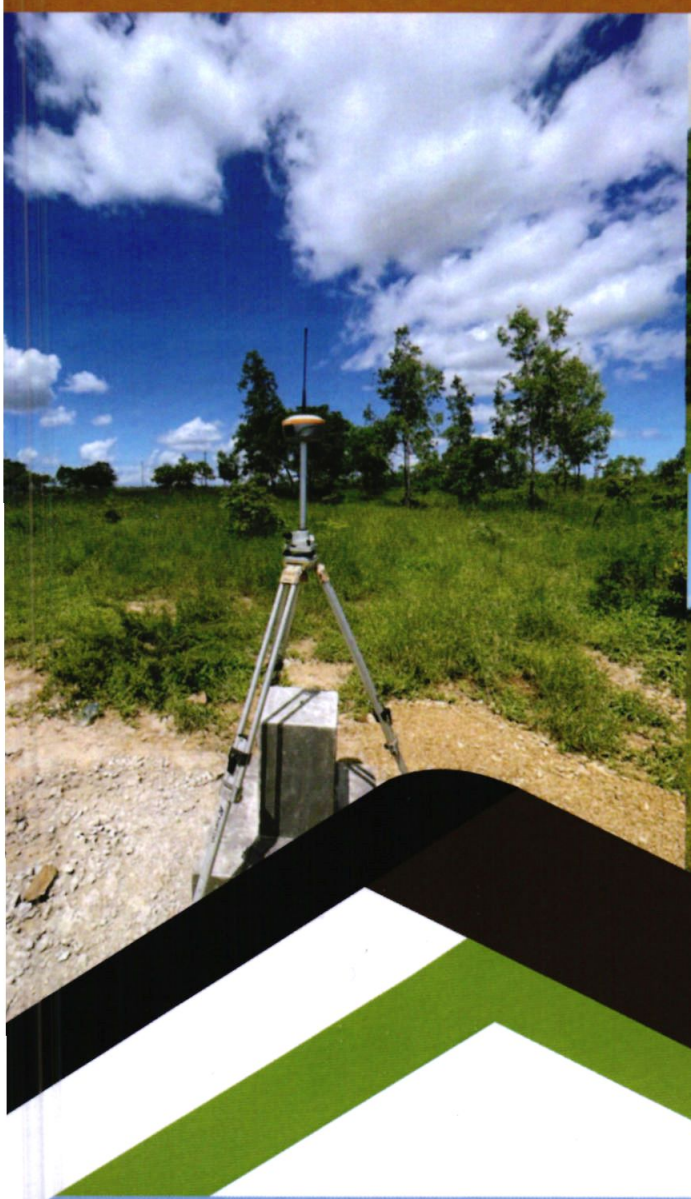
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ANNUAL REPORT

FINANCIAL YEAR 2025/2026







Strengthening Land Governance for

Sustainable National Economic Development

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NATIONAL LAND COMMISSION

ANNUAL REPORT FOR THE FINANCIAL YEAR 2025/2026

Strengthening Land Governance for Sustainable National Economic Development

Excellent Administration and Management of Land for improved Livelihoods and Sustainable Development

Vision

To Secure and Manage Public Land and Exercise Oversight on Land for the Benefit of All Kenyans

Mission

- Professionalism
- Integrity
- Innovation
- Sustainability
- Inclusivity
- Equity

Core Values

Our Land, Our Wealth, Our Heritage
Ardhi Yetu, Mali Yetu, Urithi Wetu

Motto

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ACRONYMS AND ABBREVIATIONS

ADR	Alternative Dispute Resolution
AJS	Alternative Justice System
CCIOs	Constitutional Commissions and Independent Offices
CEO	Chief Executive Officer
CSP	County Spatial Plan
ELC	Environment and Land Court
EPRA	Energy and Petroleum Regulatory Authority
ESAs	Ecologically Sensitive Areas
FAO	Food and Agriculture Organization
GDC	Geothermal Development Company
HLI	Historical Land Injustice
ICT	Information and Communications Technology
IGAD	Intergovernmental Authority on Development
ISK	Institution of Surveyors of Kenya
KELiN	Kenya Legal & Ethical Issues Network on HIV and AIDs
KETRACO	Kenya Electricity Transmission Company Limited
LP&LUP	Local Physical & Land Use Plan
LAPSSET	Lamu Port, South Sudan, Ethiopia Transport Corridor
LUP	Land Use Plan
NLC	National Land Commission
NLUP	National Land Use Policy
NRF	National Research Fund
NSP	National Spatial Plan
PAPs	Project Affected Persons
PDP	Part Development Plan
TDR	Traditional Dispute Resolution

CHAIRMAN'S FOREWORD



It is with great pleasure that I present the National Land Commission Annual Report for the Financial Year 2025/2026.The report gives an account of the Commission's performance, achievements, challenges and experiences during the financial year under review. It is a review that confirms the Commission's continued commitment to discharge its Constitutional mandate while advancing land governance for the great people of this Republic.

Importantly, I wish to appreciate the role and invaluable contribution of the previous Commission in advancing the land reform agenda in Kenya and putting a firm foundation for this Commission to thrive as it continuously builds. The areas of development such as land administration, redress on historical land injustices and resolutions of long-standing land matters is a testament of their commitment to service for this country. It is our promise to preserve and do better in these gains, through learning from their experiences and challenges.

In the Financial Year 2025/2026, the Commission gave more opportunities to partnerships and engagement with communities and all stakeholders while addressing both intricate and simple matters in the land sector. Specifically, the Commission explored Alternative Dispute Resolution (ADR), Traditional Dispute Resolution (TDR) and Alternative Justice Systems (AJS) as complementary approaches in dispute resolution. These approaches facilitate fair, expeditious and inclusive resolution of land-related disputes, while fostering reconciliation, advancing social justice and securing enduring outcomes.

Looking ahead to the next Financial Year, 2026/2027, the Commission is determined to do and achieve more by giving strength to programmes development with the aim of enhancing service delivery, deepening citizen engagement and pursuing practical solutions.

Our promise is that the Commission remains committed to building on past achievements, addressing existing gaps and strengthening a just, accountable and responsive land governance system for present and future generations.

My last word to the great people of Kenya is that the National Land Commission remains steadfast in its commitment to advancing equitable, accountable and sustainable land governance and delivering lasting solutions to the country's land question.



Dr. Abdillahi Saggaf Alawy

Chairperson - National Land Commission

STATEMENT FROM THE SECTRETARY/CHIEF EXECUTIVE OFFICER



The Financial Year 2025/2026 was a defining period for the National Land Commission, marked by both significant delivery of our constitutional mandate and an important leadership transition. The tenure of the Second Commission came to an end in November 2025, followed by the assumption of office of the Third Commission on 23rd March 2026.

On behalf of the Secretariat, I commend the Second Commission, led by the then Chairperson, Mr. Gershom Otachi Bw'Omanwa, for leaving behind a stronger institution, marked by increased staffing, improved staff welfare, better office accommodation and growth in budgetary provision from approximately KShs. 1.1 billion in 2022 to KShs. 3.8 billion in 2025. The Commission also strengthened stakeholder and intergovernmental relations and enhanced its institutional image, while achieving unqualified audit opinions for FY 2023/2024 and FY 2024/2025, reflecting improved financial management, accountability and institutional governance.

As we welcome the Third Commission under the leadership of the Chairperson, Dr. Abdillahi Saggaf Alawy, we do so from a position of institutional strength and with a clear responsibility to build on the gains already made. On behalf of the Secretariat, I assure the Chairperson and Commissioners of our full professional and technical support. We stand ready to provide the institutional memory, technical expertise, data and operational support required to translate the Commission's policy direction and decisions into measurable outcomes.

In the year under review, the Commission continued facilitating land requirements for major national infrastructure projects. Of particular significance was the commencement of the Standard Gauge Railway Phase 2B and 2C extension from Naivasha through Kisumu towards Malaba, whose construction was officially

launched by H.E. President William Samoei Ruto in March 2026. The project underscores the importance of efficient land acquisition, valuation and compensation processes in the delivery of the country's strategic infrastructure. The Commission also continued supporting implementation of the Government's Affordable Housing Programme by facilitating the identification, allocation, transfer and documentation of suitable public land for housing projects, demonstrating the central role of effective public land administration in advancing national development priorities.

In land use planning, the Commission monitored the preparation of Kenya's first Marine Spatial Plan, while its sensitisation programme supported the advancement of County Spatial Plans in 22 counties. The Commission also formulated an Advisory on Minimum and Maximum Land Holding Acreages in Kenya, further strengthening sustainable and equitable land use and management.

The Commission made significant progress in redress and dispute resolution, publishing determinations on long-standing historical land injustice claims in the Kenya Gazette, Special Issue, Vol. CXXVII—No. 230 of 14 November 2025, while managing 5,390 active cases across 53 court stations and tribunals and securing closure of 296 cases through judgments and rulings. In collaboration with the Office of the Attorney General and the National AJS Steering Committee, the Commission also advanced alternative justice mechanisms to resolve land disputes and unlock land for agriculture, housing and MSMEs in support of BETA.

I wish to particularly acknowledge the Office of the President for the immense support extended to the Commission. The National Land Commission (Amendment) Act, 2025 (Act No. 22 of 2025), enacted on 15 October 2025, renewed the Commission's mandate to address historical land injustices and undertake review of grants and dispositions, restoring critical mechanisms for addressing long-standing land grievances and safeguarding public land. We equally appreciate the support of Parliament, the Ministry of Lands, Public Works, Housing & Urban Development, County Governments, acquiring agencies, development partners and other stakeholders whose cooperation continues to enable the Commission to discharge its mandate.

Finally, I commend the staff of the Commission for their professionalism and commitment throughout the year, particularly during the transition between the Second and Third Commissions. Our task now is to support the new Commission to consolidate the gains made, accelerate institutional transformation and translate its strategic direction into efficient and measurable service delivery. As Secretariat, we

remain committed to building a modern, technology-driven and accountable National Land Commission that delivers effectively on its constitutional mandate and contributes to equitable and sustainable land governance for the people of Kenya.



Kabale Tache Arero, MBS

Commission Secretary/Chief Executive Officer

EXECUTIVE SUMMARY

The 2025/2026 NLC Annual Report is anchored on the provisions of the Constitution of Kenya 2010 and the National Land Commission Act, 2012. The Commission considers this report as an accountability mechanism to His Excellency the President of the Republic of Kenya, Parliament, the people of Kenya and its partners.

The Report is organized into four chapters where Chapter one presents information about the Commission and the report including the report's preamble and the establishment, mandate and functions, powers and the governance framework of the Commission. In chapter two, the report gives insight into how the Commission delivered its mandate, outlining its performance and specific achievements in line with the targets set out in the Strategic Plan 2021-2026 and the 2025/2026 Annual work plan. Chapter three outlines the challenges that impeded the effective execution and delivery of the Commission's mandate and functions during the review period and provide practical recommendations on how to counter the identified challenges. Chapter four presents the financial statements, which is a review of how financial resources were applied to programmes and activities for results.

The Commission secured public land by issuing 282 reservation letters. Moreover, the Commission allocated 213 parcels to public institutions and four parcels to facilitate the construction of affordable houses. On new allocations, the Commission issued a total of 141 letters of allotment comprising 127, 11, and 3 letters of allotment to the National Housing Corporation, Civil Servant Housing Scheme and Kenya Industrial Estates, respectively. The Commission secure tenure to land by further issuing 16,497 letters of allotment in regard to the regularization of urban allocations. To manage the land allocated to public institutions, the Commission issued six consents to transfer, eight consents

By Numbers

16,497

Letters of Allotment issued to regularize urban allocations

282

Reservation Letters issued to secure public land

213

Public Land Parcels allocated public institutions

141

Letters of Allotment issued to NHC, KIE, and Civil Servants Housing Scheme

195

Applications processed on renewal and extension of leases

165

No. of compulsory acquisition projects the Commission handled

5

No. of Compulsorily acquired land secured through Final Survey

to lease and 11 consents to charge. Regarding development control, the Commission processed 183 applications on renewal of lease and 12 on extension of leases.

Importantly, the Commission continued to facilitate socio-economic development by availing land to the National and County government through compulsory acquisition. In this regard, the Commission handled 165 compulsory acquisition projects during the review period. Further, the Commission secured the compulsorily-acquired land by conducting five final surveys.

In the execution of its statutory mandate to sustainably manage natural resources, the Commission mapped Nairobi River, wetlands and forested areas within Base Titanium Company's leased land in Kwale County, and mapped natural assets for Isiolo, Laikipia and Samburu Counties. This was in addition to engaging in various activities geared towards mainstreaming climate change in land governance, blue economy governance, and securing of wildlife corridors.

Regarding the Constitutional mandate of monitoring and having oversight over land and use of natural resources throughout the country, the Commission finalised the development of the Land Use and Management Plans (LUMPs), provided oversight the preparation of 15 county spatial plans, monitored and had oversight over Ninety-three (93) Part Ddevelopment Plans and Urban Plans, and issued 20 advisories. Importantly, the Commission finalised seven themed research on land and use of natural resources and held seminars and workshops to seminars to disseminate research findings.

To resolve disputes relating land, the Commission strengthened the out-of-court dispute mechanisms – Alternative dispute resolution, alternative justice system and traditional dispute resolution – by engaging various stakeholders. Critically, the Commission partnered with IGAD to finalize the Guide on Alternative Dispute Resolution for Land Disputes in the Karamoja Cluster. 393

4

No. of Preliminary Surveys conducted to facilitate final surveys

26+

No. of Ground/Site Inspection Surveys Conducted

11+

No. of Dispute Resolution Survey Conducted

3

Dryland Natural Assets Inventory and Participatory Mapping Reports

10+

Land-based Resources Dispute Resolution issued

15

No. of County Spatial Plans whose preparation the Commission Monitored and had Oversight on

93+

No. of LP&LUPs and PDPs whose Preparation and Implementation the Commission monitored and had Oversight over

20+

No. of Land Use Planning Advisories Issued

resolutions/determinations were made to redress historical land injustices and the Commission's mandate to review grants was reinstated following the repealing of Section 14 of the NLC Act 2012. The Commission reduced litigation case load by overseeing the closure of 296 cases through the issuance of judgment by courts. To enhance the capacity and development of its staff members, the Commission facilitated the training and development programmes on 42 thematic areas.

All these achievements are attributed to the government support through budgetary allocation. The Commission was allocated Kshs. 6,109,334,316 from the exchequer during the review period. The performance of the Commission could have been even more impressive were it not for the various challenges that we had to grapple with including the transitional bottlenecks, lack of enforcing powers, resource constraints, and a significant backlog of cases among others.

6

No. of Themed Research on Land and Use of Natural Resources Conducted

0.932 billion

Amount Generated from the issuance of Letters of Allotment and Renewal/Extension of Leases Fees

24+

Advisories issued on Valuation of Properties for various purposes

393+

No. of Determinations made to redress Historical Land Injustices

296

No. of Cases Closed in Court after Judgments

CHAPTER 1: ABOUT THE COMMISSION

1.1 Introduction

The chapter provides the report's preamble and the background information of the National Land Commission (NLC) including its establishment and mandate, powers and the governance framework.

1.2 Preamble

FY2025/2026 covers the Commission's performance and achievements from July 1, 2025 to June 30 2026. The Report is reported in conformity with Article 254(1) of the Constitution of Kenya and Section 33 of the National Land Commission Act 2012. This year's Report is special in that it corresponds with both institutional and strategic transitions. It was during this financial year that the term of part of the second Commission expired and the third Commission composed. Additionally, the Commission's second Strategic Plan (2021-2026) expired during the review period and the development of the third strategic plan initiated in earnest.

1.3 The Background Information of the Commission

The National Land Commission (NLC) is established under Article 67(1) of the Constitution and incorporated as a corporate body under Article 253 of the Constitution of Kenya 2010.

The Commission was centrally formed to remedy the highly centralised, complex and bureaucratic land administration and management institutional framework that existed in the pre-2010 Constitutional order. According to Sessional Paper No.3 of 2009 on National Land Policy, this institutional framework was prone to corruption and did not support decentralization of decision-making with respect to land administration and management. Therefore, the Commission was formed to operate in a framework of interdependence to spearhead land reforms in Kenya by decentralizing, simplifying, and making accountable land administration and management in Kenya.

1.4 Mandate and Functions of the Commission

The Commission derives its mandate from Article 67(2) as well as Article 62(2) & (3) of the Constitution. Pursuant to Article 62(2) & (3) of the Constitution of Kenya, the Commission administers public land held by county and national government in trust for the people residents in a particular county and the people of Kenya. On the other hand, Article 67(2) of the Constitution mandates the Commission to:

a. manage public land on behalf of the national and county governments;
b. recommend a national land policy to the national government;
c. advise the national government on a comprehensive programme for the registration of title in land throughout Kenya;
d. conduct research related to land and the use of natural resources, and make recommendations to appropriate authorities;
e. initiate investigations, on its own initiative or on a complaint, into present or historical land injustices, and recommend appropriate redress;
f. encourage the application of traditional dispute resolution mechanisms in land conflicts;
g. assess tax on land and premiums on immovable property in any area designated by law; and
h. monitor and have oversight responsibilities over land use planning throughout the country.

In line with Article 67(3) of the Constitution, the Commission perform other functions prescribed by the National Land Commission Act No. 5 of 2012; the Land Act No.6 of 2012; the Land Registration Act No.3 of 2012; the Community Land Act No. 27 of 2016; the Physical and Land Use Planning Act No.13 of 2019; the Land Laws (Amendment) Act No.28 of 2016; the Environmental Management and Co-ordination Act of 2015; the Mining Act of 2012; and the Petroleum Act of 2019 among others.

1.5 Powers of the Commission

The Commission exercises the general functions and powers provided for under Article 252 of the Constitution in addition to the powers granted by Section 6 of the NLC Act 2012. In accordance with Section 6 of the NLC Act, the Commission:

1) Shall have all the powers necessary for the execution of its functions under the Constitution, this Act and any other written law.
2) Without prejudice to the generality of subsection (1), the Commission shall have powers to—
    a) gather, by such means as it considers appropriate, any relevant information including requisition of reports, records, documents or any information from any source, including any State organ, and to compel the production of such information where it considers necessary;
    b) hold inquiries for the purposes of performing its functions under NLC Act;

c) take any measures it considers necessary to ensure compliance with the principles of land policy set out in Article 60(1) of the Constitution.

3) In the exercise of its powers and the discharge of its functions, the Commission—

(a) may inform itself in such manner as it may consider necessary;

(b) may receive written or oral statements; and

(c) is not bound by the strict rules of evidence

1.6 The Governance Framework

NLC is structured into the Commission and the Secretariat. The Commission has established Committees through which it conducts its business, besides the plenary.

	9 Commission Committees	6 Directorates, 4 Departments and 2 Secretariats	
Plenary	Audit and Risk Management Committee	Department of Internal Audit and Risk Management	County Coordination Offices
	Finance, Corporate Planning and Supply Chain Management Committee	Directorate of Finance and Corporate Planning Department of Supply Chain Management	
	Human Resource and Administration Committee	Directorate of Human Resource Management & Administration	
	Land Administration & Management, Natural Resources and Survey Committee	Directorate of Land Administration and Management:	
	Land Valuation & Taxation Committee	Directorate of Valuation and Taxation	
	Land Use Planning, Research & Counties Committee	Directorate of Land Use Planning and Research	Co
	Legal Affairs & Dispute Resolution Committee	Directoorate of Legal Affairs & Dispute Resolution	
	Communication, Technology and Partnership Committee	Department of Corporate Communication and Advocacy Department of Information & Communication Technology	
	Quasi-judicial Committees on Review of Grants & Dispositions and Historical Land Injustices	Review of Grants and Dispositions Secretariat HLI Secretariat	

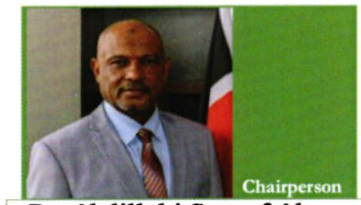
Figure 1: The Governance Framework

The year under review was marked by a profound shift in the leadership and composition of these committees as a result of the transition.

1.6.1 The Commission

The Commission is composed of the Chairperson and eight (8) members of the Commission that are appointed following the procedure outlined under Article 250 of the Constitution as well as PART III and First Schedule of the NLC Act 2012.

The Chairperson and the members of the Commission serve a single non-renewable term of six years as per Article 250(6)(a) of the Constitution and Section 6 of the NLC Act 2012. The primary role of the Commissioners is to offer strategic and policy direction to the Commission to support effective delivery of its statutory mandate.



Chairperson

Dr. Abdillahi Saggaf Alawy



Vice-Chairperson

Hon. Dr. CS Julie Ouma Oseko



Commissioner

Daniel Muriithi Muriungi



Commissioner

CHRP. Kigen Vincent Cheruiyot



Commissioner

FCPA Susan Oyatsi, MBS



Commissioner

Hon. Mohamed Abdi Haji



Commissioner

Hon. Tiyah Galgalo, MBS



Commissioner

Hon. Mary Yiane Seneta



Commissioner

Hon. Esther Murugi Mathenge



Secretary/CEO

Kabale Tache Arero, MBS

Figure 2: The Chairperson, Commissioners and Secretary/CEO



Figure 3: Transition: The 2nd Commission Ushered in the 3rd Commission - A Gesture of Institutional Continuity and Tradition

1.6.2 The Secretariat

The Commission Secretariat comprises the Secretary/Chief Executive Officer and the staff of the Commission. The Secretary/CEO is appointed in fulfilment of Article 250(12) of the Constitution, which is operationalised by Section 20 of the NLC Act 2012. The Secretary/CEO doubles up as the accounting officer of the Commission besides heading the Secretariat. The Secretariat comprises six (6) directorates and four (4) departments as shown in Figure 1. The objective of the Secretariat is to implement the policies and strategy of the Commission.

In line with Article 6(3) of the Constitution as read with Section 4 of the NLC Act 2012, the Commission has ensured that its services are accessible in all parts of the country by establishing county coordination offices across the 47 counties. Each county coordination office is headed by a county coordinator.



Figure 4: The Secretary/CEO and the Secretariat

CHAPTER 2: PERFORMANCE BY KEY RESULT AREAS

This chapter evaluates the performance of the Commission in relation to executing its mandate based on the five Key Result Areas (KRAs) of the Strategic Plan (2021-2026).



Figure 5: The Key Result Areas

2.1 KRA 1 Management and Administration of Public Land

Land Administration refers to the processes of determining, recording, updating & disseminating information about land ownership, land tenure, land value, land use & land development whereas land management refers to processes of putting the land resource into good use to meet human needs while ensuring sustainability and preventing degradation.

During the review period, the Commission carried out various activities towards achieving its Constitutional mandate of managing and administering public land. These activities are contained within five strategic objectives, as per the SP 2021-2026, namely:

a. Securing Public Institutional Land;
b. Enhancing Access to Alienated and Unalienated Public Land for Development;
c. Regularize urban land allocations
d. Sustainable Management of Natural Resources

Article 62(2) & (3)

Gives the Commission the mandate to **administer** all the public land vested in and held by a county or national government in trust for the people resident in the county or people of Kenya, respectively.

Article 67(2)(a)

Gives the Commission the function of **managing** public land on behalf of the national and county governments

e. Develop a comprehensive public land inventory and databases

To actualize the strategic objectives, the Commission carried out various activities as discussed in subsequent sections:

2.1.1 Securing Public Institutional Land

The Commission plays a critical role in securing public institutional land in collaboration with National and County governments and relevant government agencies such as Ethics & Anti-Corruption Commission (EACC), Directorate of Criminal Investigation (DCI) among others. Consequently, the Commission prepared and issued letters of allotment and reservations.

2.1.1.1 Allocation of Public Land to Public Institutions

The Commission facilitated the acquisition of ownership documents to 213 parcels of land belonging to public institutions across the counties as presented in Table 1. These institutions include public education facilities, hospitals, religious institutions, government/state agencies, religious institutions and others

Table 1: Allocation of Public Land to Public Institutions

S/No.	County	No of Allocations of Public Land to Public Institutions
1	Busia	2
2	Embu	2
3	Garissa	1
4	Homa Bay	1
5	Kajiado	104
6	Kericho	2
7	Kiambu	19
8	Kirinyaga	1
9	Kisumu	4
10	Kwale	3
11	Laikipia	6
12	Machakos	3
13	Marsabit	1
14	Meru	2
15	Migori	2
16	Murang'a	2
17	Nairobi	10
18	Nakuru	2
19	Nandi	1
20	Nyandarua	1
21	Tharaka Nithi	1
22	Trans Nzoia	1

S/No.	County	No of Allocations of Public Land to Public Institutions
23	Turkana	30
24	Uasin Gishu	3
25	Wajir	1
	TOTAL	**213**

Affordable Housing

The Commission further allocated four (4) parcels of land in Embu, Murang'a, Nakuru and Wajir to **Affordable Housing Programme** to enable the realization of the Bottom-Up Economic Transformation Agenda's Affordable Housing pillar.

School Titling Programme

Additionally, the Commission has started a programme of further securing school land through the *Piga Nduru* (Raise the Alarm). The initiative is focussed on accelerating the titling of public-school land and safeguarding learning institutions from land-related disputes, particularly, possible encroachment and grabbing.

2.1.2 Enhancing Access to Alienated and Unalienated Public Land for Development

Article 60(1) of the Constitution requires land in Kenya to be held, used and managed in a manner that is equitable, efficient, productive and sustainable and in accordance with the principles of:

i. Equitable access to land;
ii. Security of land rights;
iii. Sustainable and productive management of land resources; and
iv. Transparent and cost-effective administrative of land.

Premised on this Constitutional requirement, the Commission remained committed to make land accessible for development, guaranteeing ownership to land and securing tenure to land through:

- Allocations of land in urban areas
- Regularizations
- Development Control (renewal/Extension of leases)

2.1.2.1 Allocation of Land in Urban Areas

Allocation is the legal process of granting rights to land. The NLC allocates public land in accordance with the provisions of Section 12 of the Land Act, 2012 and the Land (Allocation of Public Land) Regulations (Legal Notice No. 284 of 2017). The Commission reallocates land whose lease has expired in line with Section (13) of Land Act, 2012 and in collaboration with national and county governments.

2.1.2.2 New Allocations (National Housing Corporation (NHC), Civil Servants & Kenya Industrial Estates (KIE))

The Commission, through the National Housing Corporation (NHC), issued 127 letters of allotment to facilitate preparation and registration of titles for the beneficiaries. Additionally, the Commission issued 11 letters of allotment to beneficiaries of the Civil Servants Housing Scheme Fund (CSHSF) and 3 letters of allotment to land parcels designated to Kenya Industrial Estates.

Table 2: New Allocations (NHC, SCHSF & KIE)

S/No.	Counties	NHC	Civil Servants	KIE	Total
1	Bungoma	2			2
2	Busia	6			6
3	Embu	3			3
4	Garissa	3			3
5	Isiolo	5			5
6	Kakamega	11			11
7	Kericho	3			3
8	Kiambu	14			14
9	Kilifi	6			6
10	Kirinyaga	1			1
11	Kisii	2			2
12	Kisumu	3		1	4
13	Laikipia	12			12
14	Machakos	1	3		4
15	Meru	1			1
16	Nairobi	3	8	2	13
17	Nyandarua	5			5
18	Nyeri	38			38
19	Samburu	2			2
20	Taita Taveta	2			2
21	Trans Nzoia B4	1			1
22	Vihiga	3			3
TOTAL		**127**	**11**	**3**	**141**

2.1.2.3 Regularizations of Urban Allocation

Regularization is the process of formalizing of allocation, by the National Land Commission, to the beneficiaries who had been allocated public land by the defunct local authorities and no registration has been done to date. This is provided for in Regulation 32 (2) of Land (Allocation of Public Land) Regulations of 2017. The Commission issued **16,497** letters of allotment as distributed per county in Table 3.

Table 3: Distribution of Letters of Allotment across Counties

S/No.	County	Regularization
1	Baringo	1
2	Bungoma	3
3	Elgeyo Marakwet	1
4	Embu	5
5	Homa Bay	2
6	Isiolo	1
7	Kajiado	7,947
8	Kericho	1
9	Kiambu	584
10	Kilifi	18
11	Kirinyaga	1
12	Kisumu	3
13	Kwale	38
14	Laikipia	2,149
15	Machakos	282
16	Makueni	1
17	Mandera	5,317
18	Marsabit	6
19	Meru	5
20	Migori	9
21	Murang'a	50
22	Nairobi	14
23	Nakuru	19
24	Nyandarua	1
25	Nyeri	2
27	Siaya	4
28	Taita Taveta	3
29	Tana River	2
30	Tharaka Nithi	2
31	Trans Nzoia	2
32	Uasin Gishu	13
33	Wajir	1
TOTAL		**16,497**

During the review period, the Commission partnered with the Kenya Informal Settlements Improvement Project (KISIP II) to regularize urban land allocations across various counties. This will further enhance access to land in squatter settlements.



Figure 6: NLC Conducts Ground Verification Exercise in Mombasa County Under KISIP II



Figure 7: NLC Conducts Ground Verification Exercise in Nakuru County Under KISIP II

2.1.2.4 Reservation of Public Land

The Commission derives the mandate to reserve public land from Section 15 of the Land Act 2012. Under Section 15 of the Land Act, the Commission reserves public land upon request by the national or county governments. The Commission can further allocate reserved land to the institution for which it had been reserved for the public purpose.

The Commission approved and processed reservation of 282 land parcels in 15 counties as shown in Table 4.

Table 4: Reservation of Public Land

S/No.	Counties	Reservations
1	Bomet	2
2	Garissa	1
3	Kajiado	88
4	Kiambu	1
5	Kilifi	5
6	Kisii	1
7	Kwale	3
8	Laikipia	85
9	Machakos	8
10	Migori	2
11	Nairobi	80
12	Nyandarua	1
13	Tana River	1
14	Tharaka Nithi	3
15	Uasin Gishu	1
TOTAL		**282**

2.1.2.5 Consents

The Commissions goes further to manage the land allocated to public institution by granting consents to transactions involving these lands. These include transfer, lease, and subdivision and amalgamation among others

2.1.2.5.1 Consent to Transfer

The Commission oversees the transfer of ownership of public land from a public institution to another public institution, from private to public institution or from public to private. In this regard, the Commission approved 22 consents to transfer public land during the review period across six (6) counties as shown in Figure 8.

