
5. Whilst due care is taken to note significant building defects in the course of our inspection, this is a Report and Valuation and not a structural survey and no guarantee is given in respect of rot, termite, pest infestation or other defects whether exposed or unexposed.
6. Where Open Market Values are assessed, they reflect the full contract value and no account is taken of any liability for taxation on sale or of the costs involved in effecting a sale.
7. Our basis of valuation for the damaged sheds and catering equipment and machinery thereof is the current replacement value.
8. The Valuation is not valid, unless it bears our official seal on each page of this report and is duly signed by a director of this company.



REPORT AND VALUATION

SITUATION

The property is located along Kinyanjui Street, Ziwani Estate, Nairobi City. It shares a common border with Kariokok World War (II) Commonwealth Cemetery, Starehe Central Day Nursery and Umeme Sports Ground.

LAND REFERENCE NUMBER

L.R. No. 209/6378/PART

REGISTERED OWNERS

SINGLE MOTHERS ASSOCIATION OF KENYA as per allocation documents contained as addendum to this report. (*see copies of documents attached*)

PLOT AREA

The affected portion which is part of **L.R. No. 209/6738** measures approximately **(0.20) HA.**

IMPROVEMENTS

Erected and being thereon (now demolished) are 2 No. Single storey structures serving as showroom and workshop/store respectively.

CONSTRUCTIONS

1. Showroom

Constructed in steel upright frames and roof trusses with coloured box profiling walling and roofing sheets enclosing and concrete floor beneath.

Plinth Area $14.1\text{m} \times 6\text{m} = 84.6\text{m}^2$

2. Workshop/Store

Building in timber upright frame and roof trusses clad GCI sheet with a concrete floor.

Plinth Area – $19.5 \times 4.5\text{m} = 87.75\text{m}^2$

SHEDSShow room 84.6m²Workshop/Store 87.75m²**SERVICES**

The key service provisions is 3 phase electricity line installed on the premises. Main water line is also available. Other essential services are readily available including tarmac road network, schools, medical facilities and shopping centre. This area is on main sewer line.

BASIS OF VALUATION

Our basis of valuation for the damaged shed and catering equipment and machinery is current replacement value.

Value is with due reference to the value records of suppliers of these items namely several similar industrial machinery suppliers based in Nairobi.

REMARKS AND RECOMMENDATION

This is a unique facility catering for single mothers in Nairobi City. It offers training ground for female personnel to afford their future living and the required skills and valuable knowledge related to their future careers.

Information on records of catering equipment and machinery has been supplied by management staff.

Values so assessed are based on current replacement cost, since we are in a dynamic world with constant technology changes and new innovations.



VALUATION

Under the terms of reference and the limiting conditions herein, we value the damaged catering equipments, machinery and workshop sheds in the sum of (**kshs 16, 407,857**)

In words , **KENYAN SHILLINGS SIXTEEN MILLION FOUR HUNDRED AND SEVEN THOUSAND EIGHT HUNDRED AND FIFTY SEVEN.**

Broken down as follows:

Total A- Value of the machine and equipments in a showroom and workshop-KSH 7,621,000

Total B- Value of items damaged in the workshop Kshs 727,857

Total C- value of damaged items for customers/ clients Kshs 3,059,000

Value of the demolished workshop, showroom, store & office Kshs 5,000,000

Total value Kshs 16,407,857

DATE OF VALUATION

Signed and dated 19th day of February 2020

F. KARIUKI NGANGA

B.ALAND Econ. HONS,MISK (VS) RV

REGISTERED AND PRACTISING VALUER

EDWARD W.L. KAKAI

B.A . LAND Econ. HON. MISK, (VS) RV

REGISTERED & PRACTICING VALUER

DIRECTOR

APPENDIX 2

LIST OF ITEMS DAMAGED IN THE WORKSHOP STORE AND OFFICE	A
A LETTER FROM SHEFFIELD WHO DONATED MACHINES NO.1-2 ON THE LIST.	A
LIST OF ITEMS DAMAGED IN THE WORKSHOP .	B
SUMMARIZED LIST AND COPIES OF PURCHASE RECEIPTS .	B
A LETTER FROM SINGLE MOTHERS ASSOCIATION OF KENYA COVERING NOs 41 to 44	B
LIST OF CUSTOMERS DAMAGED ITEMS IN THE WORKSHOP	C
QUOTATIONS FOR (3) CUSTOMERS ORDERED DAMAGED ITEMS	C



A

A
INDIVIDUAL ITEM VALUES OF MACHINERY EQUIPMENT IN THE SHOW ROOM AND
WORKSHOP

No.	ITEM	QTY	UNIT PRICE	AMOUNT
1	Stainless Steel Cutting Machine	1	3,500,000	3,500,000 ✓
2	Stainless Steel Nippling Machine	1	1,000,000	1,000,000 ✓
3	Complete Benmaries With Inserts	3	40,000	120,000
4	Heated Cupboards	3	40,000	120,000
5	Fryers On Stand 18ltrs + 18ltrs	3	35,000	105,000
6	Large Size Food Warmer	1	35,000	35,000
7	Double Bow/Sink	5	65,000	325,000
8	56lbs Portable Peeler 52 Lbs	1	150,000	150,000
9	150 Ltrs Boiling Pan	1	180,000	180,000
10	Single Bowl Sink	1	45,000	45,000
11	Extractor Hood (1200 X 600 860)	1	40,000	40,000
12	Double Fryer - Gas	1	50,000	50,000
13	Potatoes Chipper on Stand	1	10,000	10,000
14	Wall Shelves 1200, 1500, 1800 (2000 X 300) Wide	1	12,000	12,000
15	Stainless Steel Large Fridges	3	50,000	150,000
16	Dish Racks (1200 C 600 X 1200)	3	40,000	120,000
17	Unheated Cupboards (1500 X 700 X 860)	1	130,000	130,000
18	Stainless Steel Tables	5	58,000	290,000
19	4 Burners Cookers with Oven (900 X 900 X 860)	2	99,000	198,000
20	Hot Plate / Grill	1	65,000	65,000
21	Chips Warmer (Size 800 X 600 X 600)	2	30,000	60,000
22	Wooden Cupboards	4	85,000	340,000
23	Wooden Chairs	10	1,000	10,000
24	Plastic Chairs	10	800	8,000
25	4 Burners Cookers Without Oven	2	87,500	175,000
26	Stock Pot Stove (Size 500 X 500 X 500)	1	28,000	28,000
27	Salad Display Without Compressor for Buffet Counter	1	20,000	20,000
28	Ben Marie With Insert For Buffet Counter (1800 X 700)	1	80,000	80,000
29	Gas Single Well Fryer free Stand-Gas	1	55,000	55,000
30	Stainless steel baking oven with trolley	4	10,000	40,000
31	Receiving table with overshef for dish rack	1	80,000	80,000
32	Prover single door	1	80,000	80,000
Total				7,621,000

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The Project Director

06.06.2015

Single Mothers Association of Kenya

P.O Box 75603-00200

Nairobi, Kenya.

Dear Sir's

TO BOYS VOCATIONAL TRAINING:

We would like to first acknowledge your concern in empowering boys from the less fortunate families.

Secondly we are donating a **Guillative Machine** and a **Nibbler Machine** worth Kshs. 4.5 Million to boost the boy's project.

Yours Sincerely



Dr. Suresh Kanotra.

Managing Director.

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DAMAGED ITEMS IN THE WORKSHOP STORE

NO.	ITEMS	QTY	AMOUNT
1.	Filler Wires 1.5mm	660	10,000
2.	M.S. Welding Rods 5kg. @1000/-	10 bxs	10,000
3.	S.S. Welding Rods 10g. @6,250/-	4bxs	25,000
4.	S.S. Cutting Discs 7" @ 250/-	40	10,000
5.	Grinding Disc 7" @ 200/-	255	51,000
6.	S.S. Cutting Discs 9" @ 200/-	25	5,000
7.	Tangstine 2.5 @ 250/-	10	2,500
8.	Hacksaw Blades @ 100/-	100pcs	10,000
9.	S.S. Self Tapping Screws 3/16x1" @ 2,500/-	2bxs	5,000
10.	Pop Rivits 3/16x3/4 @500/-	4bxs	2,000
11.	Jubilee Clips @ 60/-	58	3,480
12.	Copper Pipes 5/16 @ 3,000/-	10roll	30,000
13.	Copper Gas Pipe 6/8	1roll	22,000
14.	Roll Fridge Copper 5/16 @ 4,500/-	12roll	54,000
15.	Straight Joint Brass for Gas Fitting @ 750/-	20	15,000
16.	H.P. Burners M 10 @ 4,500/-	10	45,000
17.	L.P. Regulators @ 11,286/-	3	33,858
18.	C.M 4 Pins @ 100/-	50	5,000
19.	Ball Valves for Frys and Gas LINE @500/-	10	5,000
20.	Brass Nuts 6/8 @ 200/-	10	2,000
21.	CM 4 Nuts @ 399/-	2	798
22.	Brass Jets @ 171/-	41	7,011
23.	Pilot Lights for Fryers @ 100/-	30	3,000
24.	Fryer Elements @ 4,500/-	12	54,000
25.	Contractors 32 AMPS @800/-	15	12,000
26.	Connect Block 3 Way @100/-	10	1,000
27.	Push Clips for Electrical @ 10/-	400	4,000
28.	Asbestos Wires Size 2.5 (40 mtrs) @ 70/-	40	2,800
29.	Rubber Gromets 40x40 @ 80/-	70	5,600
30.	Slap Wire Player	1	1,000
31.	Sisal Mop	1	1,000
32.	Sand Papers Smooth @ 25/-	180	4,500
33.	Roofing Bolts @ 1,000/-	3bxs	3,000
34.	Bolt and Nuts M8X25 @ 42/-	60	2,500
35.	Thread Seals Size 30 @30/-	30	3,000
36.	S.S. Hood Filters 495x495x40 @ 5,500/-	4	22,000
37.	Slicon Tubes @ 500/-	150	75,000
38.	Elbows Steam @ 150/-	15	2,250
39.	Steam Sockets ½ @ 150/-	10	1,500
40. ✓	Adhesive Micro Plast 4kgx3 @ 3,770/-	3	11,310
41.	Water Tank 2,000 Litres.	1	15,000
42.	Mahogany Secretarial Table	1	50,000
43.	Office Furnitures @ 15,000/-	8	12,000
44.	Steel Office Cabinates @17,550	5	87,750
	TOTAL		727,857

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RECEIPTS FOR THE DAMAGED ITEMS IN THE WORKSHOP STORE AND OFFICE

N O.	DATES	ITEMS	QUANTITY	@	AMOUNT
1.	2-8-2019	Pilot Lights for Fryers	30	100	3,000
		Fryer Elements	12	4,500	54,000
		Contractors 32 AMPS	15	800	12,000
		Connect Block 3 Ways	10	100	1,000
		Push Clips for Electrical	400	10	4,000
		Asbestos Wire Size 2.5	40 mtrs	70	2,800
2.	14-8-2019	Rubber Gromets 40x40	70	40	5,600
3.	4-9-2019	Bl Valves Frys And Gas Line	10	500	5,000
4.	12-9-2019	Straight Joint Brass for Gas Fitting	20	750	15,000
		H.P. Burners	10	4,500	45,000
		L.P. Regulators	3	11,286	33,858
		C.M 4 Pins	50	100	5,000
		Brass Nuts 6/8	10	2,000	20,000
		C.M 4 Nuts	2	399	789
		Brass Jets	41	171	7,011
5.	13-9-2019	Roll Fridge Copper 5/16	12	4,500	54,000
		S.S. Hood Filters Size 495x495x40	4	5,500	22,000
6.	20-9-2019	Elbows Steam	15	15	7,500
		Steam Sockets	10	150	1,500
		Adhesive Micro Plast 4 kgsx3	3	3,770	11,310
7.	20-9-2019	Sisal Mop	1	1,000	1,000
		Sand Paper Smooth	180	25	4,500
		Roofing Boits	3 boxes	1,000	3,000
		Boilts /Nuts M8X25	60	42	2,500
		Thread Seals Size 30	30	30	3,000
		Slicon Tubes	150	500	75,000
8.	22-9-2019	Ball Valves Fry / Gas Line	10	500	5,000
		Slap Wire Player	1	1,000	1,000
9.	22-9-2019	Rubber Gromets 40x40	70	80	5,600
10	27-9-2019	Griding Disc 7"	255	200	51,000
		S.S. Cutting Disc 9"	25	200	5,000
		Tangstine 2.5	10	250	2,500
		S.S. Cutting Disc 7"	40	250	10,000
11	4-10-2019	Filler Wires 1.5 mm	660	15	10,000
		M.S Welding Rods 5kg	10 bxs	1,000	10,000
		S.S. Welding Rods 10 grms	4 bxs	6,250	25,000
12	17-10-2019	S.S. Self Trapping Screws	2	2,500	5,000

34,000

9,000
2,000

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		Pop Rivits 3/6x3/4	4	500	2,000
		Hacksaw Blades	100	100	10,000
		Jubilee Clips	58	60	3,500
		Copper Pipes 5/16	10	300	30,000
		Copper Gas Pipes 6/8	1	22,000	22,000
12	27-6-2018	LKL-LOC032 Loctite UK 5400 Hardener 1 kg.	1	1,190	1,380.40
		LKL-LOC031 Loctite UK 8103 Adhesive Resin 4 Kg	1	2,060	2,389.60
	11-9-2018	LKL-LOC032 Loctite UK 5400 Hardner 1 Kg.	1	1,190	1,380.40
		LKL-LOC031 Loctite UK 8103 Adhesive Resin 4kg.	1	2,060	2,389.60
	04-12-2018	LKL-LOC032 Loctite UK 5400 Hardener 1kg.	1	1,190	1,380.40
		LKL-LOC031 Loctate UK 8103 Adhesive Resin 4kg	1	2,060	2,389.60

CASH SALE

FLEXIN ELECTRICALS

LEXIN ELECTRICALS
Dealers in: Circuit breaker, Water heater, KMBG Contactor,
Motors, Domestic & Industrial Installation, Fitting pipes & all
Electrical Accessories
P.O. Box 45201,
Nairobi

P.O. Box 45201,
Nairobi

Tel: 54532
Nairobi

M/s Cash

Date 2-8-2019 Nairobi

Qty	Particulars	@	Shs
30	plum lights for 7m	100	3000
12	Fryer elements	4500	54,000
15	contactors 32 Amp	800	12,000
10	connector blocks 3 way		
400	push clips	100	1000
40m	Asbestors wire 2.5	10	4000
		70	2800
76800/3			
2055			
TOTAL			

Goods once sold are not re...

