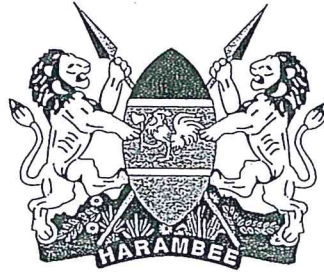


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PARLIAMENT OF KENYA



THE NATIONAL ASSEMBLY

TWELFTH PARLIAMENT – THIRD SESSION – 2019

DEPARTMENTAL COMMITTEE ON LANDS

REPORT ON THE CONSIDERATION OF A PETITION BY RESIDENTS OF EMBAKASI WEST CONSTITUENCY REGARDING NON-ISSUANCE OF TITLE DEEDS TO THE AREA RESIDENTS

DIRECTORATE OF COMMITTEE SERVICES
CLERK'S CHAMBERS
PARLIAMENT BUILDINGS
NAIROBI


	
THE NATIONAL ASSEMBLY PAPERS LAID	
DATE: 30 APR 2019	DAY: TUE
TABLED BY:	Chair of Lands 1 APRIL, 2019 Hon. Rachel Njoroge
CLERK-AT-THE-TABLE:	Ndsee Lemwa

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CHAIRPERSON'S FOREWORD


The petition regarding non - issuance of title deeds to land owners in Embakasi West Constituency was presented on 21st February 2019 pursuant to Article 119 (1) of the Constitution and Standing Order No. 225 (1) (b) by the Hon. George Theuri, MP on behalf of the residents of Embakasi West Constituency.

The House, pursuant to Standing Order 227 referred the Petition to the Departmental Committee on Lands on 21st February 2019 for consideration and reporting.

In considering the Petition the Committee held meetings with the Hon. George Theuri, MP and the Petitioners, the Acting Chief Executive Officer, National Land Commission and the Principal Secretary, Ministry of Lands & Physical Planning, representatives of the Nairobi City County Government, the Managing Partner, M/S Musyoka Annan & Company Advocates and the Managing Partner, M/S Mbugwa, Atudo & Macharia Company Advocates.

The Committee is grateful to the Offices of the Speaker and the Clerk of the National Assembly for the logistical and technical support accorded to it during its sittings. The Committee is also grateful to the Acting Chief Executive Officer, National Land Commission, the Principal Secretary, Ministry of Lands and Physical Planning, the Petitioners, the Nairobi City County Government, the Managing Partner, M/S Musyoka Annan & Company Advocates and the Managing Partner, M/S Mbugwa, Atudo & Macharia Company Advocates for the submissions they made to the Committee.

On behalf of the Committee, and pursuant to Standing Order, 227 it is my pleasant duty to table the Report of the Departmental Committee on Lands on its consideration of the Petition by residents of Embakasi West Constituency regarding non - issuance of title deeds to land owners in Embakasi West Constituency.



Hon. Dr. Rachael Kaki Nyamai, MP
Chairperson, Departmental Committee on Lands



EXECUTIVE SUMMARY

The purpose of this report is to respond to prayers made by the residents of Embakasi West Constituency in a Petition regarding non-issuance of title deeds to the area residents. The Committee observed that the petitioners were allocated houses by the then City Council of Nairobi under Umoja Estate Tenant Purchase Scheme in 1976. The agreement for the purchase of the said houses stipulated that after full payment of the purchase fee, each owner was supposed to be issued with a title deed. However, the beneficiaries of the scheme were not issued with the title deeds even after paying the purchase fee. Further the then City Council of Nairobi requested each owner to pay Kshs 10,016 through M/S Muysoka Annan & Company Advocates in 1993 /1994 to facilitate the issuance of the title deeds. The conveyancing fee was later increased to Ksh. 55, 000. The petitioners were later required by the County Government of Nairobi to pay Ksh. 30,000 each in 2018 through M/S Mbugwa Atundo & Macharia Company Advocates to facilitate the same.

The Committee also noted with concern that the Petitioners had incurred huge costs in paying for the processing of titles deeds including paying for the processing of similar lease documents thrice, totaling to Kshs 95,016, yet for years the Petitioners remained without title documents to their land.

The Committee noted that the delay in issuing title deeds to the petitioners and other residents of Embakasi West Constituency, who were allocated houses by the then City Council of Nairobi under Umoja Estate Tenant Purchase Scheme since 1976 despite some of the affected persons having paid the applicable fees is inordinate and unacceptable.

