



AUGUST 2026 NEWSLETTER



EDITORS NOTE

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:

AUGUST 2026

In This Issue

IQSK Strengthens Collaboration with Government

Young Quantity Surveyors Gather for the Annual Baraza

Built Environment Leaders Come Together to Revive JBCC

Understanding Bonds, Guarantees & Insurances

IQSK's Memorandum on the Architectural and Quantity Surveying Practitioners bill 2026

IQSK Annual Summit 2026

And Many More



IQSK ANNUAL SUMMIT 2026

Theme

**Owning Our Space:
Construction Dynamics,
Infrastructure Involvement
& Project Financing**

Fees:

Standard KES 30,000	Student Rate KES 12,000
LIPA NA MPESA	PAYBILL NO: 933450
ACCOUNT NO: SUMMIT 2026	

Details

SAROVA WHITESANDS & SPA MOMBASA
28TH-30TH OCT 2026

**10
CPD
POINTS**

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IQSK NEWS

August was a month of conversations, collaboration and knowledge sharing across the quantity surveying and wider built environment profession.

From creating spaces for young Quantity Surveyors to engage and navigate the industry, to strengthening collaboration with Government and key industry stakeholders, the month brought together different voices with one shared goal; building a stronger, more resilient and value-driven built environment sector.

Here are some of the key highlights from August.

Young Quantity Surveyors Gather for the Annual Baraza

The Young Quantity Surveyors Forum (YQSF) held its Annual Baraza at Paradise Lost, Kiambu County, bringing together young professionals for an opportunity to connect, learn and openly discuss their experiences within the industry.

The Baraza was themed:

“Navigating the Industry as a Young Quantity Surveyor”

The theme captured some of the realities young Quantity Surveyors face as they transition from university into professional practice and begin building their careers.

Beyond the technical aspects of the profession, the discussions provided an opportunity to reflect on professional growth, networking, mentorship and finding one's place within Kenya's evolving construction industry.

Events such as these continue to demonstrate the importance of creating platforms where young professionals can ask questions, share experiences and learn from one another.



IQSK Strengthens Collaboration with Government

The IQSK Council, led by President QS. Janet Chirchir, paid a courtesy visit to the Housing Secretary, State Department of Housing and Urban Development (SDHUD), in a meeting hosted by QS. Cassius Kusienya.

The engagement provided an opportunity to strengthen collaboration between the Institute and Government, particularly around Kenya's housing and urban development agenda.

Among the key areas discussed were

- The role of Quantity Surveyors in the Affordable Housing Programme.
- Cost management and ensuring value for money.
- Representation of Quantity Surveyors on relevant Government boards

- The Quantity Surveyors Bill, 2026.
- Opportunities for graduates and young professionals

As Kenya continues to invest in housing and urban development, the role of Quantity Surveyors remains critical in ensuring that projects are properly planned, cost-effective and deliver value to the public.

The Institute remains committed to working with Government and other stakeholders towards a more efficient, accountable and value-driven housing sector.

Built Environment Leaders Come Together to Revive JBCC



Collaboration was also at the centre of another important engagement on 26 August.

ACEK President Eng. Gabriel W. Jabongo met with IQSK President QS. Janet Chirchir, alongside Presidents and representatives from key professional and industry organisations, including CIArb Kenya, Architectural Association of Kenya (AAK), Kenya Property Developers Association (KPDA), Kenya Association of Building and Civil Engineering Contractors (KABCEC) and the Kenya Federation of Master Builders.

The discussions focused on the reactivation of the Joint Building Council Committee (JBCC), an important platform that brings together stakeholders across Kenya's built environment.

The engagement reflected a renewed spirit of collaboration and a shared commitment to strengthening industry standards, improving coordination among stakeholders and supporting sustainable growth within the built environment sector.

A stronger industry requires stronger partnerships — and platforms such as the JBCC provide an opportunity for professionals, contractors, developers and other stakeholders to work towards common solutions.

Understanding Bonds, Guarantees & Insurances

The month concluded with an insightful knowledge-sharing session hosted by the Young Quantity Surveyors Forum Kenya (YQSF) on Bonds, Guarantees and Insurances in the Construction Industry.

For Quantity Surveyors and other construction professionals, these instruments go far beyond paperwork.

They have direct implications for contract administration, financial management, risk allocation and project delivery.

The session provided an opportunity for participants to deepen their understanding of these important aspects of construction practice while learning from practical experiences and industry perspectives.

A big thank you to YQSF, Frank Mwangi, Dennis Karanja, Caroline Muasya, and everyone who participated and contributed to the discussion.

Knowledge sharing remains one of the most powerful ways of building professional capacity — and ultimately, a stronger and more resilient construction industry.