INVOICE

BOB-TECH ENTERPRISES

Dealers in: Lathe works, Welding & Fabrication, Rubber Dyes
All Types of Moulds etc.

**P. O. Box 0014 - 00100
Kariobangi Light Industries
Nairobi - Kenya**

Tel: 0799-095842 / 0710-389569
Email: bobg3496@gmail.com

Date: 14 / 8 / 2019

M/S

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E. & O. E.	No.
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Total

Accounts are on demand

CASH SALE**ECONOMY HARDWARE**

Dealers in: Paints, Tiles, Mixtures, Gate valves, Generators,
Water pumps, Bolts, Nuts, Nails, Furniture & Plumbing materials
Glass cutting, Block Board, Timber, Iron sheet, Tiles,
Aluminium, Key Cutting etc

P.O Box 48380
Nairobi

Tel: 07264 471
Nairobi

M/s

Cash

Date

4/9/19

QTY.	PARTICULARS	@	KSHS.	CTS
10	Ball Valves Frys			
	2 Gas line	500	5,000 =	
5000/-				
EBOE	No. 2507	Total		

Goods once sold will not be re-accepted

CASH SALE

DEEP FRIDGE

Dealers in: Refrigeration

P.O. Box NAIROBI

Tel: 020-41258

M/s

Date 13/9/19

Qty.	Particulars	@	Shs.
12	Roll Fridge Copper 5/16	4500	54000
4	S.S Hood Filter Size 495X495X40	5500	22000
76,000/=			
			76000
E&O.E	No.	Total	

Goods once sold cannot be re-accepted.

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39

PIN No. P00567890Q **CASH SALE** VAT No. 8086515**MAXRON REFRIGERATION**

P.O. Box 85430 - 00200 Nairobi Telephone: 020-546490
 Sales and service of Refrigerators, Refrigeration Laboratory,
 Cold room, Compressor, Gas Accessories, Microwave etc.

Date 20/09/2019

M/s _____

Qty	Particulars	@	Shs
15	Elbows steam	15	7500
10	Steam sockets	150	1500
3	Adhene Micro Plat 4Kgs	3770	11310
E&OE	No. <u>4182</u>	TOTAL	20310

Goods once sold cannot be re-accepted

6



CASH SALE

ECONOMY HARDWARE

Dealers in: Paints, Taps, Mixtures, Gate valves, Generators.
Water pumps, Bolts, Nuts, Nails, Furniture & Plumbing materials
Glass cutting, Block Board, Timber, Iron sheet, Tiles.
Aluminium, Key Cutting etc

P.O Box 58380
Nairobi

Tel: 07264 471
Nairobi

M/s Cash Date 20/9/2019

QTY.	PARTICULARS	@	KSHS.	CTS
1	Sisal mwp	1000	1,000	=
180	Sisal paper smooth	25	4,500	=
34x5	Roofing Bolts	1,000	3,000	=
60	Bolts Nuts M8 X 25	42	2,500	=
30	Thread seal size 30	30	3,000	=
150	Sisal Tubes	500	75,000	=
86,000/-				
ESOE	No. 2543	Total	86,000/-	

Goods once sold will not be re-accepted

7

CASH SALE

FIVE STAR HARDWARE SALES & SUPPLY
 Paints, Brackets, Taps, Mixture, Gate Valve, Drill, Instant Shower,

FIVE STAR HARDWARE SALES & SUPPLY
Dealers in: Paints, Taps, Mixture, Gate Valve, Drill, Instant Shower,
Water Pumps, Power saw, Key cutting, Grinder, Plumbing, Carpets, Aluminum,
Glass Cutting, and all Building Materials. Tel: 729376

Date.. 22/9/19

M/s

M/s	Particulars	@	Shs.
	Qty.		
10	Bolt Valves Fry/Gas line	500	5,000
1	Slap Wire Pylago		1,000
		TOTAL	6,000

E&O.E No.44045

(Note: The original document contains additional handwritten notes at the bottom, which are partially obscured by a large diagonal line.)

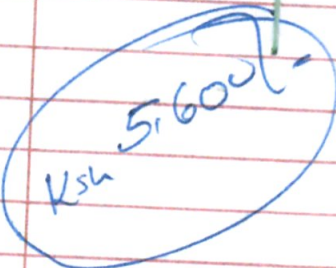
Goods once sold are not returnable

8

Dealers in: Building and Renovation, Timber, Aluminium,
Glass cutting, Plumbing materials and all
kinds of Hardware suppliers.

Tel: 337009
, Nairobi

Date 22-9-19

QTY.	PARTICULARS	@	KSHS.	CTS
70	Rubber Brnests			
	40 x 40	80	5600	=
				
E.&O.E	No.	Total	5600	=

Goods once sold will not be re-accepted

9

CASH SALE **RAJIM HARDWARE & TOOLS**

Dealers in: Paint, Taps, Blockboard, Gate valve, Generator, Timber,
 Nails, Water Pump, Bolts, Tiles, Alluminium, Nuts, Furniture &
 Plumbing materials, Glass Cutting, Mixture, Chuma,

P.O. Box 42501 Iron sheets, Renovation & Key cutting etc. Tel: 324471
 Nairobi Nairobi

M/s. Cash

Date: 27/9/19

Qty	Particulars	@	Kshs.	Cts.
205	Grinding Disc 7"	200	51,000	=
25	S.S. Cutting Disc 9"	200	5,000	=
20	Tangstire 2.5	250	2,500	=
40	S.S. Discs 7" Cutting	250	10,000	=
68,500/-				
E&O.E	No. 2509	TOTAL		

Goods once sold are not re-accepted

CASH SALE **RAJIM HARDWARE & TOOLS**

Dealers in: Paint, Taps, Blockboard, Gate valve, Generator, Timber,
 Nails, Water Pump, Bolts, Tiles, Alluminium, Nuts, Furniture &
 Plumbing materials, Glass Cutting, Mixture, Chuma,

P.O. Box 42501 Iron sheets, Renovation & Key cutting etc. Tel: 324471
 Nairobi Nairobi

M/s.....Date: 4/10/2019

Qty	Particulars	@	Kshs.	Cts
660	Filler Wires 1.5mm	15	10,200	
10bx	M.S welding Rods 5kg	1000	10,200	
4bx	S.S welding Rods 10g	6250	25,200	
45,000/=				
E&O.E	No. 2565	TOTAL	45,000/=	

Goods once sold are not re-accepted

12



LASAP (KENYA) LIMITED
Victory Construction Ltd Complex
Road 1, Off Babadogo Rd
Opposite Dawanol (Dawa Ltd.)
P. O. Box 28050 - 00200 Nairobi.

LASAP KENYA LIMITED

Dealers in: Industrial, Institutional Hygiene Products & Loctite Metal Sealants

APPOINTED ECOLAB® / HENKEL DISTRIBUTOR

PIN:P051163469C

V.A.T: 0140454Z

Tel: 020 - 2345541

020 - 2345789

Office Mobile: 0721 - 713718

0736 - 007260

Email: sales@lasapkenya.com

lasapkenyaltd@yahoo.com

Tax Invoice

C0001

SMART KITTING

Date

27-06-2018

Order No

CASH

Delivery Note

Invoice No.

IN113992

Item Code	Item Description	Quantity	Unit	Price (Ex)	Disc %	Tax	Total (Incl)
LKL-LOC032	LOCTITE UK 5400 HARDENER 1KG	1.00	1 X 1	1,190.00		190.40	1,380.40
LKL-LOC031	LOCTITE UK 8103 ADHESIVE RESIN 4KG	1.00		2,060.00		329.60	2,389.60

13

1. Cheques payable to Lasap Kenya Ltd
2. Terms are strictly 30 Days from invoice date.
3. Overdue accounts will be surcharged at 2% from invoice date.
4. Any query arising from the invoice must be lodged in writing within 30 days of the date hereof, or the invoice will be considered as correct and accepted.
5. In the event of goods received damaged, please notify us immediately.
6. You can now pay for goods and services through our Lipa na MPESA buy goods & services Till NO.498270.

THANK YOU

Invoiced By

Date

27/6/18

Dispatched by

Date

27/6/18

Received by

Date & Stamp

Total (Excl)	3,250
Discount	(
VAT	52
	3,770

NO. 40



LASAP (KENYA) LIMITED
Victory Construction Ltd Complex
Road 1, Off Babadogo Rd
Opposite Dawanol (Dawa Ltd.)
P. O. Box 28050 - 00200 Nairobi.

LASAP KENYA LIMITED

Dealers in: Industrial, Institutional Hygiene Products & Loctite Metal Sealants

APPOINTED ECOLAB® / HENKEL DISTRIBUTOR

PIN: P051163469C

V.A.T: 0140454Z

Tel: 020 - 2345541

020 - 2345789

Office Mobile: 0721 - 713718

0736 - 007260

Email: sales@lasapkenya.com

lasapkenyaltd@yahoo.com

Tax Invoice

Date

11-09-2018

Order No

CASH

Delivery Note

DN114427

Invoice No.

IN114427

Item Code	Item Description	Quantity	Unit	Price (Ex)	Disc %	Total (Incl)
QC032	LOCTITE UK 5400 HARDENER 1KG	1.00	1 X 1	1,190.00		1,380.40
QC031	LOCTITE UK 8103 ADHESIVE RESIN 4KG	1.00		2,060.00		2,389.60

13

Payments payable to Lasap Kenya Ltd
Payments are strictly 30 Days from invoice date.
Overdue accounts will be surcharged at 2% from invoice date.
Any query arising from the invoice must be lodged in writing within 30 days of
date hereof, or the invoice will be considered as correct and accepted.
In the event of goods received damaged, please notify us immediately.
You can now pay for goods and services through our Lipa na MPESA
for goods & services Till NO.498270.

THANK YOU

Invoiced By

Peter

Date

11/9/2018

Dispatched by

[Signature]

Date

11/9/18

Received by

Nandwa

Date & Stamp

[Signature]

Delivery Van Reg No.

Total (Excl)	3,250.00
Discount	0.00
VAT	520.00
Total (Incl)	3,770.00



LASAP (KENYA) LIMITED
Victory Construction Ltd C
Road 1, Off Babadogo Rc
Opposite Dawanol (Dawa
P. O. Box 28050 - 00200

LASAP KENYA LIMITED

Hygiene Products & Loctite Metal Sealants

AB® / HENKEL DISTRIBUTOR

V.A.T: 0140454Z

Tel: 020 - 2345541

020 - 2345789

Office Mobile: 0721 - 713718

0736 - 007260

Email: sales@lasapkenya.com

lasapkenyaltd@yahoo.com

Smart Kitcha

Tax Invoice

Date

4/12/2018

Order No

Delivery Note

DN114920

Invoice No.

IN114920

Code	Item Description	Quantity	Unit	Price (Ex)	Disc %	Tax	Total (Incl)
C032	LOCTITE UK 5400 HARDENER 1KG	1.00	1 X 1	1,190.00		190.40	1,380.40
C031	LOCTITE UK 8103 ADHESIVE RESIN 4KG	1.00		2,060.00		329.60	2,389.60

13

is payable to Lasap Kenya Ltd
strictly 30 Days from invoice date.
accounts will be surcharged at 2% from invoice date.
arising from the invoice must be lodged in writing within 30 days of
hereof, or the invoice will be considered as correct and accepted.
of goods received damaged, please notify us immediately.
now pay for goods and services through our Lipa na MPESA
& services Till NO.498270.

THANK YOU

by _____ Date 04/12/18
ed by _____ Date 4/12/18
ed by Namunda Date & Stamp _____
Reg No. _____

Total (Excl)	3,250.00
Discount	0.00
VAT	520.00
Total (Incl)	3,770.00



smak

SINGLE MOTHERS
ASSOCIATION OF KENYA

Kinyanjui Street
off General Waruingi
Street Ziwani Estate
P.O. Box 75603 - 00200, Nairobi
Mobile: 0722 845873
Wireless : 020-2608058
Email:smakwomen@yahoo.com
Email: angelina30ke@gmail.com

TO WHOM IT MAY CONCER:

The following items which are appearing on the list of damaged items in the workshop store /Office where donated to the organization by the GOETHE INSTITUTE in the year 2009.