Despite evidence submitted to the Committee indicating that M/S Musyoka Annan & Company Advocates had severally communicated with the County Government on processing of lease documents, the Committee noted with concern that Nairobi City County Government was reportedly not aware that the law firm had prepared and issued 822 title deeds to plot owners in Umoja 1 and that 174 lease documents were forward to City Hall for execution and sealing and the same were pending since 2012. M/S Musyoka Annan & Company Advocates had secured Six (6) Head titles for Umoja 1 after the then Nairobi City Council failed to raise the necessary fee. The law firm was ready to surrender the head titles to the County Government upon reimbursement of the fee that was paid by the law firm.

1.4 Committee Membership

4. The Committee membership comprises of :-

Member	Constituency	Party
Hon. Dr. Rachael Nyamai, MP - Chairperson	Kitui South	Jubilee Party
Hon. Khatib Mwashetani, MP – V/Chairperson	Lunga lunga	Jubilee Party
Hon. Jayne Wanjiru Kihara, MP	Naivaisha	Jubilee Party
Hon Joshua Kutuny Serem, MP	Cherangany	Jubilee Party
Hon. Kimani Ngunjiri, MP	Bahati	Jubilee Party
Hon. Mishi Mboko, MP	Likoni	ODM
Hon. Omar Mwinyi, MP	Changamwe	ODM
Hon. Ali Mbogo, MP	Kisauni	WDP
Hon. Babu Owino, MP	Embakasi East	ODM
Hon. Caleb Kipkemei Kositany, MP	Soy	Jubilee Party
Hon. Catherine Waruguru, MP	Laikipia County	Jubilee Party
Hon George Aladwa, MP	Makadara	ODM
Hon George Risa Sunkuyia, MP	Kajiado West	Jubilee Party
Hon. Jane Wanjuki Njiru, MP	Embu County	Jubilee Party
Hon. Josphat Gichunge Kabeabea, MP	Tigania East	PNU
Hon. Owen Yaa Baya, MP	Kilifi North	ODM
Hon. Samuel Kinuthia Gachobe, MP	Subukia	Jubilee Party
Hon. Simon Nganga Kingara, MP	Ruiru	Jubilee Party
Hon. Teddy Mwambire, MP	Ganze	ODM

Committee Secretariat

5. The Committee secretariat comprises of :-

Clerk Assistant I	Mr. Leonard Machira
Clerk Assistant III	Mr. Ahmad Guliye
Legal Counsel I	Ms. Jemimah Waigwa
Researcher III	Mr. Joseph Tiyan
Fiscal Analyst III	Mr. Adan Abdi
Media Relations Officer III	Ms. Winnie Kizia
Audio Officer	Mr. Nimrod Ochieng
Serjeant-At-Arms	Ms. Peris Kaburi

2.0 INTRODUCTION

6. The petition regarding non - issuance of title deeds to land owners in Embakasi West Constituency was presented in the House on 21st February 2019 pursuant to Article 119 (1) of the Constitution and Standing Order No. 225 (1) (b) by the Hon. George Theuri , MP on behalf of the residents of Embakasi West Constituency. Pursuant to the House rules, the petition was referred to the Committee on 21st February 2019 for consideration and reporting.
7. The petitioners wished to draw to the attention of the House to the following, that: -
 - i. Article 60 of the Constitution provides that land in Kenya shall be held, used and managed in a manner that is equitable, efficient, productive and sustainable and in accordance with the principles of security of land rights;
 - ii. Residents of Embakasi West Constituency have been experiencing injustice regarding the issuance of title deeds, an exercise which was launched by the National Government and the Nairobi City County Government in the year 2018;
 - iii. In August 2013, the Government, through the Ministry of Lands and Physical Planning in conjunction with the County Government of Nairobi City issued more than 4,000 lease agreements to the residents of Embakasi West. However, title deeds have not been issued to date even after the concerned residents complied with all the mandatory requirements including payment of the conveyance fees;
 - iv. Delays in the issuance of title deeds had caused great anxiety and concern not only to the residents of Embakasi West Constituency but to the residents of the entire Embakasi area;
 - v. Failure by the National Government through the relevant agencies and the County Government of Nairobi to update the concerned residents on the status of the process had led to uncertainty on the process of issuing the said title deeds;
 - vi. Efforts to resolve the matter with the relevant authorities had been futile; and
 - vii. The matters in respect of the Petition were not pending before any court or constitutional body.
8. The petitioners prayed that the National Assembly through the Departmental Committee on Lands:
 - i. Cause an audit of the process with a view to providing a status report on the process of issuing title deeds to the petitioners.
 - ii. Ensures that the Petitioners' plights are addressed.
 - iii. Makes any other orders or direction that it deems fit in the circumstances of the case.

