



## APRIL NEWSLETTER

The IQSK Monthly Newsletter is your go-to roundup of key events, updates, and developments that have shaped the Institute of Quantity Surveyors of Kenya (IQSK) and the broader Built and Natural Environment industry. Each edition highlights the most relevant issues and insights we believe are important for our members and partners to stay informed and engaged.

We value your thoughts, feel free to share your feedback with us.

### IQSK NEWS

April was a month that did not sit quiet on the fence—it rolled up its sleeves and got down to business. The activities of the Institute of quantity surveyors of Kenya revitalized the profession, leaving it stronger and ready to rumble with seasons ahead.

#### **QS awareness week: Planting seeds of knowledge ( April 13th - 17th)**

The month kicked off on a high note with the QS awareness week, the public was educated on how project quantity surveyors help in risk mitigation and transparent procurement.

#### **Call for Applications (17th–22nd April)**

The Institute called for applications for commissioners and election tribunal members for upcoming IQSK elections in May. Members were encouraged to be part of a transparent and credible electoral process.

#### **Seeking Member Voice: The QS Bill 2026 (19th April)**

On this day, IQSK sought feedback on the proposed amendments to the QS Bill 2026. By inviting members to contribute their views, the Institute reinforced the importance of inclusivity and collective wisdom in shaping the future of the profession.

#### **Annual Symposium: (23rd–24th April)**

The Institute of Quantity Surveyors of Kenya held its annual symposium. The discussions centered on transforming the built environment through risk management, sustainability, governance reforms, digital transformation, and ethical practice.

#### **Mental Health Awareness:(23rd April)**

On the same day, members were invited to a mental health Zoom session titled "Suicide at Home." This conversation echoed the truth that "health is wealth." It served as a timely reminder that beyond numbers and projects, the well-being of professionals matters just as much.

#### **YQSF Webinar: (30th April)**

Closing the month on a strong note, the Young Quantity Surveyors Forum hosted a webinar on Cashflow Projections in Construction Projects. The session shed light on cash inflows and outflows, proving that "a river that forgets its source will soon dry up." Sound financial planning remains the backbone of successful construction projects.

#### **Election Notice: The Race begins (30th April)**

As April drew its curtains, the IQSK Independent Elections Commission issued a notice of elections, officially marking the beginning of the election period. The election day was set for Thursday, 28th May 2026.

In May, let us keep the fire burning.

### INDUSTRY NEWS

#### **Nike's Nairobi Flagship: A New Benchmark for Retail Fit-Outs in East Africa**

Hudson Kenya, a subsidiary of Hudson Holdings, has marked a significant milestone in East Africa's retail and construction landscape with the opening of the first Nike flagship store in the region. Launched on 6 May 2026, the store is located at Sarit Centre in Nairobi's Westlands district, a prime commercial and lifestyle hub that continues to attract major international brands.

Spanning over 500 square meters of net retail space, the outlet is not only the first Nike flagship store in East Africa but also the largest within Hudson's African network. The development introduces Nike's latest global retail concept, designed to deliver an immersive and highly personalized shopping experience that integrates performance products, lifestyle offerings and digital retail innovation.

From a construction and built environment perspective, the project reflects the increasing demand for high-specification retail fit-outs in Kenya. Flagship developments of this nature typically require premium finishes, bespoke joinery, and strict adherence to international brand standards, often within compressed timelines. The integration of advanced display systems coordinated services installations, and brand-driven spatial layouts illustrates the growing complexity of retail projects entering the regional market.

The opening also underscores Nairobi's emergence as a key commercial and retail hub in Africa. With a rapidly expanding middle class, evolving consumer culture, and growing appetite for global brands, the city continues to attract international investment in both retail and mixed-use developments. Hudson Holdings, which distributes Nike products across approximately 30 African countries, has identified Kenya as a strategic entry point for expanding its footprint in East Africa, reinforcing the role of Nairobi as a gateway for continental retail growth.

For construction professionals, the project signals a shift toward more sophisticated and value-driven developments, where quality of finishes, brand compliance, and user experience play a central role in project delivery. It also highlights opportunities for local consultants, contractors and suppliers to participate in globally benchmarked retail developments, particularly as more international brands establish a direct presence in the region.

The launch event, attended by leading figures in athletics including Eliud Kipchoge, further reinforced the cultural and economic significance of the development, linking Kenya's global sporting identity with investment in high-end retail infrastructure.