1. 2,000 Litres Water Tank value	Kshs.1 5,000/-
2. Mahogany Secretarial Table value	Kshs. 50,000/-
3. 8 Office Furnitures value	Kshs. 12,000/-
4. 5 Steel Office Cabinates	Kshs. 87,750/-

SUB TOTAL

Kshs. 124,750/-

Angelina B. Mandwa
Project Director

DAMAGED ITEMS FOR CUSTOMERS/CLIENTS

NO	ITEMS	QUALITY	UNIT PRICE	AMOUNT
1.	3-Burner Cooker Size 1350x500x860 mm	1	33,000.00	33,000.00
2.	Extractor Hood Size 2090x900x400 mm	1	60,000.00	60,000.00
3.	Grease Filter Size 495x495x40 mm	3	3,500.00	105,000.00
4.	9.1 Ducting Perimeter	1	3,000.00	3,000.00
5.	Axil Fan by Client	1	-	-
6.	Single Bowl Sink Size 900x600x860mm Bowl on the Left	1	28,000.00	28,000.00
7.	Wall Shelf Size 900x200 mm	1	2,500.00	2,500.00
8.	Wall Shelf Size 900x400mm	1	3,500.00	3,500.00
9.	S.S. Bain Marie 5 Container with Cupboard- Electric 1900x700x860 mm(Complete with Tray Slide and Sneeze Guard).	1	150,000.00	150,000.00
10.	S.S. – Well Electric Frayer on Stand	1	60,000.00	60,000.00
11.	S.S. Extractor Hood 5ftx3ftx18"	1	35,000.00	35,000.00
12.	Grease Filters Size 495x495x40	2	4,500.00	4,500.00
13.	G.I. Ducting	-	3,500 per meter	To be Provided by Customer.
14.	Axil Fan 15"	1	35,000.00	35,000.00
15.	G.I. Extractor Hood Size 5ftx3ftx18"	1	18,000.00	18,000.00
16.	Grease Filters Size 495x495x40	2	4,500.00	9,000.00
17.	G.I Ducting.	-	3,500 per meter	To be completed after site visit
18.	Axil Fan 15"	1	35,000.00	35,000.00
19.	S.S. 10 Bards Chicken Roaster on Stand.	1	120,000.00	120,000.00
20.	S.S. 3-Burner H.P. Stock Pot Stove Size 1500x500mm.	1	38,000.00	38,000.00
21.	S.S.4-Container Bain Marie	1	90,000.00	90,000.00
22.	S.S. Chips/Samosas Warmer Size 800x600mm	1	45,000.00	45,000.00
23.	S.S. Double Sink Size 2000x600x860	2	7,000.00	14,000.00
24.	S.S. Potatoe Pillar 14lbs.	1	45,000.00	45,000.00
25.	Boiling Pans.	4	180,000.00	180,000.00
26.	Single Bowl Sink.	5	7,000.00	35,000.00
27.	S.S. Extractor Hoods Size 2400x900x400	1	45,000.00	45,000.00
28.	S.S. Electrical Double Fryer Size 20ltrsx20ltrs.	1	65,000.00	65,000.00
29.	S.S. Free Standing Large Freezers Size 20cubic ft.	2	40,000.00	80,000.00
30.	Commercial Frdge for Repairs.	2	30,000.00	60,000.00
31.	S.S. Dish Racks Baking Racks.	5	30,000.00	150,000.00
32.	S.S. Uheated Cupboard Size 2000x700x860	2	130,000.00	260,000.00
33.	Bain Marie Size 1125x700x860 on Stand.	1	40,000.00	40,000.00
34.	S.S. Tables Size 2000x600x860 with Double Undershelf.	3	60,000.00	180,000.00
35.	S.S. Gas Hot Plates Size 900x800x860.	2	65,000.00	130,000.00

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36.	Hood Size 3000x1000x400mm+Ductile+Fan 15''and Filters.	1	130,000.00	130,000.00
37.	6Burner Cooker- Complete with Gas Fitting.	1	70,000.00	70,000.00
38.	Double Well Fryer 17x2lts-Complete with Electrical Switch.	1	42,000.00	42,000.00
39.	Island Table Size 2000x600mm.	1	35,000.00	35,000.00
40.	Double Bowl Sink Size 1500x600mm.	1	38,000.00	38,000.00
41.	Rack 4 Tier Size 1800x500x1500mm	1	35,000.00	35,000.00
	GRANT TOTAL			3,059,000.00

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SMART KITCHEN EQUIPMENT FABRICATORS

SKEF

P.O. BOX 75603 – 00200 NAIROBI (K)

QUOTATION

	No: 148/2019
ATTN : Mr .Charles Omolo	DATE: 9/10/2019
COMPANY:	FROM: Patrick Nandwa
ADDRESS :	CELL : 0729765015 / 0733707168
CELL : 254-721633778	EMAIL: smartkitchen60@yahoo.com
E-MAIL :	pattynandwa@yahoo.com

ITEM	DESCRIPTION	QTY.	UNIT PRICE (KSHS)	TOTAL PRICE (KSHS)
1.	3-Burner Cooker 1350x500x860mm.	1	33,000.00	33,000.00
2.	Extractor Hood 2090x900x400mm	1	60,000.00	60,000.00
3.	Grease Filter 495x495x40mm	3	3,500.00	105,000.00
4.	9.1 Ducting perimeter	1	3,00.00	3, 00.00
5.	Axil Fan by Client	1	-	-
6.	Single bowl Sink. Size 900x600x860mm. Bowl on the left	1	28,000.00	28,000.00
7.	Wall shelf. Size 900x200mm	1	2,500.00	2,500.00
8.	Wall shelf. Size 900x400mm	1	3,500.00	3,500.00
9.	S.S. Bain Marie 5 Container with cupboard - Electric 1900x700x860mm (Complete with tray slide and sneeze guard)	1	150'000.00	150,000.00
GRAND TOTAL				390,500.00

TERMS AND CONDITIONS

Payment	80% deposit with order, 10% on inspection and 10% on completion.
Transportation	By Client.
Validity	One month.
Delivery	To be agreed on the confirmation of the order.
Completion	7-10 days upon confirmed order.

NOTE: All above items shall remain properties of Smart Kitchen Equipment Fabricators till full payment is made by customer.

Banking details

Bank name : Barclays Bank
Account name : Smart Kitchen Equipment Fabricators
Branch : Gikomba Branch
Swpt code : Barckenx
Account # : 0331060887
Currency : Kshs.

APPROVED BY

.....
PATRICK NANDWA (TECHNICAL DIRECTOR)

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SMART KITCHEN EQUIPMENT FABRICATORS

SKEF

P.O. BOX 75603 – 00200 NAIROBI (K)

QUOTATION

	NO: 005/2019
ATTN : Sammy	DATE: 30/10/2019
COMPANY:	FROM: Patrick Nandwa
ADDRESS :	CELL : 0729765015 / 0733707168
CELL :	EMAIL: smartkitchen60@yahoo.com
E-MAIL :	pattynandwa@yahoo.com

ITEM	DESCRIPTION	QTY.	UNIT PRICE (KSHS)	TOTAL PRICE (KSHS)
1.	S.S 3-well electric fryer on stand	1	60,000.00	60,000.00
2.	S.S extractor hood 5ftx3ftx18"	1	35,000.00	35,000.00
3.	Grease filters size 495x495x40	2	4,500.00	9,000.00
4.	G.I Ducting	-	3,500 per meter	
5.	Axil Fan 15"	1	35,000.00	35,000.00
6.	G.I extractor hood size 5ftx3ftx18"	1	18,000.00	18,000.00
7.	Grease filters size 495x495x40	2	4,500.00	9,000.00
8.	G.I Ducting	-	3,500 per meter	To be completed after site visit
9.	Axil Fan 15"	1	35,000.00	35,000.00
10.	S.S 10 bards chicken roaster on stand	1	120,000.00	120,000.00
11.	S.S 3-burner H.P stock pot stove size 1500x500x500mm	1	38,000.00	38,000.00
12.	S.S 4-container B/marie	1	90,000.00	90,000.00
13.	S.S chips/samosas warmer size 800x600x600mm	1	45,000.00	45,500.00
GRAND TOTAL				494,500.00

TERMS AND CONDITIONS

Payment	80% deposit with order, 10% on inspection, 10% on completion.
Transportation	Within Nairobi is free.
Validity	One month.
Delivery	To be agreed on the confirmation of the order.
Installation	

NOTE: All above items shall remain properties of Smart Kitchen Equipment Fabricators till full payment is made by customer.

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SMART KITCHEN EQUIPMENT FABRICATORS

SKEF

P.O. BOX 75603 – 00200 NAIROBI (K) EMAIL: smartkitchen60@yahoo.com

QUOTATION

ATTN: Joseph Waganda	NO: SKEF/2019
COMPANY:	DATE: 30 th October 2019
ADDRESS :	FROM: Patrick Nandwa
CELL: 0721750742	CELL : 0729765015 / 0733707168
E-MAIL:	EMAIL: smartkitchen60@yahoo.com
	pattynandwa@yahoo.com
	WEBSITE: www.smartkitchen.page.tl

ITEM	DESCRIPTION	QTY	UNIT PRICE (KSHS)	TOTAL PRICE (KSHS)
1.	S.S Double Sink Size 2000x600x860	2	7,000	14,000
2.	S.S Potato Peeler 14Lbs	1	45,000	45,000
3.	Boiling Pans	4	180,000	720,000
4.	Single Bowl Sink	5	7,000	35,000
5.	S.S Extractor Hoods Size 2400x900x400	1	45,000	45,000
6.	S.S Electrical Double Fryer Size 20Ltrsx20Ltrs	1	65,000	65,000
7.	S.S Free standing large Freezers Size 20cube Ft	2	40,000	80,000
8.	Commercial Fridges for repairs	2	30,000	60,000
9.	S.S Dish Racks Baking Racks	5	30,000	150,000
10.	S.S Unheated Cupboard Size 2000x700x860	2	130,000	260,000
11.	Bainne Marie Size 1125x700x860 on stand	1	40,000	40,000
12.	S.S Tables Size 2000x600x860 with double undershelf	3	60,000	180,000
13.	S.S Gas Hot Plates Size 900x800x860	2	65,000	130,000
14.	Hood Size 3000x1000x400mm + Ductile + Fan 15" and Filters	1	130,000	130,000
15.	6 Burner cooker – Complete with gas fitting	1	70,000	70,000
16.	Double Well Fryer 17x2 ltrs – complete with electrical switch	1	42,000	42,000
17.	Island table Size 2000x600mm	1	35,000	35,000
18.	Double Bowl Sink Size 1500x600mm	1	38,000	38,000
19.	Rack 4 Tier Size 1800x500x1500mm	1	35,000	35,000
GRAND TOTAL				Ksh. 2,174,000

TERMS AND CONDITIONS

Payment	80% deposit with order. 10% on inspection. 10% on completion.
Transportation	Within Nairobi is free.
Validity	One month.
Delivery	To be agreed on the confirmation of the order.
Installation	

Banking details

Bank name : Barclays Bank

5

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

1962-1963

8

4

Account name : Smart Kitchen Equipment Fabricators
Branch : Gikomba Branch
Swpt code : Barckenx
Account # : 0331060887
Currency :

APPROVED BY

PATRICK NANDWA (TECHNICAL DIRECTOR)

2



Appendix

Annual Practicing Certificate For The Director - Year 2020

Kenya Gazette Notice For Practicing Valuers - Year 2019

Quotation For Commercial Kitchen Equipments - Merican

Location Map For LR No. 209/6738

Receipts Of Damanged Items In The Workshop/Stores

Photo Gallery Of Demolished Item On Site.



REPUBLIC OF KENYA

ORIGINAL



No. 0001172

Annual Practising Certificate

This is to certify that

Edward W. L. Kakai

is authorized to practise as a

VALUER

for the period

1st Jan 2020 to 31st Dec 2020

in accordance with the Valuers Act, Cap. 532, Laws of Kenya.

Signature

Registrar

Date

21/01/2020



THE KENYA GAZETTE

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Vol. CXXI—No. 39

NAIROBI, 5th April, 2019

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GAZETTE NOTICE NO. 3124

THE CONSTITUTION OF KENYA
THE INDEPENDENT ELECTORAL AND BOUNDARIES COMMISSION ACT
(No. 9 of 2011)
THE ELECTIONS ACT
(No. 24 of 2011)
THE ELECTIONS (GENERAL) REGULATIONS
(L.N. 128 of 2012 and L.N. 72 of 2012)
THE ELECTIONS (PARTY PRIMARIES AND PARTY LISTS) REGULATIONS, 2017
(L.N. 69 of 2017)

NOMINATED MEMBER TO THE COUNTY ASSEMBLY

FILLING OF VACANCY IN MERU COUNTY ASSEMBLY

PURSUANT to the Notice of Vacancy issued by the County Assembly of Meru arising from the resignation of a county assembly member and in exercise of the powers conferred by Articles 88(4), 90, 177 (1) (b) and 194 (1) (d) of the Constitution of Kenya, section 4 of the Independent Electoral and Boundaries Commission Act, 2011, section 36 and 37 of the Elections Act, 2011 and Regulation 56B of the Elections (General) regulations, 2011, the Independent Electoral and Boundaries Commission hereby includes in Gazette Notice No. 8380 of 2017, VOL. CXIX—No. 124 published on 28th August, 2017, *delete* as specified herein below;

MERU COUNTY—12

GENDER TOP-UP LIST

Page 4998, Second Column, Row-15

No.	Name	Gender	ID No.	Name of Party
<i>Delete;</i>	Lucy Waiithera Muhu	Female	6849393	Kenya Patriots Party
<i>Insert;</i>	Bundi Secondina Kanini	Female	11694505	Kenya Patriots Party

Note: The deleted nominee resigned from the Assembly on 11th February, 2019 and therefore no longer serves as the County Assembly Member of the respective County Assembly.