3.0 SUBMISSIONS

3.1 Submissions by the Hon. George Theuri MP and the petitioners

9. The Committee held a meeting with the Hon. George Theuri MP and the petitioners on Thursday, 14th March, 2019. During the meeting, the Committee was informed as follows:
 - i. The petitioners reside in Umoja area within Embakasi West Constituency. They were allocated houses by the then City Council of Nairobi under Umoja Estate Tenant Purchase Scheme in 1976. The agreement for the purchase of the said houses stipulated that after full payment of the purchase fee, each owner was supposed to be issued with a title deed. However, they were not issued with the title deeds even after paying the purchase fee;
 - ii. The then City Council of Nairobi requested each owner to pay Kshs 10,016 through M/S Muysoka Annan & Company Advocates in 1993 /1994 to facilitate the issuance of the title deeds. The conveyancing fee was later increased to Ksh. 55, 000;
 - iii. The petitioners were further required by the Nairobi City County Government to pay Ksh. 30,000 each in 2018 through M/S Mbugwa Atundo & Macharia Company Advocates to facilitate the preparation and finalization of instruments of titles for the said plots;
 - iv. Following the launch of a Presidential titling programme in August, 2013, which directed that land owners in the area be issued with title deeds, the National Government through the Ministry of Lands and Physical Planning in conjunction with the Nairobi City County Government issued more than 4,000 lease agreements to the residents of Embakasi West. However, the title deeds have not been issued to the residents to date even though the land owners were required by the Nairobi City County Government to pay Ksh. 30,000 each to facilitate the same;
 - v. The delay in the issuance of title deeds had caused anxiety and the efforts by the residents to seek a solution from the Ministry of Lands & Physical Planning and the Nairobi City County Government had been futile; and
 - vi. The petitioners requested the Committee to recommend appropriate measures to address their plight.

3.2 Submissions by the Principal Secretary, Ministry of Lands & Physical Planning

10. The Committee held a meeting with the Principal Secretary, Ministry of Lands & Physical Planning, Dr. Nicholas Muraguri on Tuesday, 26th March, 2019. During the meeting the Committee was informed that the Nairobi Titling Programme was being implemented by the National Government, the National Land Commission, Private Land Buying Companies and Individuals in a phased approach over two years. Further 53, 000 titles had been processed in

phase 1 of the project which targeted the eastern part of Nairobi. The programme covered the areas indicated in table 1.

Table 1: Schedule of areas covered under the Nairobi Titling Programme

No.	AREA
	SITE AND SERVICE SCHEME
1	Mathare North Phase 1-4
2	Ngei Phase 1 & 2
3	Huruma
4	Dandora Phase 1-3
5	Dandora Phase 4-5
6	Umoja 1
7	Umoja Innercore sectors 1-3 & 5
8	Kayole
9	Kariobangi North
10	Kariobangi Light industries
11	Mathare Re- development
12	Mathare valley
13	Uhuru Estate phase 3&4
14	Harambee Estate
15	Kimathi Estate
	INFORMAL SETTLEMENT
16	Canaan Dandora
17	Kayole Soweto
18	Dandora Block G (A& B
19	Kariobangi, Jua Kali
20	KCC Resettlement
21	Patanisho Resettlement
22	Dandora Ex- Muoroto/ Sharp corner
23	Matopeni Resettlement
24	Embakasi Riverbank
25	City Carson Scheme
26	Kariobangi Riverside
27	Mutarakwa, Jua Kali
28	Kayole Shopping Centre
29	Kayole Extension
30	Kayole Spring Valley
31	Mathare Fire Victims
32	Bahati Riverbank
33	Bahati Annexe

Source: Documents submitted to the Committee by the Principal Secretary Ministry of Lands & Physical Planning

11. The Committee was also informed that 90 % of the targeted areas including Embakasi West Constituency had been surveyed and approvals for titling issued by key departments within the Ministry such as Planning, Land Administration and Survey of Kenya;
12. The Committee was further informed that the Ministry had processed 208 titles for Embakasi West Constituency under phase II of the programme which were ready for collection at the Nairobi City County Government Offices. The Principal Secretary also stated that the land and property owners also picked their titles from designated stations based on various categories as indicated in table 2.