Overall, the Nike flagship store in Nairobi represents more than a retail milestone; it reflects a broader trend of increasing international confidence in the East African market and sets a new benchmark for the design, delivery, and execution of premium retail spaces in the region.



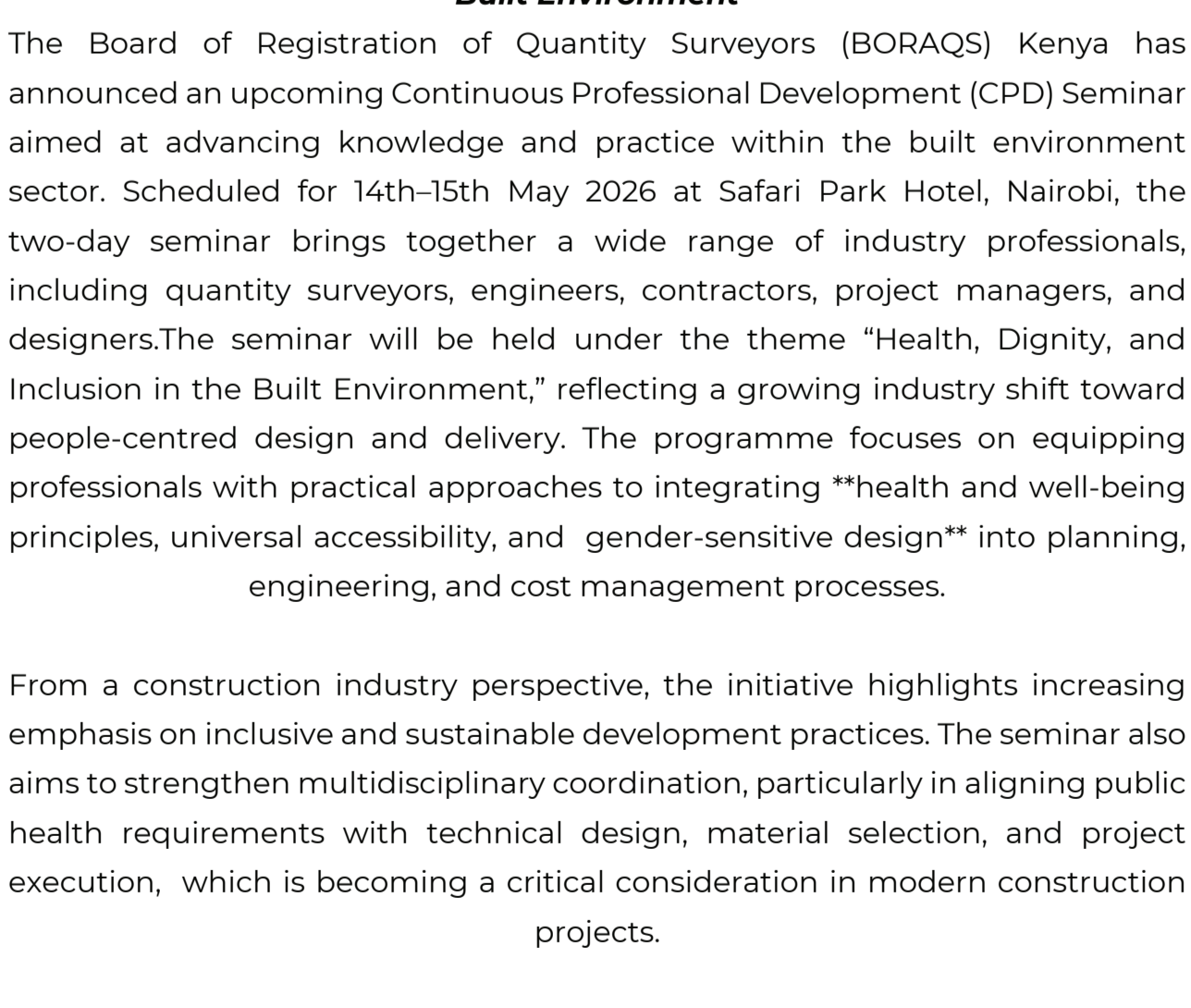
#### **Aviation Infrastructure Push: Kenya Moves to Decongest JKIA with New Airport Tender**

Kenya has taken a significant step toward modernizing its aviation infrastructure by issuing a tender for the construction of a new airport facility adjacent to Jomo Kenyatta International Airport (JKIA) in Nairobi. The project, announced in March 2026, is aimed at addressing mounting capacity pressures at the country's primary international gateway, which is currently operating beyond its intended limits.