Dated the 4th April, 2019.

PTG 2011/18-19

W. W. CHEBUKATI,
Chairperson,
Independent Electoral and Boundaries Commission.

GAZETTE NOTICE NO. 3125

THE VALUERS ACT

(Cap. 532)

REGISTERED AND PRACTISING VALUERS

IN ACCORDANCE with sections 8 and 22 of the Valuers Act, it is notified for the general information that the following Registered Valuers, are licensed to practice valuation in the year 2019.

Name	Reg. No.	Address	Qualifications
Abdul Ramadhan Odhiambo	300	P.O. Box 10724-00400, Nairobi	BA (Land Econ) Hons, Msc Enterpreneursip, MISK
Abel Kipkorir Chelulei	634	P.O. Box 47155-00100, Nairobi	BA (Land Econ) Hons, MISK
Abraham Kiplangat Samoei	511	P.O. Box 39773-00623, Nairobi	BA (Land Econ) Hons, MISK
Agnes Kitondo Ndambu	519	P.O. Box 88451-80100, Mombasa	BA (Land Econ) Hons, MISK
Alfred Muchiri Mugwe	346	P.O. Box 16066-00100, Nairobi	BA (Land Econ) Hons, MISK
Alphonse Kioko Malii	449	P.O. Box 9591-00200, Nairobi	BA (Land Econ) Hons, MISK
Amos Kimani Njoroge	469	P.O. Box 51575-00200, Nairobi	BA (Land Econ) Hons, MISK
Amos Ngunjiri Kiriko	551	P.O. Box 10158-00100, Eldoret	BA (Land Econ) Hons, MISK
Anne Wangari Saruni	373	P.O. Box 30257-00100, Nairobi	BA (Land Econ) Hons, MISK
Anthony M. Itui	38	P.O. Box 329, Machakos	BA (Land Econ) Hons, MISK
Anthony Mutua Mangeli	531	P.O. Box 43077-00100, Nairobi	BA (Land Econ) Hons, M.A. (Val and Property Management), MISCK
Antony Mbithi Mutisya	581	P.O. Box 51363-00200, Uthawa	BA (Land Econ) Hons, MISK
Anthony W. Khaemba	128	P.O. Box 81215-80100, Mombasa	BA (Land Econ) Hons, MISK
Anthony Kamau Mbogo	439	P.O. Box 7116-00300, Nairobi	BA (Land Econ) Hons, MISK
Bartholomew O. Ragelo	86	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Benjamin K. Kimani	245	P.O. Box 4427-30100, Eldoret	BA (Land Econ) Hons, MISK
Benson Murithi Koome	532	P.O. Box 988-00600, Nairobi	BA (Land Econ) Hons, MISK
Bernadette M. Gitari	79	P.O. Box 39773-00623, Nairobi	BA (Land Econ) Hons, M.A. (Val and Property Management)FRICS, MISCK
Bernard Kamau Gachoka	488	P.O. Box 50918-00100, Nairobi	BA (Land Econ) Hons, Msc Finance, MISK
Bernard M. Nzau	380	P.O. Box 7496-00200, Nairobi	BA (Land Econ)Hons, Msc (Ula), MISK
Bernard Onyango Ochieng	487	P.O. Box 10205-00100, Nairobi	BA (Land Econ) Hons, MISK

Name	Reg.No.	Address	Qualifications
Bernard W. Kavivya	20	P.O. Box 59211-00200, Nairobi	BA (Land Econ) Hons, Msc, MISK
Bethwel Onyango Oyoo	557	P.O. Box 50691-00100, Nairobi	BA (Land Econ) Hons, Msc, MISK
Bill Mwangi Ndung'u	563	P.O. Box 465-01000, Thika	BA (Land Econ) Hons, Msc, MISK
Bonface K. W. Muse	72	P.O. Box 4009-30200, Kitale	BA (Land Econ) Hons, MISK
Bonface Kariuki Waweru	630	P.O. Box 7816-00200, Nairobi	BA (Land Econ) Hons, MISK
Boniface K. Terer	233	P.O. Box 47155-00100, Nairobi	BA (Land Econ) Hons, Aciarb, MISK
Brian Nabutola Wanala	597	P.O. Box 6551-00200, Nairobi	BA (Land Econ) Hons, MISK
Caroline Aoko Nyimbae	218	P.O. Box 70731-00400, Nairobi	BA (Land Econ) Hons, MISK
Caroline Nkirete Nyororo	352	P.O. Box 70755-00100, Nairobi	BA (Land Econ) Hons, MISK
Castro Otiende	369	P.O. Box 87496-80100, Mombasa	BA (Land Econ) Hons, MISK
Casty Gatakaa Mbae	323	P.O. Box 826-00521, Nairobi	BA (Land Econ) Hons
Catherine Kariuki	201	P.O. Box 64108-00620, Nairobi	BA (Land Econ) Hons, Housing Administration
Catherine K. Nyanjui	54	P.O. Box 1408-00100, Nairobi	BA (Land Econ) Hons, MISK
Catherine Wairimu Njihia	504	P.O. Box 56899-00200, Nairobi	BA (Land Econ) Hons, Msc (Real Estate), MRICS, MISK
Catherine Wanza Masyuki	505	P.O. Box 28938-00200, Nairobi	BA (Land Econ) Hons, MISK
Charles K. Kimani	375	P.O. Box 3560-00100, Nairobi	BA (Land Econ) Hons, MISK
Charles Kanai Migwi	316	P.O. Box 45733-00100, Nairobi	BA (Land Econ) Hons, MISK
Charles Karanja Kariuki	561	P.O. Box 28734-00100, Nairobi	BA (Land Econ) Hons, MISK
Charles M. Kilonzo	238	P.O. Box 10205-00100, Nairobi	BA (Land Econ) Hons, MISK
Charles M. Watahi	409	P.O. Box 100871-0101, Nairobi	BA (Land Econ) Hons, MISK
Charles Macharia Mwangi	503	P.O. Box 39773-00623, Nairobi	BA (Land Econ) Hons, MISK
Charles Muigai Kariuki	162	P.O. Box 12571-20100, Nakuru	BA (Land Econ) Hons, MISK
Charles Nderitu Wagura	427	P.O. Box 4396-00100, Nairobi	BA (Land Econ) Hons, MISK
Charles Njenga Ngaruiya	536	P.O. Box 102705-00101, Nairobi	BA (Land Econ) Hons, MISK
Charles Ohawa Odhiambo	608	P.O. Box 83586-80100, Mombasa	BA (Real Estate), MISK
Charles P. M. Gichira	407	P.O. Box 104441-00101, Nairobi	BA (Land Econ) Hons, MISK
Charles Waitthaka Kanugi	564	P.O. Box 50918-00100, Nairobi	BA (Land Econ) Hons, MISK
Christopher E. Mbindah	13	P.O. Box 56188-00200, Nairobi	BA (Land Econ) Hons, MISK
Christopher Mwangi Muriuki	610	P.O. Box 25080-00100, Nairobi	BA (Land Econ) Hons, MISK
Clement Mwangi Ngigi	452	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISK
Clement S. Keriasek (Dr.)	48	P.O. Box 73744-00200, Nairobi	BA (Land Econ) Hons, Mal Dev. Phd, MISK
Consolata M. Muchunku	269	P.O. Box 62636-00100, Nairobi	BA (Land Econ) Hons, MISK
Cyprian Kirera Riungu	432	P.O. Box 1931-00100, Nairobi	BA (Land Econ) Hons, Msc (Bs) MISK, (Vems) HSC, FISK
Cyprian W. Omoro	451	P.O. Box 40126-80100, Mombasa	BA (Land Econ) Hons, MISK
Cyrus Kariuki Kanyi	35	P.O. Box 341-01000, Thika	BA (Land Econ) Hons, MISK
Cyrus Magayu Kiama	470	P.O. Box 3220-80100, Mombasa	BA (Land Econ) Hons, MISK
Cyrus Karibe Rwingo	310	P.O. Box 7, Sagana	BA (Land Econ) Hons, MISK
Damaris Wambui Mwaniki	623	P.O. Box 5148-00200, Nairobi	BA (Land Econ) Hons, MISK
Daniel Gachingiri Matu	525	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISK
Daniel Kung'u Muiruri	611	P.O. Box 15468-00100, Nairobi	BA (Land Econ) Hons, MISK
Daniel Madegwa	565	P.O. Box 7940-40100, Nairobi	BA (Land Econ) Hons, MISK
Daniel Muriuki Kibuchi	305	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISK
Daniel Odera Oriko	144	P.O. Box 50981-00200, Nairobi	BA (Land Econ) Hons, Msc (Ula), MISK
Daniel Olando Okumu	615	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISC, V.S
Danson Ngugi Njenga	631	P.O. Box 97596-80112, Mombasa	BA (Land Econ) Hons, MISK
Danson Muthomi Mati	486	P.O. Box 2350-00100, Nairobi	BA (Land Econ) Hons, MISK
David Chege Kariuki	175	P.O. Box 59426-00200, Nairobi	BA (Land Econ) Hons, MISK
David G. Irimu	368	P.O. Box 3326-00100, Nairobi	BA (Land Econ) Hons, MISK
David K. Machua	80	P.O. Box 45733-00100, Nairobi	BA (Land Econ) Hons, MISK
David K. Ndungu	279	P.O. Box 43077-00100, Nairobi	BA (Land Econ) Hons, MISK
David K.B. Ruto	282	P.O. Box 6245-00100, Nairobi	BA (Land Econ) Hons, MISK
David Kipkirui Korir	392	P.O. Box 4170-20100, Nakuru	BA (Land Econ) Hons, MISK
David Kiprop Ngetich	458	P.O. Box 6830-30100, Eldoret	BA (Land Econ) Hons, MISK
David Mucheke Mugaa	108	P.O. Box 9420-00100, Nairobi	BA (Land Econ) Hons, MISK
David Njoroge Muiru	166	P.O. Box 61551-00200, Nairobi	BA (Land Econ) Hons, MISK
David Ntara Arimi	211	P.O. Box 17476-20100, Nakuru	BA (Land Econ) Hons, MISK
David Odhiambo Omulo	429	P.O. Box 7525-00200, Nairobi	BA (Land Econ) Hons, MISK
David Onger	404	P.O. Box 40656-00100, Nairobi	BA (Land Econ) Hons, MISK
David W. Masika	6	P.O. Box 45733-00100, Nairobi	BA (Land Econ) Hons, MISK
Dedan Ngegwia Mburu	579	P.O. Box 10360-30100, Eldoret	BA (Land Econ) Hons, MISK
Dennis Gichango Maina	534	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISK
Dennis Onyango Ochang	275	P.O. Box 10724-00400, Nairobi	BA (Land Econ) Hons, MISK
Dickson K. Mwobobia	374	P.O. Box 8712-00300, Nairobi	BA (Land Econ) Hons, MISK
Dickson Owuor Abila	496	P.O. Box 6171-00200, Nairobi	BA (Land Econ) Hons, MISK
Didacus Nyaga Nkonge	258	P.O. Box 9577-00100, Nairobi	BA (Land Econ) Hons, MISK
Dominic M. Mwinzi	287	P.O. Box 39773-00623, Nairobi	BA (Land Econ) Hons, MISK
Dominic Mulwa Muoka	306	P.O. Box 67959-00200, Nairobi	BA (Land Econ) Hons, Ma (Planning), MISK
Dominic O. Auma	96	P.O. Box 46709-00100, Nairobi	BA (Land Econ) Hons, MISK
Douglas Mokuu	463	P.O. Box 4303-20100, Nakuru	BA (Land Econ) Hons, MISK
Duncan Mwangi Gichangi	112	P.O. Box 169-00317, Nairobi	BA (Land Econ) Hons, MISK