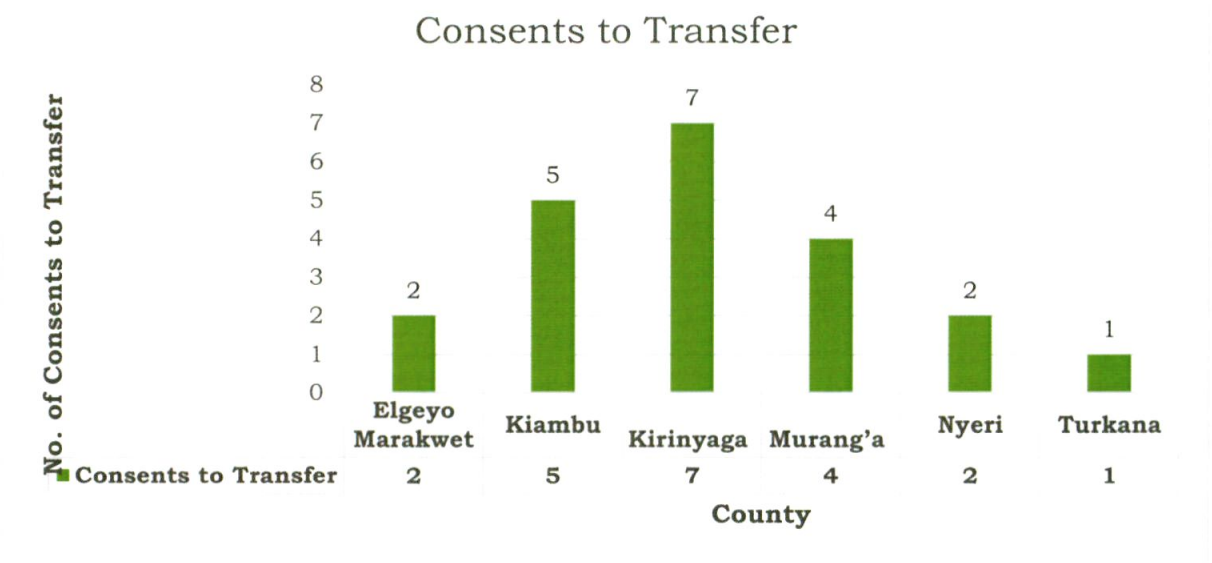


Figure 8: Consent to Transfer

2.1.2.5.2 Consent to Lease

Leasing public land to private or public entities promotes efficient utilization of land, increases revenue generation by national/county development. The Public-Private Partnership emanating thereof delivers public services or the infrastructure to enable the government meet growing public demand even with budgetary constraints. In this regard the Commission approved eight consents to lease during the review period as presented in Table 5.

Table 5: Consents to Lease

S/No.	County	Consent to Lease
1	Kirinyaga	1
2	Meru	1
3	Nairobi	3
4	Narok	2
5	Tharaka Nithi	1
TOTAL		**8**

2.1.2.5.3 Consent to Charge

Table 6: Consent to Charge

S/No.	County	No of Consent issued
1.	Kakamega	3
2.	Uasin Gishu	2
3.	Isiolo	1
4.	Kisumu	1
5.	Meru	1

S/No.	County	No of Consent issued
6.	Nairobi	1
7.	Nakuru	1
8.	Nyeri	1

2.1.3 Development Control (Renewal and Extension of Leases)

The Commission reallocates land whose lease has expired or about to expire. According to Section (13) (1) of Land Act, 2012, the Commission, within five years, is required to notify the lessee of the date of expiry of the lease and inform the lessee of his or her pre-emptive right to allocation of the land upon application. However, where such land is required for public purpose by the national or county government for public purposes, the Commission will not reallocate to the previous leaseholder. In this regard, the Commission processed 183 applications on renewal of lease and 12 on extension of leases from various counties as shown in Table 7.

Table 7: Renewal and Extension of Leases

S/No.	County	No. of Renewal of Leases	No. of Extension of Leases
1	Bungoma	4	-
2	Elgeyo Marakwet	1	-
3	Homa Bay	1	-
4	Kajiado	2	-
5	Kakamega	7	-
6	Kericho	4	-
7	Kiambu	42	3
8	Kilifi	1	-
9	Kirinyaga	5	-
10	Kisii	1	-
11	Kisumu	4	1
12	Kwale	1	-
13	Laikipia	1	-
14	Machakos	6	-
15	Meru	1	-
16	Mombasa	4	-
17	Murang'a	9	-
18	Nairobi	37	6
19	Nakuru	12	2
20	Nandi	3	-
21	Nyamira	1	-
22	Nyandarua	7	-
23	Nyeri	8	-
24	Siaya	2	-

S/No.	County	No. of Renewal of Leases	No. of Extension of Leases
25	Taita Taveta	1	-
26	Tana River	1	-
27	Trans Nzoia	3	-
28	Turkana	0	-
29	Uasin Gishu	14	-
TOTALS		**183**	**12**

2.1.4 Compulsory Acquisition - Converting Public Land for Public Purpose or in the Public Interest

Kenya is a sovereign state and land is a public resource held collectively by the people of Kenya. As a result, the state has radical title to all land within the territory of Kenya, which implies that the government can take away private interests on land by invoking the doctrine of eminent domain.

The National Land Commission exercises the sovereign power of eminent domain (compulsory land acquisition) on behalf of the national and county governments. Governed by Article 40(3) of the Constitution, Part VIII of the Land Act 2012, the Land Value Amendment Act 2019, the Community Land Act 2016, and the Land (Assessment of Just Compensation) Rules 2019, the Commission can compulsorily acquire private or community land, strictly for a public purpose or in the public interest, provided it grants just, prompt and full compensation.

The Commission, therefore, has enabled the realization of Government development agendas including Vision 2030 and its Medium-term Plans (MTPs) and the Bottom-up Economic Transformation Agenda (BETA) by availing land through compulsory acquisition.

During the review period, the Commission undertook 165 compulsory acquisition Projects *(Annex 1)* on behalf of National and County Governments. These projects fall under 9 Sectors, including Transport and Infrastructure, Water & Sanitation, Energy, Industrialization & Trade, Defence, Education, Security, Public Health, Social Welfare, among others as Tabulated under Table 8 and visually depicted by Figure 9.

Table 8: Summary of projects per sector

S/No.	Sector	No. of Project
1.	Defence	4
2.	Education	3
3.	Energy	6
4.	Industrialization and Trade	3
5.	Public Health	1
6.	Security	2
7.	Social Welfare	1
8.	Transport and Infrastructure	115
9.	Water & Sanitation	30
Total		**165**

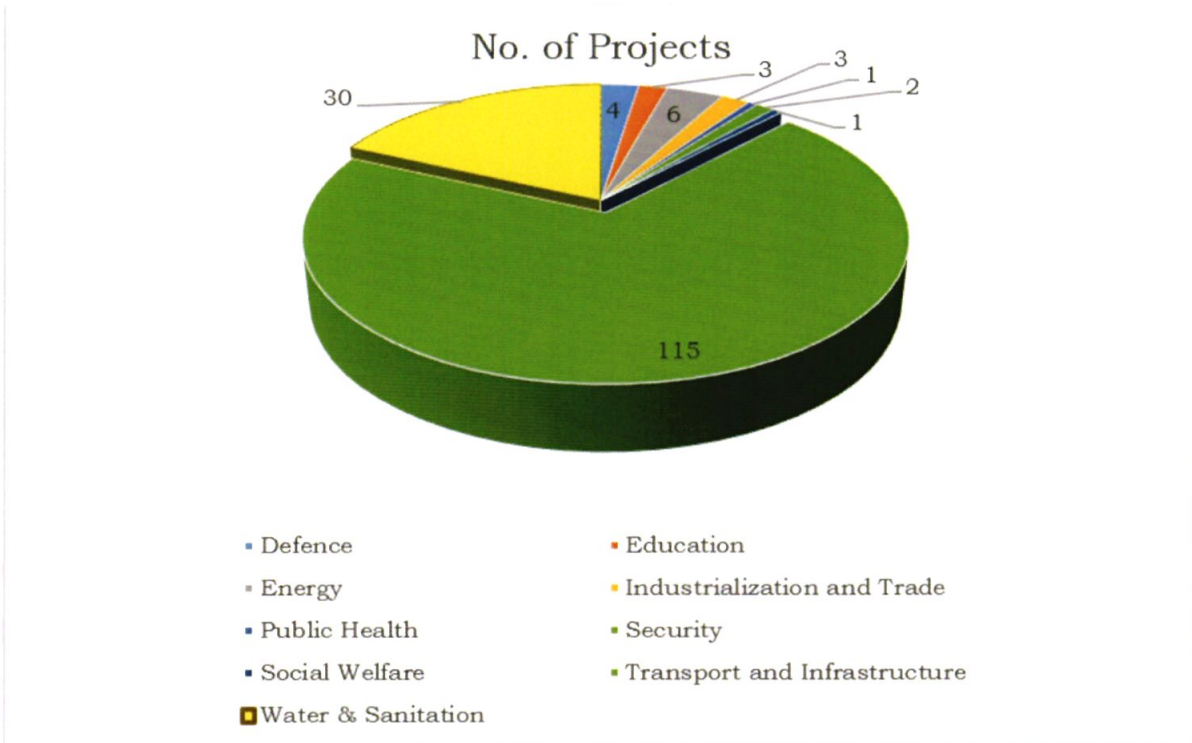


Figure 9: Graphical Representation of Compulsory Acquisition Projects per Sector



Figure 10: The Chairman, Commissioners and Secretariat visit to Mwache Dam



Figure 11: Visiting Mwache Dam

2.1.5 Securing Compulsorily-acquired Land and other Public Land through Survey and Vesting

Final Survey secures compulsorily-acquired land from the likelihood of grabbing, illegal occupation and encroachment that could lead to double acquisition and, consequently, the public losing money. The Commission's mandate to cause final survey on compulsorily-acquired land is anchored on Section 118 of the Land Act 2012.

Section 118 of the Land Act
If part of the land comprised in documents of title has been acquired, the Commission shall, as soon as practicable, cause a final survey to be made of all the land acquired.

During the review period, the Commission caused final surveys on the compulsory acquisition projects summarized by Table 9.

Table 9: Final Surveys

S/No.	Final Survey Project	Remark
1.	National Intelligence Service Academy Masalani Campus in Tana River.	Conducted on a project in Masalani in Tana River for Reservation of security installation. Consequently, in exercise of the powers conferred by sections 15, 16, 17, and 18 of the Land Act and Section 105 (2) of the Land Registration Act, 2012, the National Land Commission issued a reservation order to secure this land parcel No. Masalani Block 1/2 measuring approximately 1974.0 hectares, which is situated in Tana River. The National Intelligence Service (NIS) was vested the care, control, and management of the land.
2.	Final Survey and Demarcation of Thwake Multi-Purpose Dam Project	The Commission concluded the final land survey and demarcation for the Thwake Multipurpose Dam, which included mapping the project boundaries across Makueni and Kitui counties. The final survey paved way for the government to return the unused parcels of land to residents. Further, subject to Section 118(2) of the Land Act, the Commission caused all the affected land parcels to be issued with a total of 204 new title documents thus securing them.
3.	Public Institutions affected by SGR and MGR Projects	The survey and vesting exercise aimed to secure (by obtaining title deeds) the parcels of land that had been compulsorily acquired to facilitate the relocation of public institutions that were adversely -affected by various SGR/MGR projects. A total of 22 public institutions were affected by the Mombasa-Nairobi SGR Phase 1 where seven (7) institutions (Mtito Andei Health Centre, Kathekani Secondary School, Voi Girls, Mpirani Primary School, Julani Primary School and Ndohivyo School, Mgalani Primary) were relocated to new sites. On the other hand, the Nairobi-Naivasha SGR Phase 2A affected three institutions where two (2) institutions (Assistant Chief's Office – Scheme 6 – Ongata Rongai) were relocated to new sites. The construction of Naivasha ICD-Longonot Station new MGR affected one (1) institution (Kigecha Police Post) that is planned for relocation
4.	Mwache Multi-purpose Dam Project	Final Survey and vesting in progress but partially completed due to adverse weather.

S/No.	Final Survey Project	Remark
		The survey aimed to formalize legal boundaries and secure land tenure for the relocated entities that include Fulugani Primary School, Mwache ECD, Nunguni Primary School and Housing Units
5.	Final Survey for Communication Authority Of Kenya (CAK)	Computation file and survey plan submitted to Director of Surveys

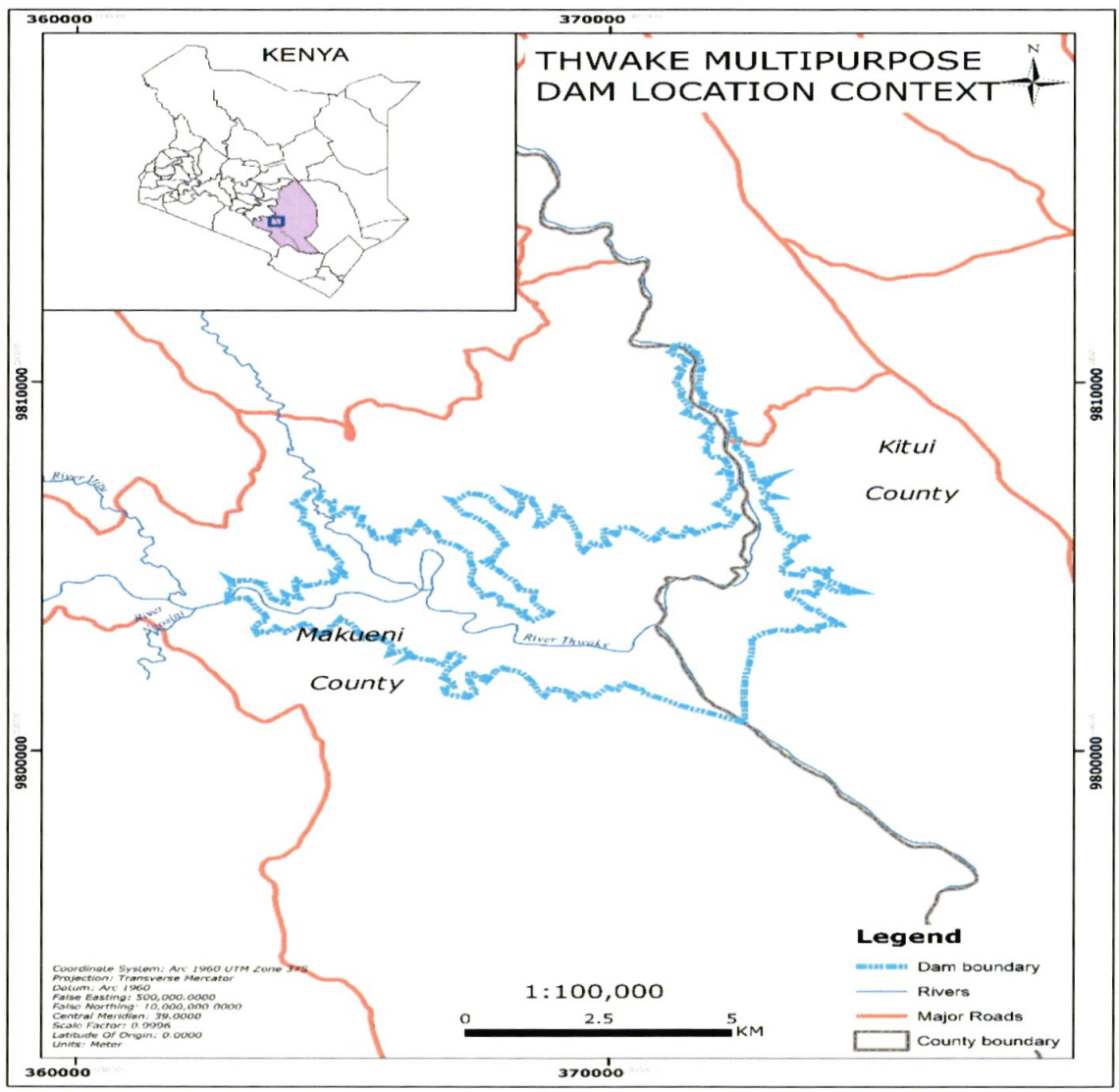


Figure 12: The Thwake Multi-purpose Dam Context Map

Further, the Commission conducted four (4) preliminary surveys to facilitate final surveys and public land documentation in allocations and regularizations.

Table 10 summarizes the preliminary surveys.

Table 10: **Preliminary Surveys**

S/No.	The Preliminarily-surveyed Project/Land	Remark
1.	Upstream Petroleum Projects in	To facilitate the acquisition of the Oil Fields land

S/No.	The Preliminarily-surveyed Project/Land	Remark
	Turkana	
2.	Solid Waste Management project in Tharaka Nithi - 1st Quarter	To facilitate the acquisition of the land for solid waste
3.	Kilangata-Tot-Kopasi Road inspection for acquisition by KeNHA	To facilitate the acquisition of the land for the construction of the Road
4.	Ground Inspection of Kopasi river-lomut-sigor-marich pass road in west pokot	To facilitate the acquisition of the land for the construction of the Road

Ground/Site Inspection Surveys

NLC conducts ground/site inspection surveys to physically validate land boundaries, review current developments on-site, verify beneficiary lists, and check Part Development Plans (PDPs) for public land among others. During the review period, the Commission conducted various ground/site inspection surveys as summarized by Table 11.

Table 11: Ground/Site Inspection Surveys

S/No.	Site/Ground Inspection Survey	Remark
1.	Site Inspection and Boundary Survey for KISIP II Land Allocation within Mazeras and Kibokoni Settlement Scheme	Conducted to support the identification and confirmation boundaries to provide ground orientation and verification of the current of the affected parcels.
2.	Ground Survey for the verification of land parcels for allocation through KISIP II in Mombasa County	Conducted to verify and validate land parcels to facilitate the allocation and the subsequent titling of the five informal settlements namely Basra, Kibundani, Kindunguni, Kikambala and Kisimani kwa Ndegwa in Mombasa.
3.	Ground Survey to facilitate the Valuation of Compulsory Acquisition of Land for the Construction of Tirwane Dam in Elgeyo Marakwet	The Survey aimed to • verify and inspect the affected parcels within the project area; • confirm the existence of any developments within the affected area to facilitate fair and adequate compensation; and • create awareness among the local community and project affected persons (PaPs)regarding the land acquisition process.
4.	Ground Survey of the Homabay-Rongo (B3) Road	The Survey was to facilitate the compulsory acquisition of land for the re-alignment of the Road by KeNHA.
5.	Ground Survey for the Verification of Land Parcels in Turkana County for Allocation through REREC	To facilitate acquisition and allocation of several land parcels under KOSAP
6.	Site Inspection and Boundary Identification for KENHA Parcel Acquisition vs KISIP Project in Likoni, Mombasa	To determine the actual spatial status of the road against the proposed KISIP Project
7.	Ground Survey and Inspection of Parcels Affected by the	Conducted to facilitate the valuation of the affected parcels and compensation processes.

S/No.	Site/Ground Inspection Survey	Remark
	Construction of Magwagwa Stadium in Nyamira County	
8.	Re-survey of Parcel No. 4 Kinamba Laikipia	Followed a request from Ng'arua Coffee Growers Co-operative Society Ltd to verify and confirm the actual situation on the ground following a variation of 0.1129 Ha between the initially allocated area and final surveyed area.
9.	Ground Survey for the Proposed Acquisition of Suswa Geothermal Project	Conducted on all parcels with boundary related issues to facilitate the valuation of all parcels within the proposed acquisition area
10.	Parcel No. Nairobi/Block 139/296 and 297	For the Regularization of the parcel The purpose of the survey was to: • Conduct assessment for development • Confirmation of parcel boundaries • Verification of land occupation
11.	Parcel L.R. No. 209/12890	To ascertain the total acreage and boundary
12.	Area Confirmation Survey of Kiringani/ndani 12477	For area confirmation of the referenced parcel that was acquired for solid waste management for Tharaka Nithi County
13.	Ground Survey for LR. No. 7697 partitioned as 1000 and 1500 acres (Kaptegat Farm – Kaborer Squatters) Nandi County	For regularization purposes. Request from ADC on intended disposal of the parcel to squatters
14.	Site visit and boundary assessment of LR No. 10572 registered under Tisco Construction Ltd	To facilitate acquisition on behalf of the Kenya Railways
15.	Ground Survey of Nachu/Ndacha/6036	Conducted for the purpose of identifying whether the Kenya oil pipeline wayleave passed through the parcel. It was confirmed so.
16.	Mombasa Block XLVII/73	The parcel was affected by the construction of Mombasa Gate Bridge Project.
17.	Ground Inspection/Survey on Kenya Broadcasting Corporation assets in Lang'ata and Kerarapon	To facilitate the disposal of the assets by KBC to offset outstanding financial liabilities.
18.	Survey of Land Parcels affected by National Water Supply and Sanitation Projects in Kehancha Municipality	To facilitate compulsory land acquisition for the project
19.	Georeferencing of Lang'ata Cemetry survey plan	To confirm the actual spatial location of the parcel and to update the public land information management system
20.	Fundisha Marereni Block 1 FR 651/85, Kilifi	To facilitate allocation and resettlement
21.	MN/111/289 & 290R	To establish the spatial location and the existing land use to facilitate allocation
22.	LR 209/14664 Nairobi	To establish spatial relationship between LR. Nos. 209/403/6, 209/403/8 and 209/403/14664
23.	Ground Inspection report for Valuation in Ahero Irrigation Scheme	To facilitate the valuation of the affected parcels within the Scheme
24.	Ground Inspection of L.R. NO.209/13708 (Currently NAIROBI/BLOCK30/19) in Upper Hill	To confirm the status of the land parcel
25.	inspection on James Gichuru-Rironi parcel Muguga/Gitaru/2427	To facilitate the acquisition of the land
26.	Samburu County 3 sites inspection	To facilitate allocation

Land Dispute Resolution Surveys

Surveys play a crucial role in land dispute resolution because they establish spatial truth, provide factual foundation needed in dispute resolution, and help re-establish lost beacons. The Commission conducted various land dispute resolution surveys as shown in Table 12.

Table 12: Land Dispute Resolution Surveys

S/No.	Dispute	Remark
1.	Eldoret Civil Appeal No. E032 Nyayo Tea Zones Development Corporation v Silvester K. Kaitany (Deceased)	To value and survey the disputed parcel LR No. 22209 (Grant No. I.R. 8251) to enable parties to explore a court settlement.
2.	Musenke Community and Kenyonyokie Group Ranch in Kajiado	To facilitate ownership dispute resolution on parcel No. Kajiado/Oldonyonyokie/6 in Magadi Division
3.	Ownership dispute affecting five parcels namely Land Reference Nos.: • 209/18875 • 1870/11/452 • 1870/11/410 • 1870/11/40 • 209/11875	To help in resolving court case under NairobiCourt of Appeal No.E332 of 2024.
4.	Ground survey for Nairobi block 37/62 and Nairobi Block 37/63 in a legal case at the land acquisition tribunal Nairobi case No. TRLAP/E054/2024 & TRLAP/E053/2024	Survey to support the resolution of a dispute in the Land Acquisition Tribunal
5.	Boundary Confirmation of LR.No. 209/12890(KAWI COMPLEX)	To ascertain the acreage and boundaries for the parcel. (approx. 2.50Ha)
6.	Encroachment On Public Road Access – LR Nos. 4441,4441/4,194/42,194/43	To resolve a longstanding dispute on public access road.
7.	Claims On Encroachment On Public Land Kasarani Sportclub	To resolve a longstanding dispute on public access road.
8.	Claims On Encroachment On Public Road Kasarani Folio Number 172/41	To resolve a longstanding dispute on public access road.
9.	HLI Claim on LR NO. 29094 Kambanga Ranch.	To Facilitate HLI investigation
10.	Machakos New City and Machakos 1491/2 (HLI)	To Facilitate HLI investigation
11.	Verification of Boundaries, size and ownership of LR.NO 744&LR NO 20631 -in Eldoret	To resolve boundary dispute

2.1.6 Sustainable Management of Natural Resources

The definitions of Land and Natural Resources under Article 260 of the Constitution validate the argument that the two are inherently connected variables. In addition to land itself being a natural resource, it acts as the foundation upon which natural resources exist and are utilized. Consequently, the availability and quality of natural resources immensely impact the productivity of land and socio-economic well-being of Kenyans. Effective conservation and sustainable management of naturals is, therefore, essential for human survival and socio-economic development.

The Commission has the long-term goal of enhancing sustainable management of natural resources for the benefit of the present and future generations. This mandates from Articles 60(1), 62(2) & (3), and 67(2)(a) and of the Constitution of Kenya; and Sections 4(2), 10, 11, 12(2), 15(3) and 19 of the Land Act 2012.

During the FY under review, the Commission continued to discharge various activities in relation to natural resources management, which are broadly bundled into the following themes;

- Inventorying and Monitoring of Natural Resources in Kenya;
- Governance Frameworks for Management of Natural Resources;
- Mainstreaming Climate Change in Land Governance;
- Developing and Supporting the Development of Blue Economy Governance Frameworks'
- Securing Wildlife Connectivity Corridors and Dispersal Areas;
- Advisories on Sustainable Management of Natural Resources; and
- Natural Resources Management Stakeholders' and Actor's Engagement and empowerments.

All these are briefly described along with the resultant annual achievements and milestones.

2.1.6.1 Inventorying and Monitoring of Natural Resources in Kenya

The Commission derives the mandate of developing natural resources inventory and databases from Section 15(3) of the Land Act 2012. The establishment of natural resources inventory and databases aim to provide a coherent, systematic, up-to-date and reliable information on the country's natural resources.

In this regard, the Commission reviewed secondary data/ information to update the inventory. Additionally, we reviewed and consolidated data on the status of natural assets inventory in Isiolo, Laikipia, and Samburu counties. Further, the server to the geo-portal was aligned and updated to allow access for users outside the Commission's periphery to interact and feed onto the geoportal.

Table 13: Theme based Registry

S/No.	Major themes of natural resources	Registers/Database/ inventory
1	Water and wetland resources	Lakes, aquifers, swamps, permanent and seasonal rivers including laggas, dams, estuaries and streams); Lakes, aquifers, swamps, rivers and dams
2	Biodiversity and genetic resources	Forest, National Parks and, historical sites (caves, hills)
3	Agro-based resources	Topographical, climatic conditions, soils, crops, animals
4	Extractive Resources	Minerals, mineral oils, petroleum and Energy

2.1.6.2 Mapping of Ecologically Sensitive Areas

The Commission mapped Nairobi River with a view to demonstrating encroachment challenge using 10m, 30m and 60m buffer. Additionally, wetlands and forested areas within Base Titanium Company's leased land in Kwale County were identified, mapped and advisory provided regarding their sustainable use and conservation through participatory land use options. Notably, Natural Asset mapping for Isiolo, Laikipia and Samburu Counties were finalized, complete with wildlife corridors and wetlands reports, including recommendations for gazzettement of some priority areas/assets. This was preceded with both national and county-level stakeholder engagements and consultations including with land owners.

2.1.6.3 Identifying and mapping of indigenous and traditional ecological knowledge (ITEK) systems for natural resource use and conservation

The Commission reviewed the status of Indigenous and Traditional Knowledge (ITK) for natural asset management in Samburu County and documented ITK systems that support natural resource conservation, including the sacred Lenasakalai Pond, which, according to Samburu traditional beliefs, was formed through a quaking process associated with Samburu warriors. Further, other critical tourism hotspots (cultural sites) including the Oldonyiro area where the god of Samburu people reside. These areas demonstrate huge potential for tourism developed coupled with rich biodiversity (wildlife) resources in this landscape.

2.1.6.4 Governance Frameworks for Management of Natural Resources

The Commission developed several governance frameworks including;

i Developed a framework in form of guidelines for estimating high and low water marks for water resources in Kenya;

ii Developed Advisory on strengthening conservation, management and governance of public forests in Kenya, which are currently threatened through illegal logging, encroachment and grabbing

iii Participated in the stakeholders and interagency meeting on Riparian Guidelines and Legal Framework;

iv Participated in the International Development Laws Organization (IDLO) stakeholder's engagement on land governance for peace, security and stability through the review of legal and policy reforms working in different countries;

v Participated in the Review of National Land Policy, 2025

vi Contributed to the review of the National Environmental Policy (2013) by participating in deliberations on proposals and stakeholder inputs aimed at strengthening Kenya's environmental policy framework and enhancing sustainable environmental governance.

vii The Commission participated in a policy brief validation meeting convened by GIZ, where it reviewed, refined, and validated the Green Hydrogen Energy Sectoral Plan policy brief in collaboration with other stakeholders to strengthen the policy framework guiding the development of Kenya's green hydrogen energy sector.

viii The Commission participated in a stakeholder consultative meeting on the Development of a Community Investor Partnership Framework for Kenya's Arid and Semi-Arid Lands (ASALs).

ix The Commission participated in a workshop to develop the Lake Naivasha Riparian Code of Conduct held in Naivasha.

x The Commission participated in the development of the National Wetlands Restoration Strategy 2026–2035.

xi Participated in the stakeholders and interagency meeting on Riparian Guidelines and Legal Framework

xii The Commission Jointly developed land access guideline for the World Bank funded FRSP (food system resilience project) domiciled at the Ministry of Agriculture in Naivasha.

xiii Drafted several memoranda in response to various regulations, including;

- Special Economic Zones (Amendment) Bill, 2026 (National Assembly Bill No. 8 of 2026).

- Draft Forest Conservation and Management (Participation in Sustainable Forest Management) Regulations, 2025.
- Forest Conservation and Management (Amendment) Bill, 2025 (National Assembly Bill No. 38 of 2025)
- Planning Laws (Amendment) Bill, 2026 and amendments to regulations on riparian reserves.

xiv Participated in a stakeholder meeting on land-related constraints in the draft Coastal Tourism Deep Dive findings.

xv Participated in a stakeholder engagement during the Kenya National Data Mapping and Validation Workshop on Kunming–Montreal Global Biodiversity Framework (KM-GBF) headline indicator 22.1 and Target 2.

xvi The Commission participated in a stakeholder dialogue on Strengthening Coordination Across the Rio Conventions in Kenya, focusing on enhancing the implementation of the United Nations framework for the United Nations Framework Convention on Climate Change (UNFCCC), the Convention on Biological Diversity (CBD), and the United Nations Convention to Combat Desertification (UNCCD).

xvii Development of the Commission's Public Participation Guidelines and Procedures.

xviii Participated in a stakeholder meeting on the legal analysis of compensation and resettlement frameworks in in Nairobi, Kenya.

2.1.6.5 Mainstreaming Climate Change in Land Governance

The Commission being constitutionally mandated to administer and manage public land, remained resolutely committed to integrate climate adaptation strategies into land management and administration. In this regard, the Commission made tremendous progress towards achieving this milestone including:

i. The Commission Participated in the Environment and Land Court (ELC) conference/training regarding carbon markets /climate finance in Mombasa, and made technical presentations to guide the ELC court and the judges.
ii. The commission developed and issued an advisory on the rising water levels in Lakes Elementaita, Naivasha, Nakuru, Baringo, Victoria, and Turkana following public claims and petitions concerning the potential loss of lives and livelihoods.