IQSK submitted a memorandum on the Architectural and Quantity Surveying practitioners bill 2026

In the Memo, IQSK affirms that, while supporting stronger regulation, it is also calling for substantial amendments to ensure Quantity Surveying retains a distinct professional identity and appropriate self-governance. Key concerns include the powers and composition of the proposed regulatory Board, protection and recognition of Quantity Surveying technicians and graduates, clear career progression, a broader definition of QS practice covering infrastructure and emerging areas such as BIM and sustainability, fair licensing and transitional arrangements, regulation of professional fees, protection of local practitioners, and stronger provisions for professional indemnity, consumer protection, dispute resolution, CPD and financial accountability.

In a nutshell, IQSK's position is not against regulation, it is seeking a regulatory model that regulates Quantity Surveying effectively without weakening the profession's autonomy, scope, standards or career pathways.

AUGUST IN PERSPECTIVE

From young Quantity Surveyors finding their footing in the industry, to engagements with Government and collaboration among built environment stakeholders, August reminded us of the importance of connection, professional representation and continuous learning.

As the profession continues to evolve, IQSK remains committed to creating spaces that connect professionals, strengthen capacity and advance the Quantity Surveying profession in Kenya.

ON THE HORIZON

The coming weeks present exciting opportunities for networking, professional development, and industry engagement.

IQSK Annual Summit 2026

From 28-30 October 2026, industry leaders and practitioners will converge at Sarova Whitesands Beach Resort & Spa, Mombasa for the QSK Annual Summit 2026, themed "Owning Our Space: Construction Dynamics, Infrastructure Involvement and Project Financing."

Expect insightful discussions, emerging industry trends, valuable networking opportunities, and thought-provoking conversations shaping the future of the built environment.

As always, we look forward to celebrating achievements, sharing lessons learned, and keeping you informed of developments that matter most.

Don't miss these opportunities to connect, learn, and grow!



The poster for the IQSK Annual Summit 2026 features a tropical beach background with palm trees and waves. At the top center is the IQSK logo, which includes the text 'INSTITUTE OF QUANTITY SURVEYING OF KENYA' and 'IQSK'. Below the logo, the text '2026' is displayed in a gold-colored font. The main title 'ANNUAL SUMMIT' is in large, bold, black letters. The theme 'Owning Our Space:' is highlighted in green, followed by the subtitle 'Construction Dynamics, Infrastructure Involvement & Project Financing' in black. A gold circular badge on the left indicates '10 CPD POINTS'. The location 'SAROVA WHITESANDS & SPA MOMBASA' and dates '28TH-30TH OCT 2026' are listed. A section for 'Registration Fees' shows 'Standard KES 30,000' and 'Student Rate KES 12,000'. Payment details include 'LIPA NA MPESA', 'PAYBILL NO: 933450', and 'ACCOUNT NO: SUMMIT 2026'. The bottom of the poster features logos for sponsors: MAPEI, HYDRO ALUMINIUM LIMITED, RIB, envu, nia (Nairobi Centre for International Arbitration), SAINT-GOBAIN, BUILDING TRUST, Jilka, and BASF. At the very bottom, contact information is provided: the website 'https://iqskkenya.org' and two phone numbers, '+254 721 676 823' and '+254 786 676824'.

INDUSTRY NEWS

KAA’s Transition to a Public Limited Company: Implications for Kenya’s Built Environment and Quantity Surveying Profession

The Kenya Airports Authority (KAA) has officially transitioned from a state corporation to Kenya Airports Authority PLC, having been incorporated as a public limited company on 3 June 2026 under the Companies Act, 2015. The move forms part of wider government reforms aimed at strengthening governance, accountability, commercial sustainability, and operational efficiency among state-owned enterprises.

For Quantity Surveyors, this development is particularly significant because it signals a shift towards a more commercially driven infrastructure delivery model. As a PLC, KAA is expected to adopt enhanced corporate governance practices and may have greater flexibility in attracting private investment, raising capital, and forming strategic partnerships to fund major aviation infrastructure projects.

The transition comes at a time when KAA is facing financial pressures, including a 41 per cent decline in net profit to KSh3.8 billion in the financial year ending June 2025, alongside increased operating costs and legacy financial obligations. These challenges have heightened the need for prudent financial management, robust project controls, and value-for-money assessments, areas where Quantity Surveyors play a critical role.

Of particular interest to the construction and cost management profession is KAA’s planned KSh154.2 billion upgrade of Jomo Kenyatta International Airport (JKIA), which includes a new passenger terminal, additional boarding bridges, and a new runway. Such large-scale infrastructure investments will require comprehensive cost planning, procurement management, contract administration, risk management, and lifecycle costing expertise.