Name	Reg.No.	Address	Qualifications
Edgar Wekesa Lupao	367	P.O. Box 67959-00100, Nairobi	BA (Land Econ) Hons, MISK
Edward Mwangi Muritu	475	P.O. Box 28707-00100, Nairobi	BA (Land Econ) Hons, MISK
Edward Owuor Akello	518	P.O. Box 40015-0100, Nairobi	BA (Land Econ) Hons, MISK
Edward W. L. Kakai	142	P.O. Box 1034-00517, Nairobi	BA (Land Econ) Hons, MISK
Edwin Kipchumba Metoh	541	P.O. Box 7875-30100, Eldoret	BA (Land Econ) Hons, MISK
Edwin M. Mukira	237	P.O. Box 10205-00100, Nairobi	BA (Land Econ) Hons, MISK
Edwin Mutwiri Mbungu	456	P.O. Box 69279-00200, Nairobi	BA (Land Econ) Hons, MISK
Edwin Mwangi Wanjiku	593	P.O. Box 650-60200, Meru	BA (Land Econ) Hons, MISK
Edwin Paul Gichengo	521	P.O. Box 14815-00100, Nairobi	BA (Land Econ) Hons, MISK
Edwin Otieno Oduor	322	P.O. Box 485-50100, Kakamega	BA (Land Econ) Hons, MISK
Eliud K. Murimi	15	P.O. Box 3557-00100, Nairobi	BA (Land Econ) Hons, MISK
Elizabeth Ngina Mbithi	385	P.O. Box 5814-00100, Nairobi	BA (Land Econ) Hons, MISK
Ellis B. H. Ominde	44	P.O. Box 1261-50200, Bungoma	BA (Land Econ) Hons, MISK
Enidjoy K. Magiri	472	P.O. Box 19815-00100, Nairobi	BA (Land Econ) Hons, MISK
Ephantus Waweru Rugethe	548	P.O. Box 80220-80100, Mombasa	BA (Land Econ) Hons, MISK
Erastus K. Gatheru	31	P.O. Box 61551-00200, Nairobi	BA (Land Econ) Hons, MISK
Erastus Kiita Museleku	587	P.O. Box 30197-00100, Nairobi	BA (Land Econ) Hons, MISK
Erastus Oyoo Kanyangi	497	P.O. Box 7525-00200, Nairobi	BA (Land Econ) Hons, MISK
Eric Wachira Wanjau	499	P.O. Box 106073-00101, Nairobi	BA (Land Econ) Hons, MISK
Eunice Njoki Macharia	262	P.O. Box 2197-00202, Nairobi	BA (Land Econ) Hons, MISK
Evah Wangechi Wamaita	260	P.O. Box 52435-00200, Nairobi	BA (Land Econ) Hons, MISK
Evanson Njihia Karanja	485	P.O. Box 10205-00100, Nairobi	BA (Land Econ) Hons, MISK
Ezekiel Mwaka Musau	18	P.O. Box 49453-00100, Nairobi	BA (Land Econ) Hons, MISK
Fidulis Kamwana Mburu	527	P.O. Box 67-00502, Karen	BA (Land Econ) Hons, MISK
Florence Oluoch Achieng	454	P.O. Box 21324-00100, Nairobi	BA (Land Econ) Hons, MISK
Francis K. Kaloki	331	P.O. Box 47936-00100, Nairobi	BA (Land Econ) Hons, MISK
Francis Kibugi Wanjohi	520	P.O. Box 106317-00100, Nairobi	BA (Land Econ) Hons, MISK
Francis N. P. Kariuki	360	P.O. Box 2004-30200, Kitale	BA (Land Econ) Hons, MISK
Francis Ocheing' Oketch	165	P.O. Box 10396-00100, Nairobi	BA (Land Econ) Hons, MISK
Francis Waweru Nderitu	335	P.O. Box 10820-00100, Nairobi	BA (Land Econ) Hons, MISK
Frank Nzomo Nzioko	315	P.O. Box 9481-00100, Nairobi	BA (Land Econ) Hons, MISK
Fred Babs Muyoti	14	P.O. Box 41237-00100, Nairobi	BA (Land Econ) Hons, MISK
Fred Juma Aduda	97	P.O. Box 129-40100, Kisumu	BA (Land Econ) Hons, MISK
Fredrick J. Kinywa	26	P.O. Box 72233-00200, Nairobi	BA (Land Econ) Hons, MISK
Fredrick K. Mucheru	553	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISK
Gabriel W. Chege	459	P.O. Box 4311-00100, Nairobi	BA (Land Econ) Hons, MISK
Geoffrey Chege Waiganjo	271	P.O. Box 14815-00100, Nairobi	BA (Land Econ) Hons, MISK
Geoffrey Chege Wambui	567	P.O. Box 70731-00400, Nairobi	BA (Land Econ) Hons, MISK
Geoffrey G. Muchiri	83	P.O. Box 45564-00100, Nairobi	BA (Land Econ) Hons, MISK
Geoffrey Gatungu Waburi	348	P.O. Box 3776-00100, Nairobi	BA (Land Econ) Hons, MISK
Geoffery Kiplangat Rono	492	P.O. Box 3557-00100, Nairobi	BA (Land Econ) Hons, MISK
Geoffrey Kiprotich Koros	480	P.O. Box 3970-40100, Kisumu	BA (Land Econ) Hons, MISK
George D. R. Maina	383	P.O. Box 1579-00100, Nairobi	BA (Land Econ) Hons, MISK
George Dan Kiliru	117	P.O. Box 41591-80100, Mombasa	BA (Land Econ) Hons, MISK
George Wachira Maranga	635	P.O. Box 56837-00200, Nairobi	BA (Land Econ) Hons, MISK
Gicheha Anthony Njoroge	312	P.O. Box 17501-00100, Nairobi	BA (Land Econ) Hons, MISK
Gicovi Njiru Njue	533	P.O. Box 7116-00300, Nairobi	BA (Land Econ) Hons, MISK
Gideon M. Gitonga Aritho	141	P.O. Box 57940-00200, Nairobi	BA (Land Econ) Hons, MISK
Gideon Muthama Muange	362	P.O. Box 35686-00100, Nairobi	BA (Land Econ) Hons, MISK
Gidraph K. Mutugi	65	P.O. Box 73973-00200, Nairobi	BA (Land Econ) Hons, MISK
Gilbert Kiptoo Kibire	450	P.O. Box 12814-20100, Nakuru	BA (Land Econ) Hons, MISK
Gitonga Akotha	159	P.O. Box 9420-00100, Nairobi	BA (Land Econ) Hons
Githinji Kahuthu	364	P.O. Box 1831-00200, Nairobi	BA (Land Econ) Hons, MISK
Godfrey Mutuma Linguli	399	P.O. Box 7669-00200, Nairobi	BA (Land Econ) Hons
Godfrey Omondi	393	P.O. Box 8539-00200, Nairobi	Msc. Real Estate Dist., Rsu, BA (Land Econ) Hons, MISK
Grace Wanjiku Muiruri	599	P.O. Box 104441-00101, Nairobi	BA (Land Econ) Hons, MISK
Grishon Njihia Njoroge	539	P.O. Box 44246-00100, Nairobi	BA (Land Econ) Hons, MISK
Gyneth K. Magiri	402	P.O. Box 7669-00100, Nairobi	BA (Land Econ) Hons, MISK
Harron Okwako Musumba	546	P.O. Box 35790-00100, Nairobi	BA (Land Econ) Hons, MISK
Herbert Mwangi Kamau	436	P.O. Box 171147-00100, Nairobi	BA (Land Econ) Hons,
Harry F. Mugo	33	P.O. Box 61551-00200, Nairobi	BA (Land Econ) Hons, MISK
Herbert Were	252	P.O. Box 2282-30200, Kitale	BA (Land Econ) Hons, MISK
Hezekiah Gita Muiruri	136	P.O. Box 1897-00502, Karen	BA (Land Econ) Hons, MISK
Hon. Esther Munisi Mathenge	170	P.O. Box 46849-00100, Nairobi	BA (Land Econ) Hons, MISK
Herman K. Kivonira	120	P.O. Box 43356-80100, Mombasa	BA (Land Econ) Hons, MISK
Humphrey Karago	244	P.O. Box 15719-00100, Nairobi	BA (Land Econ) Hons, MISK
Humphrey Kimani Njuguna (Dr.)	168	P.O. Box 40656-00100, Nairobi	BA (Land Econ) Hons, MISK, FISK LLB, LLM, EMBA, Mciarb., Ph.D (Entrepreneurship), Ph.D (Law), CPM (MTI-EA)
Humphrey M. Kaburu	405	P.O. Box 3711-00100, Nairobi	BA (Land Econ) Hons, M.A (Val. & Property Management) MRICS, MISK

Name	Reg. No.	Address	Qualifications
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Irene Naliaka Cheloti	584	P.O. Box 507-00202, Nairobi	BA (Land Econ) Hons, MISK
Isaac Lunalo Wirunda	445	P.O. Box 1400-00606, Nairobi	BA (Land Econ) Hons, MISK
Isaac Njuguna Nyoike	422	P.O. Box 2901-00100, Nairobi	BA (Land Econ) Hons, MISK
Isabel Muthanje Njeru	577	P.O. Box 100823-00101, Nairobi	BA (Land Econ) Hons, MISK
Isaiah Bonyo Oyuga	491	P.O. Box 2901-00100, Nairobi	BA (Land Econ) Hons, MISK
J.G Kaberere Ngung'u	191	P.O. Box 14815-00100, Nairobi	BA (Land Econ) Hons, MISK
Jackson Gitonga Reriani	529	P.O. Box 5-00621, Village Market	BA (Land Econ) Hons, MISK
Jacob Gitonga Kithaka	444	P.O. Box 22420-00623, Nairobi	BA (Land Econ) Hons, MISK
Jacob Lemasika Kipaa	588	P.O. Box 48694-00100, Nairobi	BA (Land Econ) Hons, MISK
James K. Mururu	27	P.O. Box 67488-00200, Nairobi	BA (Land Econ) Hons, MISK
James Kariuki Mbugua	193	P.O. Box 16638-20100, Nakuru	BA (Land Econ) Hons, MISK
James Kiragu	250	P.O. Box 10169-00100, Nairobi	BA (Land Econ) Hons, MISK
James Mark Muthama Musau	535	P.O. Box 49453-00100, Nairobi	BA (Land Econ) Hons, MISK
James Muhia Kamita	510	P.O. Box 3148-00200, Nairobi	BA (Land Econ) Hons, MISK
James Ngugi Kimani	621	P.O. Box 38993-00100, Nairobi	BA (Land Econ) Hons, MISK
James T. Githaiga	103	P.O. Box 388804-00523, Nairobi	BA (Land Econ) Hons, MISK
James W.K. Muigai	578	P.O. Box 1622-20100, Nakuru	BA (Land Econ) Hons, MISK
James Wagera Ruiitha	161	P.O. Box 50823-00100, Nairobi	BA (Land Econ) Hons, MISK
James Wainanina Ngugi	512	P.O. Box 2972-01000, Thika	BA (Land Econ) Hons, MISK
Jancita Wambugu	261	P.O. Box 45733-00100, Nairobi	BA (Land Econ) Hons, MISK
Jane Kinanu Miriti	356	P.O. Box 15376-00100, Nairobi	BA (Land Econ) Hons, MISK
Jane Waitira Mbugua	420	P.O. Box 45733-00100, Nairobi	BA (Land Econ) Hons, MISK
Jane Wanja Mburu	321	P.O. Box 4076-00100, Nairobi	BA (Land Econ) Hons, MISK
Jeremiah K. Njeru	376	P.O. Box 2901-00100, Nairobi	BA (Land Econ) Hons, MISK
Jesse Wachira Kihoro	477	P.O. Box 28707-00100, Nairobi	BA (Land Econ) Hons, MISK
Joan Gathoni Waweru	585	P.O. Box 6130-00100, Thika	BA (Land Econ) Hons, MISK
Joash Bwana Onguko	474	P.O. Box 30257-00100, Nairobi	BA (Land Econ) Hons, MISK
Joash Oindo Mogambi	276	P.O. Box 409-00300, Nairobi	BA (Land Econ) Hons, MISK
Job Kamau Ndung'u	304	P.O. Box 10730-00100, Nairobi	BA (Land Econ) Hons, MISK
Joel Ombati Nyamweya	428	P.O. Box 3220-80100, Mombasa	BA (Land Econ) Hons, MISK
John Charles Mwangi	575	P.O. Box 29509-00100, Nairobi	BA (Land Econ) Hons, MISK
John Chege Macharia	632	P.O. Box 100871-0101, Kasarani	BA (Land Econ) Hons, MISK
John Gachuhi Wanyoike	435	P.O. Box 2725-60200, Meru	BA (Land Econ) Hons, MISK
John Gathuri Ndumia	424	P.O. Box 955-00300, Nairobi	BA (Land Econ) Hons, MISK
John Kagai Rika	298	P.O. Box 56465-00200, Nairobi	BA (Land Econ) Hons, MISK
John Karanja Kuria	570	P.O. Box 7545-01000, Thika	BA (Land Econ) Hons, MISK
John Kenyanjui Mbugua	215	P.O. Box 1222-20300, Nairobi	BA (Land Econ) Hons, MISK
John Macharia Gathari	442	P.O. Box 2350-00100, Nairobi	BA (Land Econ) Hons, MISK
John Muia Mulwa	317	P.O. Box 200-00200, Nairobi	BA (Land Econ) Hons, MISK
John Ngugi Wanjiru	589	P.O. Box 12568-00400, Nairobi	BA (Land Econ) Hons, MISK
John Njoroge Ikonya	257	P.O. Box 43499-00100, Nairobi	BA (Land Econ) Hons, MISK
John Njoroge Karori	188	P.O. Box 67-00502, Karen	BA (Land Econ) Hons, MISK
John W. O. Agutu	501	P.O. Box 18833-00100, Nairobi	BA (Land Econ) Hons, MISK
Johnson Denge	506	P.O. Box 20695-00200, Nairobi	BA (Land Econ) Hons, MISK
Johnson K. Muthoka	301	P.O. Box 3896-00100, Nairobi	BA (Land Econ) Hons, MISK
Johnstone K. Mwinzi	50	P.O. Box 3333-00506, Nairobi	BA (Land Econ) Hons, MISK
Jones Ongige Machogu	638	P.O. Box 2810-00200, Nairobi	BA (Land Econ) Hons, MISK
Joseph K. Chabari	274	P.O. Box 4311-00100, Nairobi	BA (Land Econ) Hons, MISK
Joseph K. Gitonga	85	P.O. Box 9577-00100, Nairobi	BA (Land Econ) Hons, MISK
Joseph Kahuthia Kibui	127	P.O. Box 50404-00200, Nairobi	BA (Land Econ) Hons, MISK
Joseph B. K. Mwaniki	11	P.O. Box 74620-00200, Nairobi	BA (Land Econ) Hons, MISK
Joseph M. Inoti	280	P.O. Box 16638-20100, Nakuru	BA (Land Econ) Hons, MISK
Joseph Muchiri Muchugu	598	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISK
Joseph M Muthurania	67	P.O. Box 1165-10400, Nanyuki	BA (Land Econ) Hons, MISK
Joseph Mutiso Mwangi	568	P.O. Box 555461-00200, Nairobi	BA (Land Econ) Hons, MISK
Joseph Mutuku Musyoki	194	P.O. Box 3492-80100, Mombasa	BA (Land Econ) Hons, MISK
Joseph Mwaura Njoroge	462	P.O. Box 106073-00101, Nairobi	BA (Land Econ) Hons, MISK
Joseph Ouma Mitito	473	P.O. Box 1548-00600, Nairobi	BA (Land Econ) Hons, MISK
Joseph P. O. Rumoy	98	P.O. Box 41237-00100, Nairobi	BA (Land Econ) Hons, MISK
Joseph W. Gathuri	227	P.O. Box 4311-00100, Nairobi	BA (Land Econ) Hons, MISK
Joshua Muuo Mutua	530	P.O. Box 569-40200, Kisii	BA (Land Econ) Hons, MISK
Josphine W. Osodo	263	P.O. Box 98060-80100, Nairobi	BA (Land Econ) Hons, MISK
Joy Naitore Karimi	341	P.O. Box 9481-00100, Nairobi	BA (Land Econ) Hons, MISK
Joyce Waitira Murigi	259	P.O. Box 58624-00200, Nairobi	BA (Land Econ) Hons, MISK
Joyce Mueni Kitavi	515	P.O. Box 21494-00100, Nairobi	BA (Land Econ) Hons, MISK
Joycelyn Makena Ogeto	387	P.O. Box 40241-00100, Nairobi	BA (Land Econ) Hons, MISK
Julius Bwoyele	400	P.O. Box 46350-00100, Nairobi	BA (Land Econ) Hons, MISK
Justine O. Omoke	382	P.O. Box 30121-00100, Nairobi	BA (Land Econ) Hons, MISK
Justus Munene Munyi	384	P.O. Box 12545-00100, Nairobi	BA (Land Econ) Hons, MISK
Kenedy Kaunda Mbulu	466	P.O. Box 47408-00100, Nairobi	BA (Land Econ) Hons, MISK
Kennedy Kiprotich Koskey	620	P.O. Box 961-00521, Nairobi	BA (Land Econ) Hons, MISK