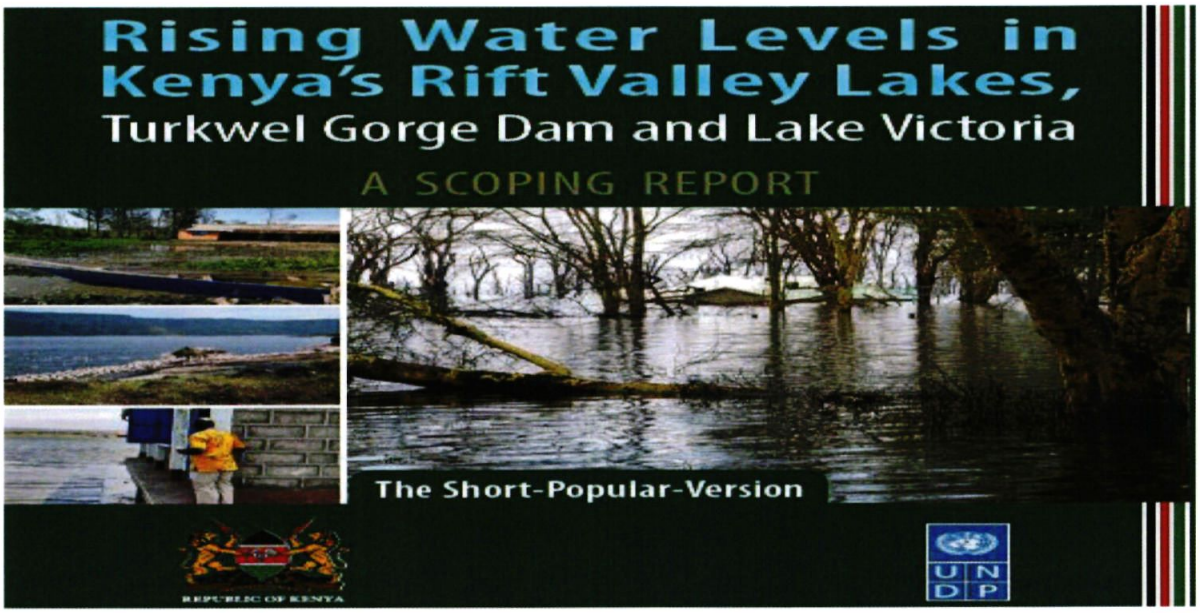


Figure 13: Cover Page of the Rising Water Levels in Kenya's Rift Valley Lakes

iii. The Commission participated in World Wetlands Day activities held at NEMA Headquarters, that focused on wetland restoration, the promotion of indigenous knowledge, and climate change mitigation through tree planting. The Commission also participated in World Environment Day celebrations at Marire Wetland in Isiolo County.

iv. The Commission drafted a memorandum in response to the upcoming climate change (carbon Trading and Non-Market Approaches) regulations.

v. The Commission participated in a Climate and Nature Governance training, which strengthened institutional capacity to address climate- and nature-related risks through improved governance.

vi. The Commission participated in a high-level interagency meeting on the operationalization of exchange traded carbon credits in Kenya, held at the CBK Institute of Monetary Studies, Nairobi.

vii. Participated in a stakeholders' roundtable on rangelands, sustainable livestock, and drought resilience in Kenya at Serena Hotel, Nairobi

viii. Participated in the commemoration of World Environment Day held in Ol Kalou, Nyandarua County.

ix. Participated in the commemoration of World Desertification and Drought Day to Combat Desertification and Drought held in Vipingo Central, Kilifi County.

x. Developed a Land use management guideline/framework for rehabilitation of the Base titanium mining areas in Kwale, taking cognizance of climate change and environmental conservation priorities.



Figure 14: NLC Chairman Dr. Abdillahi Alawy, Commissioner Vincent Kigen, and the Head of the Natural Resources Management Department, Mr. Ben Opaa, during a site visit to the Base Titanium Project in Kwale County to assess the ongoing rehabilitation, restoration



Figure 15: Dr. Alawy planting a tree during the site visit to the Base Titanium Project in Kwale County to assess the ongoing rehabilitation, restoration, and stabilization of mined areas following the depletion of mineral resources

Additionally, the Commission participated in various Climate-Smart group caucuses influencing actions and policies including;

- Participated and moderated a panel session on capacity building framework for the judiciary and actors at the Climate Justice Conference organized by Environment and Land Court. The Commission moderated a panel of experts that discussed how to develop a framework on judicial capacity in adjudicating climate change.
- Participated during the 4th Environmental Institute of Kenya (EIK) International Conference and exhibition with the theme, *"Green Transitions, Bold Actions: Accelerating Africans Climate Agenda"*
- Co-created a land access manual for the World Bank funded project under the Ministry of Agriculture dubbed Food Systems Resilience Project (FSRP) to support and guide investments on land and land-based resources.



Figure 16: NLC's participation in the Annual Judges' Conference held at Swahili Beach Resort, Diani, on advancing sustainable extractives management, climate justice, and the environmental rule of law in a changing planet.



Figure 17: Vice chairperson Hon. Dr. Julie oseko at Annual Judges conference on advancing sustainable extractives management, climate justice, and the environmental rule of law in a changing planet.

2.1.6.6 Blue Economy Governance Frameworks Developed

The Commission participated in, and supported the development of several Blue Economy related governance frameworks including;

i. Technically Supported and guided technical working group (TWG) in developing the first ever Kenyans' Marine Spatial Plan (MSP)

ii. Developed an advisory to the Ministry of Lands (state department for physical planning) on their request to allocate land reclaimed from the ocean

iii. Developed an advisory on the allocation of land for cage fish farming investment at Gumba-Ukowe, Suba North, Homa Bay County, in Lake Victoria among other requests for cage culture investments in Kenya's Lake Victoria waters including provision of consents/no objection letter.

iv. Developed advisory to Lamu County Government on encroachment of Lamu sand dunes at Shela

v. Developed an advisory on the status of the implementation of the Presidential Directive on repossession and securing of all fish landing sites in Lake Victoria, the Indian Ocean Coast, and other inland water bodies in Kenya. The advisory was communicated through a letter addressed to the Chief Executive Officer, Commission on Administrative Justice.

vi. Participated the 11th Global Our Ocean Conference in Mombasa themed "Our Ocean, Our Heritage, Our Future," addressing sustainable fisheries, marine protection, marine pollution, blue economy, climate change, and maritime security.

2.1.6.7 Securing Wildlife Connectivity Corridors and Dispersal Areas

The Commission reviewed the status of wildlife corridor mapping in Isiolo, Laikipia, and Samburu counties, identified and mapped priority wildlife corridors, and prioritized the most vulnerable and highly threatened areas for gazettement. Initial stakeholder consultative meetings were convened to validate the mapped corridors, after which final wildlife corridor reports were completed for the three counties. The initiative supports the gazettement and voluntary opening of wildlife corridors by private landowners to facilitate the free movement of wildlife, enhance ecological connectivity, and reduce human-wildlife conflict.

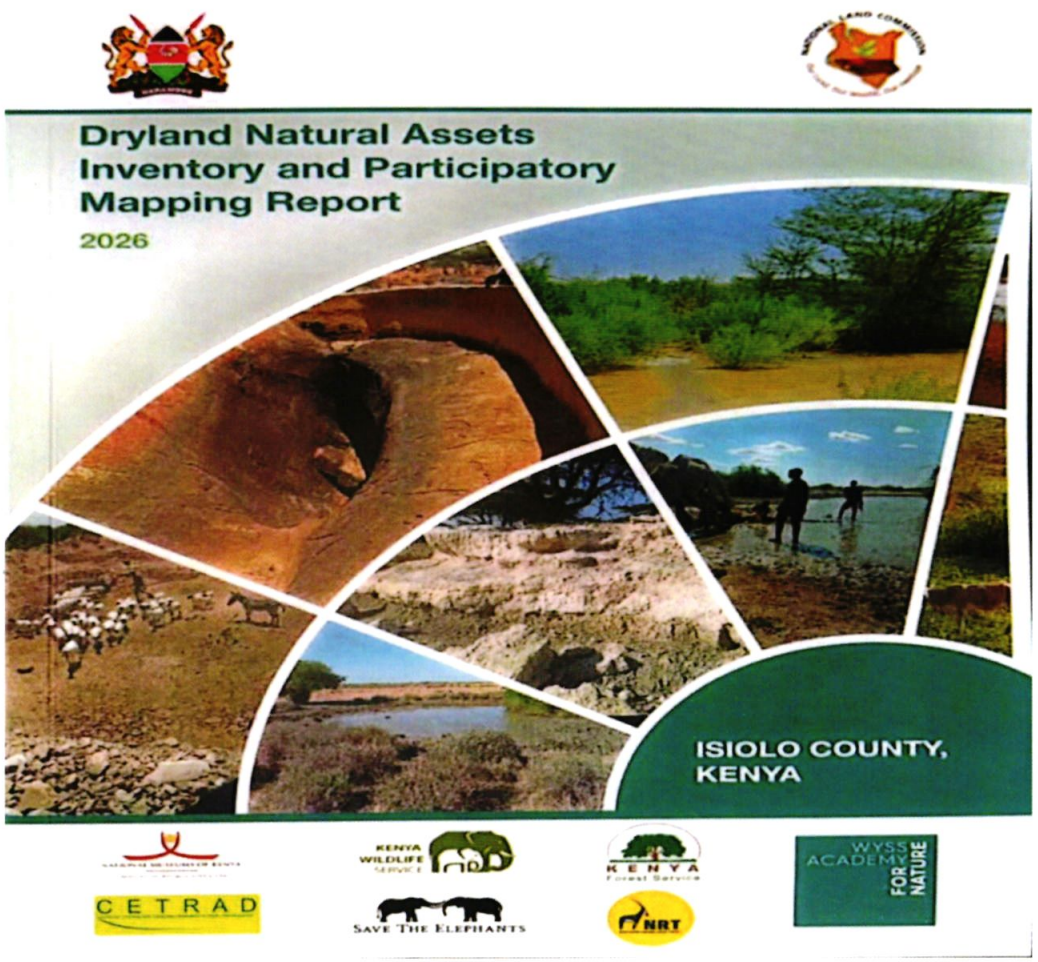


Figure 18: Isiolo county dryland natural resource assets inventory and participatory mapping report

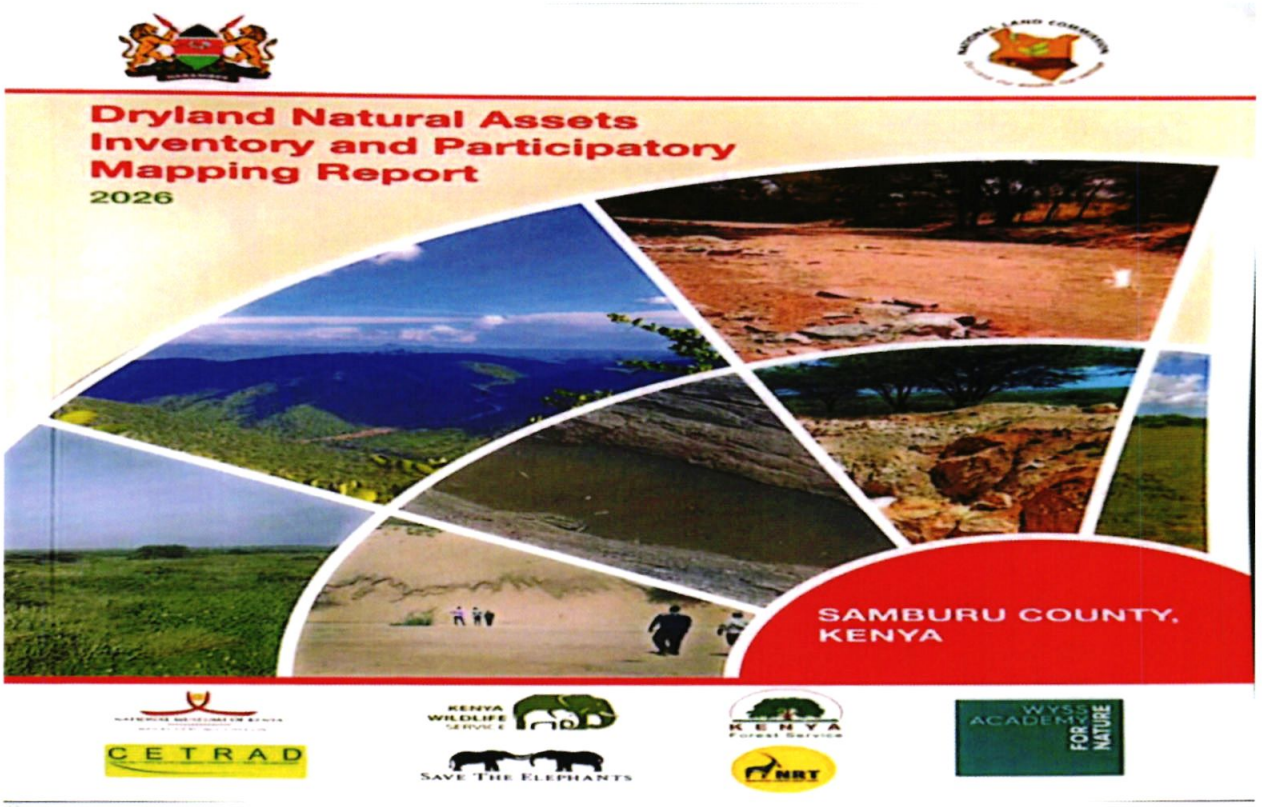


Figure 19: Samburu County dryland natural resource assets inventory and participatory mapping report

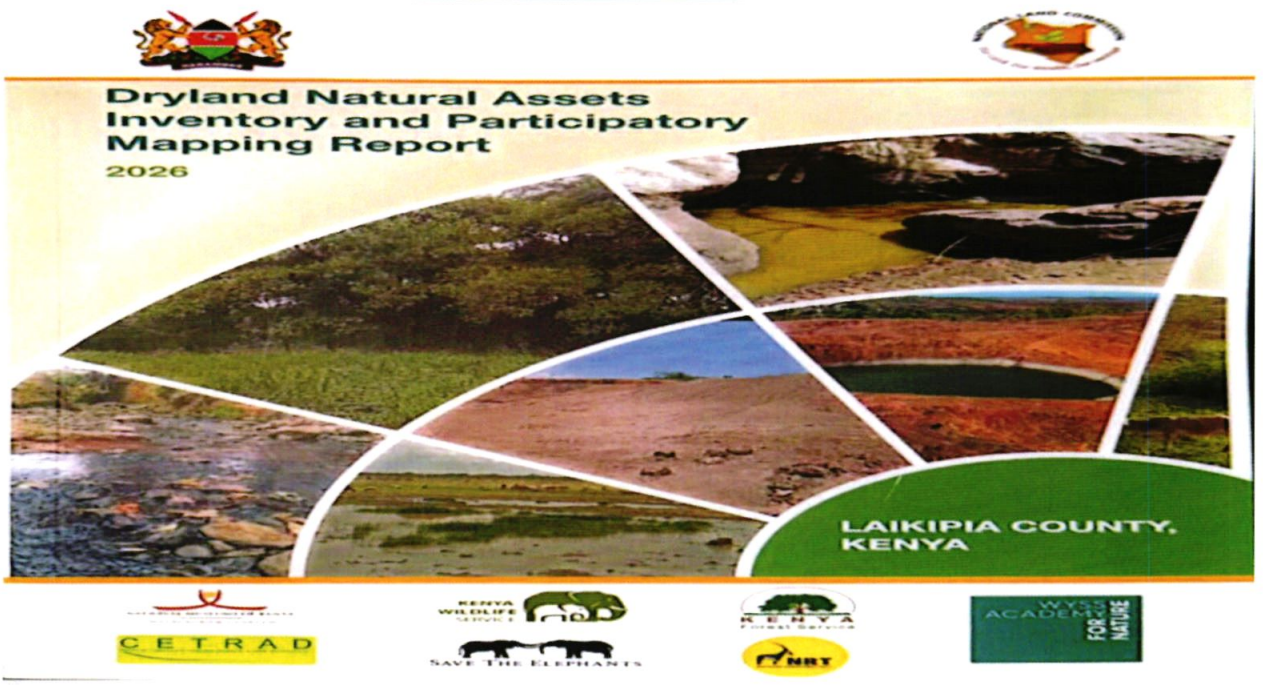


Figure 20: Laikipia county dryland natural resource assets inventory and participatory mapping report

2.1.6.8 Natural Resources Management Stakeholders' and Actor's Engagement

The Commission held or participated and provided leadership/guidance in, several natural resources dialogue/stakeholder engagement sessions including:

i. Kenya Land Alliance in partnership with NLC and other stakeholders' meeting on advancing land justice through collective action and policy influence.

ii. The Commission held a stakeholder engagement with the International Land Coalition (ILC) and the Kenya National Land Coalition (KNLC), during which it discussed resource mobilization, land and natural resource governance, implementation of the National Land Use Policy, and the co-development of the National Land Monitoring Framework.

iii. Convened with support from Ogiek people's development programme (NGO) a multistakeholder dialogue platform to take stock of community land registration status and challenges therein

iv. Kenya Land Alliance in partnership with NLC and other stakeholders' convened a meeting on securing land rights and advancing land justice through collective action and policy influence.

v. The Commission participated in a stakeholder workshop on the renewable Kwale Project by HDF Energy, held in Naivasha. The workshop brought together key stakeholders to deliberate on the proposed 50 MW green hydrogen-based renewable energy project in Kwale County

vi. The Commission participated in the ARDHI Caucus meeting and stakeholder engagement with Kenya Land Alliance, Landesa, CLAN, and other partners on matters of land rights and community land.

vii. The commission Participated in a stakeholder engagement on the rapid assessment of the country's National Forest Monitoring System (NFMS) context and discussions on its future during the GFOI Capacity-Led Partnership (CLP) Workshop.

viii. The Commission participated in a Landesa International stakeholder meeting on securing land rights, contributing to discussions on strategies for strengthening land tenure security and promoting equitable access to land.

ix. The Commission conducted a site engagement for the Base Titanium Project in Kwale County to assess the progress of rehabilitation, restoration, and stabilization activities in mined-out areas.

x. Stakeholder and land owners' engagement for dryland natural asset mapping at National and county-level,

xi. The commission developed advisory on transferring Kamgoin forest land to Kamgoin community conservancy in Karbnet, Baringo County.

xii. The commission Participated and made presentations on Status of land governance, community land registration at the annual stakeholders (baraza) meeting alongside KLA in Nairobi.

2.1.6.9 Natural Resource-Based Dispute Resolution and Conflict Management

To provide redress to land-based resource disputes, the Commission issued the advisories summarized by Table 14.

Table 14: Land-based Resources Dispute Resolution and Conflict Management Advisories

S/NO	Dispute Resolution Advisory	Brief Description
1	Advisory on diatomite mining in Kapturo, Baringo County case	The Commission developed an Advisory on diatomite mining in Kapturo, Baringo County to resolve Conflict exist between the local community, Baringo county and the investor
2	Advisory on irregular conversion of Runda Water, a public utility land (L.R No. 7785/1303), in Runda, Nairobi County;	The Commission developed an Advisory on the alleged irregular conversion of Runda Water, a public utility land (L.R No. 7785/1303), in Runda, Nairobi County;
3	Advisory on regularization of land adjacent to Nairobi/Block 139/296 and 297 in Royambu ward, Nairobi.	The Commission developed an advisory on the regularization of land adjacent to Nairobi/Block 139/296 and 297 in Roysambu Ward, Nairobi, in response to encroachment.
4	Affidavit for Watamu Park Case No. ELC00ET/E017/2025	The Commission Developed Advisory and Affidavit on Watamu Park Case No. ELC00ET/E017/2025 in Watamu Location, Malindi (Kilifi North) Sub-County, Kilifi County.
5	Advisory support in West Pokot County on conflicts between local artisanal gold miners and investors.	The Commission developed advisory on gold mining activities in West Pokot County.
6	Advisory on the Degazettement of portions of Kakamega Forest covering the Shiru and Shaviringa Settlement Schemes in Vihiga County.	The Commission developed an advisory on the proposed Degazettement of portions of Kakamega Forest covering the Shiru and Shaviringa Settlement Schemes in Vihiga County.
7	Affidavits for Nairobi ELCPET E009/2026 Rose Muthoni Vs NLC, Palm Vallely Development Limited, KURA & 22 others.	The commission developed an affidavit for Nairobi ELC Petition No. E009 of 2026, *Rose Muthoni v. National Land Commission, Palm Valley Development Limited, Kenya Urban Roads Authority (KURA), and 22 Others.*
8	Advisory on the rising water levels in Lakes Elementaita, Naivasha, Nakuru, Baringo, Victoria, and Turkana.	The commission developed and issued an advisory on the rising water levels in Lakes Elementaita, Naivasha, Nakuru, Baringo, Victoria, and Turkana following public claims and petitions concerning the potential loss of lives and livelihoods.
9	Advisory on the complaint regarding the status of the AMREF SACCO River Edge Plots, Athi River (L.R. Nos. 13668/7–13668/12 and 20635).	The Commission developed an advisory on a complaint regarding the status of the AMREF SACCO River Edge Plots in Athi River (L.R. Nos. 13668/7, 13668/8, 13668/9, 13668/10, 13668/11, 13668/12, and 20635).
10	Affidavit on Voi ELC PETITION NO. E004 of 2025 (Keloi Ole Ntatoya VS Kenya Wildlife Service, NLC & Others)	The Commission prepared a report and advisory for Voi ELC Petition No. E004 of 2025 (*Keloi Ole Ntatoya v. Kenya Wildlife Service, NLC & Others*).



Figure 21: Site visit to the diatomite mining project in Kapturo, Baringo County.

2.2 KRA 2: Use of Land and Security of Land Rights

The Key result area 2, that is the use of land and security of land rights, was achieved through the three strategic objectives namely: mainstreaming land use planning in the National and County Development Agenda, promoting good land governance and also promoting research on land and use of natural resources. This is well illustrated in the figure 22:



Figure 22: The Three Broad Areas Under KRA 2

2.2.1 Mainstreaming Land Use Planning in the National and County Development Agenda

Land Use Planning (LUP) is an interdependent function of the National as well as the County governments. The two level of governments therefore form the two planning authorities in the country. The Commission, pursuant to Article 67(2)(h) of Constitution of Kenya and Section 9(a) of the Physical and Land Use Planning Act, Cap 303(PLUPA), has the monitoring and oversight responsibilities over land use planning in the country. While the National government under the ministry in charge of Lands, physical planning and public works, has the function of developing the general principles of land use planning and the coordination of planning by counties whereas the County governments are in charge of county planning and development in their respective counties. The relationship of the three agencies of land use planning in the country is well illustrated in the figure below:

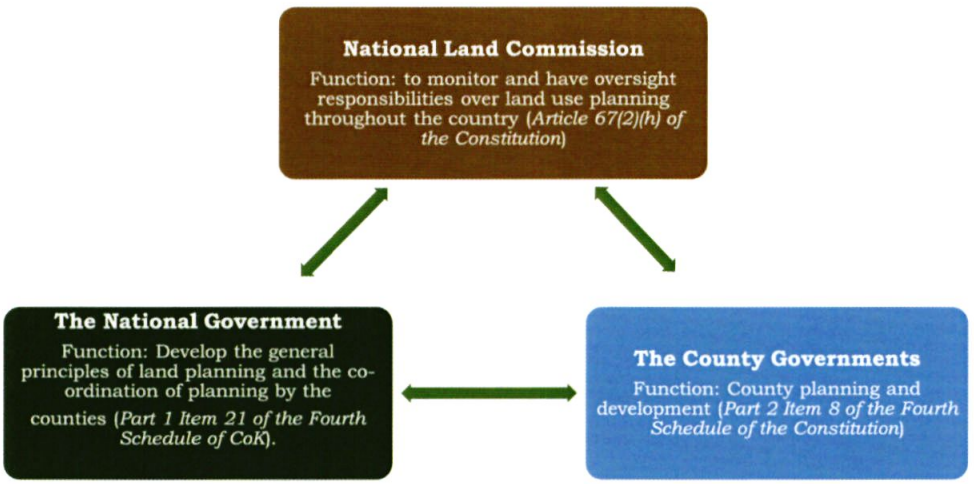


Figure 23: Land Use Planning Role Distribution in Kenya

In a bid to mainstream effective land use planning in the country and promoting good land governance, the Commission carried out the following activities:

a. Develop monitoring framework and formulate oversight parameters relating to physical and land use planning;
b. Monitoring and having Oversight over the Preparation and Implementation of Land Use Plans;
c. Monitoring and oversight of the preparation and implementation of Local Physical & Land Use plans and Part Development plans (PDPs);
d. Issuance of Advisories land use planning matters;
e. Monitoring of Marine Spatial Planning (MSP) Process;
f. Monitoring NLUP and NSP Implementing Agencies;
g. Preparation of the Status of Land Use Planning report; and
h. Sensitization Workshops and meetings.

2.2.1.1 Develop monitoring framework and formulate oversight parameters relating to physical and land use planning

Pursuant to section 9(c) of physical and land use planning Act, Cap 303 the Commission is required to develop monitoring frameworks to guide its mandate under Article 67(2)(h). During the year under review the Commission developed a guide on preparation of land use and management plans for land held by public agencies and also reviewed the commission guidelines on: Framework for monitoring and oversight over land use planning processes and procedures (2018).

(a) Development of a Guide on preparation of Land Use and Management Plans (LUMPs) for land held by public agencies

The Commission finalized preparation of the Guide for the Preparation of the Land Use and Management Plans (LUMPs) for land held by public agencies in accordance with Article 67(2) (a) and (h) of the Constitution of Kenya 2010 and section 17 of Land Act, 2012.

The preparation of the guide involved a multi-agency approach by involving several public agencies and other stakeholders. It involved data collection; two stakeholder engagement workshops and various planning studios were held to finalise the guide.

The stakeholder engagement workshops recorded a participation of more than 100 participants from various public agencies. The guide was uploaded in the Commission website in June 2026 for dissemination to the public.

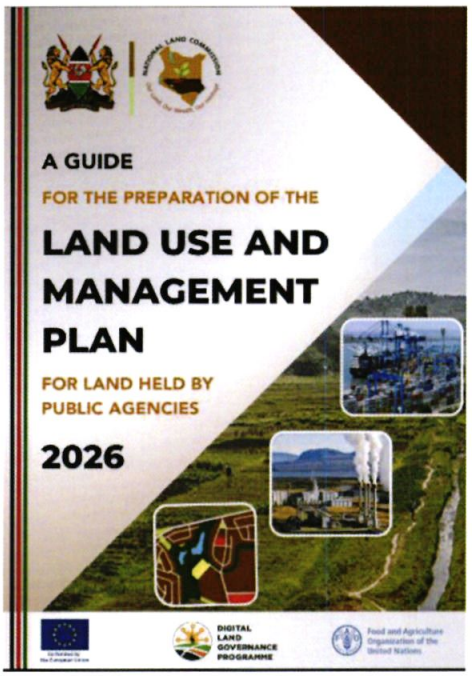


Figure 24: The Cover page of the Guide

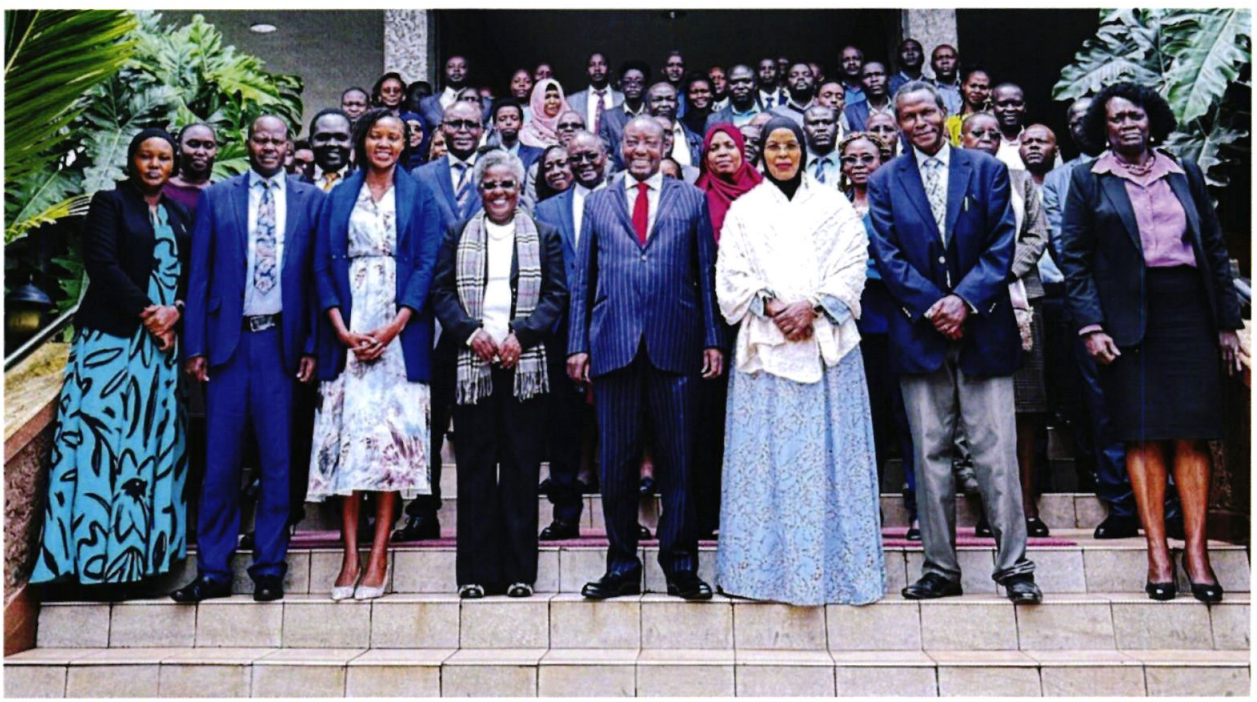


Figure 25: Group photo of the Stakeholder engagement for Lump Preparation in October 2025 within Nairobi City County

The process was achieved through the collaboration of the Commission and FAO of the UN, through the Digital Land Governance programme.

b) Review of the Guidelines on Framework for Monitoring and Oversight over Land Use Planning Processes and Procedures

The Commission reviewed the guideline to align it to the various new legislation and emerging matters in land use planning. The document is at zero draft stage.



Figure 26: The Document's Cover Page

2.2.1.2 Monitoring and Oversight of the Preparation and Implementation of County Spatial Plans/ County Physical and Land Use Plans

Pursuant to Article 67(2)(h) of the Constitution of Kenya, the commission implemented its mandate on monitoring and oversight of land use planning through county monitoring and oversight visits, follow up on correspondences with the planning authorities, preparation of monitoring and oversight reports and advisories on the preparation, approval and implementation processes for land use plans within the National, County, Inter County and local level plans. The following were the achievements under this target:

Monitoring and oversight of the preparation and implementation of County Spatial Plans/County Physical and Land Use Plans

The Commission monitored and provided oversight for the preparation of fifteen (15) County Spatial Plans (CSP) across the following counties: Vihiga, Makueni, Mandera, Nyeri, Laikipia, Taita Taveta, Kiambu, Murang'a, Kirinyaga, Embu, Mombasa and Nandi. Whereas Kwale, Kilifi and Nyandarua counties were monitored and oversighted on implementation of their CSP which were approved in the previous years. Lamu County was also monitored for the ongoing review process of their county spatial plan. The county spatial plan 10-year planning period had lapsed and thus necessitated for the ongoing reviews as per the PLUPA, CAP 303. The commission prepared monitoring and oversight reports to the counties for effective dispensation of land use planning function by the counties.