JKIA handled approximately 9 million passengers in 2025, exceeding its design capacity of 7.5 million passengers annually, highlighting the urgent need for a new passenger terminal capable of handling an additional 10 million passengers per year, alongside supporting infrastructure such as taxiways and upgraded facilities.

From a construction and project delivery perspective, the initiative represents a major opportunity within the region, encompassing large-scale civil works, airside infrastructure, terminal construction, and complex building services installations. The development is expected to follow a design-and-build procurement model, reflecting a shift toward integrated project delivery approaches for large public infrastructure projects.

Strategically, the project forms part of Kenya's broader ambition to strengthen its role as a regional aviation hub amid rising competition from neighboring countries investing in modern airport infrastructure. For built environment professionals, the tender signals an upcoming pipeline of high-value infrastructure works, while underscoring the growing importance of capacity planning, lifecycle design, and efficient project execution in shaping the future of transport infrastructure across East Africa.



#### **Luxury Housing Push: Mi Vida Launches 156 Elara Townhouses in Tatu City**

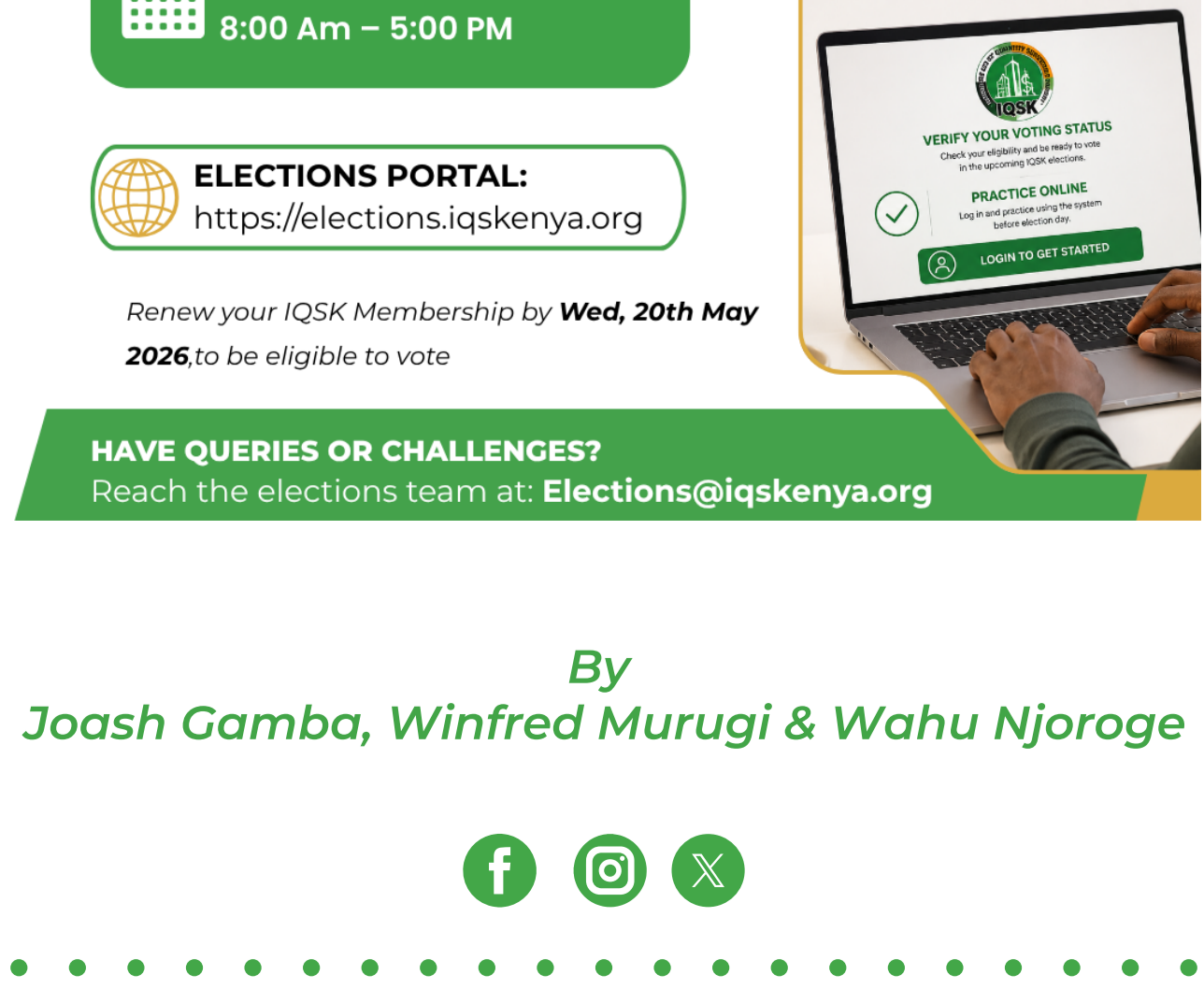
Mi Vida Homes has unveiled 156 Elara, a KSh 5.6 billion luxury townhouse development in Tatu City, marking the developer's strategic entry into Kenya's premium residential segment. The project comprises 156 low-density homes, including three- and four-bedroom duplexes and townhouses—set within the master-planned mixed-use ecosystem of Tatu City in Kiambu County.