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Kenneth Muema Masika	415	P.O. Box 45933-00100, Nairobi	BA (Land Econ) Hons, MISK
Kenneth Omondi Otumba	576	P.O. Box 7980-40100, Kisumu	BA (Land Econ) Hons, MISK
Kevin Kimani Mungai	617	P.O. Box 16062-00100, Nairobi	BA (Land Econ) Hons, MISK
Kibichy Cheraste Yator	325	P.O. Box 6212-30100, Eldoret	BA (Land Econ) Hons, MISK
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Lawrence Gakwa Gitau	377	P.O. Box 19527-00202, Nairobi	BA (Land Econ) Hons, MISK
Lawrence W. Muchiri	3	P.O. Box 3711-00100, Nairobi	BA (Land Econ) Hons, MISK
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Leonard Wamunya Ndong'u	554	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISK
Lilian M. Muinde	294	P.O. Box 377-00515, Nairobi	BA (Land Econ) Hons, MISK
Lilian Njeri Njehia	241	P.O. Box 14903-00100, Nairobi	BA (Land Econ) Hons, MISK
Linus Joseph Obutu	185	P.O. Box 173-30100, Eldoret	BA (Land Econ) Hons, MISK
Livingstone Owen Ameso	543	P.O. Box 8539-00200, Nairobi	BA (Land Econ) Hons, MISK
Lucy Catherine Wangui Githinji	222	P.O. Box 14805-00800, Nairobi	BA (Land Econ) Hons, MISK
Lucy Muthoni Nyabwengi	347	P.O. Box 870-00208, Ngong Hills	BA (Land Econ) Hons, MISK
Luke Kiprono Toroitich	542	P.O. Box 7707-30100, Eldoret	BA (Land Econ) Hons, MISK
Luke Madende Okeyo	386	P.O. Box 628-40100, Kisumu	BA (Land Econ) Hons, MISK
Magdalene Wambui Muhia	55	P.O. Box 1408-00100, Nairobi	BA (Land Econ) Hons, MISK
Maina Chege	21	P.O. Box 90344-80100, Mombasa	BA (Land Econ) Hons, MISK
Maina Mwangi	277	P.O. Box 39773-00623, Nairobi	BA (Land Econ) Hons, MISK
Mark Okeyo Kute	595	P.O. Box 2667-30100, Eldoret	BA (Land Econ) Hons, MISK
Marcel Byron Onditi	410	P.O. Box 3557-00100, Nairobi	BA (Land Econ) Hons, MISK
Margaret Gacharu	234	P.O. Box 70731-00400, Nairobi	BA (Land Econ) Hons, Msc, Mba, Phd, MISK
Martin Kipngetch Cheboror	614	P.O. Box 1916-00200, Nairobi	BA (Land Econ) Hons, MISK
Marin Odhiambo Otunga	389	P.O. Box 88220-80100, Mombasa	BA (Land Econ) Hons, MISK
Martin Runo Ndichu	583	P.O. Box 392-00100, Thika	BA (Land Econ) Hons, MISK
Mary Wairimu Wanjohi	283	P.O. Box 1902-00100, Nairobi	BA (Land Econ) Hons, MISK
Mary Wangui Kanga'ra	550	P.O. Box 2659-00100, Nairobi	BA (Land Econ) Hons, MISK
Mary Warigua	413	P.O. Box 2778-00100, Nairobi	BA (Land Econ) Hons, MISK
Matilda Moraa Mwamburi	457	P.O. Box 1025-00100, Nairobi	BA (Land Econ) Hons, MISK
Mercy Kabura Thuo	538	P.O. Box 38894-00623, Nairobi	BA (Land Econ) Hons, MISK
Meshack Sammy Mukala	619	P.O. Box 5298-00200, Nairobi	BA (Land Econ) Hons, MISK
Michael Kaguamba Gichuru	549	P.O. Box 9389-00100, Nairobi	BA (Land Econ) Hons, MISK
Michael Kinyanjui Mbugua	523	P.O. Box 1419-00902, Kikuyu	BA (Land Econ) Hons, MISK
Michael M. Gathuku	460	P.O. Box 23060-00100, Nairobi	BA (Land Econ) Hons, MISK
Michael Mugo Macharia	594	P.O. Box 9577-00100, Nairobi	BA (Land Econ) Hons, MISK
Michael Munene Githinji	398	P.O. Box 15741-00100, Nairobi	BA (Land Econ) Hons, MISK
Michael Mungai Muiruri	481	P.O. Box 21094-00100, Nairobi	BA (Land Econ) Hons, MISK
Milka Muthoni Kariuki	590	P.O. Box 50691-00100, Nairobi	BA (Land Econ) Hons, MISK
Monica Awuor Obongo'	394	P.O. Box 30089-00100, Nairobi	BA (Land Econ) Hons, MISK
Morris Omollo Okoth	522	P.O. Box 29509-00100, Nairobi	BA (Land Econ) Hons, MISK
Moses M Njuguna	278	P.O. Box 10602-00100, Nairobi	BA (Land Econ) Hons, MISK
Moses Omondi Owuor	596	P.O. Box 10724-00400, Nairobi	BA (Land Econ) Hons, MISK
Mugendi Ndwiga Gatukiu	591	P.O. Box 1423-00515, Nairobi	BA (Land Econ) Hons, MISK
Musa Nyakwaye	308	P.O. Box 14014-00100, Nairobi	BA (Land Econ) Hons, MISK
Mwenda Makathimo Kiambi	365	P.O. Box 46226-00100, Nairobi	BA (Land Econ) Hons, MISK
Naimishah Shah	286	P.O. Box 81300-80100, Mombasa	BA (Land Econ) Hons, MISK
Nancy Siror Jeruto	302	P.O. Box 10696-00100, Nairobi	BA (Land Econ) Hons, MISK
Nelly K. Mbugua	291	P.O. Box 16062-00100, Nairobi	BA (Land Econ) Hons, MISK
Nelly Nyakio Muregi	467	P.O. Box 17100-00200, Nairobi	BA (Land Econ) Hons, MISK
Nicholas Muinde Kimanthi	528	P.O. Box 29509-00100, Nairobi	BA (Land Econ) Hons, MISK
Nicholas N. Ndege	395	P.O. Box 16066-00100, Nairobi	BA (Land Econ) Hons, MISK
Nicholas O. Owino	410	P.O. Box 4472-00200, Nairobi	BA (Land Econ) Hons, MISK
Nicky M. Nzioki	24	P.O. Box 3711-00100, Nairobi	BA (Land Econ) Hons, MISK
Nicodemus Kyalo Kimeu	353	P.O. Box 67366-00100, Nairobi	BA (Land Econ) Hons, MISK
Njiru A. Kinyua	446	P.O. Box 17501-00100, Nairobi	BA (Land Econ) Hons, MISK
Njogu Munyua Githaiga	421	P.O. Box 33031-00600, Nairobi	BA (Land Econ) Hons, MISK
Nora Nyakora Agina	303	P.O. Box 21324-00100, Nairobi	BA (Land Econ) Hons, MISK
Nyatuka Mogwambo	478	P.O. Box 14857-20100, Nakuru	BA (Land Econ) Hons, MISK
Owiti Abiero Kakumu (Dr.)	332	P.O. Box 1911-00200, Nairobi	BA (Land Econ) Hons, MISK
Patricia Muthoni Gatare	602	P.O. Box 73888-00200, Nairobi	BA (Land Econ) Hons, MISK
Paul Aloo Okwiri	202	P.O. Box 45519-00100, Nairobi	BA (Land Econ) Hons, MISK
Paul Kiome Mirere Mutumbi	285	P.O. Box 40769-00100, Nairobi	BA (Land Econ) Hons, MISK
Paul M. Kaguamba	270	P.O. Box 66050-00100, Nairobi	BA (Land Econ) Hons, MISK
Paul Munga Ngugi	408	P.O. Box 10205-00100, Nairobi	BA (Land Econ) Hons, MISK
Paul E. Njahi Ngugi	190	P.O. Box 70731-00400, Nairobi	BA (Land Econ) Hons, MISK
Paul Njathi Ngugi	190	P.O. Box 70731-00400, Nairobi	BA (Land Econ) Hons, MISK
Paul Njuguna Kamau	311	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Paul Wambua	293	P.O. Box 43513-80100, Mombasa	BA (Land Econ) Hons, MISK