Figure 27: A group photo of NLC Land use planning monitoring and oversight team with the CECM Lands and Physical planning in Kwale County offices

2.2.1.3 Monitoring and oversight of the preparation and implementation of Local Physical & Land Use plans (LP&LUPs) and Part Development plans (PDPs)

During the review period, the Commission monitored and had oversight over Ninety-three (93) PDPs and Urban Plans that are summarized under Table 15:

Table 15: Monitored LPLUP/PDP/Urban Plans

County	Particulars of the LPLUP (PDP and Urban Plans) monitored
	Part Development Plans(PDPs)
Uasin Gishu	1. Authority to prepare PDP for KURA North Rift Regional Office and Traffic Park 2. Authority to prepare PDP for Proposed KEMRI project in Kapsoya 3. Authority to prepare PDP for Plot No.52 Sugoi Township)
Baringo	4. Authority to prepare PDP for existing site for AIC Sunrise Primary School, AIC Church 5. Authority to prepare PDP for Hecom in Chemolingot Town, Tiaty West subcounty
Embu	6. Authority to prepare a Part Development Plan (PDP) for an affordable housing project on 0.57 ha of Parcel Gaturi/Githimu/724.
Nyeri	7. Authority to prepare Part Development Plan (PDP) for Ragati Secondary School on 6.5 acres of Parcel Magutu/Ragati/754 8. Authority to prepare Part development plan (PDP) Ref No.NRB/168/2024/01 for existing National Police College, Kiganjo Campus.
Garissa	9. Request for comments on PDP NO. NRB/158/2025/01 existing site for Kenyatta university
Laikipia	10. Authority to prepare a part development plan for existing Nanyuki Teaching and Referral Hospital (NTRH) Nanyuki Municipality 11. Request for additional authority to PDP for existing NTRH, existing Muslim Cemetery, and proposed Laikipia Medical Training College
Turkana	12. Authority to prepare PDP KTL/1497/2024/01 for existing sites for: 13. Kenya rural roads authority (KeRRA) Offices. 14. National Land Commission Offices and Ewoi Educational Centre, respectively
Nandi	15. Authority to prepare PDP for Evangelistic Church of Kenya Kapsabet Town 16. Authority to prepare part development plan for: • Existing sites for Lolchego Cooling Plant • Mosoriot Textile Industry, • Mosoriot Open Air Market, • Cheptarit Vocational Training Centre, • Administrative and Social Hall in Mosoriot 17. Authority to prepare PDP for Kapsabet Church of God. 18. Authority to prepare PDP to excise land for Mausoleum from Nandi Hills Sub- County Hospital land
Kisumu	19. Authority to prepare PDP for existing site for Lake Primary School within Kisumu City
Meru	20. Authority to plan for land parcel no. Uringu/1845 for NGAAF for gender-based violence resource centre) 21. Authority to prepare a part development plan (pdp) for alienation of UNS. Plot NO. T191- MERU Municipality
Machakos	22. Monitored preparation of Matuu Local Physical and Land Use Plan-comments and advisory issued
Wajir	23. Authority to prepare part development plan (PDP) for the proposed site for Kenya Wildlife (KWS) Camp in Habaswein pdp no. 297/2024/01
Kericho	24. Authority to prepare PDP for Proposed site for referral hospital Londiani Kericho County 25. Authority to prepare PDP for Kimasian Maize Milling Plant (public). 26. Authority to prepare PDP for the existing residential site at Kiplekion Township. 27. Authority to review and prepare PDP for Kericho Day Secondary School. 28. Authority to prepare PDP for Kimasian Technical and Vocational College
Taita Taveta	29. Approved PDP for the existing site for the Kenya Pipeline Company.

County	Particulars of the LPLUP (PDP and Urban Plans) monitored
Kisumu-Kakamega	30. Authority to prepare PDP for existing KURA Nyanza and Western regional offices.
Nyandarua	31. Request for authorization to proceed with preparation of PDP for land compensation of plots under the Small Traders Horticultural Marketing Program (SHOMAP) project.
Makueni	32. Authority to prepare PDP for Kenya power substation site at Kiboko Range Research Station
33 Authorities to plan for State Department for Broadcasting and Telecommunication	
State Department for broadcasting and telecommunication	Authority to PDP for existing county information offices-, i.e. Vihiga, Laikipia, Kitui, Meru, Trans Nzoia, Migori, Kiambu, Kirinyaga, Bungoma, Embu, Taita Taveta, Mandera, Wajir, Kajiado, Elgeyo Marakwet, Muranga, Homabay, Kericho, Uasin Gishu, Kakamega, Bomet, Isiolo, Laikipia, Tharaka Nithi, Kisii, Narok, Busia, Siaya, Baringo, Machakos Kwale, Tana River and Kilifi.
Monitored and oversighted 28 LPLUPs for Kenya informal Settlement improvement programme (KISIP II)	
Nyeri	1. Gitunduti and Ndumanu informal settlements
Kirinyaga	2. Gathambi, Gatugura, Kamuthanga, Kiamanyeki, Kiangombe, Kianjiru, Kiarukungu Informal Settlements
Marsabit	3. Otte A and Otte B informal settlements
Tana River	4. Handampia, idsowe, Kipini, Kone, mikinduni, Minjila Malakoteni, Mji wa Pili and Oda,
Baringo	5. Kabimoi, Kampi Samaki, Metipiso,umoja, Kampi turkana
Wajir	6. Ahmed Liban, Bahati, Bulla Glacier

2.2.1.4 Issuance of Advisories Land Use Planning Matters

The Commission issued 20 significant advisories in 11 counties on land use planning matters as summarized by Table 16.

Table 16: Advisories Issued on Various Land Use Planning Matters

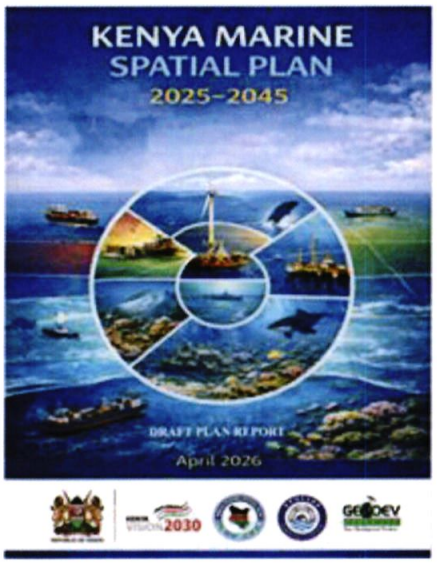
Advisory For/On	County
1. PDP Ref No. NRD/16/2025/01 for regularization of existing site for Milimani Affordable Housing Program (AHP) site- Kakamega	Kakamega County
2. Application for change of reservation/ transfer of parcel No. Mugumoni/Itugururu/510 reserved for grave yard to Itugururu Chief's Office.	Tharaka Nithi County
3. Sabaki LR 26699/27 Public land donated by the numerical machine complex for a community center	Machakos County
4. Regularization of land next to LR NO. 2787/9/1 5. Advisory on Proposed local physical and land use development plan for Kanyoni settlement. 6. Advisory Regularization of PDP NO. R54/95/14.	Laikipia County

Advisory For/On	County
7. Advisory on Illegal alienation of public land along Nanyuki river / Nanyuki municipality for PDP NO. R54/97/15 issued to director of land administration and director of survey ministry of lands. 8. Advisory on Grabbed Nyahururu Public Park located next to Railway Station within Nyahururu Municipality	
9. Advisory on new development plan, plan no. KLF.2016.II purportedly prepared by NLC affecting plots No. MN/IV/2308-2312(Original No. MN/IV/1524/2-6) 10. Advisory on intervention in the salt subsector land use management	Kilifi County
11. Proposed site for county assembly Taita Taveta county	Taita Taveta County
12. Resolving of pending issues at Gatitu Trading Centre.	Nyeri County
13. Request for authority to undertake planning activity in Bungoma municipality, Bungoma county.	Bungoma County
14. Request for authority to prepare PDP for proposed site for the office of the director public prosecutions. 15. Relocation of Usenge police station from plot LR. No. Siaya/Usenge/1136 to Nyangera grazing land.	Siaya
16. Regularization of Commission land in Bomet Township.	Bomet County
17. Request for a church parcel of land for the Repentance and Holiness Church in Londiani. 18. Processing of ownership documents for public land use within Kedowa 19. Title deed processing for Kericho Day Secondary School. 20. Request for authority to prepare PDP for existing residential site at Kipkelion.	Kericho County

2.2.1.5 Monitoring of Marine Spatial Planning (MSP) Process

Marine Spatial Planning is an emerging strategy in land use planning that is aimed at striking a balance between sustainable blue economy development and protection of marine environment. The preparation of the MSP is being prepared by state department of blue economy under the Kenya Marine fisheries and socioeconomic

development project (KEMSFED). Pursuant to Article 60, 66 and 67 of the Constitution, the planning of marine water is under the category of public land. NLC, being the *de jure* agency responsible for monitoring and overseeing land use planning across Kenya, carried out various activities aimed at monitoring and oversighting the MSP process.



The Commission appointed a 6-member team from various technical departments to supervise the MSP preparation process. It also had one representative in the MSP National secretariat and one representative in the Multi-Agency Secretariat Committee (MASC) which is an apex body in technical decision making of the MSP preparation process. The Commission team prepared a Draft MSP Monitoring framework, held various consultative meetings with the MSP preparation team; prepared monitoring report, gave advisories during MSP Steering committee meetings and finally prepared a status report for MSP preparation progress in the country.

2.2.1.6 Monitoring NLUP and NSP Implementing Agencies

The tools to monitor and oversee the implementation of the National Land Use Policy (Sessional Paper No.1 of 2017) and National Spatial Plan (2015-2045) had identified all the implementing agencies for the two documents. The Commission has continually monitored and oversighted these agencies as they implement the policy recommendations provided in the two policy documents. In this regard the commission has been preparing monitoring and oversight reports that will culminate to progress report of the 2 policies. During the review period, the Commission monitored and oversighted the following implementing agencies.

Table 17: The Monitored NLUP and NSP Implementing Agencies

S/No.	Monitored Implementing Agency	Remark
1.	County Governments	The Commission monitored the implementation of NSP and NLUP in the following counties: Laikipia, Nyeri, Nyandarua, Embu, Kilifi, Mombasa, Kwale, Taita Taveta, Kirinyaga, Machakos, Muranga and Kiambu
2.	National Government	State department of fisheries and blue economy, state department of lands, physical planning, Kenya Forest service, Kenya wildlife services, Konza Technopolis

2.2.1.7 Preparation of the Status of Land Use Planning report

The Commission prepares the Annual status of land use planning report in line with Article 254 of the Constitution and Section 9(b) of the Physical and Land Use Planning Act (Cap 303). In this regard, the Commission made correspondences with the 47 planning authorities(counties)updated the score card, prepared an annual status report on land use planning for publishing as depicted in the Figure 29 The report indicated that twenty-two counties have approved county spatial plan, twelve counties are at final planning stage, three counties are at situational analysis and ten counties at the inception stage of the planning process. This is summarized in the figure below:

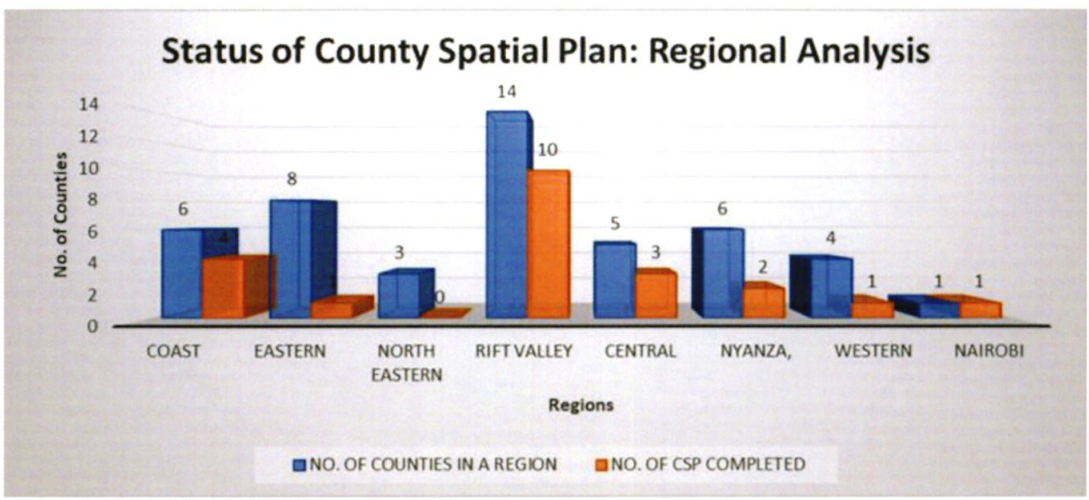


Figure 29: Status of CSP: Regional Analysis

NATIONAL LAND COMMISSION

COUNTY SPATIAL PLANNING: 12 YEARS OF DEVOLUTION

Introduction

Twelve years since the dawn of devolution, county spatial planning remains patchy and uneven. While some counties have made great strides, others lag far behind, stifled by politics, poor funding, and lack of capacity.

The Constitution of Kenya (2010) and subsequent laws mandates counties to lead in planning. The National Land Commission (NLC) is tasked with monitoring and oversight. This report by the National Land Commission (NLC) reviews progress on preparation of county spatial plans and urban plans from 2013 to 2025.

As per the County Government Act, Cap 265, sec. 104(1), counties that continue to operate without approved county spatial plans are in direct contravention of the statutory requirement that provides that 'no public funds shall be appropriated outside a planning framework developed by the county executive committee and approved by the county assembly.' Therefore, counties that are yet to fully develop their plans risk being denied access to equitable share of revenue from the National Government.

What is County Spatial Planning?

County Spatial Planning is the process of setting out how land in each county will be used. It aims at achieving efficient land use by avoiding wasteful or harmful development, ensuring environmental protection by preserving natural resources, water sources, forests, and biodiversity as well as supporting sustainable development through meeting current needs without compromising the future generations' ability.

When counties fail to plan, development becomes chaotic: roads are built in the wrong places, housing sprawls into farmland, and investment is misdirected. Proper planning ensures resources are used efficiently and residents benefit from well-organized towns and rural areas.

NLC's Role and Achievements

Over the past decade, the NLC has actively supported counties to strengthen land use planning. Among its contributions are:

- Guidelines and oversight: The Commission developed monitoring and oversight guidelines that help counties prepare spatial plans step by step.
- Capacity building: It has trained county officials through workshops and technical support.
- Partnerships: Collaborations with organizations such as Food and Agriculture Organisation (FAO) and World Wide Fund for Nature (WWF) which have equipped counties with digital land governance tools, GIS technology, and financial support.
- Monitoring: Through county visits, data collection, and scorecards, the Commission has kept track of county performance and flagged areas requiring improvement.

The achievements were made possible by the dedicated work of the Land Use Planning, Research & County Coordination Committee of the National Land Commission, which is chaired by Commissioner Hon. Esther Murugi EGH. Hon. Murugi emphasized the critical nature of this work, stating: "Planning is not a luxury; it is the fundamental infrastructure for sustainable development and good governance in the counties."

These interventions have yielded results. Between 2022 and 2024, the number of approved county spatial plans rose sharply, showing that with the right support, counties can accelerate progress.

Summary of status of county spatial planning

As at August 2025 the analysis is summarized as follows

S/No	Completion Rating %	Status of CSP	Counties
1.	100	Completed, approved by County Assembly and plan being implemented (19 No.)	Lamu, Makueni, Baringo, Kericho, Bomet, Kilifi, Kwale, Narok, Nakuru, Kajiado, Bungoma, Siaya, Trans-Nzoia, Nyandarua, Migori, Kirinyaga and Nandi, plus the two city counties (Mombasa & Nairobi).
2.	75	Draft plan awaiting County Assembly approval (8No.)	Murang'a Nyeri, Turkana, Samburu, WestPokot, Laikipia Tharaka-Nithi Nyamira
3.	50	Data collected and situational analysis ongoing (3 No.)	Vihiga, Kakamega and Taita Taveta
4.	25	Initiated CSP and undertaking preliminary activities (17 No.)	Wajir, Marsabit, Isiolo, Mandera, Embu, Kitui Meru, Kisumu, Kisii, Busia Uasin Gishu, Homa Bay, Garissa, Machakos, Elgeyo-Marakwet, Kiambu, and Tana River

The report translated spatially on the map of Kenya clearly demonstrates the low coverage as depicted on the map below:



At a Glance

- 19 Counties have fully approved and are implementing county spatial plans.
- 8 Counties have draft plans awaiting assembly approval.
- 3 Counties are at data analysis stage.
- 17 Counties have only initiated the process.
- All counties have initiated the process in one way or another.

CSPs Preparation Trend

At inception of devolution in 2013 no county had valid county spatial plan in place. There followed a low uptake and initiation of the CSPs up and until after almost a decade after devolution. In 2022 the country had 14 counties with approved plans. This has increased at a very low rate to a total of 19 counties in 2025.

The trend throughout the country since devolution is depicted in the table below:

S/No	Year	No of CSP Approved
1.	2013	0
2.	2017	1
3.	2019	2
4.	2020	4
5.	2021	6
6.	2022	14
7.	2023	15
8.	2024	16
9.	2025	19

The considerable increase in the number of county spatial plans prepared between 2022 and 2025 has been due to support in terms of resource mobilization, technical expertise and awareness creation/sensitization from the Food and Agriculture Organisation (FAO) of the United Nations and the European Union under the Digital Land Governance Programme (DLPG).

Regional Picture

A regional analysis as detailed below also indicates a grim picture with most of the regions lagging behind. For instance, North Eastern has not realised completion and approval of CSP in any of the counties, while Eastern and Nyanza have completed one each.

- **Rift Valley:** 8 counties with approved plans.
- **Coast:** 3 counties with approved plans.
- **Central & Nyanza:** 2 each.
- **Eastern & Western:** Only 1 each.
- **North Eastern:** None.

Urban Planning

In the urban planning scenario, the picture is also gloomy. It is noted that Kenya has experienced rapid urbanization currently presenting approximately 2,636 urban centres, yet according to the Commission's oversight report only 202 (7.7%) are effectively planned. Planning in about 389 centres is in progress and approximately 15 urban centres operates on outdated or obsolete plans. It is estimated that approximately 2,030 centres remain unplanned in the country.

Counties like Makueni, Nakuru, Nandi, Nyeri and Nairobi are among those showing strong urban planning efforts, while others have reported minimal efforts due to the bulk of urban centres that have remained largely unplanned. The table below summarizes the situation:

Summary of status of Urban Land Use Plans

	Total No. of Urban centers in the Country	Planned Urban centers	Urban centers with plans on progress	Unplanned Urban centers	Urban centers with outdated plans
No.	2636	202	389	2030	15
Percentage	100%	7.7%	14.7%	77%	0.6%

Challenges Slowing Progress

The report identifies the following persistent hurdles that have slowed down planning:

- Financial constraints, with many counties allocating too little to planning functions.
- Shortage of qualified planners, with some counties placing non-planners in technical roles.
- Low prioritization of land use planning by political leaders, county assemblies, and even the public, leading to delays and stalled projects.
- Inadequate data and tools, with counties lacking GIS labs, drones, and modern mapping equipment.
- Political interference, where leadership changes derail ongoing plans.
- Insecurity and logistical difficulties in some regions, particularly along international borders.

Recommendations for the Future

The NLC urges counties to:

- Hire and retain qualified land use planners.
- Allocate and safeguard adequate budgets for land use planning.
- Establish fully equipped GIS laboratories.
- Sensitize leaders and the public on the importance of land use planning.
- Strengthen collaboration with the NLC, development partners, and security agencies.
- Legislate supportive county laws and regulations to ensure continuity and implementation.

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Figure 30: Newspaper Publication on Annual status of land use planning: County Spatial Planning 12 years of Devolution for 2025

2.2.1.8 Sensitization Workshops and Meetings

Workshops and meetings provide critical platforms for the Commission to equip planning stakeholders in National and County Governments, MDAs, NGOs with the necessary knowledge related to the functions, processes and procedures that the Commission follows while undertaking its mandate of monitoring and oversighting responsibilities. During the review period, the Commission:

i. Sensitized Makueni and Nyeri counties through land clinics workshops under the Digital Land Governance Programme by Food and Agriculture Organization (FAO) of the United Nations (UN) in collaboration with the Kenya institute of planners. Additional sensitization of planning authorities was undertaken in Laikipia, Nyeri, Nyandarua, Nandi, Kiambu, Murang'a, Kirinyaga, Embu, Mombasa, Kilifi, Kwale counties.
ii. Prepared a Conference paper and made a presentation of the LUMP guide during the 19th Annual Planners convention.
iii. Made presentation and chaired numerous stakeholders' workshop for the marine spatial planning process within the 5 coastal counties, Mombasa, Kilifi, Kwale, Tana River and Lamu counties
iv. Gave technical support for the preparation of land sea planning guidelines supported by UN Habitat and UNEP.

2.2.2 Promoting Good Land Governance

2.2.2.1 Land Rights Monitoring

The purpose of Land Rights Monitoring is to protect rights holders, ensure legal compliance, promote sustainable land management, improve land Governance, Support Development Initiatives and Conflict Prevention & Resolution. The Commission has monitored Community Land registration and land disputes in Kajiado. This is to achieve tenure security and good governance.

2.2.2.1.1 Counties with Community Land

In the absence of comprehensive spatial data delineating community land boundaries, its extent can only be approximated through spatial distribution analysis across the 24 counties (Fig. 1) being claimed/own by 412 distinct community registration units. The characterization of the spatial footprint of community land is essential for safeguarding customary tenure rights, enhancing land governance efficacy, and

facilitating sustainable development planning. This addresses longstanding ambiguities in land tenure systems that disproportionately affect millions of Kenyans, particularly pastoralist and indigenous communities.

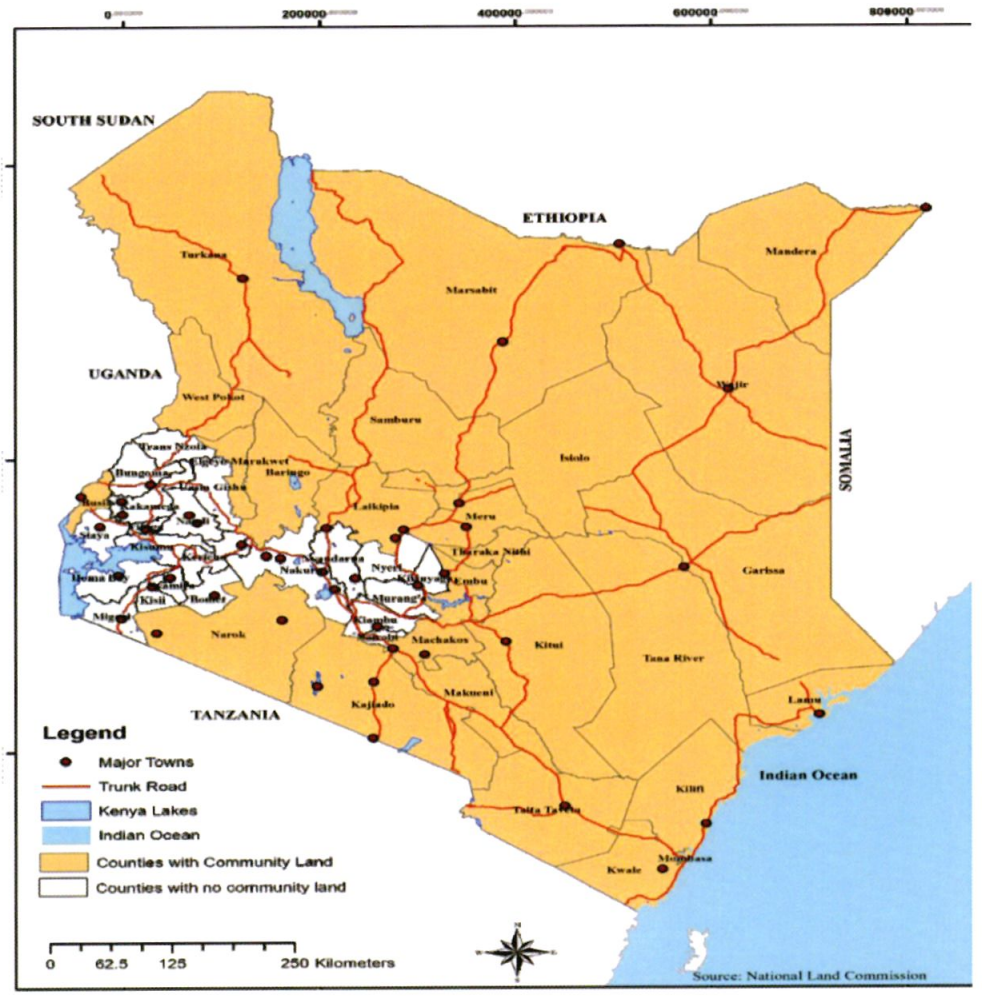


Figure 31: The 24 counties with Community Land

2.2.2.1.2 Status of community land registration in Kenya

The Commission found that a total of 16 community land units (former trust land) had been formally registered, while 48 group ranches had completed the transition to community land status (Table 18). Under the Act, undissolved group ranches are required to transition into registered community land units.

Table 18: Status of community land registration in Kenya

County	Registration Units	Category	
		Former Trust land	Group Ranches
Turkana	6	6	0
West Pokot	9	4	5
Samburu	25	2	23
Laikipia	13	0	13

County	Registration Units	Category	
		Former Trust land	Group Ranches
Baringo	2	2	0
Kajiado	2	0	2
Garissa	1	1	0
Taita Taveta	5	0	5
Tana River	1	1	0
TOTAL	64	16	48

Source: *MoLPHUD, 2025*

2.2.2.1.3 Transition of Undissolved Group Ranches in 2026

The Commission established that there are one hundred eighty-seven (187) undissolved group ranches. Of these, only forty-eight (48), representing approximately 26%, have fully transitioned to community land. West Pokot and Laikipia are the only counties that achieved complete transition in the current assessment. Narok accounts for 119 (63.6%) of the undissolved ranches nationally. of the national inventory, and, together with Kwale, Kilifi (5), and Kitui (4), recorded no transitions. The remaining counties also failed to achieve full transition (Table 19).

Table 19: Undissolved group ranches and transitioning status per county in 2026

County	Group Ranches	No. Transited	%	Remarks
West Pokot	5	5	100	Fully transited
Laikipia	13	13	100	Fully transited
Samburu	25	23	92	2 did not transit
Taita- Taveta	6	5	83	One didn't transit
Kajiado	3	2	67	One didn't transit
Baringo	4	0	0	None transited
Narok	119	0	0	None transited
Kwale	3	0	0	None transited
Kilifi	5	0	0	None transited
Kitui	4	0	0	None transited
Total	**187**	**48**		

2.2.2.1.4 Monitoring Land Disputes in Kajiado

The Commission conducted a baseline survey of land rights and dispute patterns across the five constituencies of Kajiado County, drawing on Commission databases, ADR and AJS records, and a literature review. The survey examined a total of 766 recorded land cases across four thematic areas: gender demographics of claimants

and respondents, land tenure patterns by spatial unit, and the typology and resolution status of disputes.

A backlog of unresolved cases was found to have peaked in 2015–2016, attributed to the dissolution of community land management boards, task forces, and tribunals before finalisation of pending claims. Alternative Dispute Resolution (ADR) accounted for 70.1% of case resolutions and proved most effective for leasehold disputes, while the Alternative Justice System (AJS) was more successful for freehold and Community land. The County Government appeared as a respondent in 9.7% of cases.

Table 20: The status of disputes in Kajiado

Thematic areas	Indicator	Finding
Gender	Total cases analysed	766
Claimants	Male claimants	59% (n = 451)
	Female claimants	30% (n = 228)
	Others Joint /couple claim, institutions, groups	11% (n = 87)
Respondents	Male respondents	56.4 % (n =432)
	Female respondents	15.1% (n =116)
	Others Joint /couple claim, institutions, groups	28.5% (n=218)
Type of tenure	Leasehold	60% (n=457)
	Freehold	37.3% (n=286)
	Others (Public, Community)	4.3% (n=33)
Typology of land disputes/Conflict	Illegal land transactions (dominant dispute type)	87.1% (n = 667)
	Boundary disputes	5.7% (n = 44)
	Land grabbing	2.9% (n = 22)
	Breach of contracts	2.9% (n = 16)
	Others	0.8% (n = 6)
Current status	Cases resolved	46.6% (n = 357)
	Cases ongoing	41.3% (n = 316)
	Cases pending action	9.4% (n = 72)
	Cases before courts	2.6% (n = 20)
Mechanism used	Alternative Dispute Resolution (ADR)	70.1% (n = 537)
	Alternative Justice System (AJS)	14.6% (n = 112)
	Others	15.3% (n=117)
	Total	766

2.2.3 Promoting Research on Land and Use of Natural Resources

NLC undertakes research related to land and use of natural resources, and make recommendations to the appropriate authorities in accordance with Article 67(2)(d) of the Constitution of Kenya 2010 and Section 5(1)(d) of the NLC Act 2012. The Commission contributes to the realization of the land reform agenda in Kenya by conducting research to generate factual foundation for formulating evidence-based land policies. Accordingly, the Commission has developed its research agenda in the following seven thematic areas:

- Land Governance and Land Management;
- Land use planning and land use conflict resolution;
- Land Rights and Security of Tenure;
- Emerging Global and Strategic Land Issues;
- Historical Land Injustices and Legal Research;
- Sustainable Conservation of Land Based Natural Resources; and
- Valuation and Taxation Thematic Area.

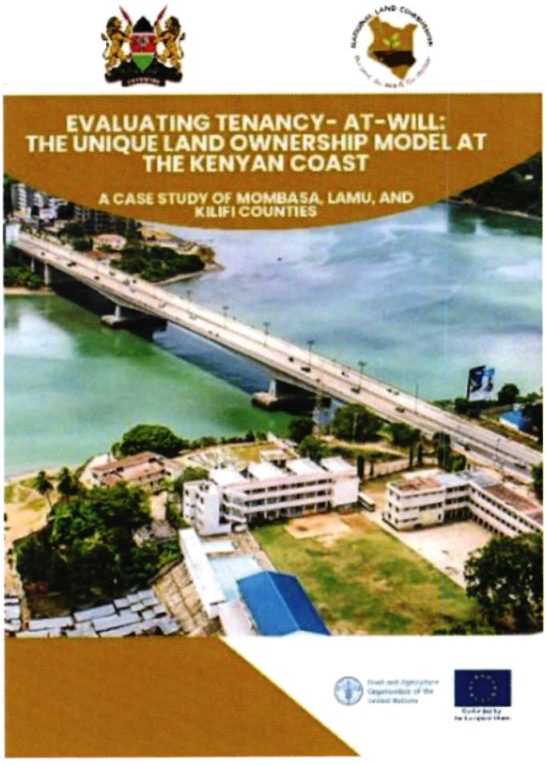
During the period under review the Commission undertook the following research-related activities:

i. Themed research on Land and Use of Natural Resources to inform Policy based on various thematic areas;
ii. Research Seminars and dialogues; and
iii. Research Findings Dissemination Workshops.

2.2.3.1 Themed Research on Land and Use of Natural Resources to inform Policy

i. Report on the Tenancy at Will Ownership Model at the Kenyan Coast.

The Commission finalized the study titled "*Evaluating Tenancy- At-Will: The Unique Land Ownership Model at the Kenyan Coast.*" The research was conducted jointly by the National Land Commission (NLC) and the Food and Agriculture Organization of the United Nations (FAO) (co-funded by the European Union). The report evaluates "tenancy-at-will"—a unique, informal land tenure arrangement prevalent in the coastal counties of Mombasa, Lamu, and Kilifi, where individuals own physical houses on land legally owned by private landlords, waqf trusts, or non-resident entities. It highlights how this legal uncertainty fosters constant dispute, restricts structural improvement, and leads to the proliferation of informal settlements lacking basic infrastructure, planning, and public utilities. To resolve tenure insecurity and promote sustainable land governance, the report recommends conducting a comprehensive audit of all tenants-at-will and landowners, regularizing land occupation through compulsory land acquisition or upgrading informal settlements via Affordable Housing allocations, utilizing the Land Settlement Trust Fund for necessary resettlements, enforcing physical planning standards, and using Alternative Dispute Resolution (ADR) to resolve ongoing court cases.



ii. Community initiatives in resolving land dispute for Karamoja Cluster

The National Land Commission and the Ministry in charge of Lands in Uganda, supported by the IGAD Land Governance Programme, developed a draft Guide on Alternative Dispute Resolution (ADR) for Land Disputes in the Karamoja Cluster to document traditional dispute resolution mechanisms, key actors, and formal referral pathways across West Pokot, Turkana (Kenya) and Kotido (Uganda) counties. Based on field research, the document reveals that while customary elder-led structures remain the primary, most trusted forums for resolving land conflicts caused by

resource competition, boundary disputes, and development projects, face critical challenges such as weak documentation, poor enforcement, and the systemic exclusion of women, youth, and persons with disabilities. To ensure sustainable, equitable land governance, the guide recommends strengthening formal linkages and referral mechanisms between customary systems and state institutions, establishing standardized record-keeping templates for elders, building local capacity, actively promoting the inclusion and decision-making power of marginalized groups, and enhancing community participation in major land-use decisions.



iii. Community Land Mass Registration Masterplan (2026–2031)

This was in response to the presidential directive to accelerate the registration of all community land in the country. To actualize this the National Land Commission in partnership with the Ministry of Lands, Public Works, Housing and Urban Development, the State Department for ASALs and Regional Development, and the Ardhi Caucus developed a five-year national strategy to systematically fast-track the registration of community lands across twenty-four (24) counties in Kenya.