Table 2: Designated title deeds pick up stations based on category

NO.	CATEGORY	PICK UP POINT
1	Land buying companies	Respective company offices
2	Site & Service Schemes	Respective County Administrative Ward offices and City Hall
3	Informal Settlement Scheme	Respective County Administrative Ward offices and City Hall
4	NSSF (Tassia, Hazina, Nyayo)	NSSF Offices
5	Civil Servants Housing Scheme	Ardhi House
6	Public Utilities	Ardhi House

Source: Documents submitted to the Committee by the Principal Secretary Ministry of Lands & Physical Planning

13. The Committee was also informed that title deeds for land under the Land buying companies, Civil Servants Scheme and the National Social Security Fund categories were processed and issued to the beneficiaries, free of charge by the Ministry of Lands and Physical Planning. However, for the case of the land occupied by the petitioners, the Principal Secretary stated that since the land was owned by the Nairobi City County Government, the petitioners needed to process lease agreements with the County Government first before the title deeds could be processed by the Ministry. The Principal Secretary gave an undertaking that upon receipt of the lease agreements by the Ministry, the title deeds would be processed within a week.

3.3 Submissions by representatives of the Nairobi City County Government

14. The Committee held two meetings with the Nairobi County Executive Committee Member, Mr. Charles Kerich and the Chief Officer for Lands, Mr. Stephen Mwangi on 26th March, 2019 and 2nd April, 2019. During the meetings the Committee was informed that the Ministry of Lands and Physical Planning and the Nairobi City County Government were collaborating in the Nairobi Titling Programme and the process of documents verification and lease processing was

being been hastened to ensure timely transmission of documents to the Ministry of Lands to facilitate the issuance of title deeds.

15. **Number of lease agreements and title deeds processed:** The representatives of the Nairobi City County Government refuted the assertion made by the petitioners that the Nairobi City County Government issued more than 4,000 lease agreements to the residents of Embakasi West in August, 2018. Only 1,095 lease documents had been processed and forwarded to the Ministry of Lands for registration and titling. 414 title deeds had been issued while title deeds for the remaining 681 lease documents were being processed by the Ministry. The process of documents verification and lease processing was being hastened to ensure timely transmission of documents to the Ministry of Lands to facilitate the issuance of title deeds.
16. **Cause of delay in issuing title deeds to the petitioners:** The County Executive Committee Member attributed the delay in the issuance of title deeds to the advocates that were contracted to prepare and finalize instruments of titles, given that the plot allottees made payments directly to the law firms to facilitate the exercise. Individual allottees, who made enquiries on the progress of their titles, were continuously updated on the same by designated staff at the office of the County Chief Officer for Lands. The Committee was further informed that Nairobi City County Government would organize public sensitization forums on the Titling Program not only for Embakasi West but the whole of Eastlands.
17. **Money paid by the petitioners to law firms:** The County Executive Committee Member stated that the Nairobi City County Government was not able to report on the fate of Ksh. 30,000 paid by the petitioners in 2018 to M/S Mbugwa Atundo & Macharia Company Advocates and the Kshs. 55,000 and another Kshs. 1016 paid to the then Nairobi City Council through M/S Musyoka Annan & Company Advocates in 1993 /1994 by each tenant to facilitate the issuance of the said title deeds given that the money was paid to the two law firms on an agreement between the individual plot owners and the law firms to process lease agreements.
18. The County Government representatives also informed the Committee that the Nairobi City County Government was not able to provide copies of agreements between the M/S Musyoka Annan & Company Advocates and the then Nairobi City Council because of the change of regime from the local governments to the County Governments and efforts to trace the records were futile as the records had either been lost or misplaced. However, the representatives of the Nairobi City County Government attached a copy of a letter instructing the firm of M/S Mbugwa, Atudo & Macharia Company Advocates to prepare and finalize instruments of titles.

3.4 Submissions by the Managing Partner, M/S Musyoka Annan & Company Advocates

19. The Committee held a meeting with the Managing Partner, M/S Musyoka Annan & Company Advocates, Mr. John Musyoka on 2nd April, 2019. During the meeting, the Committee was



informed that the law firm had been contracted by the then City Council of Nairobi to prepare leases and instrument of titles in respect of the areas of Umoja 1, 2 and Innercore vide a letter Ref DTC /EJAA/500/92 signed by the Town Clerk dated 20th November, 1992. The firm was authorized to process the said leases and present the same for registration.