Positioned as a response to shifting market demand, the development reflects a growing preference among high-income buyers for spacious, secure, and lifestyle-oriented housing outside Nairobi's increasingly congested urban core.

Sales of premium residential properties have risen significantly in 2026, driven by buyers seeking privacy, integrated amenities, and proximity to work, education, and recreation within controlled developments.

From a construction and built environment perspective, 156 Elara represents a move toward low-density, high-spec residential developments that prioritize community planning and amenity integration. The scheme, set across approximately five acres, will feature units centered around "Club Elara," a wellness hub incorporating landscaped green spaces, a gym, and recreational facilities—illustrating the growing importance of lifestyle infrastructure in residential design.

Strategically, the project reinforces the rapid growth of satellite towns such as Tatu City, which are emerging as key real estate development hubs due to improved infrastructure and master planning. For construction professionals, the development highlights increasing opportunities in suburban housing delivery, particularly in projects that combine residential units with integrated services, high-quality finishes, and long-term value considerations in line with evolving market expectations.



#### **Professional Development: BORAQS Kenya Hosts CPD Seminar on Inclusive Built Environment**

The Board of Registration of Quantity Surveyors (BORAQS) Kenya has announced an upcoming Continuous Professional Development (CPD) Seminar aimed at advancing knowledge and practice within the built environment sector. Scheduled for 14th–15th May 2026 at Safari Park Hotel, Nairobi, the two-day seminar brings together a wide range of industry professionals, including quantity surveyors, engineers, contractors, project managers, and designers. The seminar will be held under the theme "Health, Dignity, and Inclusion in the Built Environment," reflecting a growing industry shift toward people-centred design and delivery. The programme focuses on equipping professionals with practical approaches to integrating "health and well-being principles, universal accessibility, and gender-sensitive design" into planning, engineering, and cost management processes.

From a construction industry perspective, the initiative highlights increasing emphasis on inclusive and sustainable development practices. The seminar also aims to strengthen multidisciplinary coordination, particularly in aligning public health requirements with technical design, material selection, and project execution, which is becoming a critical consideration in modern construction projects.

Participants will earn 20 CPD points and a certificate of attendance, reinforcing the importance of continuous skills development in maintaining professional competence. For built environment practitioners, the seminar represents an opportunity to stay aligned with evolving regulatory expectations, emerging design standards, and the broader shift toward equitable and resilient infrastructure delivery.



### UPCOMING EVENTS



## IQSK MOCK ELECTIONS

✓ **VERIFY YOUR VOTING STATUS:** Please verify your voting status through the portal to ensure you are eligible to vote.

✓ **PRACTICE BEFORE YOU VOTE:** We encourage all members to log in and practice using the system before election day.

📅 **Thursday 21st May 2026**  
8:00 Am – 5:00 PM

🌐 **ELECTIONS PORTAL:**  
<https://elections.iqskkenya.org>

Renew your IQSK Membership by **Wed, 20th May 2026**, to be eligible to vote



**HAVE QUERIES OR CHALLENGES?**  
Reach the elections team at: [Elections@iqskkenya.org](mailto:Elections@iqskkenya.org)

By

**Joash Gamba, Winfred Murugi & Wahu Njoroge**