The masterplan targets three hundred and forty-eight (348) communities, establishing an operational roadmap for boundary demarcation, adjudication, surveying, titling, and digital integration into the Ardhisasa system to secure tenure rights, reduce land conflicts, and promote sustainable natural resource management.

The masterplan provides a structured, phased implementation process that establishes community governance structures, utilizes cost-effective Fit-For-Purpose (FFP) survey tools, and integrates Alternative Dispute Resolution (ADR) to accelerate land titling and enhance climate resilience.

iv. *Advisory on Minimum and Maximum Land Holding Acreages in Kenya*

The Commission initiated the process of legislating the minimum and maximum landholding by developing an Advisory on Minimum and Maximum land holding acreages in Kenya.

The advisory recommends setting minimum and maximum land sizes, guiding land use, strengthening institutions, and monitoring compliance to address land fragmentation and promote sustainable agriculture in Kenya.

It recommends guiding land use and settlement patterns, which aims to address land fragmentation and promote sustainable agriculture, enhancing food security in Kenya.

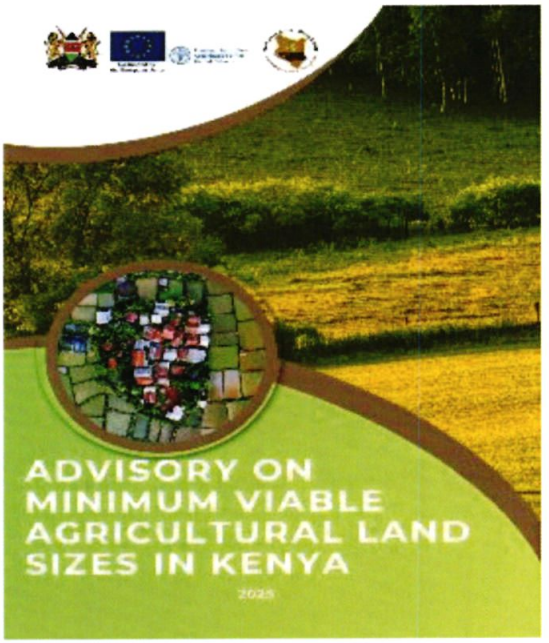


Figure 34: The Advisory Cover Page



Figure 35: Group photo for the Stakeholder engagement workshop on draft advisory on minimum viable agricultural land sizes in Kenya 8th-9th September 2025 – Kisii University.

v. *Draft Research report on the Influence of Peer Networks and Social Norms on Women Land Rights in Kenya: Insights from Siaya, Homa Bay, Kisumu and Kajiado Counties*

The joint study conducted by the National Land Commission (NLC) and the Kenya Legal and Ethical Issues Network (KELIN) examines the impact of social norms and peer networks on women's land tenure rights across Kisumu, Homa Bay, Siaya, and Kajiado counties in Kenya.

The report reveals that while legal frameworks guarantee equal property rights, deeply rooted patriarchal customs including labelling women as transient "outsiders" persistently restrict women from owning, inheriting, or controlling land, leaving formal land registration rates for women as low as 6.83% at the household level. Although women-led peer networks and Alternative Dispute Resolution (ADR) mechanisms showed significant success in transforming community attitudes, expanding legal literacy, and restoring land to disinherited widows, their reach remains constrained by local biases and traditional resistance.

To secure lasting progress, the report recommends strengthening gender-disaggregated land data collection, formalizing marriage registrations to ensure joint ownership, scaling up community legal support pathways, and reforming local dispute resolution structures to build greater transparency and trust.

vi. *Research Report on Uncollected Title Deeds: Lessons from a Pilot Study in Homa Bay County*

The collaborative study by the National Land Commission and KELIN uncovered over 200,000 uncollected title deeds across the Homa Bay, Kisumu, and Siaya land registries.

The report identifies key barriers to title retrieval, including financial constraints, lack of public awareness, tedious administrative procedures, and ongoing family disputes. Unclaimed documentation severely disenfranchises landowners, restricting access to credit, delaying succession planning, preventing wayleave approvals, and escalating tenure conflicts.

To overcome these challenges, the report calls for a coordinated multi-agency effort among National Government Administration Officers, the State Department for Lands, and the National Land Commission to allocate adequate resources,

streamline distribution, and launch continuous public sensitization on inheritance and land succession frameworks.

vii. Policy Brief on strengthening Kenya's land registry data reconstruction – a case study of Kisumu County

The policy brief gives an overview of land registry reconstruction after destruction with a case study of the Nyando Land's Registry which was destroyed by fire on February 2023. The brief highlights the gaps in the existing legal and institutional frameworks for land registry reconstruction in Kenya in safeguarding land rights, ensuring data accuracy, and fostering public participation.

The brief recommends addressing the gaps for securing land tenure, supporting transparent land administration and an avenue for policy recommendations for future land registry reconstruction. The main recommendations include Comprehensive Public Participation and transparency during reconstruction, a functional National Land Information Management System operationalized in all counties, registries to institutionalize periodic backups with the Ministry of Lands and the National Land Commission and Systematic data collection and verification.

2.2.3.2 Research Seminars and Dialogues on land issues

The Commission continued to hold seminars and conferences that brought experts together to discuss and share knowledge on emerging and topical issues in land sector.

i. Accelerating Implementation of policies to promote Women Land Rights.

The Commission presented a paper on "*Accelerating Implementation of policies to promote Women Land Rights.*" During the 70th Commission on the Status of Women (CSW) held from 9th – 20th March 2026 in New York, USA. The theme of the conference was "Assessment of Progress made on Women's Land, Property and Resource Rights". This session was organized by the Government of Kenya, Council of Governors, European Union and FAO.

African countries with the coordinated leadership of AU and sub continental institutions have made significant progress in establishing laws and institutions to address the persistent lack of control and ownership of land by the majority of the people especially women and girls. Access, control, and ownership of land and natural resources by women and girls remains critical to the advancement of gender equality, women's empowerment and sustainable development.



Figure 36: CSW70 presenters from Kenya led by the CS Gender, Culture and Children Services Ms. Hanna Cheptumo.

ii. Data Driven Natural Resource Management in Kenya

During the 70th CSW held from 9th – 20th March 2026 in New York, the commission presented a paper on "Data Driven Natural Resource Management in Kenya". This was done under the theme "Leveraging on digitization for gender responsive land governance".

The Commission has developed Geoportal with public data that provides visual information about the country's natural wealth. It depicts the inter-sectionality of the resources by showing their interlinkages. It is a dynamic tool for land management due to its updatability and represents the Public Land Inventory. The Commission calls stakeholders to invest in natural resources prospecting – there is more, below, on and under the subsurface including in the water bodies and heighten research on natural resources especially natural resource accounting and valuation.



Figure 37: Commission presenting during the CSW70 Conference on land digitization together with Chief Justice of Kenya Hon. Justice Martha Koome.

Table 21: Research Seminars and Conferences

Topic	Speakers	Remarks
Migration and Settlement at the Kenyan Coast: Focus on former Coast Province	Dr. Winnifred Mwikali of Pwani University & Prof. Dr. Benson A. Mulemi of the University of Pretoria	The discussion focused on the land tenure insecurity in Kenya's Coast region and the migration and settlement patterns of communities in the coastal region due to the changing socio-economic and political circumstances in the area.
Exploring Solutions to Land Fragmentation Impacts on Land Use	Dr. Jacinta Kimuyu & Dr. Peter Mwangi Muchiri	This seminar was aimed at continuing the dialogue on the draft advisory on minimum land sizes recommendation.
Panel discussion during the Community Land Summit held on 25-26 November 2025	Panellists led by the CEO, County Coordinators and the Research team	The Commission committed to support the registration of community land and champion land rights for Indigenous and pastoralist communities to secure their livelihoods.



Figure 38: CEO and staff at the Community Land Summit held on 25-26 November 2025

2.2.3.3 Research Findings Dissemination Workshops

The Commission used workshops as platforms to disseminate research findings as summarized by Table 22.

Table 22: Research Findings Dissemination Workshops and Conferences

Workshops/Conferences	Disseminated Research Findings
LANDac Conference by Utrecht University, Netherlands held on 2nd-5th July 2025.	• Review paper on Climate change migration and expansion of informal settlements: Examining socio-economic and environmental challenges in Kibera, Kenya.
Regional Women's Parliamentarians Dialogue on Gender, Land and Climate Resilience held on 9th – 11th July 2025	• The forum deliberated on the critical intersections between gender equity, sustainable land governance, and climate resilience in Kenya. This initiative was supported by the GIZ through IGAD with the aim of forming Women Parliamentarian Land Rights Caucus for each country. The main focus of forming the caucus is to champion and support women land rights in the IGAD Region for sustainable development and improved livelihoods.
Stakeholders' engagement forum for Kisii, Nyamira, Migori, and Vihiga counties held on 8th - 9th September 2025 at Kisii University	• Findings of the effects of land fragmentation research • Stakeholders' engagement on the proposed advisory on minimum viable agricultural land sizes.

Workshops/Conferences	Disseminated Research Findings
The 5th Conference on Land Policy in Africa held on 10th - 14th November 2025 in Addis Ababa	The papers presented were; • Tenancy at Will" in Kenya Coast Region: Historical Roots, Current Challenges, and Pathways to Sustainable Land Tenure. • Community land registration in Kenya, tracing the progress towards equity, accountability and tenure security: Lessons from the Land, Environment, and Climate Change (LEC) programme retrospective assessment.
IGAD Member states Exchange visit to Ghana Land Commission on 29th sept to 3rd Oct 2025.	• This learning visit is part of the IGAD land commission exchange programme to provide platform of peer learning and capacity building for enhanced land governance in Africa.
The 2nd Women Land Professionals in Africa on 11/11/2025 in Addis Ababa	• Research Paper on Gendered Dimensions of Historical land injustices in Kenya A case study of Kalenjin and Maasai women.
Inception Workshop on Accelerating Food Systems Transformation for Resilience to Climate change in Africa – 16th – 17th Dec 2025	• A high-level stakeholder meeting to present the project's scope and core objectives across its three target countries: Kenya, Uganda, and Somalia. The National Land Commission is the Focal Institution for United Nations Economic Commission for Africa (UNECA) for the project on Accelerating Food Systems Transformation for Resilience to Climate change in Africa.
Stakeholder Consultation Conference on Draft National Land Policy, 2025 – 23rd April 2026 at Royal Canaan Hotel, Nairobi.	• The engagement provides inclusive, evidence based, and constructive stakeholder input into the review and refinement of Kenya's Land Governance Framework.
World Bank Land and Property Conference held on 29th April – 2nd May 2026	• The Commission presented review paper on National political land grabbing in the Kenyan Context. The paper reviewed the nexus between the politics and land grabbing in the country.



Figure 39: Group photo of the IGAD Member states Exchange visit to Ghana Land Commission on 29th Sept to 3rd Oct 2025



Figure 40: Commission Vice Chair and staff during the World Bank Land and Property Conference held on 29th April – 2nd May 2026

2.3 KRA 3: Revenue Generation from Land and Land-based Resources

The mandate to generate revenue from land and land-based resources in provided for by Article 67(2)(g) of the Constitution of Kenya and Section 5(1)(g) of the NLC Act 2012. This mandate is aimed at ensuring fair and equitable taxation on land and property, contributing to revenue generation for government services and promoting efficient land use.

Article 67(2)(g)

The Commission has the mandate to assess tax on land and premiums on immovable property in any area designated by law

This function shows that the Commission plays a critical role in complementing the Government revenue generation efforts in addition to ensuring that land is effectively utilized. The Commission employs various strategies to generate revenue from land and land-based resources. These strategies include:

a. Determining Fees on Processed and Issued Letters of Allotment, Stand Premiums, Annual Rent, Approvals and Consents;
b. Valuation of Properties for Various Purposes;
c. Reviewing the existing Property Tax Legislative Framework

2.3.1 Determining Fees on Processed and Issued Letters of Allotment, Stand Premiums, Annual Rent, Approvals and Consents

Ksh. 0.932 billion

Amount the Commission generated from the issuance of letters of allotment and Renewal/Extension of leases.

The Commission generates revenue from legal fees and approvals on land allocation, formalization, regularization and extension and renewal of leases processing. During the review period, the Commission generated **Ksh. 0.932 billion** from legal fees and approvals on land allocations and extension/renewal of leases processing. The generated amount contributed to the Ex Chequer fund.

In this regard, the Commission undertook the assessment of stand premium and annual rent in respect of lease renewals, lease extensions and regularizations among others as outlined in Table 23.

Table 23: Number of parcels assessed for Stand Premium and Annual Rent

S/NO	Counties	Renewal	Extension	NHC	KIE	Regularization	Tot
1.	Baringo	0	0	0	0	1	
2.	Bomet	0	0	0	0	0	
3.	Bungoma	4	0	2	0	3	
4.	Busia	0	0	6	0	0	
5.	Elgeyo Marakwet	1	0	0	0	1	
6.	Embu	0	0	3	0	5	
7.	Garissa	0	0	3	0	0	
8.	Homa Bay	1	0	0	0	2	
9.	Isiolo	0	0	5	0	1	
10.	Kajiado	2	0	0	0	7,947	794
11.	Kakamega	7	0	11	0	0	1
12.	Kericho	4	0	3	0	1	
13.	Kiambu	42	3	14	0	584	64
14.	Kilifi	1	0	6	0	18	2
15.	Kirinyaga	5	0	1	0	1	
16.	Kisii	1	0	2	0	0	
17.	Kisumu	4	1	3	1	3	1
18.	Kitui	0	0	0	0	0	
19.	Kwale	1	0	0	0	38	3
20.	Laikipia	1	0	12	0	2,149	216
21.	Lamu	0	0	0	0	0	
22.	Machakos	6	0	1	0	282	28
23.	Makueni	0	0	0	0	1	
24.	Mandera	0	0	0	0	5,317	531
25.	Marsabit	0	0	0	0	6	
26.	Meru	1	0	1	0	5	
27.	Migori	0	0	0	0	9	
28.	Mombasa	4	0	0	0	0	
29.	Murang'a	9	0	0	0	50	5
30.	Nairobi	37	6	3	2	14	6
31.	Nakuru	12	2	0	0	19	3
32.	Nandi	3	0	0	0	0	
33.	Narok	0	0	0	0	0	

S/NO	Counties	Renewal	Extension	NHC	KIE	Regularization	Total
34.	Nyamira	1	0	0	0	0	1
35.	Nyandarua	7	0	5	0	1	13
36.	Nyeri	8	0	38	0	2	48
37.	Samburu	0	0	2	0		2
38.	Siaya	2	0	0	0	4	6
39.	Taita Taveta	1	0	2	0	3	6
40.	Tana River	1	0	0	0	2	3
41.	Tharaka Nithi	0	0	0	0	2	2
42.	Trans Nzoia	3	0	1	0	2	6
43.	Turkana	0	0	0	0	0	0
44.	Uasin Gishu	14	0	0	0	13	27
45.	Vihiga	0	0	3	0	0	3
46.	Wajir	0	0	0	0	1	1
	TOTAL	**183**	**12**	**127**	**3**	**16487**	**16,812**

2.3.2 Valuation of Properties for Various Purposes

The Commission undertook property valuations for diverse purposes to establish their market value and provides advisories to the relevant stakeholders. In this regard, the Commission issued the advisories outlined in Table 24 to the respective state agencies and organs.

Table 24: Advisories Issued on Valuation of Properties for Various Purposes

S/No.	Advisory Valuation For...	Agency to & Remarks
1.	Mukogodo Ranch Ltd (LR. No. 10368/2) in Laikipia County	***To National Police Service (NPS)*** To Determine Market Value of the Parcel for the possibility of National Police Service (NPS) buying it from its owners
2.	Undeveloped Peri-Urban Property Title No. Nachu/Ndacha/6036 in Kirumba Area-Kikuyu, Kiambu County	***Kenya Pipeline Corporation Ltd*** The property was affected by KPC's wayleave and requested the Commission to inspect the property and advise on its market value
3.	LR. No. 209/5001 & 5003	Apstar DT Savings and Credit Cooperative Society Ltd.
4.	Ahero Irrigation Scheme (Part)	***Ministry of Water, Sanitation and Irrigation*** To assess just compensation
5.	No. 27593/266 (IR 269142/1)	***KENGEN*** Inspection and valuation of the property for the purpose of purchase and expansion of KENGEN Tana Sub-sector Station Administration Section at "*Kwa Samaki*" Area in Murang'a County
6.	Chonyi/Galanemu/522	***Kilifi County Government*** Inspection and valuation of the property to facilitate its acquisition through private

S/No.	Advisory Valuation For...	Agency to & Remarks
		property and subsequent establishment of Kilifi Youth Service Centre.
7.	Portion of LR. No. 5046/4 in Kiwapa Area, Kilifi County	***Kilifi County Government*** Inspection and valuation of the property to facilitate its acquisition through private property and subsequent establishment of a sports Stadium
8.	Kenya Broadcasting Corporation (KBC) Properties/Parcels: • LR. No. 11773/2 – Kerarapon (125 acres) • LR. No. 11255 – Lang'ata (60 acres) • LR. No. 26326 – Lang'ata (19.63 acres)	***KBC*** Open market valuation of the properties to facilitate a debt-to-asset swap and settle pension deficit
9.	Farm No. 21, Access Road. Mandera County	***Northern Water Works Development Agency.*** For Kenya Towns Sustainable Water Supply and Sanitation Programme Mandera Sewerage infrastructure Project
10.	Agricultural Property Title No. Embu/Kithunthiri/3946 (Part)	***Tana Water Works Development Agency*** To determine market value to facilitate acquisition for construction of a water storage tank under the Kamburu Dam Water Supply Project
11.	Part Title: Marsabit/Mountain/52	***Tana Water Works Development Agency*** Advise on the market value of the parcel for the purpose of purchase.
12.	Nyahururu Municipality/Block 16/577	***Laikipia County Government*** Inspection of the property and advise on the market value for negotiations purpose on the ongoing impasse surrounding the property.
13.	Advisory for Wayleaves for Lower Kuja Irrigation Development Project	***National Irrigation Authority -Migori County*** Advisory report forwarded to NIA
14.	Title Nos. Kericho/Kyogon/48 & 57 (Part) Kyogon Area – Bomet County	***Bomet County Government*** Valuation of the to determine and advise on their market value for the purposes of purchase to extend Bomet Stadium
15.	Developments Upon Title Nos. Kericho/Olokyin/3,5,6,8,1070 & 1561	***County Government of Bomet*** Assessing the market value of the developments within the project affected parcels
16.	Various Properties within Nairobi, Kiambu, Machakos, and Mombasa for Public Service Superannuation Fund (PSSF) including Title Nos. Nairobi/Block 27/963-970 along Ngong Road, Kilimani Area	***Public Service Superannuation Fund (PSSF)*** To determine their market value
17.	Title Nos. Ruiru East Block 8/217 and 218 in Kiuu Area, Githurai 45	***County Government of Kiambu*** To determine the market value of the property
18.	Valuation of a developed property acquired by Kenya Industrial Property Institute along Kabarsiran off Waiyaki Way	***Kenya Industrial Property Institute*** To determine the current market value of land and building, each independently.
19.	LR. No. 22209(I.R N0. 82519) South of Iten Township	***Nyayo Tea Zones Development Corporation*** To Carry out survey and valuation on the parcel to determine its current market value to facilitate settlement and discussion between the owner and Nyayo Tea Zones Development Corporation

S/No.	Advisory Valuation For...	Agency to & Remarks
20.	Land Parcels affected by the Proposed Esanige Stadium Projectin Magwagwa Ward, North Mugirango	***County Government of Nyamira*** To determine their market value
21.	Commercial property LR No. 1432/545(I.R. 4896) off Homabay-Kendubay Road	Determine market value
22.	LR No. 11451(I.R. N0. 20447) – Part	***County Government of Elgeyo Marakwet*** To determine its market value for the purposes of purchase to establish a County Aggregation and Industrial Park.
23.	Inspection of various properties	***Kerio Valley Development Authority*** To determine its market value of the properties for the purposes of purchase to facilitate construction and expansion of Etio Dam Project in Elgeyo Marakwet County.

2.3.3 Reviewing the existing Property Tax Legislative Framework

Draft National Rating (Contribution in Lieu of Rates for Public Land), Regulations 2026

These regulations establish statutory guidelines under the National Rating Act, 2024 to govern Contribution in Lieu of Rates (CILO) for public land. Rateable public land within counties must be included on the valuation roll at market value using comparable market approaches, while capping the rate struck at half the rate charged on private abutting land. Exclusions apply to State Houses, State Lodges, and security installations, alongside statutory exemptions for public worship grounds, cemeteries, public health/educational facilities, dams, wayleaves, museums, national monuments, and public outdoor sports areas.

The regulations also give the Claims Procedure and Financial Timelines which requires County Governments to lodge CILO claims via Form 2 to the National Land Commission by March 30th annually, backed by valuation rolls, survey maps, spatial plans, and valuation reports. The Commission evaluates claims within 90 days, returning incomplete submissions within 21 days to the counties for correction within 14 days. Validated claims are forwarded within 14 days to the Cabinet Secretary for Lands to submit to the National Treasury, which must budget for due payments within the Budget Policy Statement and County Government Additional Allocation Act. Disputes are managed under sections 39 and 41 of the Act, with transitional clauses handling historical unremitted CILO claims.

2.4 KRA 4: Land Dispute Resolution and Conflict Management

Land ownership, access and usage are emotive in Kenya and have mostly resulted in disputes and conflicts. Some land disputes and conflicts are long-standing and historical, stemming back to the colonial period. These disputes and conflicts have far-reaching impacts that impede social cohesion and socio-economic development.

NLC is constitutionally obligated resolve disputes and manage conflicts related to land, be they historical or contemporary pursuant to Article 67(2)(e) & (f), Article 252(1)(b), Article 253(b) and Article 68(c)(v) of the Constitution in addition to Section 14 and 15 of the NLC Act. Accordingly, the Commission has pegged its performance and achievements in regards to resolving disputes and managing conflicts related to land on four key areas namely:

i. The Application of ADR, TDR and AJS in the Provision of Redress for Land Disputes;
ii. Provision of Redress for Historical Land Injustices;
iii. Review of Grants and Disposition of Public Land; and
iv. Civil Litigation.

Article 67(2)(e)

Assigns the Commission the task of initiating investigations, on its own initiative or on a complaint, into present or historical land injustices, and recommending appropriate redress.

Article 67(2)(f)

Gives the Commission the function of encouraging the application of traditional dispute resolution mechanisms in land conflicts

Article 252(1)(b)

confers upon the Commission the powers necessary for conciliation, mediation and negotiation.

Article 252(b)

The Commission is capable of suing and being sued in its corporate name

Article 68(c)(v)/Section 14 of the NLC Act

Reviewing all grants or dispositions of public land issued before the 27th August, 2010 to establish their propriety or legality, upon hearing all parties affected.

2.4.1 Provision of Redress through ADR, TDR, AJS

The Commission continues to prioritize Alternative Dispute Resolution (ADR) and Traditional Dispute Resolution (TDR) as a core pathway for accessible, efficient and restorative land justice. This is anchored under Article 67) (2)(f) and 159(2) of the Constitution of Kenya 2010.

The Commission has also sustained constructive collaboration with the Environment and Land Court (ELC), a notable example is in **ELC Case E009 OF 2022** in Kajiado, in which Justice MD Mwangi requested the Commission to spearhead a long-standing dispute resolution between Oldoinyonyokie Group Ranch and Musenke Community. The Commission facilitated structured structured dialogue grounded in Community Land Principles, customary practices and constitutional values helping

to de-escalate tension and advance an amicable settlement pathway. Such court referrals underscore growing Judicial confidence in the Commissions specialised capacity in land related ADR/TDR.



Figure 41: During the Validation of the Guide

Additionally, to enhance dispute resolution using these out-of-court dispute resolution mechanisms, the Commission:

i. Participated in a high-level stakeholder meeting with the Office of the Attorney General at the State Law Office. The meeting focused on a collective approach to coherent, sustainable and legally sound governance of critical land environment matters and the use of ADR and AJS to resolve such conflicts.

ii. Participated in the 4th National Conference on Alternative Justice System in Embu. This Conference, convened by the National Steering Committee on AJS, was themed "Data-driven Pathways for People-Centred Justice in Kenya" and participants were drawn from judiciary, academia, policymaking and community leadership backgrounds. The Conference underscored the significance of AJS in complementing and decongesting the formal justice system. The Commission Vice Chairperson, Dr. Julie Oseko, chaired discussions under the land sector thematic area where participants examined key issues affecting the implementation of AJS in land governance.



Figure 42: NLC Vice Chair and Director Legal Affairs during the 4th National Conference on AJS

iii. Conducted investigations/inquiry on Oldoinyonyokie vs Musenke Group Ranch Mediation in Musenke Primary School and GSU training school in Kajiado

v. Participated in the East African Law Society Webinar on ADR

vi. Participated in the National Policy Dialogue on governance and inclusion for marginalised communities.

vii. Participated in the Environment and Land Court Annual Judges Conference with the Ministry of Mining, Blue Economy and Maritime Affairs- State Department for Mining. The Theme for the Conference was "The Green Bench; Advancing Sustainable Extractives Management, Climate Justice and Environmental Rule of Law in Changing Planet."

viii. Participated in a public participation exercise with the Environment, Forestry and Mining Committees of the National Assembly at Turbo Manzini Forest-Uasin Gishu County Chepsiror and Chepyuk forests in Bungoma County.

ix. Attended parliamentary Committee on Land meeting to respond on the status of ownership of LR. NO. 7545/3 IR 21038 forming the nucleus Estate of Miwani Sugar Mills Public Petition No. 28 of 2025 as presented before the Public Petitions Committee of the National Assembly.

x. Attended CCIOs meeting to review their legal framework to enhance efficiency in their operations.

xi. Prepared Guidelines, SOPs, workplan and strategic plan for Review of Grants and Disposition of Public Land.

xii. Stakeholder engagement meetings with the Office of the Attorney General on collective approach towards a coherent, sustainable and legally sound governance of land and Environment matters.





Figure 43: During inquiry on Oldoinyonyokie vs Musenke Group Ranch Mediation in Musenke Primary School, Kajiado County.

The Commissions County Coordination offices have been major facilitators and supporters of ADR/TDR at the grassroot level. Most active counties being Kajiado, Narok, Meru, Isiolo, Marsabit, Garissa, Embu, Elgeyo-Marakwet, Kilifi, Garissa, Nandi, Turkana, West Pokot and Samburu Counties. The high success rate can be attributed to strong cultural and presence of Council of Elders empowered and supported by traditional structures as well as recognised by the National Steering Committee on AJS a product of the Judiciary. Cosmopolitan Counties of Nairobi, Uasin Gishu and Nakuru continue to register highest numbers of disputes resolved reflecting the high incidence of complex urban and Peri -Urban land conflicts.

2.4.2 Provision of Redress for Historical Land Injustices

The National Land Commission (Amendment) Act No. 22 of 2025 extended the Commission's mandate to receive, admit and investigate any historical land injustice complaint and recommend an appropriate redress by five years, beginning 4th November, 2025.

To reinforce its implementation, the Commission developed the draft National Land Commission (Investigations of Historical Land Injustices) Regulations, 2026. Similarly, it held consultative meetings with relevant stakeholders in preparation of both the regulations and public participation. Once finalized and approved by Parliament, these Regulations will provide a comprehensive framework for investigating and redressing historical land injustices.

393
resolutions/determinations made during FY 2025/26

2000 +
Letters to claimants with dismissed claims

Importantly, during the period under review, the Commission conducted 22 investigative hearings across the counties with more focus on determination writing as the Commissioners' term was coming to an end. Consequently, it concluded and gazetted 393 determinations, the highest ever, with recommendations to implementing partners. This was a marked improvement from the previous years with the last financial year recording only two (2) determinations. Similarly, the Commission communicated, through letters, to over 2000 claimants whose cases were not admissible giving them reasons for dismissal and recommendations on alternative redress avenues.

The cumulative performance since 21st September 2021 when the statutory deadline for receiving claims lapsed, is as summarized by Table 25.

Table 25: Cumulative Performance Regarding Redress of HLI

S/No.	Indicator	Annual Achievemet FY2025/2026
1.	No. of HLI claims received as at Sept. 2021	3742
2.	No. of HLI claims admitted (overal)	906
3.	No. of Status Conferences/Meetings	12
4.	No. of Investigative Hearings	22
5.	No. of HLI Resolutions (Determinations and Reports)	393
6.	No. of claims heard and awaiting determinations	61
7.	No. of claims awaiting investigations	278
8.	No. of Appeals made	5

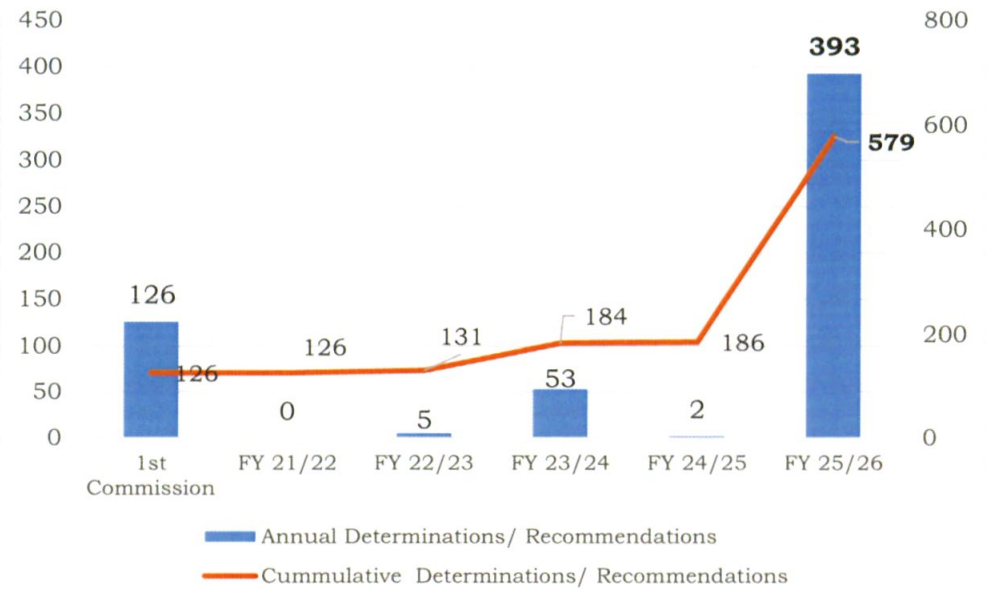


Figure 44: ***HLI Determinations since Inception***



Figure 45: During Investigative Hearing of Historical Land Injustices in Marsabit County

2.4.3 Review of Grants and Disposition of Public Land

The National Land Commission (Amendment) Act No. 22 of 2025 repealed Section 14 of the NLC Act 2012 thereby reinstating the Commission's mandate to review grant and disposition of public land based on Article 68 of the CoK 2010. This mandate is further strengthened by the case: *Okoiti v Attorney General & 2 others; National Land Commission & 3 others (Interested Parties) (Petition E349 of 2021) [2025] KEHC 17900 (KLR) (Constitutional and Human Rights) (28 November 2025) (Judgment)*, which opened the Commission's mandate to hear complaints for review of grants and dispositions without the time limit of 5 years. Before the lapse of this period, the Commission had received 7683 complaints and reviewed/determined 4891(64%).