20. **Fees charged by the law firm to process lease documents:** The Managing Partner informed the Committee that the fees amounting to Kshs. 55, 000 that the law firm collected from the petitioners for preparation of instruments of titles was inclusive of approval fee, stamp duty, registration fees and legal fees. The firm only charged Kshs. 18, 000 as legal fee and the remaining amount was remitted to the City Council of Nairobi and the Ministry of Lands and Physical Planning. He further stated that the law firm was ready to finalize the processing of lease documents for the plots owners who had paid for the same.
21. **Custody of head title deeds for Umoja 1:** The Managing Partner further informed the Committee that the then City Council was unable to issue leases to the allottees of property for Umoja 1 Estate because the Council itself did not have the head titles of the various sectors comprising Umoja Estate. It was agreed that the law firm would facilitate the issuance of the said head titles in the name of the then City Council of Nairobi by paying the Commissioner of Land the necessary Stand Premium, Stamp Duty and Outstanding Land Rent. Based on the said agreement six (6) head titles were secured by M/S Musyoka Annan & Company Advocates. The head leases were to be retained by the firm and surrendered to the Council upon completion of the exercise of preparation and issuance of Leases to the allottees. The Managing Partner further stated that the head titles would be surrendered to the County Government upon payment of the fees owed.
22. **Cause of the delay in processing of leases documents and title deeds:** The Committee was informed that the delay in processing of leases was occasioned by regime change from the then City Council of Nairobi to the Nairobi City County Government following the enactment of the Constitution of Kenya 2010. Following the change, the County Government was not willing to cooperate with the law firm to fast-track the processing of the lease documents even after the Managing Partner, M/S Musyoka Annan & Company Advocates made efforts to contact Mr. Charles Kerich, the County Executive Committee Member for Lands and Urban Renewal, Nairobi City County Government on the same. Instead the County Government opted to hire other law firms to process the same lease documents that were being processed by M/S Musyoka Annan & Company Advocates ignoring an existing valid contract to provide the said services held by the latter.
23. The Managing Partner informed the Committee that another factor that caused of the delay in processing of lease documents and title deeds was lack of survey and mysterious disappearance of survey documents from Dandora lands office.

24. **Alleged loss of records on agreements made by the then Nairobi City County Council and M/S Musyoka Annan & Company Advocates on the processing of lease documents:** The Managing Partner refuted the claims made before the Committee by the representatives of Nairobi City County Government that indicated that the County Government was not able to provide copies of agreements made by the then Nairobi City Council and M/S Musyoka Annan & Company Advocates because of the change of regime from the Local Government to the County Government and efforts to trace the records were futile as the records had either been lost or misplaced. He stated that the law firm had provided the said documents to the County Government during a meeting held on 4th May, 2018 convened by Mr. Charles Kerich, the County Executive Member, Land Urban Renewal and Housing. The County Surveyor and Valuer together with Mr. Charles Kerich attended the said meeting while Mr. Joseph Kasia and Mr. John Musyoka Annan represented the firm of M/S Musyoka Annan & Company Advocates.
25. **Number of title deed and lease documents processed by the firm:** The Managing Partner, M/S Musyoka Annan & Company Advocates informed the Committee that the firm had prepared and issued 822 title deeds to the plot owners, 42 title deeds remained uncollected while 174 lease documents that had fully been paid for and forwarded to City Hall for execution were pending since 2012. He appealed for City Hall to release the documents for processing.

3.4 Submissions by M/S Mbugwa, Atudo & Macharia Company Advocates

26. The Committee held a meeting with Mr. Kamau Mbugwa, the Managing Partner, M/S Mbugwa, Atudo & Macharia Company Advocates on Thursday 11th April 2019. Mr. Mbugwa informed the Committee that M/S Mbugwa, Atudo & Macharia Company Advocates and four other law firms were retained by the Nairobi City County Government to prepare leases with respect to various schemes within Nairobi County, vide a letter dated 29th March 2018. Umoja 1, Umoja Innercore sectors I, II, III & IV and Umoja II Core Units were the sectors that relate to Embakasi West Constituency.
27. **Number of lease documents processed:** The law firm had received 967 ownership documents from the department of Lands Survey & GIS in relation to the schemes and out of the said documents, the firm prepared total of 566 lease documents and forwarded to the office of the County Secretary for execution and sealing. Ten (10) titles have so far been issued by H.E the President on 30th May 2018 at Jacaranda Grounds, while 358 lease documents had been verified and titles printed while 111 leases were in the vetting process.
28. **Number of lease documents pending execution and sealing:** The Managing Partner stated that 97 lease documents that had been forwarded to the County offices were pending execution and sealing before being forwarded to the Lands office for registration and issuance of titles.