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Peter Githinji Mwangi	441	P.O. Box 17100-00200, Nairobi	BA (Land Econ) Hons, MISK
Peter Henry Huth	228	P.O. Box 15029-00509, Nairobi	BA (Land Econ) Hons, MISK
Peter Juma Kaunda	537	P.O. Box 44417-00100, Nairobi	BA (Land Econ) Hons, MISK
Peter K. Wahome	232	P.O. Box 3285-00100, Nairobi	BA (Land Econ) Hons, MISK
Peter Karume Gatunjwa	212	P.O. Box 1819-10400, Nanyuki	BA (Land Econ) Hons, MISK
Peter Kitaka Kimeu	309	P.O. Box 9481-00100, Nairobi	BA (Land Econ) Hons, MISK
Peter Maina Karanja	299	P.O. Box 43077-00100, Nairobi	BA (Land Econ) Hons, MISK
Peter Musyoki Muswii	224	P.O. Box 45733-00100, Nairobi	BA (Land Econ) Hons, MISK
Peter W Kanyugo	183	P.O. Box 275-00900, Kiambu	BA (Land Econ) Hons, MISK
Peter Wandurua Ndung'u	340	P.O. Box 14459-00800, Nairobi	BA (Land Econ) Hons, MISK
Philemon N. Nyangoya	464	P.O. Box 3063-00100, Nairobi	BA (Land Econ) Hons, MISK
Philip K. Odongo	197	P.O. Box 1563-40100, Kisumu	BA (Land Econ) Hons, MISK
Philip Kiprotich Cheplong	516	P.O. Box 10730-00100, Nairobi	BA (Land Econ) Hons, MISK
Philip Macharia Wanjiru	582	P.O. Box 39773-00623, Nairobi	BA (Land Econ) Hons, MISK
Pius Isaiah Khaoya	90	P.O. Box 79457-00200, Nairobi	BA (Land Econ) Hons, MISK
Prof. George N. Ngugi	186	P.O. Box 26442-00504, Nairobi	BA (Land Econ) Hons, MISK
Prof. Paul Maurice Syagga	101	P.O. Box 26060-00504, Nairobi	BA (Land Econ) Hons, MISK
W. H. A. Olima (Prof.)	268	P.O. Box 26060-00504, Nairobi	BA (Land Econ) Hons, MISK
Rachael Wanjiku Njoroge	433	P.O. Box 10205-00100, Nairobi	BA (Land Econ) Hons, MISK
Rael Otundo	246	P.O. Box 1888-40200, Kisii	BA (Land Econ) Hons, MISK
Raphael Mugenge Kahi	624	P.O. Box 59-00200, Nairobi	BA (Land Econ) Hons, MISK
Raphael Mutisya Kieti	379	P.O. Box 7496-00200, Nairobi	BA (Land Econ) Hons, MISK
Rashid Haron Shake	344	P.O. Box 67959-00200, Nairobi	BA (Land Econ) Hons, MISK
Reginald Okumu	354	P.O. Box 7485-00100, Nairobi	BA (Land Econ) Hons, MISK
Richard Kiambi M.	242	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Richard Kimutai Kigen	412	P.O. Box 2078-0202, Nairobi	BA (Land Econ) Hons, MISK
Robert Kipkemoi Kigen	507	P.O. Box 57405-00200, Nairobi	BA (Land Econ) Hons, MISK
Robert Sukya Nzioki	125	P.O. Box 59211-00200, Nairobi	BA (Land Econ) Hons, MISK
Ronald Seva Kyaitha	558	P.O. Box 1555-23100, Nyahururu	BA (Land Econ) Hons, MISK
Rose Atemo Nabiswa	256	P.O. Box 8432-00100, Nairobi	BA (Land Econ) Hons, MISK
Rose W. Karago	406	P.O. Box 15719-00100, Nairobi	BA (Land Econ) Hons, MISK
Rose Wangui Thogo	388	P.O. Box 40827-00100, Nairobi	BA (Land Econ) Hons, MISK
Rosemary Gakundi Muriuki	562	P.O. Box 72233-00200, Nairobi	BA (Land Econ) Hons, MISK
Rosemary Kiumo Muendo	455	P.O. Box 9577-00100, Nairobi	BA (Land Econ) Hons, MISK
Rufus Kiprop Rono	612	P.O. Box 105-30700, Nairobi	BA (Land Econ) Hons, MISK
Ruth Achieng Okal	343	P.O. Box 14034-00100, Nairobi	BA (Land Econ) Hons, Msc Finance, MISK
Samuel Charles Mbinda	184	P.O. Box 21722-00505, Nairobi	BA (Land Econ) Hons, MISK
Salome Ludyeni Munubi	338	P.O. Box 28853-00200, Nairobi	BA (Land Econ) Hons, MISK
Samson Kariuki Karanja	628	P.O. Box 169-00902, Kikuyu	BA (Land Econ) Hons, MISK
Samson A. Lusichi	572	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Samuel Gichohi Kirera	626	P.O. Box 1916-00200, Nairobi	BA (Land Econ) Hons, MISK
Samuel Maina Mwangi	607	P.O. Box 3776-00200, Nairobi	BA (Land Econ) Hons, MISK
Samuel Munyao Mwema	613	P.O. Box 1340-80200, Malindi	BA (Land Econ) Hons, MISK
Samuel Mwangi	253	P.O. Box 10169-00100, Nairobi	BA (Land Econ) Hons, MISK
Samuel N. Musyoki	124	P.O. Box 87514-80100, Mombasa	BA (Land Econ) Hons, MISK
Samuel Njibia Njoroge	57	P.O. Box 1700-01000, Thika	BA (Land Econ) Hons, MISK
Samuel Otieno Odiembo	219	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Samwel K. Chemelil	176	P.O. Box 4427-30100, Eldoret	BA (Land Econ) Hons, MISK
Samwel Mwangi Njibia	70	P.O. Box 67959-00200, Nairobi	BA (Land Econ) Hons, MISK
Sarah Gloria Awinja	556	P.O. Box 559-30100, Eldoret	BA (Land Econ) Hons, MISK
Seeta Jayant Rupalel	355	P.O. Box 42882-00100, Nairobi	BA (Land Econ) Hons, MISK
Shadrack Rotich Mella	592	P.O. Box 30494-00100, Nairobi	BA (Land Econ) Hons, MISK
Shelmith W. Mulei	437	P.O. Box 9690-00300, Nairobi	BA (Land Econ) Hons, MISK
Simeon K. Rono	95	P.O. Box 9546-00100, Nairobi	BA (Land Econ) Hons, MISK
Simon Maina Muiruri	411	P.O. Box 6599-01000, Thika	BA (Land Econ) Hons, MISK
Simon Mugo Warui	284	P.O. Box 6551-00200, Nairobi	BA (Land Econ) Hons, MISK
Simon Oruka Orwa	545	P.O. Box 2211-00202, Nairobi	BA (Land Econ) Hons, MISK
Simon Wangai Kariuki	603	P.O. Box 51913-00100, Nairobi	BA (Land Econ) Hons, MISK
Simon Wanyiri Kanyi	448	P.O. Box 1013-20300, Nyahururu	BA (Land Econ) Hons, MISK
Solomon Mugi Mwangi	513	P.O. Box 14349-00100, Nairobi	BA (Land Econ) Hons, MISK
Stanley Ng'ang'a Kiboko	443	P.O. Box 22061-00100, Nairobi	BA (Land Econ) Hons, MISK
Stella Mary Makena	431	P.O. Box 1672-10100, Nyeri	BA (Land Econ) Hons, MISK
Stephen Kamau Mwangi	569	P.O. Box 555461-00200, Nairobi	BA (Land Econ) Hons, MISK
Stephen Karari Githiaka	423	P.O. Box 955-00300, Nairobi	BA (Land Econ) Hons, MISK
Stephen Kilelo Kariuki	418	P.O. Box 79487-00200, Nairobi	BA (Land Econ) Hons, MISK
Stephen Kyalo Makena	552	P.O. Box 43848-00100, Nairobi	BA (Land Econ) Hons, MISK
Stephen B. M. Wamari	155	P.O. Box 55924-00200, Nairobi	BA (Land Econ) Hons, MISK
Stephen Makana Mosongo	230	P.O. Box 200-00521, Embakasi	BA (Land Econ) Hons, MISK
Stephen M. Warutere	240	P.O. Box 1579-00100, Nairobi	BA (Land Econ) Hons, MISK
Stephen Macharia Karanja	73	P.O. Box 67366-00200, Nairobi	BA (Land Econ) Hons, MISK
Stephen N. Waruhiu	122	P.O. Box 45733-00100, Nairobi	BA (Land Econ) Hons, MISK

Name	Reg. No.	Address	Qualifications
Stephen Ndee Makau	502	P.O. Box 39773-00623, Nairobi	BA (Land Econ) Hons, MISK
Stephen Odhiambo Omengo	334	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Stephen Rutto Kiroch	560	P.O. Box 28938-00200, Nairobi	BA (Land Econ) Hons, MISK
Stephen M. Muhoro	616	P.O. Box 4304-20100, Nakuru	BA (Land Econ) Hons, MISK
Stephen Muchiri Nguthu	606	P.O. Box 15611-00503, Nairobi	BA (Land Econ) Hons, MISK
Stephen Waweru Maina	476	P.O. Box 28981-00200, Nairobi	BA (Land Econ) Hons, MISK
Stephen Waweru Matu	540	P.O. Box 102705-00101, Nairobi	BA (Land Econ) Hons, MISK
Susan Wanjiru Muchiri	438	P.O. Box 3148-00200, Nairobi	BA (Land Econ) Hons, MISK
Sylvester Ndungu Njonde	425	P.O. Box 20834-00100, Nairobi	BA (Land Econ) Hons, MISK
Teja S. Kundhi	37	P.O. Box 42765, Nairobi	BA (Land Econ) Hons, MISK
Teresah A. O. Marinda	574	P.O. Box 10205-00100, Nairobi	BA (Land Econ) Hons, MISK
Thomas Mukhwana	281	P.O. Box 87509-80100, Mombasa	BA (Land Econ) Hons, MISK
Thuita Tracio Maina	493	P.O. Box 30197-00100, Nairobi	BA (Land Econ) Hons, MISK
Tomiik N. M. M. Konyimbih (Dr.)	203	P.O. Box 30197-00100, Nairobi	BA (Land Econ) Hons, MISK
Timothy M. Mutisya	390	P.O. Box 45733-00100, Nairobi	BA (Land Econ) Hons, MISK
Timothy Maliti Patrick	580	P.O. Box 23217-00604, Lower Kabete	BA (Land Econ) Hons, MISK
Timothy Njehia	209	P.O. Box 10205-00100, Nairobi	BA (Land Econ) Hons, MISK
Timothy Saruni Parsaloi	371	P.O. Box 50823-00100, Nairobi	BA (Land Econ) Hons, MISK
Tony Wanyutu Ndua	498	P.O. Box 14805-00800, Nairobi	BA (Land Econ) Hons, MISK
Victor Orieno Olonde	453	P.O. Box 40126-80100, Mombasa	BA (Land Econ) Hons, MISK
Victoria Itumbi Mutunga	484	P.O. Box 22805-00100, Nairobi	BA (Land Econ) Hons, MISK
Vincent Kigathi Muroki	337	P.O. Box 70731-00400, Nairobi	BA (Land Econ) Hons, MISK
Vincent Kiptoo Kigen	343	P.O. Box 2078-00202, Nairobi	BA (Land Econ) Hons, MISK
Vivian Adhiambo Ombwayo	566	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Wilfred Mutuku Muindi	555	P.O. Box 29509-00100, Nairobi	BA (Land Econ) Hons, MISK
William Kimani Njuguna	196	P.O. Box 13075-00100, Nairobi	BA (Land Econ) Hons, MISK
Wilberforce Ojiambo Oundo (Dr.)	326	P.O. Box 21800-00400, Nairobi	BA (Land Econ) Hons, MISK
Wycliffe Ongwae	419	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Wycliffe J. Mukhongo	7	P.O. Box 86984-80100, Mombasa	BA (Land Econ) Hons, MISK
Wycliffe Okeyo Ong'onge	447	P.O. Box 30257-00100, Nairobi	BA (Land Econ) Hons, MISK
Zachariah Makenzi Ndeti	336	P.O. Box 4741-01000, Thika	BA (Land Econ) Hons, MISK

Dated the 18th March, 2019.

MR/6019995

JACINTA MUTUA,
Registrar.

GAZETTE NOTICE NO. 3126

THE VALUERS ACT

(Cap. 532)

REGISTERED VALUERS

IN ACCORDANCE with section 8 of the Valuers Act (Cap 532), it is notified for general information that the following are Registered Valuers for the year 2019

Name	Reg No.	Address	Qualificaton
Hellen Mary Abuya	600	P.O. Box 525-20400, Nairobi	BA (Land Econ) Hons, MISK
Edel Sharon Loko	627	P.O. Box 101929-00101, Nairobi	BA (Land Econ) Hons, MISK
Ruth M. Kiviu	319	P.O. Box 16430-00100, Nairobi	BA (Land Econ) Hons, MISK
Charles Moemi	178	P.O. Box 30089-00100, Nairobi	BA (Land Econ) Hons, MISK
Teresia W. Kimondiu	53	P.O. Box 2307-00517, Nairobi	BA (Land Econ) Hons, MISK
James Nyaga Kithinji	509	P.O. Box 10602, Ongata Rongai	BA (Land Econ) Hons, MISK
Jacinta K. Mutua	226	P.O. Box 101929-00101, Nairobi	BA (Land Econ) Hons, MISK
Daniel Chepkosir Kimengich	625	P.O. Box 4427 Eldoret	BA (Land Econ) Hons, MISK
Pius N. Maithya	243	P.O. Box 40228-00100, Nairobi	BA (Land Econ) Hons, MISK
Gregory Muli Masika	526	P.O. Box 59566-00200, Nairobi	BA (Land Econ) Hons, MISK

Dated the 18th March, 2019.

MR/6019995

JACINTA MUTUA,
Registrar.

GAZETTE NOTICE NO. 3127

THE ENGINEERS ACT

(No. 30 of 2011)

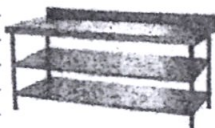
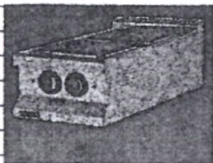
REGISTERED PROFESSIONAL ENGINEERS

IN PURSUANCE to section 30 (1) of the Engineers Act, 2011 the Registrar of the Engineers Board of Kenya notifies that the following have been registered under the Act and are entitled under section 26 (1) to adopt and use style and title "Professional Engineer" or such contraction thereof as the Engineers Board of Kenya may approve and to offer his/her services to the public for gain or reward or by way of trade in the engineering discipline in which he/she is registered under section 26 (2) Professional Engineers or Consulting Engineers may have the sole discretion of using the title "Engineer" before their names.