Achievements of Review of Grants and Dispositions

Following the opening of the current mandate in November 2025, the Commission received **71** claims. It is important to note that the lower numbers received were due to low activities during transition period from the 2nd to 3rd Commission.

As at the close of FY2025/26, the Commission had a cumulative of 2863 claims to work on drawn from a backlog of 2792 unresolved complaints and the 71 new applications. Notably, some of these complaints affected large tracts of land which

once determined and recovered will be useful for government's projects and public purposes.

Accordingly, the Commission made several strides towards making the reinstated mandate operational in order to admit more claims and resolve the current backlog:

i) Established Quasi-Judicial Committee on Review of Grants & Dispositions and Secretariat. While the Committee is made up of Commissioners, the Secretariat is composed of members drawn from different Directorates/Departments.

ii) Initiated the process of operationalizing the provisions of Section 14 of the National Land Commission (Amendment) Act No. 22 of 2025 by developing the draft National Land Commission (Review of Grants and Dispositions of Public Land) Regulations, 2026. The proposed Regulations were subjected to public and stakeholders' participation in line with Article 10 and 118 of the Constitution. Once finalized, these Regulations will be tabled before Parliament for consideration and approval in line with Section 36 of the NLC Act 2012.

iii) Developed operations documents such as Guidelines and Review of Grants Standard Operating Systems (SOPs).



Figure 46: The Review of Grants and Dispositions secretariat during the development of operational tools



Figure 47: A Poster Inviting Stakeholders to an Engagement Session on the Proposed Regulations

2.4.4 Civil Litigation

The Commission is a corporate body capable of suing and being sued in its corporate name pursuant to Article 253 of the Constitution 2010. As at the close of the year under review, the Commission had approximately 4,390 active court cases across all levels of the judiciary including the Land Acquisition Tribunal, Water Tribunal and National Environmental Tribunal.

To effectively manage and expedite the closure of these cases, the Commission initiated consultations with the judiciary on the possibility of hosting the Haki Kwa Ground System to ease filing and tracing of cases in court. Further, the Commission's advocates recorded an impressive 90% court attendance in 53 court stations across 47 counties in addition to LAT, WAT, and NET. Equally important, the advocates attended bar-bench Court-User-Committees (CUCs) in all the relevant court stations. Consequently, as at the close of FY25/26 the Commission had

received 345 new cases and the closure of 296 court cases after judgements by the courts.

Figure 48 summarizes the Commission's performance in regard to litigation during the review period.

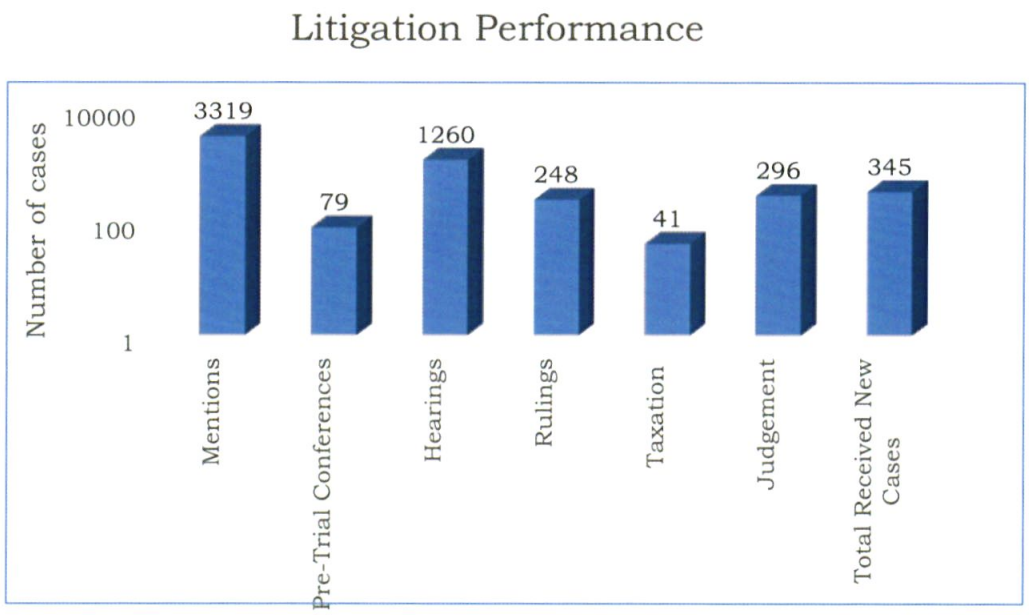


Figure 48: Litigation Performance Summary

Table 26: Litigation Performance Summarized

S/No.	Litigation Particulars	No. of cases
1.	No. of litigation cases received in FY 2025/26	497
2	No. of ongoing cases carried forward from FY 2024/25	450
3	No. of total cases as at close of FY 2025/26	4,434 received-390
4	No. of Investigative Hearings/Inquiries	11,383
5	No. of cases closed/disposed in FY 2025/26	186+296
6	No. of Cases carried Forward to FY2026/27	109
7.	No. of LAT Appeals received of FY 2025/26	75
8	NO of LAT Appeals Resolved of FY 2025/26	29
9	No. of LAT Appeals carried forward to FY 2026/27	3

Other Notable Achievements made in relation to Land Dispute Resolution and Conflict Management Include:

i) **Investigations, Inquiries and complex Dispute management.**

- This involves a deep analysis of land conflicts. It is supported by **section 6** of the National Land Commission Act. It involves forensic examination of land documents and records, supporting resolution of historical land injustices and handling difficult court and tribunal cases. The goal is to find fair solutions, protect public land, reduce tension and prevent disputes from escalating.
- The Commission has also employed its inquiries mandate by resolving historical land injustice, reviewing evidence, drafting clear determinations as well as providing sound recommendations.

ii) **Courts, Tribunals and Bar- Bench engagements**

- The Commission had enhanced institutional relationship with the judiciary, which improved case management strategies for complex and high-risk cases and reinforced the commissions credibility as a professional litigant and partner in the administration of justice. This was made possible by active court attendance in all levels of the Judiciary.
- Actively participated in Bar-Bench meetings and court -users- Committees across all court stations.
- Presented and contributed at the ELC annual Conference with the Ministry of Mining, Blue Economy and Maritime Affairs. The conference was themed," The Green Bench- Advancing Sustainable Extractives Management, Climate Justice and Environmental Rule of Law in a changing planet."

Prepared advisories and gazette notices on the implementation of Commission judgments and orders.

iii) **Parliamentary, Inter-Agency & Policy Engagements**

- The Commission presented before the Parliamentary Public Petitions Committee on petitions concerning Ontulili Mount Kenya Forest Squatters (Meru), road reserve boundaries in Gitei village (Kiambu) and an alleged illegal acquisition of Kapkaron Farm (Nandi Hills).
- Appeared and made a presentation before the Parliamentary Committee on Lands on the NLC Amendments Bill and status of ownership of *LR. No.*

7545/3 IR No. 21038 forming the nucleus estate of Miwani Sugar Mills, *Public Petition no. 28 of 2025.*

- Participated in the Environment, forestry and Mining Committee Public Participation exercise in Turbo Manzini, Chepsiror (Bungoma) and Chepyuk Forests (Uasin Gichu).
- Stakeholder engagement with the Office of the Attorney General CCIOs to review their legal framework and propose amendments.

iv) **Institutional Strengthening, Capacity Building and Internal Governance**

- The Commission conducted trainings for Advocates on valuation and Taxation, Land administration, Survey as well as land use planning. This strengthened internal synergy, professionalised processes for public land transactions and built a more resilient and skilled legal team capable of delivering on the Commissions mandate.

2.5 KRA 5: Institutional Strengthening

The Commission's commitment to increasing and sustaining the capacity to perform its functions in relation to providing quality and timely services to the People of Kenya is indisputable and apparent. This argument is buttressed by the fact that the Commission has included Institutional Strengthening as one of the key result areas in its Strategic Plan 2021-2026 (SP). During the review period, the Commission's performance and achievements with regards to Institutional Strengthening are pegged on six broad categories namely:

i. Strengthening Human Resources Capacity;
ii. Improving the Work Environment;
iii. Records Management;
iv. Enhancing Corporate Image;
v. Strengthening Internal Systems and Processes for Efficient Service Delivery; and
vi. Promoting Effectiveness and Efficiency in Procurement Processes.

2.5.1 Strengthening Human Resources Capacity

2.5.1.1 Staff Performance Management and Reward System

In line with the provisions of Articles 41 and 232 of the Constitution, the Employment Act Cap 226, the public service frameworks and internal Human Resource policies, NLC as an employer, competitively recruited diverse employees and subsequently equipped them with the right skills in addition to enhancing their physical, mental and financial health.

The Commission endeavoured to improve staff performance using Staff Appraisal tool. In this regard, the Commission conducted staff appraisals for FY 2025/2026. Staff appraisals culminated in a report that informed decisions on possible areas of staff improvement.

2.5.1.2 Staff Training and Development

The Commission used various tools such as staff appraisals and surveys to identify staff training needs. Accordingly, the Commission facilitated its staff members to undertake training and development programmes on various thematic areas as summarized by Table 27.

Table 27: Staff Training on Various Thematic Areas

S/No.	Type/Name of training and Development programme	Male	Female	Total
1.	Electronic government procurement(e-GP) training supply chain staff	2	3	5
2.	Proficiency course for Clerical Officers	0	1	1
3.	Training on Legal Affairs, Dispute Resolution and Committee Effectiveness during the Legal Affairs and Dispute Resolution Committee Retreat	20	19	39
4.	Annual National Training Conference for Indigenous Women and 10th Anniversary Celebration of the Indigenous Women Council (IWC)	0	5	5
5.	Kenya National Research Conference	3	5	8
6.	Marine Spatial Planning Workshop	1	1	2
7.	Audit Committees' Training Workshop on Strengthening Internal Controls to assure zero fault audit	5	7	12
8.	9th Tokyo International Conference on African Development (TICAD) Training summit	1	1	2
9.	Training on Information Security, Digital Forensic and IT Fraud Investigation	2	2	4
10.	Mastering artificial intelligence & machine learning for business seminar	1	2	3
11.	International symposium on Transformative Leadership Training	2	1	3
12.	Finance & Corporate Planning (FCP), Supply Chain Management (SCM) and the Human Resources (HR) Committees Retreat Training	14	13	27
13.	Africa Employers' Training Summit	1	1	2
14.	Information & Communication Technology (ICT) administration Training on Dynamics 365 Business Central ERP	7	6	13
15.	Electronic Government Procurement (EGP) Training	80	70	150
16.	5th Annual Men Training in Human Resource convention	8	0	8
17.	4th Environmental Institute of Kenya (EIK) International Conference and Exhibition Training	6	5	11
18.	Training on Mastering Kenya Labour Laws & Employee Relations	1	2	3
19.	29th Annual Human Resource Management (HRM)Conference Training	11	10	21
20.	Annual Planners' Regional Convention Training	8	8	16

S/No.	Type/Name of training and Development programme	Male	Female	Total
21.	Institute of Certified Public Accountants of Kenya (ICPAK) Training	14	16	30
22.	Pre-retirement training	23	25	48
23.	Kenya Editors Guild Annual Convention Training	4	5	9
24.	Senior Management and County Coordinator's Workshop Training	30	32	62
25.	Transition to Accrual-based Accounting Training by the Public Sector Accounting Standards Board	6	4	10
26.	Virtual Sensitization Training Session on Land Use Planning	45	47	92
27.	Corporate Governance and Cultural Change Training Programme	35	36	71
28.	Refresher and Defensive Course for NLC drivers	14	1	15
29.	HIV/ AIDS Awareness Training	49	51	100
30.	Land Acquisition & Resettlement Management Training	5	7	12
31.	7th Women in Human Resource Convention Training	0	9	9
32.	Training on Alternative Dispute Resolution & Restoration	3	5	8
33.	Training on Data Protection & Report writing	1	1	2
34.	Senior Management Course	8	9	17
35.	12th Management International Human Resource (IHRM) Conference Training	5	6	11
36.	Strategic Leadership Development Programme(SLDP)	2	2	4
37.	Training on Result Based Monitoring & Evaluation	2	2	4
38.	Training on Public Transformational Leadership	3	2	5
39.	Kenya institute of Supplies Management (KISM) Training Workshop	6	8	14
40.	Supervisory Skill Development (SSDC) Training	1	1	2
41.	Internal Audit Training Sensitization	2	1	3
42.	Annual Women Institute of Certified Public Accountants of Kenya (ICPAK) Training	0	25	25
43.	Annual Planners Regional Convention	9	7	16
		440	464	904

The Commission further facilitated the induction of the newly-appointed Commissioners at the Kenya School of Government. As a follow up, the Commission convened a one-week Induction retreat for the newly appointed Commissioners in Mombasa to orient them on the Commission's mandate, operational framework, institutional priorities, and key programmes.



Figure 49: The Chairman, Commissioners, Secretary/CEO and KSG Director General, Professor Nura Mohamed (Ph.D., EBS) at Kabete Campus



Figure 50: The Orientation Retreat of Commissioners in Mombasa



Figure 51: A group Photo of the Chairperson, Commissioners and Secretary during the Orientation Retreat



ure 52: Training on Corporate Governance, Culture Change and Performance Management

2.5.1.3 Improving Staff Welfare

The Commission continued to invest in programmes aimed at boosting employees' level of satisfaction to enhance their productivity and promote the long-term success of the Commission. In this respect, the Commission sourced funds for staff house mortgage and car loans two (2) and three (3) staff members were awarded with the loans, respectively. The low absorption rate of both the staff house mortgage and car loans was occasioned by the low-budget allocation of 13,000,000 Kenya Shillings and 3,425,082 Kenya Shillings respectively.

Further, the Commission procured and operationalized four (4) staff insurance covers namely; Staff Medical Insurance, Group Personal Accident, the Work Injury Benefits Act (WIBA) Insurance and Group Life insurance.

In order to provide medical cover to staff after retirement, the Commission approved guidelines establishing Post-Retirement Medical Funds (PRMF) and the same is awaiting funding subject to advisory by an appointed actuary. The Commission

continued to support the National Land Commission Staff Retirement Benefits Scheme by making an employer contribution of 20% of each employee's basic salary towards pension savings, in addition to the 10% employee contribution for permanent and pensionable employees, while staff employed on contract were paid a gratuity equivalent to 31% of their basic salary.

The Commission through the Tume Sacco promoted economic and social welfare of its staff members by providing a reliable platform for regular savings and access to affordable credit. Currently, members of Tume Sacco stood at one hundred and thirty-one (131) with a total saving of 7,000,000 Kenya Shillings. Despite being new, the Sacco supported staff by relieving them from financial burdens.

Additionally, the established National Land Commission Staff Welfare Association (NLCSWA) continued to provide support to staff during financial emergencies to members during critical times like bereavement and weddings. The total saving stood at 8,909,798.00 Kenya Shillings. The Commission also provided benevolent funds/support to a tune of 1,674,375 Kenya Shillings during bereavement of staff nuclear family and biological/legal parents.

2.5.2 Improving the Work Environment

The Commission conducted a staff and work environment survey whose findings and recommendations were adopted by the Commission. The overall employee and work environment survey index stood at 85.43% suggesting that the overall atmosphere in the workplace was conducive to productivity and employee well-being. The implementation of the findings/recommendations begun and the same was to be undertaken in phases. Further, the Commission developed draft corporate culture framework and facilitated the training of mid-level managers on culture change. Lastly, the Commission registered its offices with the Directorate of Occupational Safety and Health Services (DOSHS) pursuant to section 44 of the Occupational Safety and Health Act, 2007.

2.5.3 Acquire and Maintain Appropriate Infrastructure

The Commission drafted and forwarded a concept note to the National Treasury requesting for funds to construct forty-five (45) county offices. Further, the Commission acquired seven (7) new vehicles to allow effective execution of its mandates and functions that span across massive geographical areas of the Kenya's territory. Equally important, the Commission purchased and installed twenty-four (24) bulk filers for safe storage of records.

2.5.4 Enhancing Corporate Image

2.5.4.1 Strengthen Engagements with all Stakeholders

The Commission conducted public education and awareness campaigns/ forums to enhance accountability and transparency and to sensitize the public on its mandate and functions. During the reporting period, the Commission focused on two strategies in its quest to strengthen engagement with stakeholders as summarized in table 28.

Table 28: Performance on Strengthening Engagement with Stakeholders:

Strategy	Activity	Remarks
Public education and awareness campaigns	The Commission; • Carried out sensitisation campaign targeting the Project affected persons (PAPs) in areas surrounding Thwake Multi-Purpose Dam Makueni Water Development Programme in Makueni County ahead of the final survey; • Conducted a public participation forum in Tharaka Nithi County ahead of the planned Compulsory Acquisition of Land for the expansion and construction of Itugururu Airstrip; • Participated and exhibited at the Kenya National Research Festival 2025 in Egerton University, Nakuru County; • With the support of Food and Agriculture Organisation (FAO of the United Nations (UN), the Commission exhibited and presented on *Digitizing Public Land Management: Enhancing Transparency, Accountability, and Accessibility Through Innovation* at the 9th biannual Devolution Conference in Homa Bay County. • Carried out public participation forums targeting the Project Affected Persons (PAPs) and leaders in Narok and Kisumu Counties ahead of the planned Compulsory Acquisition of Land for the SGR phase 2B and 2C. • Exhibited at the Women International Day 2026 Celebrations in Nakuru County. • Participated and exhibited in The Nairobi International Trade Fair • Carried out sensitisation campaign targeting the leaders to deliberate on the upcoming extension of the Standard Gauge Railway phase 2B and 2C. • Carried out sensitization campaign targeting the leaders, land experts and residents in Nawaitorong and Kanam wards in Turkana County as a part of the ongoing efforts to promote awareness on land ownership,	• The activities enhanced public awareness, participation and access to land information; supported transparent compulsory acquisition and compensation processes; promoted land justice and tenure security; and strengthened NLC's visibility, accountability and engagement with communities and stakeholders.

Strategy	Activity	Remarks
	registration and tenure security in the County. • Conducted land clinic in Machakos County during the Customer Service Week in October, 2025. • Participated in Kenya Land Alliance and Members *Baraza* on advancing land justice through collective action and policy influence	
Interagency consultative forums	The Commission; • Partnered with Landesa in a Government-Round -table meeting on Stand for Her Land Campaign (S4HL) in Kenya towards accelerating and entrenching women's land rights; • Planned and participated in the commemoration of the International Women's Day in March, 2026, under the theme "Rights. Justice. Action. For All Women and Girls. • Initiated partnership engagement with the Kenya Editors Guild	• The inter-agency engagements strengthened partnerships and coordination with government and sector stakeholders, advancing women's land rights, inclusive land governance and public awareness. • They also enhanced stakeholder collaboration and established strategic media partnerships to improve communication, public accountability and visibility of NLC's mandate and programmes.



Figure 53: NLC CEO Kabale Tache Arero delivers remarks at the Government Round-table Meeting on S4HL Campaign



Figure 54: H.E. President Dr. William Ruto's brief stop at the NLC's exhibition booth during the 9th Devolution Conference in Homa Bay County in August 2025

2.5.4.2 Improving Visibility

Table 29 captures of activities undertaken to improve the Commission's visibility.

Table 29: Commission's Brand Visibility Activities

S/No.	Brand Visibility Activity	Performance/Achievement	Remark
1.	Production and Distribution of Communication, Education and Public Awareness (CEPA) Materials	The Commission produced and distributed over 4,000 CEPA materials that included: • Frequently Asked Question (FAQs) Booklets • Flyers/brochures • Corporate Wear for the Commission • Publicity materials including banners, notebooks, dummies, identity tags, reports etc	• Distribution, especially for FAQs, was also done online through the commission website and social media pages; • The CEPA materials enhanced public awareness and access to accurate information on NLC's mandate, services and land governance processes.

2.	Media Presence	The Commission widely and positively appeared in the media in the following instances amongst others: • During Historical Land Injustices (HLI) Hearings in various counties including across the country. • The Chairperson was a panellist at the Katiba@15 panel discussion hosted by the Nation Media Group. • During the signing of Memorandum of Understanding (MOU) between NLC and CLAN • Other instances were during the land regularization in Mandera Township, Community Land Summit, final survey of Thwake Multipurpose Dam, Second Commissioners Exit dinner, sensitisation on SGR Phase 2B&C in Kisumu and Narok Counties, Land Rights Monitoring activity in Kajiado County, Public participation and sensitisation exercise within Horn of Africa Gateway Development Project (HoAGDP) Isiolo-Kulamawe-Modogashe Section, the swearing in ceremony for the new Chairperson and Commissioners • The Commission placed public service announcements/adverts in *MyGov*, including publication of a summary of the Status of County Spatial Planning and Call for Public Participation and Submission of Written Memoranda on the proposed regulations for Historical Land Injustices and Review of Grants and Dispositions	The Commission's media engagements and public service announcements enhanced visibility and public understanding of its mandate, programmes and services; promoted transparency and accountability; amplified stakeholder engagement on key land governance processes; and facilitated public participation in matters including Historical Land Injustices, land regularisation, spatial planning and proposed land regulations.
3.	Good corporate governance towards improving service delivery and visibility	Commission Charter approved	• The Commission Charter is a good governance tool that outlines the roles, responsibilities, and governance policies of the National Land Commission

			(NLC). It also details the principles and values of public service that guide the Commission's operations, including accountability, transparency, and ethical conduct.
5.	Up-to-date Website and Social Media pages	The commission continued to disseminate information to the public through various handles including the NLC website, X/Twitter and Facebook	This has continuously enhanced the Commission's visibility. The platforms also provide an avenue to engage with the public and Commission's stakeholders.

2.5.4.3 Partnerships and Collaborations

The Commission established and maintained strategic partnerships and collaborations to bolster the effective land administration and management by leveraging on the partners' respective capabilities and strengths as summarized by Table 30.

Table 30: Partners and Areas of Partnership

Partners/Collaborating Organization	Area of Collaboration/ Achievement in FY 2025/26
Government Agencies/Bodies	
Ministry of Lands, Public Works, Housing and Urban Development.	NLC collaborated with Ministry of Lands, Public Works, Housing and Urban Development in undertaking various activities including; lease preparations, the amelioration of informal settlement under Kenya Informal Settlement Improvement Programme (KISIP), regularization and confirmation of ownership through FOGA searches. In addition, the Ministry provided general correspondences to the Commission.
County Governments and Council of Governors (CoG)	NLC collaborated with County Governments by reviewing County Spatial Plans and providing advisories services on Natural Resource Management and land use planning in the counties. In addition, the counties and NLC work together in regularization of urban allocations, securing of public institutional land and streamlining of ownership documents.
Parliament of the Republic of Kenya	The Commission strengthened accountability to the people by responding to parliamentary queries though Parliamentary Committees and ensured prudent utilization of funds appropriated by Parliament for both recurrent and development expenditures.
State Law Office	Participated in a high-level stakeholder meeting with the Office of the Attorney General at the State Law Office. The meeting was focusing on a collective approach to coherent, sustainable and legally sound governance of critical land environment matters and the use of ADR and AJS to resolve such conflicts.

Partners/Collaborating Organization	Area of Collaboration/ Achievement in FY 2025/26
The National Treasury	The Commission collaborates with the National Treasury in budget preparation and resource allocation.
Environment and Land Courts (ELC), Land Acquisition Tribunal and Water Tribunal	The areas of collaboration between NLC and these Judicial bodies included: • Piloting of draft TDR community initiatives regulations. • Consultations on possibility of hosting Haki Kwa Ground system at the Judiciary e platform • Sensitization on mastering Appellate litigation in Kenya/Strategies, procedures and emerging trends. • Collaborated in holding Bar bench meetings; Milimani ELC bench meetings.
Ethics and Anti-Corruption Commission (EACC).	The Commission works closely with the EACC in recovery of public land
National Irrigation Authority (NIA)	NLC together with NIA are working to address the concerns surrounding the Lower Kuja Irrigation Project
National Government Administration Office (NGAO)	NLC together with NGAO held a joint public Baraza that brought together members of the public, key stakeholders and Project Affected Persons (PAPs) to discuss the construction of the Naivasha- Kisumu Standard Gauge Railway Phase 2B&C project.
KISIP II	Commission collaborated with the Kenya Informal Settlements Improvement Project (KISIP II) to regularized urban land allocations across various counties.
Partners in the implementation of national infrastructure project. (KeNHA, REREC, Kenya Railways, KPLC)	National Land Commission Compulsory acquisition of land for government projects and securing of the same through final survey
Lamu Port-South Sudan-Ethiopia Transport (LAPSSET) Corridor Development Authority	The Commission collaborates with LAPSSET in facilitating land acquisition to support the implementation of LAPSSET infrastructure projects.
Development Partners	
Food and Agricultural Organization (FAO) and the European Union (EU)	The Commission in collaboration with FAO in the following activities: • Conducted land clinic workshops to sensitize stakeholders in Makueni and Nyeri counties under the Land Governance Programme. • Finalization and launch of land governance Frequently Asked Questions (FAQs) • The Commission partnered with FAO in holding a consultative forum in Mapping and reengineering of Land administration and Management processes aimed at Developing an integrated digital land administration system (Automation of the Commission Processes) • Partnered with the Commission in developing guide on Land Use and Management Plan (LUMP) • The Commission together with FAO held Stakeholder engagement on dissemination of Research findings on effect

Partners/Collaborating Organization	Area of Collaboration/ Achievement in FY 2025/26
	of land fragmentation & draft advisory on Minimum Viable Agricultural Land Sizes in Kenya in addition to the drafting of an advisory on the same.
World Bank, African Development Bank (AFD)	• The Commission continued to collaborate with the Horn of Africa Gateway Development Project (HoAGDP), a World Bank-funded regional initiative, in implementing land acquisition and land governance activities to support infrastructure development and regional connectivity • Additionally, the Commission works together with World Bank and AFD work together on Kenya Informal Settlement Improvement Scheme (KISIP) to enhance security of tenure.
Universities and Research Institutes	
University of Nairobi	The Commission with the University of Nairobi in planning for and implementing the annual research conference
International and Intergovernmental Organizations	
IGAD	The Commission, in partnership with the Inter-Governmental Authority on Development (IGAD), finalised the Community Land Investigation Framework for Sustainable Conflict Resolution in West Pokot and Turkana under the Karamoja Cluster by IGAD. The development of this Framework involved conducting field engagements in Turkana, West Pokot in Kenya and Kotido in Uganda
South Sudan Land Commission	NLC together with South Sudan Land Commission agreed on bilateral relations between the two institutions to identify opportunities for collaboration in governance.
SMEC Consultants	NLC in collaboration with Ministry of Water, Sanitation & Irrigation and in support from SMEC consultant and local leaders, launched a sensitization targeting Project Affected People in areas around Thwake Multipurpose Water Development Program
International NGOs	
WYSS Academy for Nature Kenya	The Commission partnered with WYSS academy in Natural Asset mapping for Isiolo, Laikipia and Samburu Counties
Landesa	The Commission in partnership with Landesa, participated in Government Roundtable meeting on Women Land Rights and the Stand for Her Land Campaign (S4HL) in Kenya held in July 2025 in Nairobi.
CSOs, CBOs and NGOs	
Kenya Land Alliance (KLA)	The NLC participated in the KLA Annual Members *Baraza* held at Ufungamano House, Nairobi, under the theme "Advancing Land Justice through collective Action and Policy Influence"
Media	

Partners/Collaborating Organization	Area of Collaboration/ Achievement in FY 2025/26
The Commission collaborates with media in dissemination of information on Land. The collaboration facilitates public awareness of commission activities and promotes transparency and accountability.	
Constitutional Commissions and Independent Offices	
Constitutional Commissions and Independent Offices CCIOs	The Commission joined other CCIOs in marking 15 years of the Constitution (The Constitution@15) which was themed 15 years later: The Constitution and us. The Commission continued collaborating with CCIOs in executing their common mandate under Article 249 of CoK.



Figure 55: NLC and CLAN renew partnership

Further, the Commission continued to strengthen and expand partnership with national, regional and international organizations. In this regard, the Commission held a meeting with the United Nations Economic Commission for Africa (UNECA) on 16th of December, 2025, to explore potential areas of collaboration. The Commission also hosted the United Nations Human Settlement Programme (UN-Habitat) for discussions on potential areas of collaboration and opportunities for strengthening cooperation.

To further foster partnerships, the Commission signed a three-year Memorandum of Understanding (MoU) with the International Land Coalition (ILC) and the Land Development and Governance Institute (LDGI). The partners identified key areas of collaboration and developed a work plan to guide the implementation of the partnership.

In addition, the Commission signed a Memorandum of understanding with Community Land Action Now (CLAN), to work together in protecting community and indigenous land rights across Kenya. The Commission also facilitated a benchmarking engagement with the Federal Government of Somalia on Land Governance, providing an opportunity for knowledge sharing on land Administration and governance practices.

Lastly the Commission expanded its partnerships through a consultative meeting with the Kenya Editors Guild (KEG) to explore areas of collaboration in the strengthening land governance through responsible media engagements.

2.5.5 Strengthening Internal Systems and Processes for Efficient Service Delivery

2.5.5.1 Effective Performance Management, M&E and Reporting

The Commission continuously monitored the performance of the implementation of the Strategic Plan 2021-2026, and subsequently, developed four quarterly performance reports. The recommendations made in these reports were critical to enhancing the Commission's compliance with the relevant Constitutional and statutory provisions as well as aligning its activities to the government development blueprints and agendas, particularly the Vision 2030, MTP IV and the Bottom-up Economic Transformation Agenda (BETA). Additionally, the Commission developed the Annual Workplan for FY2026/2027. Importantly, the made significant strides with respect to Strategic Planning.

Strategic Planning

61.8%

The performance of the Commission in relation to implementing programmes planned under Strategic Plan 2021-2026

FY2025/2026 marked the last year of the implementation of the Commission's second Strategic Plan 2021-2026. In this regard, the Commission conducted the end-term evaluation of Strategic Plan (2021-2026) to assess the degree to which the planned activities were implemented, their effectiveness and relevance as well as impact to the intended beneficiaries.

The review was mainly guided by the Monitoring and Evaluation framework as well as additional information derived from various directorates and departments collected through surveys and questionnaires, document reviews, consultative workshops and focus groups. The analysis of the results showed that performance of the Commission with respect to implementing the planned programmes was above average standing at 61.8%.

