

COUNTY GOVERNMENT OF BUNGOMA



**COUNTY ASSEMBLY OF BUNGOMA
OFFICE OF THE CLERK**

THIRD ASSEMBLY-FOURTH SESSION

COMMITTEE ON LANDS, URBAN, PHYSICAL PLANNING AND HOUSING

**REPORT ON THE STATEMENT RAISED BY HON. JACOB PSERO ON THE
LAND DESIGNATED FOR KAPCHEPKUI ECDE CENTRE IN CHESIKAKI
WARD AND LANDS BELONGING TO THE COUNTY GOVERNMENT.**

**Clerks Chambers
County Assembly Buildings
P.O BOX 1886 - 50200
BUNGOMA, KENYA**

APRIL, 2026

Hon. Speaker,

Pursuant to the provisions of Standing Order 54(a) of the County Assembly of Bungoma Standing Orders, the Committee on lands, Urban, Physical Planning and Housing hereby submits its progress report on two statements sought by Hon. Jacob Psero on;

1. Lands belonging to the County Government
2. Land designated for Kapchepkui ECDE Centre in Chesikaki Ward

Hon. Speaker,

The Committee during its internal meetings considered the statements, and requested for their responses from the department concerned.

The Department submitted its responses and the committee shared them with the owner of the statement for consideration.

The committee held interrogations on 7th and 9th April 2026 and the following was discussed;

1. Lands belonging to the County Government

The committee considered the response and came to a conclusion that since the matter touched on a vast of issues concerning the whole county, it was resolved that the department be invited to respond on the issue before the whole House.

2. Land designated for Kapchepkui ECDE Centre in Chesikaki Ward

- a. **Date of acquisition:** the land was purchased in the Financial Year 2014/2015
- b. **Acreage:** The size of the Land is one (1) acre.
- c. **Purchase price and budget allocation:** the total purchases price was Kshs. 425,000.00. There were no details on the specific budget allocation. Further details were being sought from the County Treasury which acquired the parcel under the County Empowerment Fund (CEF).
- d. **Failure to obtain title in the County's name:** the delay has been caused by a combination of factors, including the unavailability of a budget at the relevant time, and the delay handover of conveyance documents from the County Treasury, the department that undertook the acquisition under CEF.
- e. **Status of registration:** the land is not yet registered in the name of the County Government of Bungoma and remains in the vendor's name. Upon

receipt of the requisite documentation, the registration process will commence immediately.

- f. **The expected timeline for acquisition of title:** The title has not yet been obtained in the name of the County Government, However, documentation has already been formally requested from the County Treasury, and registration will commence without delay upon receipt of the documents.

Hon. Speaker,

During interrogations, the Chief Officer clarified that information on the said parcel of land is scanty because it was purchased under CEF-Finance.

The department purported that; the land sale agreement, official search, original title Deed, Signed and registered Mutation Form, signed transfer Instrument, Spousal Consent and National ID cards for both the vendor and the spouse were being held by the Finance department.

That lack of the above documentation has made it difficult to verify compliance with statutory land acquisition requirements and to know the actual amount allocated to the project, registration and acquisition of title.

That the department had just received part of documentation a day before the meeting from the ward based project officers.

The department can't therefore know the status of the said land ownership until a proper valuation has been undertaken.

Hon. Speaker,

It was resolved that

1. The department should write a due diligence report to the County Attorney to facilitate determination of the original number of the land, current owner, and if there could be possibility of fraud in acquisition of the land by the current occupant.
2. The Department of finance and economic planning to furnish the committee with documentation on payment of the Kapchepkui ECDE Centre.
3. The department of land to share the due diligence report with the committee as part of follow-up on the matter.

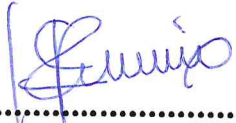
4. The committee has instructed the director, CEF, to furnish it with all documentation concerning the purchase and acquisition of the Kapchepkui ECDE Centre.
5. The committee will proceed for a fact finding on the Kapchepkui ECDE Centre in Chesikaki Ward to ascertain the status of the parcel of land.

Conclusion:

The Owner of the statement did agree with the committee's resolutions and action plan for follow-up.

Hon. Speaker,

Thank you.



Sign.....Date 23/04/2026

HON. JOHNSTON IPARA –MCA TONGAREN WARD
CHAIRPERSON, COMMITTEE ON LANDS, URBAN, PHYSICAL PLANNING AND
HOUSING