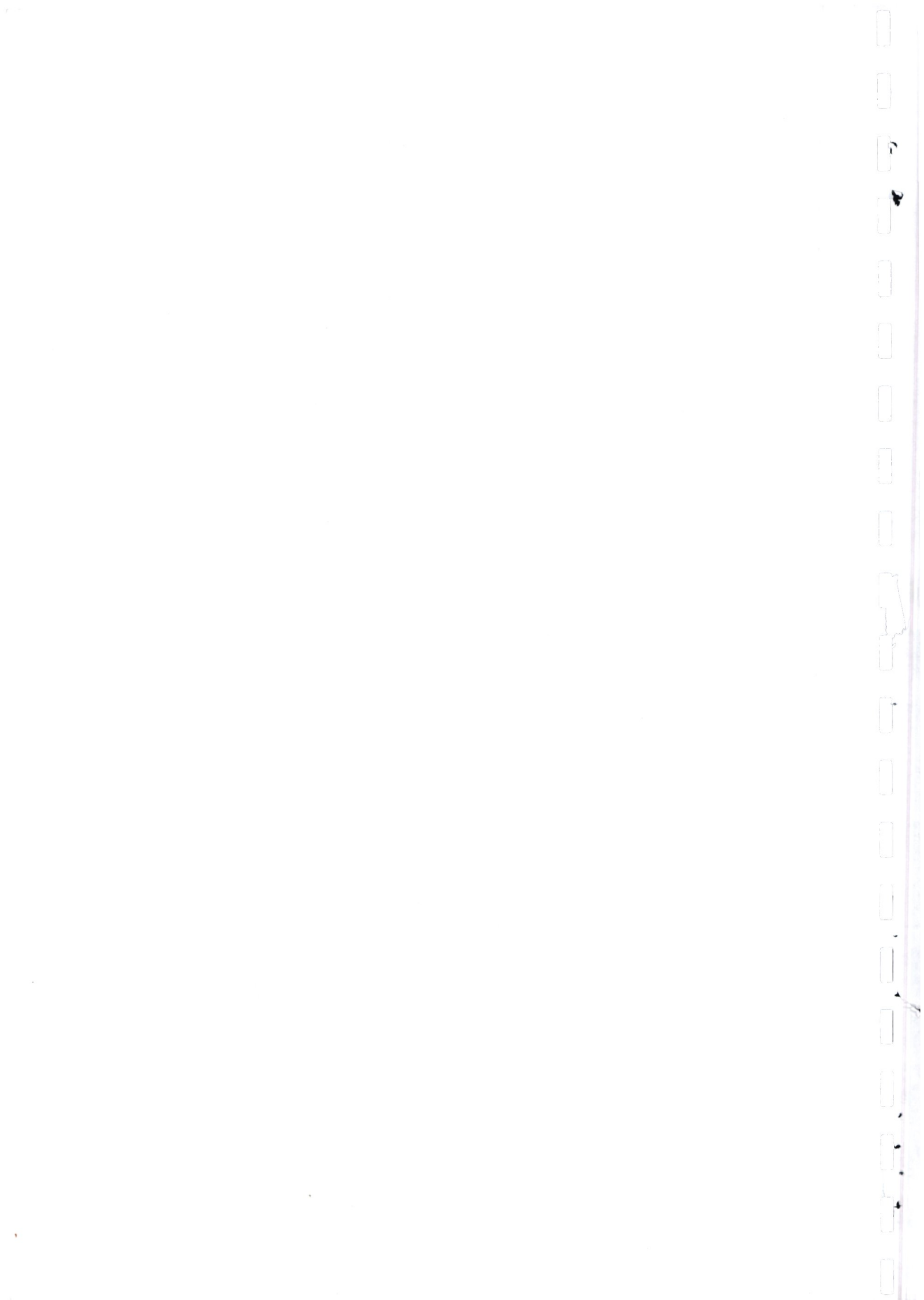
EMAIL: sales@mercantile.com QUOTATION

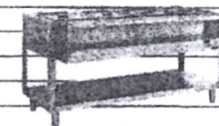
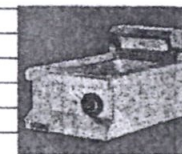
Date:	17/02/2020	RefNo: MS/FM/02/015
Contact Person:		Predick Nung'a
Phone & Email:		finraeo552@gmail.com
Sales Person:		Felix Mutunga
		0723 790565
Phone & Email:		felix@mercantltd.com
Remarks		

S.No	Item No	Make	Model No	Description (Name,Capacity,Rating,Optionals)	Overall Size	Qty	Price Ksh	Amount Ksh	Remarks
		Mericam	Custom	Stainless steel body frame round tube legs SS backsplash	1500x600x850	1	52,000.00	52,000.00	
		Mericam	Custom	Potato peeler Stainless steel body commercial peeler 30lbs	14lbs	1	78,600.00	78,600.00	
		Mericam	Custom	Island Type Exhaust Hood with: Grease Filters	2400x900x400mm 500x500mm	1 4	160,000.00 7,000.00	160,000.00 28,000.00	
				per meter		1	7,200.00	-	
				Sum		1	130,000.00	130,000.00	
				350x350mm Duct		1	24,500.00	24,500.00	
				2 1/2 Inches Axial Fan Complete with Mountings		1	250,000.00	250,000.00	
				Electrical Controls Including: Phase Failure D.O.L Switch, Isolator Switch and Connection Cable		1	250,000.00	250,000.00	
				Double well Fryer Free standing					
				Electric fryer					
				double well x 20L					
				Thermoelectric control					
				Stainless steel baskets					
				Moving baskets provide easy cleaning.					
				Safe oil drainage from the bottom via valve.					

	Empero	EMP.70.80.02	SS freezer	20 cubic ft	2	265,000.00	530,000.00	
			Stainless steel body					
			thermostatic control					
			commercial purposes					
			Sealed interior floors and rounder cabinet corners for easy cleaning					
	Merican	Custom	Neutral cupboard	2000x700x860	2	165,000.00	330,000.00	
			neutral work cupboard with sliding doors					
			Stainless steel with upstand					
			rounded ss grommets					
	MERICAN	CUSTOM	3 Pot Bain marie	1125x700x860	1	88,500.00	88,500.00	
			Stainless steel body					
			commercial heating element					
			lockable castors					
	Merican	Custom	S.S Work Table with:	2000x600x860	3	55,000.00	165,000.00	
			1.0mm Undershelf					
			1.0mm Middleself					
			100mm Upstand					
			1.2mm Hailine Finish Top					
			38 Dia Round Tube Legs					
			Adjustable Scratch Free Rubber Gromets					
	EMPERO	EMP.9KE010	Hot plate	400x900x285	1	120,000.00	120,000.00	
			6 position switch.					
			Easy to clean and hygienic.					
			Stainless steel body.					
	Empero	EMP.7FE020	Double well fryer top	800x730x285	1	209,000.00	209,000.00	
			Thermostatic control.					
			Stainless steel baskets.					
			Moving heaters provide easy cleaning.					
			Safe oil drainage from the bottom via valve.					
			Safety thermostat for overheating protection.					
			Easy to clean and hygienic.					
			Stainless steel body.					
	MERICAN	PP012	POTATO PEELER	52lbs	1	115,000.00	115,000.00	

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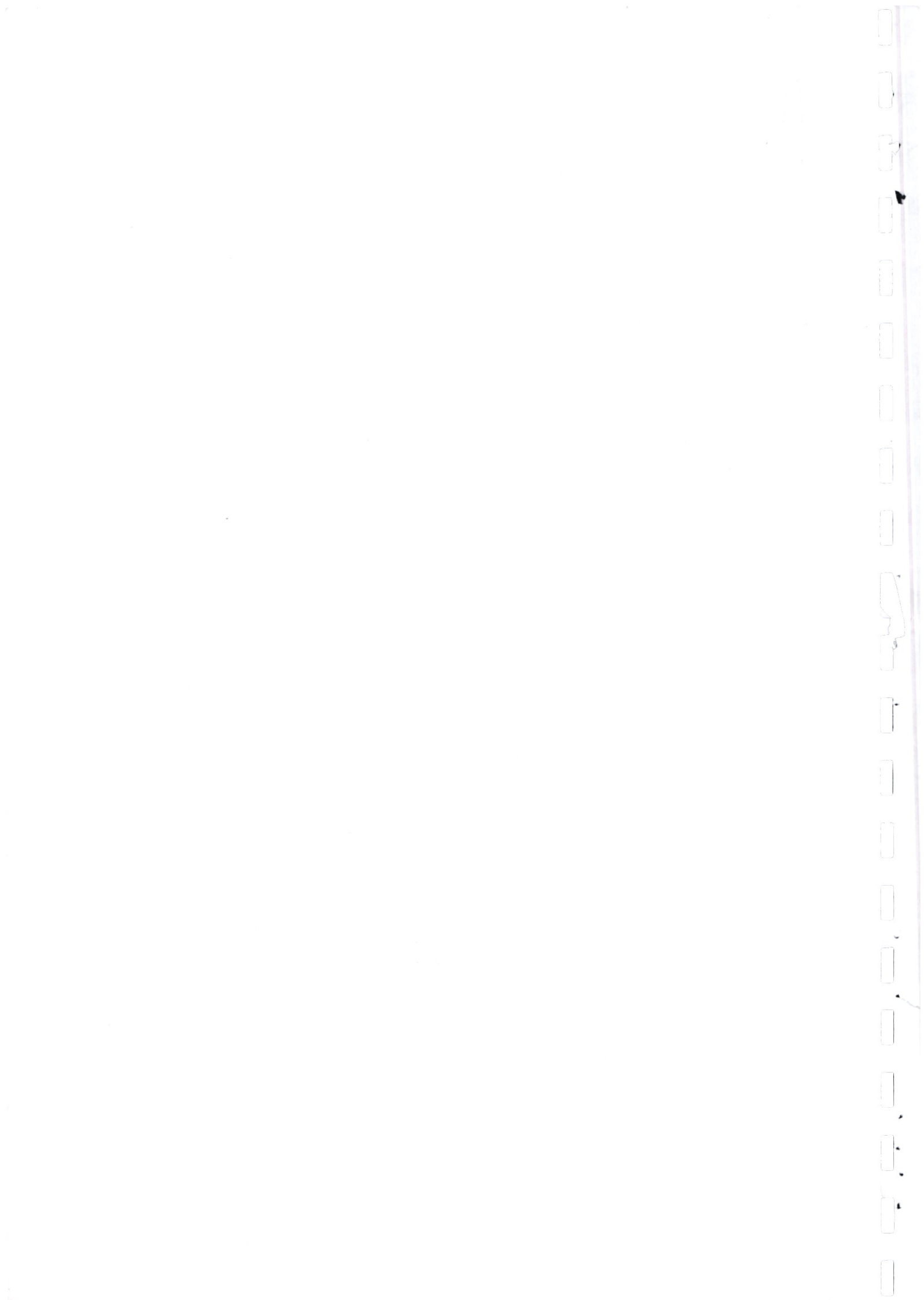
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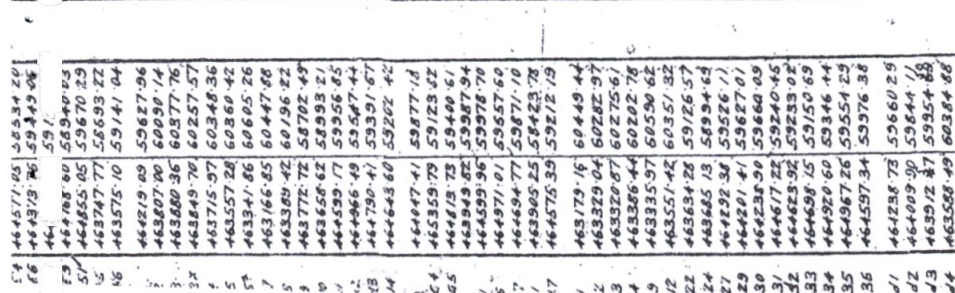
1) VAT:

b) If the customer is exempt from VAT, customer has to arrange VAT exemption letter before the delivery of goods. The exemption letter should mention our invoice number on which exemption is certified. Goods cannot be delivered before the exemption letter is given to us.

2) COMPLETION OF WORK

a) Production and Delivery to site will be arranged 1 Day



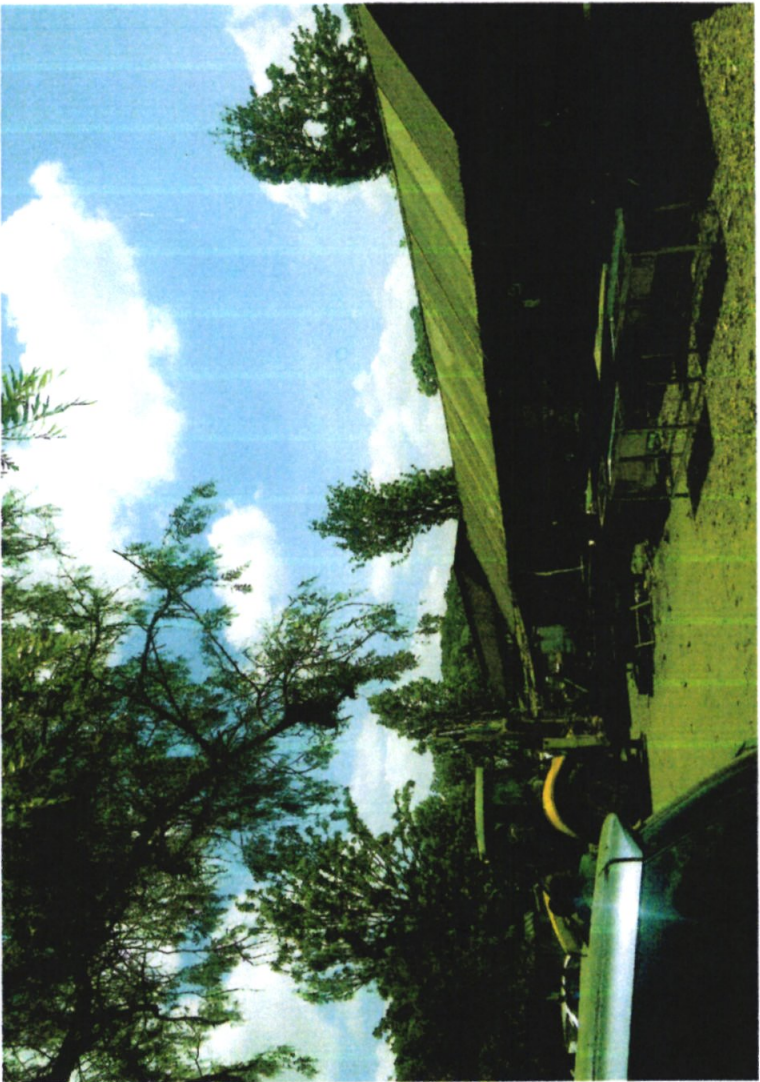
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U.S. 100-345707-20
D.C. 100-1232

INSET
NOT TO SCALE

Indications approved: _____ Competencies No. 12: 11 _____ Paid Bank No. 9 82 _____ Support No. _____	Submitted by: <u>PAUSED</u> <u>Submitted</u> Chief Executive: <u>10/1/96</u> Prepared by: <u>Self</u> Reviewed by: _____
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[illegible]



**APPENDIX III:
SITE VISIT
PHOTOS**











The ten (10) pictures above are representations of the *Single Mothers Association of Kenya at their property in Ziwani Ward Nairobi County* as witnessed during the Committees visit to the area on Monday, 15th June, 2026.