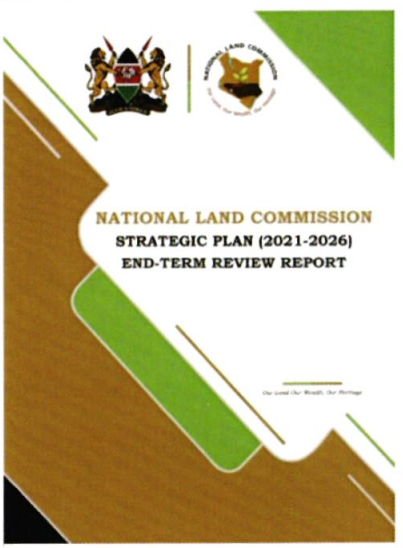


Figure 56: SP Review Report

Subsequently, the Commission drafted the Strategic Plan 2026-2031, which outlines the proposed objectives, strategies and targets of the Commission in executing its mandate. This Strategic Plan will define the Commission's strategic direction for the next five years.

2.5.5.2 Leveraging ICT in all the Operations

ICT Strategic Areas, Key Achievements and Institutional Outcome

To enhance operational efficiency, strengthen service delivery, and support the effective execution of its constitutional mandate, the Commission continued to strategically leverage Information and Communication Technology (ICT) across its operations. ICT remains a critical enabler of the Commission's digital transformation agenda, supporting the automation of business processes, integration of information systems, improved access to information, enhanced institutional productivity, and strengthened decision-making. During the reporting period, the Commission continued to deploy, maintain, and enhance ICT infrastructure, systems, and services to support its business operations and service delivery. The Commission's performance in leveraging ICT during the reporting period is summarized in Table 31.

Table 31: ICT Key Achievements/Performance

S/No.	Strategic Area / Activity	Achievement
1	Establishment of ICT Disaster Recovery Capability	The Commission established a cloud-based Disaster Recovery capability and executed a service-provider contract for its implementation and operation. This strengthened the Commission's capacity to recover critical ICT services and maintain business continuity in the event of disruption to its primary ICT infrastructure.
2	Maintenance of Data Centre Infrastructure	The Commission executed a Service Level Agreement (SLA) for data centre maintenance, covering technical, preventive and corrective maintenance of the primary data-centre infrastructure. This strengthened the availability, reliability and continuity of critical ICT services supporting the Commission's operations.
3	Enhancement of Internet Connectivity and Digital Access	The Commission established and maintained reliable internet connectivity at Headquarters and County Offices and executed an ISP contract covering connectivity, web, domain and hosting services. The Commission also successfully transitioned its official domain from landcommission.go.ke to nlc.go.ke. These interventions improved access to corporate systems and digital services and strengthened the Commission's institutional digital identity and online presence.
4	Strengthening of Cybersecurity and Information Security	The Commission acquired and commenced implementation of an enterprise cybersecurity solution and undertook regular vulnerability assessments of ICT systems and infrastructure. Identified vulnerabilities were documented and mitigation measures implemented. These interventions strengthened the Commission's proactive identification, management and mitigation of cybersecurity and information security risks.
5	Enhancement of Unified Communication Services	The Commission expanded its Unified Communication Solution to Headquarters and County Offices, strengthening institutional communication, collaboration and coordination and supporting more efficient engagement and service delivery across the Commission.
6	Establishment and Enhancement of County Office Network Infrastructure	The Commission established Local Area Networks (LANs) in 11 County Offices, providing structured and secure network connectivity for corporate applications and digital services. This strengthened reliable and secure access to

S/No.	Strategic Area / Activity	Achievement
		ICT-enabled services at County level and supported decentralised service delivery.
7	Maintenance and Support of Haki Kwa Ground Case Management System	The Commission executed a Service Level Agreement (SLA) for the maintenance and technical support of the Haki Kwa Ground Case Management System, which supports the Commission's Legal Department. The intervention enhanced the availability, reliability and continuity of digital legal case management, including access to and management of case information.
8	ICT Equipment Acquisition, Software Licensing and Maintenance	The Commission acquired 208 assorted ICT hardware items and 125 software licences and undertook maintenance and repair of existing ICT equipment. This increased the availability and capacity of ICT resources required to support the Commission's institutional operations and delivery of ICT-enabled services.
9	ICT Governance and Policy Framework	The Commission reviewed and institutionalised its ICT Policy, strengthening the framework for ICT governance, accountability, resource management and standardisation and providing a basis for aligning ICT resources and initiatives with the Commission's strategic objectives.
10	Development and Operationalisation of Assets and Inventory Management System to Support Supply Chain management	The Commission developed and operationalized an Asset and Inventory Management System to automate and streamline the management and tracking of institutional assets, inventory and related supply chain processes. The system enhanced assets visibility, inventory control, accountability transparency and operational efficiency. Thirty (30) users were trained to facilitate effective adoption and utilization of the system.
11	Upgrade and Operationalisation of Human Resource Management System (HRMS)	The Commission upgraded and operationalised the Human Resource Management System (HRMS) and incorporated additional modules supporting Human Resource and Administration processes. The expanded functionality enhanced the automation, integration and efficiency of HR and Administration functions, improved accessibility of human resource information and reduced reliance on manual processes.

S/No.	Strategic Area / Activity	Achievement
12	Maintenance and Enhancement of Data Repository System	Following the launch of the Data Repository System, the Commission continued to maintain and support the system to ensure its availability and sustained functionality. This supported the centralised storage, management, accessibility and preservation of institutional data and information, thereby strengthening information management and access to organisational records and data resources.
13	Re-engineering, Digitisation and Digitalisation of Business Processes	The Commission re-engineered and digitised business processes and records through the establishment and implementation of the Public Land Information Management System (PLIMS). PLIMS is being developed to automate key public land management functions, including land allocation, compulsory acquisition and other core mandate processes, while facilitating the digitisation and integration of public land records and information. The initiative advanced the Commission's digital transformation agenda, with improved potential for process efficiency, accessibility, integration and traceability of public land information.

A Brief About the Commission's Digital Transformation Agenda

During the reporting period, the Commission made significant progress in advancing its digital transformation agenda through the development of the Public Land Information Management System (PLIMS). With technical support from the Food and Agriculture Organization of the United Nations (FAO) and World Bank under the Digital Land Governance Programme (DLGP), the Commission undertook a comprehensive review and re-engineering of its land administration and management processes.

A consultative forum was convened to map, analyze and streamline the Commission's existing business processes, resulting in the development and documentation of workflows for key land administration and management functions. The exercise provided a critical foundation for the automation and integration of the Commission's business processes into a unified digital platform.

Building on the developed workflows, the PLIMS is currently under development, with the system being designed to support efficient, transparent and integrated management of public land information and processes. Once implemented, the

system is expected to enhance service delivery, strengthen process efficiency and accountability, support the effective execution of the Commission's constitutional mandate, and facilitate interoperability with the National Land Management System (ArdhiSasa).





Figure 57: Commissioner Dr. Julie Oseko and Members of Secretariat during the Consultative Forum

2.5.5.3 Internal Audit and Risk Management

The Audit and Risk Management Committee, together with the Department of Internal Audit and Risk Management, continued to play a critical role in strengthening the Commission's governance, risk management and internal control environment during the reporting period. The internal audit function provided independent and objective assurance and advisory services aimed at enhancing the effectiveness of risk management, internal controls, governance processes and the overall efficiency of the Commission's operations.

During the period under review, the Internal Audit function undertook risk-based audit assignments covering selected areas of the Commission's operations and prepared twelve (12) audit reports. The audits identified control gaps, operational risks and areas requiring management attention and provided recommendations aimed at strengthening controls, improving compliance, enhancing operational efficiency and safeguarding public resources.

The Audit and Risk Management Committee provided oversight on the internal audit function, including consideration of audit reports and follow-up on the implementation of agreed audit recommendations. This oversight strengthened accountability by ensuring that identified control weaknesses were brought to the attention of responsible officers and that corrective actions were initiated.

These internal audit and oversight interventions contributed to strengthening the Commission's internal control and financial management environment and supported the Commission in achieving a clean audit report/opinion from the Auditor-General for the period under review. The outcome reflects the collective efforts of the Commission in enhancing compliance, accountability, financial stewardship and the effectiveness of its control systems.

The timely implementation of audit recommendations remains critical to deriving the full value of the internal audit function. Management's timely implementation of agreed recommendations will contribute to stronger internal controls, improved compliance with applicable laws, policies and procedures, better management of institutional risks, prudent utilization of public resources and enhanced transparency and accountability in service delivery.

Going forward, the Commission will continue to strengthen the internal audit and risk management functions, enhance follow-up of audit recommendations and promote a risk-aware control environment across its operations. These measures will support continuous improvement and reinforce the Commission's commitment to good governance, accountability and effective delivery of its constitutional mandate.

2.5.6 Promoting Effectiveness and Efficiency in Procurement Processes

In compliance with the presidential directive of 21st November 2024 and the subsequent public finance management reforms being spearheaded by the National Treasury, NLC transitioned all its procurement processes to electronic government procurement (e-GP) system. These reforms are geared towards promoting efficiency, effectiveness and value for money in public procurement.

For effective transition, the Commission facilitated its relevant staff members to undertake the end-to-end training that was conducted by the National Treasury. The Training equipped the staff with the requisite skills for annual procurement planning, requisition, tender processing, bid evaluations, contract management and supplementary budget templates via the e-GP Portal.

Further, the Commission prepared its FY 2025/2026 procurement plan in conformance with Section 53 of the Public Procurement and Asset Disposal Act 2015 and Part VI of the Public Procurement and Asset Disposal Regulations 2020. 30% of the procurement opportunities were allocated to special groups (AGPO) in the spirit of Article 10,27,54,55,56,201,227 and 232 of the Constitution of Kenya 2010 and

the Public Procurement and Asset Disposal Act, 2015. The Annual Procurement Plan was uploaded on the e-GP system.

The Commission also procured critical office supplies (Stationeries, Computers, and office furniture) to support directorates and units for operational efficiency.





Figure 58: Offloading the Procured Assets

CHAPTER 3: FINANCIAL PERFORMANCE AND STATEMENTS

The Commission's Financial Statements were prepared in accordance with the International Public Sector Accounting Standards (IPSAS) Accrual Basis of Accounting Method. This section of the Annual Report demonstrates the Commission's accountability and allows the people of Kenya to scrutinize our utilization of public financial resources.

3.1 Approved Budget for FY2025/26

In FY2025/26, the Commission had a gross budget of Kshs. **6,109,334,316** which was both Recurrent and Development. This translated to a budget increment of Kshs. **3,853,957,887** compared to the gross allocation of Kshs. **2,255,376,429** in FY2024/25.

3.2. Approved Budget Allocation per Sub-programme

The Commission spent the gross budget under the Land Administration and Management programme, which is broken down into the following sub-programmes shown in Table 32.

Table 32: Approved Budget Allocation per Sub-programme

Economic Classification	Approved Budget Allocation	Actual Payments
Compensation of Employees	1,387,940,000	1,400,344,809
Use of goods and services	4,138,437,730	4,122,692,740.25
Transfers to Other Government Units	300,000,000.00	300,000,000.00
Acquisition of Non-Financial Assets	265,831,174.00	264,759,407.05
Acquisition of Financial Assets	17,125,412	17,125,412
Total Payments	**6,109,334,316**	**6,104,922,368.30**

3.3 Budget Utilisation Per Economic Classifications

The Commission spent **Ksh. 6,104,825,742** against an approved budget of **Ksh. 6,109,334,316.00** representing absorption of **99.93%**. Utilisation of the budget was carried out through various activities (economic classifications) as shown in Table 33.

Table 33: Budget Utilisation per Economic Classification

Economic Classification	Approved Budget Allocation	Actual Payments
Compensation of Employees	1,387,940,000	1,400,344,809
Use of Goods and Services	4,138,437,730	4,122,692,740.25
Transfers to Other Government Units	300,000,000.00	300,000,000.00
Acquisition of Non-financial Assets	265,831,174.00	264,759,407.05
Acquisition of Financial Assets	17,125,412	17,125,412
Total Payments	**6,109,334,316**	**6,104,922,368.30**

Based on the actual payments presented in Table 32, it was observed that 22.94% of the Commission's expenditure was utilised on Compensation of Employees, while 67.53% was utilised on Use of Goods and Services. Transfers to Other Government Units accounted for 4.91% of total payments, while 4.34% was utilised on the Acquisition of Non-Financial Assets. Acquisition of Financial Assets accounted for 0.28% of the total expenditure.

Overall, the Commission utilised KShs. 6,104,922,368.30 against an approved budget allocation of KShs. 6,109,334,316, representing an overall utilisation rate of approximately 99.93%.

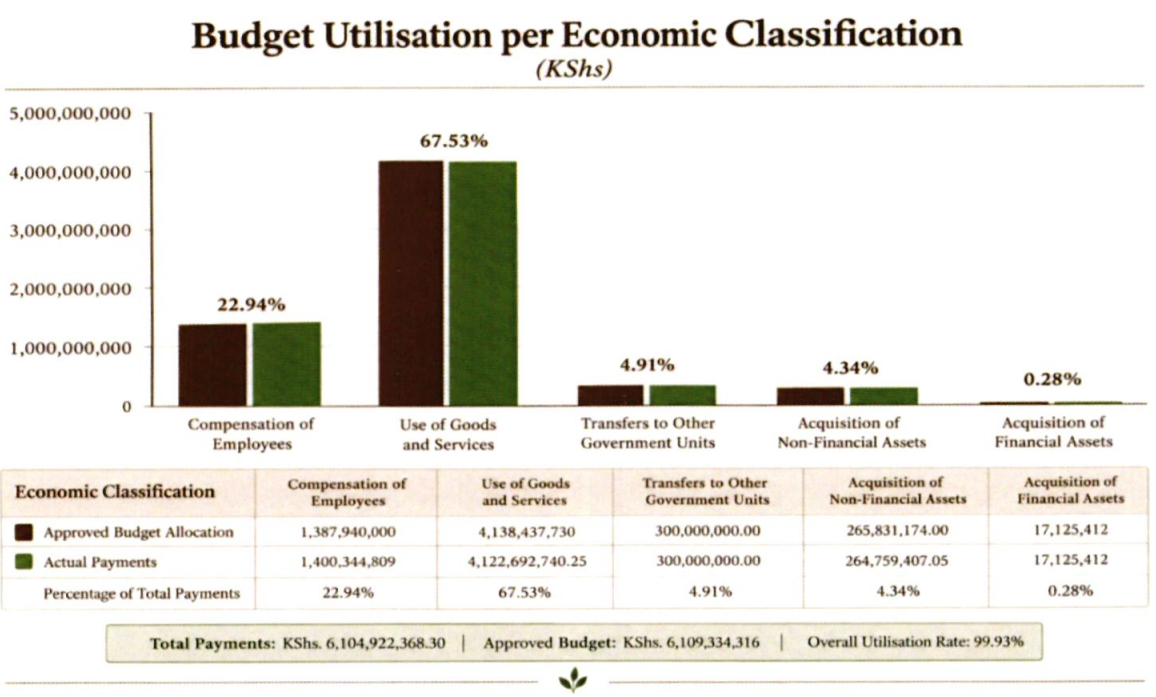


Figure 59: Budget Utilization as per Economic Classification Item

3.4 Total Payment Breakdown

Table 34:Total Payment Breakdown

Payments	2025-2026	2024-2025	Change
	Kshs	Kshs	Kshs
Compensation of Employees	1,400,344,809	1,295,887,461.40	104,457,347.60
Use of goods and services	4,122,692,740.25	956,152,343.50	3,166,540,396.75
Social Security Benefits	0	0	0.00
Acquisition of Assets	281,884,819.05	2,365,325.00	279,519,494.05
Other Expenses-Compensation	300,000,000	0	300,000,000.00
Board Expenses	-	-	
Total Payments	**6,104,922,368.30**	**2,254,405,129.90**	**3,850,517,238.40**

3.5 Management and Administration of Compensation Fund

Section 111(1A) of the Land Act 2012 requires the acquiring bodies, in the case of compulsory land acquisition, to deposit compensation funds with the Commission in addition to survey fees, registration fees, and any other costs before the acquisition is undertaken. During FY 2025/26, the Compensation Fund received Ksh. 10,380,325,555 from acquiring entities. In addition, the Commission brought forward funds from FY 2024/2025 of Ksh. 15,231,438,939, making a total of Ksh. 25,611,764,494 available for payment to Project Affected Persons (PAPs).

CHAPTER 4: CHALLENGES AND RECOMMENDATIONS

I. **Transitional Bottlenecks/A Period of Halted Policy Formulation**: The Commission remained partially constituted for four months after the term of second Commission's Chairperson and six commissioners expired. The Commission, therefore, could not formulate and issue binding policy decisions or directives due to a lack of quorum. This paralysis and governance bottleneck were a direct consequence of the quorum rule set by the Commission's governing statue, the NLC Act 2012, under Item 3 of the Fourth Schedule. Therefore, the Commission could not effectively fulfil its statutory mandate because the Secretariat is legally-barred from executing the policy-making mandate.

Recommendation: Going forward, all the stakeholders involved in the recruitment and appointment of Commissioners may wish to take into consideration any potential legal, political, and administrative impediments that could affect the timely progression of the process, with a view of facilitating its smooth and efficient transition.

II. **Lack of Enforcement Powers and Feedback Mechanisms on Recommendations Issued by the Commission**: Section 33(1)(d) of NLC Act requires the Commission to report on recommendations it makes to the county or national governments or to any state agency or organ and the action taken on such recommendations. NLC makes many recommendations in the form of advisories as contained in Chapter 2 of this report. However, once the Commission submits the recommendations, implementation depends on the receiving body. The Commission, therefore, experiences difficulties in reporting the action taken on the issued recommendations because of the lack of a strong legal requirement forcing agencies to report back or act within a timeline.

Recommendation: Through legislation, Parliament to consider giving the Commission the enforcement powers and obligate receiving agencies to report actions taken on the issued recommendations within established statutory timelines. Particularly, the Commission in collaboration with the National Assembly departmental committee on Lands to sponsor the preparation of regulations under section 9 of PLUPA cap 303 and any other legislation on enforcing the monitoring and oversight mandate.

III. **A significant backlog of Cases:** As at the close of FY2025/26, the Commission was grappling with over 4,000 active court cases across all levels of the judiciary. The challenge was compounded by over 2,000 cases related to the review of grants and disposition of public land and thousands of unresolved HLI claims.

Recommendation: The Commission will reduce the litigation caseload through partnering with the judiciary to apply jurisdictional filtering to ensure only cases that meet defined parameters are allowed to proceed to full hearing. Further, the Commission will refer more cases to the Alternative Dispute Resolution (ADR) mechanism.

IV. **Resource Constraints:** The Commission in Kenya continued to experience significant resource constraints in FY2025/26, which created gaps in its ability to execute core mandates. The challenge of resource constraint was characterized by inadequate and unreliable funding, insufficient technical staff, and limited equipment, transport, and office space. Particularly, the disparity between budgeted requirements and actual allocations was too conspicuous.

Recommendation: The Commission should embark on a deliberate approach to resource mobilization, including strengthening engagement with the National Assembly, National Treasury and building strategic partnerships with Development Partners and other public institutions.

V. **Inter & Intra-boundary disputes:** Disputes between communities and counties during registration of community land made engagement in such areas very sensitive and tense.

Recommendation: The Commission beseechs the National government to demarcate boundaries between the counties and within the counties.

VI. **Institutional Coordination:** Poor coordination between national, county governments and other public agencies lead to slow data exchange and duplication of efforts

Recommendations: Establish inter-agency linkages with clear protocols for collaboration between the NLC, national/county governments, and public institutions by implementing monitoring mechanisms, like joint audits, to minimize delays and improve stakeholder satisfaction.

VII. **Inadequate Public Awareness**: Limited public knowledge of land administration and management processes leads to submission of incomplete applications which leads to lengthy procedures.

Recommendation: Launch nationwide sensitization campaigns on the requirements for land administration processes and procedures to reduce incomplete submissions. This can be achieved through developing of a user-friendly guides and online portals for self-education, finalize and publish the manual on Land Administration & Management Processes and Procedures.

VIII. **Lack of a Comprehensive Assessment of Status of Land Use Planning**: This comprehensive assessment is necessary to inform the monitoring and oversight responsibilities on land use planning of the Commission.

Recommendation: The Commission to prioritize the preparation of a comprehensive assessment (National Baseline) of land use planning in the country.

IX. **Political Interference**: Political pressure affects land allocation and decision-making. They lead to delayed decision-making in major projects. Additionally, Election Cycles and Policy Shifts affects administrative processes and consequently disrupting project continuity.

Recommendations: Develop continuity plans that transcend election periods to maintain project momentum and build political goodwill by involving leaders in non-partisan land reform dialogues.

ANNEXURES

Annex 1: Compulsory Acquisition Projects

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
1.	Karimenu Dam Project-Kiambu County	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Disbursement of funds to PAPS ongoing. Part of at inquiry stage.
2.	Construction of Gatundu Water Supply and Sewerage Project – Handege Water Supply	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Notices of Taking Possession served to PAPs
3.	Construction Of Gatundu Water Supply And Sewerage Project – Ngenda Water Supply	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Awaiting Funds from Acquiring Body
4.	Machakos Water Supply Project	Machakos	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Awaiting Funds from Acquiring Body
5.	Gatundu Water And Sewerage Project-Sewerage Component	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Payment ongoing. Awaiting remittance of outstanding funds by acquiring body.
6.	Mwala Cluster Water & Sanitation Project	Machakos	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Pending issuance of awards
7.	Machakos Sanitation Project-Machakos County	Machakos	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Notices of taking possession issued for Phase 1 Payment ongoing for Phase 2

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
8.	Construction of Raw and Treated Water Works - Phase II	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Notices of taking possession issued
9.	Ruiru II Dam Project	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Few unpaid PAPS due to Court cases
10.	Construction of A Solar Farm and Water Treatment Works in Wote	Makueni	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	At inquiry stage
11.	Construction of Geotechnical Study for the Proposed Ndarugu II Dam Project under Public Private Partnership	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Pending inspections. PAPs rejected acquisition process claiming several projects within Gatundu have led to total displacement.
12.	Thika Water & Sanitation Project (Danida)	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Awaiting gazettement
13.	Kiambu Water Supply Project	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Awaiting gazettement
14.	Murang'a Cluster Water & Sewerage Project	Muranga	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Await preliminary documents for gazettment.
15.	Githunguri Water & Sanitation Project	Kiambu	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Awaiting gazettement
16.	Establishing A County Aggregation and Industrial Park – Elgeyo	Elgeyo Marakwet County	County Government of Elgeyo Marakwet	Industrialization & Trade	Awaiting remittance of funds from Acquiring Body

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
17.	Embu Water & Sewerage Project	Embu	County Government of Embu	Water & Sanitation	Compensation finalized
18.	Kwa Mbila Earth Dam Project	Makueni	County Government of Makueni	Water & Sanitation	Pending issuance of notices of taking possession
19.	Construction of Itangini Business Centre	Makueni	County Government of Makueni	Industrialization & Trade	Awaiting facilitation for inspection
20.	Construction of Muhuru Pier In Migori County	Migori	County Government of Migori	Industrialization & Trade	Inquiry stage
21.	Expansion of Itugururu Agricutural Training Institute -Tharaka Nithi County	Tharaka Nithi	County Government of Tharaka Nithi	Transport and Infrastructure	Notices of Taking possession issued
22.	Itugururu Solid Waste Management Site - Tharaka Nithi County	Tharaka Nithi	County Government of Tharaka Nithi	Water & Sanitation	Notices of Taking possession issued
23.	Suswa Geothermal Project	Nakuru	Geothermal Development Company (GDC)	Energy	Valuation report forwarded to GDC
24.	Baringo –Silali GDC Project	Baringo	Geothermal Development Company (GDC)	Energy	Payment stage-Pending disbursement of funds to PAPs
25.	Menengai Geothermal Access Road	Nakuru	Geothermal Development Company (GDC)	Energy	Payment stage. Pending disbursement of funds to PAPs
26.	Angama Airstrip-Narok	Narok Conty	KAA	Transport and Infrastructure	Awaiting facilitation to undertake inspections.
27.	Construction of EAC Kenya-South Sudan Road Link-Kitale-Morpus Road Upgrading Of Kitale-Morpus Road	Trans-Nzoia County	KeNHA	Transport and Infrastructure	Funds requested

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
28.	Realignment Of Homabay-Rongo Road To Allow Expansion Of Kabunde Airstrip	Homa Bay	KeNHA	Transport and Infrastructure	Gazettement stage
29.	Malindi Airport-Phase 1 & 2	Kilifi	Kenya Airports Authority (KAA)	Transport and Infrastructure	Valuation Schedules awaiting approval for issuance of awards
30.	Expansion Of Itugururu Airstrip	Tharaka Nithi	Kenya Airports Authority(KAA)	Transport and Infrastructure	Valuation Schedules awaiting approval for issuance of awards
31.	Kenol – Sagana – Marua Highway Improvement Project Dualing Kenol-Sagana-Marua (A2) Road-Kirinyaga & Nyeri Counties	Nyeri	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting facilitation to undertake awarding exercise.
32.	Mariakani Kaloleni Kilifi Road Project	Kilifi	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment stage few unpaid PAPs due to court cases, succession, missing documents.
33.	Isinya - Konza – Malili (B50) Road Project	Kajiado	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting facilitation to undertake distribution of gazette notices and inspections.
34.	Construction of Ena-Ishiara-Chiakariga-Meru Road Project-Embu, Tharaka Nithi & Meru Counties	Embu, Tharaka Nithi, Meru	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payments for payable PAPs ongoing.Partly undertaken by the Ministry.
35.	Construction of Mombasa -Mariakani(A109) Road (Lot 2)	Mombasa, Kilifi	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	1. Awaiting remittance of compensation funds by the acquiring body 2. Pending issuance of awards to around 250 PAPs 3. Pending grievances hearing and determinations

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
36.	Project Name: Lake Victoria Ring Road	Busia, Kisumu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	1. Awaiting Gazettement of notice of intention to acquire. 2. Pending facilitation to undertake inspections.
37.	Horn of Africa Gateway Development Project – Lot 1 & 2 (Isiolo-Kulamawe-Modogashe Section)	Isiolo, Garissa	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Grievances redress report and valuation schedules submitted to acquiring authority. Awaiting disbursement of compensation funds to PAPS by KeNHA. The remaining road sections at various stages of acquisition.
38.	James Gichuru Junction-Rironi Junction (A104/B3) Road Project	Nairobi, Kiambu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting compensation funds for the unremitted amounts
39.	Kibwezi-Mutomo-Kitui-Kabati-Migwani Road	Kitui, Makueni	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting compensation funds from acquiring authority
40.	The Multinational Bagamoyo - Horohoro/Lungalunga – Malindi Road Project (Dualling Of Nyali Bridge – Mtwapa Kwa Kadzengo Road Section)	Mombasa, Kilifi, Kwale	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Remittance of compensation funds for the cleared paps ongoing.
41.	Second Carriageway of Athi River – Machakos Turnoff	Machakos	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payments ongoing. Few PAPs unpaid due to court cases, succession, disputes, missing documents
42.	Garsen – Witu - Lamu Road Project, Lamu County	Lamu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting compensation funds for the unremitted amounts
43.	Nuno – Modogashe Road Project	Garissa	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting outstanding compensation funds

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
44.	North Horr – Marsabit (B75) Road Project Construction	Marsabit	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Pending remittance of compensation funds by acquiring authority. Pending issuance of awards
45.	Mombasa Southern Bypass (Dongo Kundu) Road Project / Mpard (Mombasa Port Area Road Development Project)	Mombasa	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Pending remittance of outstanding compensation funds by acquiring authority.
46.	Nairobi Expressway Road Project	Nairobi	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Pending remittance of outstanding compensation funds by acquiring authority.
47.	Nairobi Western Bypass	Kiambu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Pending remittance of outstanding compensation funds by acquiring authority.
48.	Mombasa Gate Bridge Road Project	Mombasa	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Pending remittance of compensation funds by acquiring authority.
49.	Eastern Africa Regional Transport, Trade and Development Facilitation Project (Earttdfp) – Lokichar – Napapal Road	Turkana	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payments ongoing. Road construction complete
50.	Kitale-Endebess-Suam (C45) Road Project-Trans-Nzoia County	Trans-Nzoia	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Pending remittance of outstanding compensation funds by acquiring authority.
51.	Magongo And Oil Refinery Roads-Mombasa County	Mombasa	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awards issued and notices of taking possession served to the paid PAPs
52.	Chebilat (Sotik)-Ikonge – Chabera Road (A1) Project	Homabay, Kericho, Nyamira, Bomet	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment stage for remitted amounts. Awaiting remittance of outstanding funds.

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
53.	Ahero-Kisii And Kisii-Isebania (A1) Road Project	Kisumu, Homabay, Nyamira, Kisii, Migori	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payments for remitted funds ongoing. Awaiting remittance of outstanding compensation funds.
54.	Proposed Development, Operations and Maintenance of The Nairobi-Nakuru-Mau Summit (A8/A8 south) Highway (Ppp) Project	Kiambu, Nyandarua, Nakuru	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Land Acquisition complete Verification, validation & documents collection of road side traders ongoing.
55.	Dundori-Olkalou-Njambini Road Project	Nyandarua	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	At payment Stage. NLC Handled addendums only. Ministry of Lands did most of the land acquisition.
56.	Kangema - Gacharage (C70) Road Project	Murang'a	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	At payment Stage. NLC Handled addendums only. Ministry of Lands did most of the land acquisition.
57.	Mwatate - Taveta/Holili (A23) Road Project	Taita Taveta	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	At payment Stage. NLC Handled addendums only. Ministry of Lands did most of the land acquisition.
58.	Siaya- Ruambwa Road Project	Siaya	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment Stage
59.	Sotik - Cheborge - Roret - Sigowet Road Project	Kericho, Bomet	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment Stage
60.	Masara - Suna - Kehancha & Awendo - Mariwa Road Project	Migori	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment Stage
61.	Kisumu Northern Bypass	Kisumu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment Stage
62.	Thika Road Superhighway Project	Nairobi	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting remittance of outstanding compensation funds.