29. The law firm charged each applicant Ksh. 30, 000 as lease documents processing fee and did not make any remittance to the County Government of Nairobi as all other relevant fees were waived.

A handwritten signature in black ink, appearing to be 'RBN', located in the bottom right corner of the page.

4.0 OBSERVATIONS

30. The Committee made the following observations from evidence adduced in the meetings, that: -

- i. There is need for the Nairobi City County Government to fast-track the processing of the 174 leases and another 97 lease documents forwarded by the firms of M/S Musyoka Annan & Company Advocates and M/S Mbugwa, Atudo & Macharia Company Advocates that had fully been paid for and were pending execution and sealing on the part of the County Government before being forwarded to the Lands office for registration and issuance of titles. Further M/S Musyoka Annan & Company Advocates should be allowed to complete the processing of the said 174 pending leases.
- ii. The petitioners were allocated houses by the then City Council of Nairobi under Umoja Estate Tenant Purchase Scheme in 1976. The agreement for the purchase of the said houses stipulated that after full payment of the purchase fee, each owner was supposed to be issued with a title deed. However, the beneficiaries of the scheme were not issued with title deeds even after paying the purchase fee. Further the then City Council of Nairobi requested each owner to pay Kshs 10,016 through M/S Muysoka Annan & Company Advocates in 1993 /1994 to facilitate the issuance of title deeds. The conveyancing fee was later increased to Ksh. 55, 000. The petitioners were later required by the Nairobi City County Government to pay Ksh. 30,000 each in 2018 through M/S Mbugwa Atudo & Macharia Company Advocates to facilitate the same.
- iii. In light of paragraph ii, the Committee observed with concern that the petitioners had incurred huge costs in paying for the processing of titles deeds including paying for the processing of similar lease documents thrice totaling to Kshs 95,016 per applicant, yet for years, the Petitioners remain without title documents to their land.
- iv. The delay in issuing title deeds to the petitioners and other residents of Embakasi West Constituency, who were allocated houses by the then City Council of Nairobi under Umoja Estate Tenant Purchase Scheme since 1976 despite some of the affected persons having paid the applicable fees is inordinate and unacceptable. There is need for the government to fast-track the processing of the titles.
- v. Despite evidence submitted to the Committee indicating that M/S Musyoka Annan & Company Advocates had severally communicated with the Nairobi City County Government on processing of lease documents, the Committee noted with concern that Nairobi City County Government was reportedly not aware that the law firm had prepared and issued 822 title deeds to plot owners in Umoja 1 and that 174 lease documents were forward to City Hall for execution and sealing and the same were pending since 2012. M/S Musyoka Annan & Company Advocates had secured Six (6) Head titles for Umoja 1 after

the then Nairobi City Council failed to raise the necessary fee. The law firm was ready to surrender the head titles to the County Government upon reimbursement of the fee that was paid by the law firm.

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a name, possibly "D. K. K.", written in a cursive or semi-cursive script.

5.0 COMMITTEE RECOMMENDATIONS

In response to the prayers by the Petitioners, the Committee recommends that: -

1. The Nairobi City County Government processes the 271 lease documents forwarded to the County Government by the firms of M/S Musyoka Annan & Company Advocates and M/S Mbugwa, Atudo & Macharia Company Advocates that were pending execution and sealing by the of the County Lands office before being forwarded to the Ministry of Lands & Physical Planning within 14 days of tabling of this report.
2. The National Government in collaboration with the Nairobi City County Government caters for all the costs of processing fresh applications to be made by allottees for purposes of processing lease documents in order to facilitate the completion of issuance of title documents within six months of receipt of applications from the allottees.
3. The Nairobi City County Government should secure the six (6) head titles that are currently in the custody of M/S Musyoka Annan & Company Advocates.
4. The Nairobi City County Government should ensure that M/S Musyoka Annan & Company Advocates complete the processing of the 174 lease documents that were pending execution and sealing on the part of the Nairobi County Lands office.
5. The Ministry of Lands and Physical Planning concludes survey of the remaining 10% of un-surveyed land in Embakasi West Constituency within ninety days of tabling of this report to facilitate the processing of lease documents and subsequent issuance of title deeds.

Signed..........Date.....30-04-2019.....

Hon. Dr. Rachael Kaki Nyamai, MP
Chairperson, Departmental Committee on Lands