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
63.	Likoni Floating Bridge - 4 No. Parcels Of Land	Mombasa	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting additional funds from Acquiring Authority. Due Dilligence in progress for Starehe Boys Property - M.S./ Block 1/ 182
64.	Kericho - Mau Summit - Nyamasario Junction	Kericho	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment Stage
65.	Kericho Interchange	Kericho	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment Stage
66.	Thika Road (Ruiru Block 7 / Junction Of Eastern And Southern Bypass)- BRT	Kiambu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting further instructions from acquiring Authority.
67.	Posta- Maralal(Mugie Conservancy Ltd)	Laikipia, Samburu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	PAP pursuing land to land compensation with KeNHA.
68.	Upgrading And Landscaping Of Kenyatta Road (C565) Epc Turnkey Contract	Kiambu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awaiting remittance of funds by Acquiring Authority
69.	Proposed Construction Of Static Weighbridge At Kanyonyo Along Thika – Garissa (A3) Road	Machakos	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Payment stage
70.	Construction Of Barpello-Tot-Sigor-Marich Pass (B17) Road; Lot 2 & Lot 3	Elgeyo Marakwet, Baringo, West Pokot	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Part of inspections undertaken Awaiting KeNHA to confirm the road width subject for acquisition. Awaiting supporting documentation for gazettement of confirmed road width sections
71.	Construction Of Kwale - Kinango (B92) Road Project	Kwale	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	At valuation and approval of schedules stage

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
72.	Land Acquisition For The Construction Of A Holding Yard For The Static Weighbridge At Isinya Adjacent To The Athi River – Namanga (A2) Road	Kajiado	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Awards issued; awaiting remittance of funds
73.	Construction of Mamboleo-Miwani-Chemilil-Muhoroni-Kipsitet Road	Kisumu	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Inspections done. Awaiting gazettement of Inquiries.
74.	Kenya Off-Grid Solar Access Project	Kilifi, Kwale, Narok, Lamu, Turkana, Samburu, Wajir, Mandera, Garissa, Marsabit, Isiolo, Tana River, Taita Taveta	Kenya Off-Grid Solar Access Project (KOSAP)	Energy	Awarding stage
75.	Standard Gauge Railway Phase 2b	Nakuru, Narok, Bomet, Kericho, Nandi, Kisumu, Nyamira, Kakamega, And Busia.	Kenya Railway Corporation (KRC)	Transport and Infrastructure	At Gazettement of notice of intention to acquire stage

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
76.	SGR Phase 2a-Nairobi-Naivasha	Nairobi, Kiambu, Nakuru	Kenya Railways Corporation (KRC)	Transport and Infrastructure	Payment stage unpaid PAPs due to court cases, succession, missing documents. Notices of taking possession issued to paid PAPs.
77.	SGR Phase 2a-Nairobi-Naivasha Supplementary Acquisition For Access Roads	Kajiado,Nairobi,Nakuru	Kenya Railways Corporation (KRC)	Transport and Infrastructure	Payments ongoing for remitted amounts schedules 1 and 2 (addendums/corrigenda)
78.	Naivasha Icd – Longonot Station New Mgr Line Link	Nakuru	Kenya Railways Corporation (KRC)	Transport and Infrastructure	At valuation and approval of schedules stage
79.	SGR Phase 1	Mombasa, Kilifi, Taita Taveta, Makueni, Machakos, Nairobi	Kenya Railways Corporation (KRC)	Transport and Infrastructure	Payments for remitted funds ongoing. Awaiting remittance of outstanding compensation funds.
80.	Construction of Miritini MGR Station-Mombasa SGR Terminus MGR Link	Mombasa	Kenya Railways Corporation (KRC)	Transport and Infrastructure	Payments for improvements fully completed. Compensation for land component pending due to succession & court cases.
81.	Dongo Kundu Access Road	Kwale Mombasa	Kenya Rural Roads Authority - KeRRA	Transport and Infrastructure	At gazettement for Intention to acquire stage.
82.	Thogoto Gikambura Mutarakwa Road Project	Kiambu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Few unpaid PAPs due to succession, disputes and court cases.
83.	Limo Hospital-Illula-Elgeyo Border-Moim Junction And Tendewo-Bombo Junction Road-Kerra	Uasin Gishu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payments ongoing. Few PAPs unpaid due to court cases, succession, disputes, missing documents

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
84.	Umande - Jua Kali - Akorino (D462) Road Project	Laikipia	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payments for payable PAPs ongoing.
85.	Giakanja-Ihithe-Tetu Mission, Kagogi-Ihwa-Ihururu, Wandombi-Kigogoini, Machako-Gachatha-Kiamwathi Ithenguri, Wamagana Girls Access Roads Project	Nyeri	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payments for payable PAPs ongoing. Awaiting remittance of outstanding compensation funds by the acquiring body.
86.	Gachami Thuti Road Project- Nyeri County	Nyeri	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	1. Awaiting remittance of compensation funds by the acquiring body 2. Pending gazettement of deletions and corrections
87.	Construction Of Roliondo-Kagaa Captain Road Project	Nyandarua	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Compensation funds remitted for schedule A only and disbursements ongoing
88.	Construction Of Maparasha Bridge And Approach Roads	Kajiado	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Pending issuance of notices of taking possession
89.	Kodiaga-Nyangweso-Wagai-Onyinyore/Akala Roads		Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of compensation funds by the acquiring body.
90.	Sigalagala-Musoli-Sabatia-Butere Road Project	Vihiga, Kakamega	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment stage
91.	Rehabilitation Of The International School Of Kenya-Gathiga Road	Kiambu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment stage

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
92.	Kipsigak-Serem, Serem-Shamakhokho Roads	Nandi, Vihiga	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of compensation funds from Acquiring Authority
93.	Karima-Kianjege-Karatina Road	Kirinyaga	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awards Issued; at payment stage
94.	Kabare - Gakoigo – Njegas – Baricho Road Project	Kirinyaga	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Funds remitted and payments ongoing.
95.	Gakira – Ngonda – Mununga & Mukuyu – Kambirwa – Mirira/Jcn A2 (Mukuyu Gwa Thamaki) Roads Project	Murang'a	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of funds from KeRRA
96.	Ngorongo - Githunguri Road (D403) And Access To Nazareth Hospital Road (E427) Project-Kiambu County	Kiambu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payments for payable PAPs ongoing. Awaiting remittance of outstanding compensation funds by the acquiring body.
97.	Construction Of Muthatari – Siakago Road Project	Embu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of funds from KeRRA
98.	Iten-Kapsowar Road Project	Elgeyo Marakwet	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payments for remitted funds ongoing. Awaiting remittance of outstanding compensation funds.
99.	Construction Of Rwc 102, Kutus-Kianyaga-Githure-Kibugu Road	Kirinyaga	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment stage
100.	Ngecha-Gitangu-Kanjeru/Gitangu (Karia)-Nyathuna/ Ngecha-Mahiga-Site(Jct104) Kabocha-Gikuni-Mukui-Karura/ Zambezi-	Kiambu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of funds to facilitate issuance of awards.

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
	Kamugaga-Kiambaa-Gwa Gichini And Zambezi-Kamuguga Polytechnic Mangorano Roads: Rwc499				
101.	Construction Of Cocacola – Mpuri – Kithaku-Katheri And Kithurune-Kariene – Kaguma-Giaki Roads Project	Meru	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Award stage: Awaiting remittance of funds to facilitate issuance of awards.
102.	Construction Of Athi – Kimongoro – Nkinja – Ugoti – Katithine, Auki Thii – Gaiti, Kijiji Thii – Gaiti Roads And Access To Meru University Road Project	Meru	Kenya National Highways Authority (KeNHA)	Transport and Infrastructure	Award stage: Awaiting remittance of funds to facilitate issuance of awards.
103.	Chelolongbei Bridge And Approach Roads	Bomet	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment stage
104.	Muranga - Gitugi Bridge: 3 No. Parcels Of Land	Murang'a	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment Stage
105.	Kamagambo-Kenyenya-Mogonga Road	Kisii	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment Stage
106.	Naromoru-Munyu-Karisheni Road		Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment Stage
107.	Kinoro Access Road-Mbogori Road		Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment Stage
108.	Sultan Hamud-Kasikeu Road	Machakos	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting updated acquisition plan and parcel list to facilitate gazettement.

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
109.	Mweiga - Kimathi University-Brookside Road Project: 3 No. Parcels Of Land	Nyeri	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Pending payments due to succession.
110.	Mukurwe-Ini – Gakonya – Rutune – Mahua-Ini Phase Ii Road Project	Nyeri	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payments Stage.
111.	Kebiringo – Metamaywa Road	Kisii	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting updated acquisition plan and Inquiry List from Kerra to facilitate gazettment of inquiries.
112.	Kamugere Road	Embu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment Stage.
113.	Narumoro – Munyu-Karichen	Nyeri	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment Stage.
114.	OTHAYA ROADS-MAU MAU Rds 1.Konyu-Kairo-E511 2.Nyamari-Kiharu-E550 3.Iria-Ini-Mugaa-Ini-E 1682 4.Gichiche JNC-Kiganjo TBC-E549 5.Kiinu-Ngaru-E1679 6.Witima-Tambaya,Kariki D430 JNC-E552	Nyeri	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting requisite documents for gazettement of inquiries.
115.	Construction Of Kiaga - Mukinduri And Njegas Mutitu -Kagumo-Kangaita Road Project	Kirinyaga	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Payment stage.
116.	Construction Of Gatundu – Karinga - Flyover (E496) Road Project	Kiambu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awarding Stage

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
117.	Toku Bridge And Approach Roads	Migori	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Inquiries concluded.Valuation compilation ongoing.
118.	Construction of River Sio Bridge & Approach Roads	Busia	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Gazetted for intention to acquire Awaiting facilitation to undertake distribution of gazette notices and inspections.
119.	Construction Of Baricho Bridge And Access Roads-Kilifi County	Kilifi	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Inspection undertaken. Inquiry gazetted
120.	Construction Of Rwc 429: Lamuria-Ngobit-Withare-Jnct B5, Jnct B5 (Solio) - Lamuria And Jnct B5 (Gatemu)-Ngobit Girls High School – Kihara - Primary School Road.	Laikipia	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awarding Stage
121.	Construction Of Mercy Njeri (Junction B5) – Mangu (Junction D317)– Rongai (Junction D318) Road	Nakuru	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Inquiry stage
122.	Gatiiguru–Ithanga–Gakungu And Gakungu – Kamahuha –Mbombo Road Project	Muranga	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of compensation funds
123.	Meru Mikinduri Road Project	Meru County	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of compensation funds
124.	Construction Of Kaharati-Njiris-Mairi C540 Roads Projects-Outfall Drain	Muranga County	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting facilitation to undertake distribution of notices and inspections.

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
	Land Acquisition At Ikumbi Village				
125.	Construction Of Piai-Murinduko,Kiumbuni-Mutithi-Sagana Road Project	Kirinyaga County	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Await KERRA settlement of government printer invoice for gazettment
126.	Storm Water Drain Outfall-Improvement To Bitumen Standard Of Nakuru Cbd Roads	Nakuru	Kenya Urban Roads Authority	Transport and Infrastructure	Awaiting compensation funds from the acquiring body to effect payment
127.	Meru Eastern And Western Bypass	Meru	Kenya Urban Roads Authority (KURA)	Transport and Infrastructure	Payments ongoing. PAPs unpaid due to court cases, succession, disputes, missing documents
128.	Construction Of Valley Road/Ngong Road/Nyerere Road Interchange And Upperhill/Haile Selassie Overpass Project	Nairobi	Kenya Urban Roads Authority (KURA)	Transport and Infrastructure	Awaiting finalization of due diligence to establish Bonafide Payees
129.	Project Name: Dualling Of Eastern And Northern Bypass Roads Project	Nairobi	Kenya Urban Roads Authority (KURA)	Transport and Infrastructure	Awaiting compensation funds. And gazettement of addendums and corrigenda
130.	Project Name: Githurai Kimbo Phase 111	Nairobi	Kenya Urban Roads Authority (KURA)	Transport and Infrastructure	Awaiting compensation funds
131.	Outering Road	Nairobi	Kenya Urban Roads Authority (KURA)	Transport and Infrastructure	Payments for remitted funds ongoing. Awaiting remittance of outstanding compensation funds.
132.	Arror And Kimwarer Multi-Purpose Dam Projects In Elgeyo Marakwet	Elgeyo Marakwet	Kerio Valley Development Authority (KVDA)	Transport and Infrastructure	Pending further instructions

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
133.	Rehabilitation Of Mukuyu-Githambo-Kiruri Road	Murang'a	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of compensation funds
134.	Embu Hospital-Kathangariri-Kianjokama-Kanja-Runyenjes-Siakago Road	Embu	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	Awaiting remittance of compensation funds
135.	St. Marys – Kinooro – Gianchuku – Mbogori Road Project	Tharaka Nithi	Kenya Rural Roads Authority (KeRRA)	Transport and Infrastructure	At payment stage for partial remitted funds. Awaiting remittance of the outstanding balance by the acquiring body.
136.	Ndekere Kwa Macharia Cununiki Road	Kimabu	KIAMBU COUNTY GOVERNMENT	Transport and Infrastructure	Await settlement of government printer invoice for gazettement
137.	Upgrading To Bitumen Standards Of Syokimau–Katani Road	Machakos County	KURA	Transport and Infrastructure	Awaiting remittance of compensation funds
138.	Hospital Road-Mbagathi Way Link Road	Nairobi County	KURA	Transport and Infrastructure	Payments Stage.
139.	Lamu Port Southern Sudan Transport Corridor (Lapsset)	Lamu, Garissa, Isiolo, Meru, Samburu, Turkana	Lapsset Corridor Development Authority (LCDA)	Transport and Infrastructure	Pending Inquiries. Schedule ready for improvements.
140.	L.R.No.13139/660-Mandera Youth Polytechnic	Mandera County	MANDERA COUNTY GOVERNMENT	Education	Awaiting remittance of funds.
141.	Acquisition Of L.R.No.1008/46 Karen Military	Nairobi County	MINISTRY OF DEFENCE	Defence	Matter in court.
142.	Narok Military Land - Narok County	Narok	Ministry of Defense	Defence	Project completed

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
					Titles vested to PS Treasury.
143.	Kipini Military Land	Lamu	Ministry of Defense	Defence	Letter received for degazettement of the lands
144.	KDF – Wilson Airport Access For National Air Support Board	Nairobi	Ministry of Defense	Defence	Project suspended by the Ministry of Defence vide a letter Ref: MOD 28/18A dated 30th November, 2022.
145.	Land Acquisition Title No.Nairobi/Block 156/548 Komarock Southland	Nairobi County	Ministry of Education	Education	Awaiting preliminary requirements for gazettment
146.	Mama Ngina University College Project-Kiambu County	Kiambu	Ministry of Education - State Department for University Education & Research	Education	Project declared Null & Void by Land Acquisition Tribunal. Legal Affairs Directorate to provide the current status in respect to Judicial Review.
147.	Project Oil Kenya	Turkana, West Pokot	Ministry of Energy	Energy	Inspections ongoing
148.	Medical Waste and Hazardus Waste Processing Plant Project	Kiambu	Ministry of Environment	Water & Sanitation	At Survey and valuation reconaissance visit stage.
149.	Acquisition Of L.R.No.8056/314 Kakamega	Kakamega	MINISTRY OF INTERIOR & NATIONAL ADMINISTRATION	Security	Matter in court to determine ownership
150.	Juja Sewerage Treatment Project	Kiambu	Ministry of Land, Housing and Urban Development	Water & Sanitation	Payment stage.
151.	Suswa Weighbridge Station	Nakuru County	MINISTRY OF ROADS AND TRANSPORT	Transport and Infrastructure	Inquiry stage
152.	Mwache Multi Purpose Dam	Kwale	Athi Water Works Development Agency (AWWDA)	Water & Sanitation	Payments for payable PAPs ongoing. Awaiting remittance of outstanding compensation funds by the acquiring body.

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
153.	Construction Of A Waste Water Treatment Plant On Delmonte Land	Murang'a, Kiambu	Ministry of Water, Sanitation and Irrigation	Water & Sanitation	Pending deletion and addendum gazettement
154.	Lower Nzoia Irrigation & Flood Mitigation Project Phase 1 In & Busia Counties	And BUSIA COUNTIES	Ministry of Water, Sanitation and Irrigation	Water & Sanitation	Payments ongoing.
155.	Thwake Dam Multi-Purpose Project In Kitui And Makueni Counties	Makueni, Kitui	Ministry of Water, Sanitation and Irrigation	Water & Sanitation	Final Survey for Vesting by Survey Department
156.	Makamini Dam Phase 1 Project	Kwale	Ministry of Water, Sanitation and Irrigation	Water & Sanitation	Awaiting remittance of funds to facilitate issuance of awards.
157.	ACQUSITION OF LAND FOR EXPANSION OF LANGATA CEMETERY LR.NO.12408,12862,12181,12182-(12182 Mentioned Under Ndungu Report and All Parcels Seem To Be Within Ngong Forest)	Nairobi	NAIROBI CITY COUNTY	Public Health	Awaiting preliminary requirements for gazettement
158.	Project Name: Soin-Koru Multipurpose Dam	Kisumu, Kericho	National Water Harvesting and Storage Authority	Water & Sanitation	Payment ongoing for funds provided. Awaiting remittance of outstanding funds by the acquiring body. The PAPs have taken the NLC and acquiring body to the Land Acquisition Tribunal citing delayed compensation.
159.	Muruny – Siyoi Dam, Kapenguria Water Supply Project.	West Pokot	National Water Harvesting and Storage Authority	Water & Sanitation	Pending issuance of notices of taking possession to the remaining PAPs

S/No.	Project Name	County (S)	Acquiring Body	Sector	Current Status
160.	Acquisition Of L.R.No.209/13708 Upperhill Nairobi By NSSF	Nairobi	NSSF	Social Welfare	Awaits Gazettement of Inquiry
161.	Acquisition of L.R. No.19915(15,16,17& 18) Lanet Nakuru County	Nakuru	Office of the President(OP)	Security	Await preliminary documents to facilitate gazettment
162.	Project Name: Kenya Energy Modernization Project (Kemp)	Marsabit, Turkana	Rural Electrification and Renewable Energy Corporation (REREC)	Energy	Inquiry stage
163.	Mbeere South Water Supply Project Lot 1.Kamburu Dam Water Supply Project	Embu	TANATHI	Water & Sanitation	Ongoing
164.	Yatta Dam Project	Machakos	Tanathi Water Services Board	Water & Sanitation	Commission recommended degazettement. Funds remitted reallocated and utilised for compensation of Karimenu II Dam project.
165.	Kimugu Treatment Works Project Kericho County	Kericho	The County Government of Kericho	Water & Sanitation	Notices of taking possession issued and final Survey for vesting undertaken
166.	Acquisition Of L.R.No.396/67 & 396/39-Karagita For Public Access To Lake Naivasha	Nakuru County	The County Government of Nakuru		Awaiting remittance of funds.

Annex 2: Commissioners' Profiles



Dr. Abdillahi Saggaf Alawy - Chairperson

Dr. Abdillahi Saggaf Alawy is a Rockefeller Fellow and an accomplished Kenyan professional in land governance, agriculture, and institutional reform, with over 20 years of experience designing, managing, and governing complex national and international programmes. Born and raised on Kenya's southern Coast and educated in Kwale County, he was exposed early to land and livelihood challenges which shaped a career focused on equitable land management, agricultural productivity, and accountable public institutions,

He holds a Diploma in Agriculture from Egerton University and a Bachelor's, Master's, and Ph.D. from The Ohio State University, with academic specialisation in agriculture, environmental sciences, performance measurement, and programme impact evaluation. His work consistently addresses the nexus between land use, governance systems, productivity, and evidence-based decision-making.

Dr. Alawy previously served as Chairman of the Board of Directors of the Agricultural Development Corporation (ADC), where he provided strategic oversight of large-scale, land-based enterprises critical to Kenya's food security. These include seed multiplication, livestock breeding, and crop diversification initiatives.

During his tenure, ADC recorded its strongest seed-maize enterprise performance in 2024, exceeding KSh1 billion in sales and demonstrating the viability of domestically driven seed production. He has also played a central role in mobilising and facilitating multi-billion shilling partnerships and investments for large-scale food security programmes at the ADC-Galana Ranch, strengthening its position as a national strategic agricultural asset and a platform for climate-resilient public-private collaboration.

He was the Founder and Lead Consultant at Alawy Consultancies for Monitoring, Evaluation, Research and Learning (M.E.R.L.), where he led high-level assignments across Kenya, South Sudan, Rwanda, and the Democratic Republic of Congo. His work supported governments, civil society, and international development partners through rigorous research, evaluation, and policy-relevant analytics.

In addition, Dr. Alawy served as Global Director of M.E.R.L. at CABI (Kenya), overseeing impact systems across 43 countries and contributing to global research on food security, agricultural extension, plant health, and invasive species management.

Dr. Alawy is recognized for strengthening governance frameworks, integrating research into policy and practice, and leading institutional transformation. His professional focus includes land-use planning, food systems resilience, public-sector performance measurement, and inclusive development. He remains committed to advancing transparent, accountable, and people-centred land governance in support of Kenya's ongoing land and agricultural reforms.

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Hon. Dr. CS Julie Ouma Oseko – Vice Chairperson



Hon. Dr. CS Julie Ouma Oseko is an accomplished legal professional, a seasoned governance expert and distinguished academic with over three decades of experience in the administration of justice, legal practice, and public service. She holds a Doctor of Philosophy (PhD) degree in Constitutional Law from the University of Leicester in the UK, a Master of Laws (LL.M) in Public International Law from the University of Nairobi, and a Bachelor of Laws (LL B Hons) degree from the same institution. She is an Advocate of the High Court of Kenya, a Certified Secretary (CS-K). She is listed as Counsel at the prestigious International Criminal Court at The Hague, Netherlands.

Dr. Oseko has had an extensive and impactful career within the Judiciary of Kenya serving in various capacities including Chief Magistrate and Head of Station at Malindi Law Courts. She has also served as Deputy Registrar of the High Court. Her leadership has been marked by innovation, efficiency, and a strong commitment to community service. Notably, she pioneered the use of virtual court sessions in Kenya during the COVID-19 pandemic and spearheaded the establishment of the Marafa Mobile Court in Kilifi County to serve marginalized communities

She contributed significantly to policy development, training, and legal reform at the Judiciary Training Institute and the Judicial Performance Improvement Project (JPIP), a World Bank-supported initiative. Her work has focused on strengthening institutional capacity, promoting stakeholder engagement, and mainstreaming Alternative Justice Systems.

Dr. Oseko has published widely and presented papers on constitutionalism, human rights, gender-based violence, and judicial reform at both national and international forums. She has received multiple awards for excellence, innovation, and leadership in the justice sector.

Her appointment as Vice Chairperson reflects her unwavering commitment to the rule of law, integrity, and the advancement of land rights and land governance in Kenya.

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Daniel Muriithi Muriungi

Commissioner Muriungi is an Advocate of the High Court of Kenya with over 15 years of experience in Land and Environmental Law, Corporate and Commercial law. He is a specialist in Property Development law, Housing Projects Finance Structuring and Aviation Law. He holds an LL.B (Hons) from the University of Nairobi, a Postgraduate Diploma in Law from the Kenya School of Law, and an MSC in Environmental Planning and Management from Kenyatta University. He is also a registered Patent Agent and a Certified Environmental Impact Assessment/ Audit Expert.

Throughout his career, Comm. Muriungi has led complex high-value transactions across multiple sectors. In the aviation industry, he has successfully negotiated and closed financing and acquisition deals for both local and international operators. His expertise in real estate includes advising top-tier developers and pension funds on land acquisitions, joint ventures, and large-scale housing projects.

Comm. Muriungi also played a critical role in the establishment of Kenya's first Sharia-compliant bank. He has cut a niche in drafting specialised financing and Security instruments for Islamic and Conventional banks, Saccos and Large Land companies

Before founding Daniel & Kenneth Advocates LLP in 2021, he served as Managing Partner at Sheikh & Company Advocates and previously held a Head of Conveyancing and Property role at Ahmednasir, Abdikadir & Company Advocates. He is a member of the Law Society of Kenya and East Africa Law Society

Daniel is a dedicated supporter of Arsenal Football Club and a passionate enthusiast of Motocross development in Kenya.

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CHRP. Kigen Vincent Cheruiyot

CHRP. Kigen Vincent Cheruiyot is a distinguished Public Sector Executive and Certified Human Resource Professional (CHRP-K) with over a decade of expertise in policy formulation, strategic administration, and institutional governance. He previously served as the Chairman of the National Employment Authority (NEA) where he was a pivotal figure in aligning Kenya's institutional mandates with national development goals, specifically the Bottom-Up Economic Transformation Agenda (BETA). His leadership is defined by a sophisticated ability to translate high-level government promises into actionable frameworks that bridge the gap between educational output and market demand.

Throughout his career, Comm. Kigen has demonstrated mastery in Human Capital Governance- and National Labour Mobility, At the NEA, he spearheaded the re-engineering of Kenya's labour export strategy, opening new corridors in Europe and the Middle East while establishing rigorous vetting protocols to ensure the safety and dignity of migrant workers. He is recognized for transforming the Authority from a policy-heavy entity into a high-performance delivery unit through digitization and streamlined attestation processes

His previous tenure as Chief of Staff for the County Government of Kericho further highlights his proficiency in devolution and risk mitigation. In this role, he architected the County Delivery System to monitor performance against executive manifestos and served as a vital bridge between county and national government levels.

An expert in fiscal stewardship, Comm. Kigen maintains rigorous oversight of multibillion shilling budgets, ensuring total compliance with the Public Finance Management (PFM) Act. He is currently pursuing a Ph.D. in Leadership and Governance and holds a Master of Public Policy and Administration. As a full member of the Institute of Human Resource Management (IHRM), his governance philosophy remains rooted in transparency, equity, and the proactive mitigation of enterprise risks to safeguard public trust.



FCPA Susan Oyatsi, MBS

Commissioner FCPA Susan Khakasa Oyatsi, MBS, is a distinguished financial strategist and service leader with over three decades of experience driving transparency, accountability, and institutional reform across Kenya's public and private sectors. Before joining the Commission, she served as the Finance Advisor to the Chief of Staff and Head of the Public Service within the Executive Office of the President, where she spearheaded critical Public Finance Management (PFM) reforms and over saw the verification of pending government bills, Transition by National and County Governments from Cash Basis to Accrual Accounting. Her mandate included implementing the Zero Fault Audit initiative, a programme designed to strengthen internal audit functions and ensure the prudent, responsible use and management of public resources as envisioned by the 2010 Constitution.

She served as the Director of Finance for the Judiciary of Kenya. During her decade-long tenure, she revolutionized judicial financial operations by conceptualizing the Judiciary Financial Management Information System (JFMIS) and integrating e-filing with automated payment gateways, which significantly enhanced revenue collection and fiscal discipline. The E-fling is a gamechanger in the Legal Fraternity. Her professional foundation was further solidified during 13 years at the Energy Regulatory Commission, where she maintained a record of unqualified audit opinion and provided expert financial services to World Bank-funded projects.

A Fellow of the Institute of Certified Public Accountants of Kenya (ICPAK), she has served two terms as an elected Council Member, contributing to the development of national professional standards and whistleblowing policies. Her academic credentials include an MBA in Finance and Strategic Management from the University of Nairobi and a Bachelor of Arts from Kenyatta University. In recognition of her exemplary devotion to the nation, she was awarded the Moran of the Burning Spear (MBS) by the President of Kenya. She remains a committed mentor and leader dedicated to excellence in governance and qualitative financial output.

As a commissioner, she is dedicating her time in office to safeguarding public land as an Asset in the Financial Statements of both National and County Government institutions in order to minimize Audit queries. Her primary focus includes ensuring all public institutions in

Kenya possess formal land documents to prevent illegal grabbing. She will also be focusing on community vigilance by establishing the *Piga Nduru* (Raise the Alarm) programme to encourage reporting of public land grabbing to the National Land Commission.



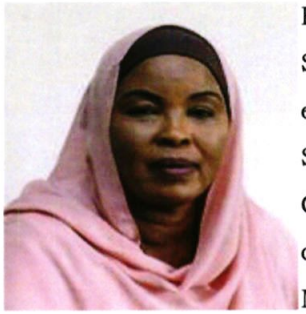
Hon. Mohamed Abdi Haji

Hon. Mohamed Abdi Haji is a distinguished Kenyan public servant, healthcare professional, and legal scholar whose career is defined by a deep commitment to regional development and national governance. Born in Mandera East, Haji established his professional roots in the medical field, serving as a Clinical Officer for the Ministry of Health for a decade before transitioning into the private healthcare sector

His stint in national politics consisted of two terms in the National Assembly, where he represented Mandera West from 2002 to 2007 and later Banissa from 2013 to 2017, During his tenure, he emerged as a champion for educational reform and infrastructure development in Northern Kenya. He was instrumental in transforming the educational landscape of his constituency, overseeing the expansion of secondary schools from a single institution to over fifteen, including the establishment of the first dedicated girls' secondary schools in the region. His legislative influence extended to the Parliamentary Service Commission and key committees overseeing Energy and Justice & Legal Affairs, where he advocated for human rights and the equitable distribution of national resources.

Hon. Mohamed's leadership is underpinned by a robust academic background that bridges the gap between medicine, law, and management. He holds a Bachelor of Laws from the University of Nairobi and an MBA in Health Leadership and Management from USIU-Africa, alongside his initial medical training from the Kenya Medical Training College (KMTC). This multidisciplinary expertise has allowed him to navigate complex issues of conflict resolution and public policy with a nuanced perspective. Hon. service, the legislature, and the private sector to tribute to the nation's Mohamed remains a vital figure in Kenya's public life, blending his vast experience in the civil service, the legislature, and the private sector to contribute to the nation's socio-economic progress as a commissioner with the National Land Commission.

Hon. Tiyah Galgalo, MBS



Hon. Tiyah Galgalo is a Commissioner at National Land Commission. She is a former legislator, a seasoned public administrator, an educationist and is passionate about mentoring pastoralist girls.

She has vast experience in Consultancy work in Research, Governance, and Education among others. In addition to that, a champion for Disaster Risk Reduction (DRR), Governance & Gender, Monitoring & Evaluation and Resource Mobilization.

Hon. Tiyah Galgalo holds a Bachelors in Education from Kenyatta University and a Masters in Educational Administration and Planning from the University of Nairobi and previously served as the Women Representative for Isiolo County from 2013-2017.

In 2009-2011, Hon. Galgalo served as a Commissioner at Interim Independent Electoral Commission (IIEC) Kenya. 2004-2009 a member of the National Commission on Gender and Development. 2017-2019 a County Executive Committee member (CECM), in charge of public service & county administration, Tourism, Wildlife, Trade Cooperative, Industrialization and Enterprise Development.

During the period of 2008-2009 she served as a Commissioner of Poverty Eradication Commission from. In addition, she was an Emergency Educational Officer and Head of Kisumu Field Office (UNICEF: Kenya County Office) 2008-2009, a Program Officer (Pastoralist Development Network) 2005-2009, also served as the Principal Isiolo Girls High School from1992-2004. She is a founder member of Foundation for Pastoralists Women (FOPOWA) and patron of Baliti FM Community Radio (Isiolo).

* *

Hon. Mary Yiane Seneta



Hon. Mary Seneta is a seasoned legislator, public policy specialist, and governance expert with over 28 years of distinguished leadership experience in public service institutional governance, and community development.

She brings to the National Land Commission extensive expertise in legislative reform, land and environmental policy. gender-responsive governance, and social justice advocacy. Her career is anchored in promoting equitable access to resources, inclusive development, and the protection of community land rights.

She has previously served in Parliament as a Nominated Senator and as the Women Representative for Kajiado County, in addition to holding

key leader ship roles in institutional governance and board-level management, where she provided strategic oversight in governance, financial management, and human resource development.

She holds a Bachelor of Education (Arts) and a Postgraduate Diploma in Human Resource Management from the University of Nairobi. She has undertaken various professional trainings in governance, public policy, and leadership.

Hon. Seneta continues to serve with dedication and integrity at the National Land Commission, contributing to the sustainable management of land resources and the advancement of land justice in Kenya.

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Hon. Esther Murugi Mathenge



Hon. Murugi holds a Master's degree from UNIVERSITÀ CATTOLICA DEL SACRO CUORE in Global Business and Sustainability in Social Entrepreneurship. She attained her first degree in Land Economics from the University of Nairobi and is a registered member of the Institute of Surveyors in the Valuation and Estate Agents' Chapter and Land Management Chapter.

She has been a member of Parliament for Nyeri Town Constituency (2008-2017) and also served as a minister for Gender, Children and Social Affairs (2008-2010) and the Minister of Special Programmes (2010-2013). Hon Murugi has also worked with the Government of Kenya as a Land Administrator and several real estate companies. Importantly, she has worked very closely with the International organization, SORPTIMIST INTERNATIONAL Kenyan Chapter, where she worked with women to improve their social, economic and education standards. She served as the Chairperson of the Organization's Kenya Chapter between 1998 and 2001. She currently serves as a Council member of the University of Tangaza and is a Trustee of the Nairobi Hospital.



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