The PLC structure could also position KAA to seek financing through capital markets, including a potential future listing on the Nairobi Securities Exchange (NSE). Increased investor scrutiny is likely to drive greater emphasis on cost certainty, project transparency, and efficient delivery of capital projects, creating opportunities for Quantity Surveyors to contribute to stronger financial governance and infrastructure investment outcomes.

Why it matters to QS professionals: KAA’s transformation represents a growing trend towards commercially managed public infrastructure. As airport expansion and modernization projects accelerate, Quantity Surveyors will remain central to ensuring that these investments are delivered efficiently, sustainably, and within budget, while supporting Kenya’s long-term aviation and economic growth objectives.



IQSK ANNUAL SUMMIT 2026

Theme	Fees:	Details						
<i>Owning Our Space: Construction Dynamics, Infrastructure Involvement & Project Financing</i>	<table><tr><td>Standard KES 30,000</td><td>Student Rate KES 12,000</td></tr><tr><td>LIPA NA MPESA</td><td>PAYBILL NO: 933450</td></tr><tr><td></td><td>ACCOUNT NO: SUMMIT 2026</td></tr></table>	Standard KES 30,000	Student Rate KES 12,000	LIPA NA MPESA	PAYBILL NO: 933450		ACCOUNT NO: SUMMIT 2026	SAROVA WHITESANDS & SPA MOMBASA 28TH-30TH OCT 2026
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INDUSTRY NEWS

Dangote's Lamu Refinery Project: A Transformational Opportunity for Quantity Surveyors

Africa's richest businessman, Aliko Dangote, has confirmed that the groundbreaking ceremony for the proposed Lamu Oil Refinery will take place on 30 September 2026, marking the start of one of the largest industrial and energy infrastructure projects ever proposed in East Africa. The refinery is expected to process 700,000 barrels of crude oil per day and is projected to cost between KSh2.2 trillion and KSh2.6 trillion (approximately US\$16-20 billion).

The refinery is planned as a regional facility serving Kenya and the wider East African market. In addition to the refinery itself, the development is expected to include supporting infrastructure such as storage facilities, logistics hubs, energy generation facilities, and industrial developments linked to the Lamu Port-South Sudan-Ethiopia Transport (LAPSSET) Corridor.

For Quantity Surveyors, the project represents a significant pipeline of opportunities across the entire project lifecycle. The scale and complexity of the development will require expertise in cost planning, procurement strategy, contract administration, project controls, risk management, value engineering, and lifecycle costing. Major industrial projects of this nature depend heavily on robust cost management frameworks to ensure financial viability and efficient delivery.

The refinery is also expected to catalyze wider economic development in Lamu through the creation of associated industrial zones, power infrastructure, manufacturing facilities, and transport networks. Government projections suggest that the wider development could generate approximately 60,000 jobs, while strengthening Kenya's position as a regional energy and logistics hub.

Another notable aspect of the project is its regional investment model. Dangote has offered East African countries a combined 30 per cent equity stake, with Kenya allocated a proposed 10 per cent share valued at approximately KSh64.7 billion (US\$500 million). Ethiopia and Rwanda have also expressed interest in participating. This regional approach is likely to increase the emphasis on transparency, accountability, and financial oversight, areas where Quantity Surveyors contribute significantly through cost assurance and governance processes.

Why it Matters to QS Professionals? The Dangote Lamu Refinery project signals a new era of large-scale industrial infrastructure investment in Kenya. Beyond the refinery itself, the associated transport, energy, and industrial developments are expected to create substantial demand for quantity surveying services. As Kenya seeks to establish itself as a regional energy processing hub, Quantity Surveyors will play a critical role in delivering value for money, controlling project costs, managing risks, and ensuring the successful execution of one of the most ambitious infrastructure investments in the region.

INDUSTRY NEWS

RILEM Week 2026 & ACCTA Conference Highlights Climate-Friendly Construction

Nairobi is hosting the 80th RILEM Annual Week 2026 and the 3rd ACCTA International Conference on Advances in Climate-Friendly Construction Technology in Africa from 4-11 September 2026. The conference brings together global researchers and construction professionals to discuss sustainable, durable, and energy-efficient buildings and infrastructure, with a strong focus on circular economy principles and climate-resilient construction solutions.

For built environment professionals, the event reflects the growing shift towards sustainability-driven project delivery. Key discussions will focus on low-carbon construction materials, energy-efficient buildings, infrastructure resilience, and innovative technologies that can help reduce the environmental impact of construction.

Why It Matters for Quantity Surveyors The conference highlights emerging trends that are reshaping the quantity surveying profession. As clients increasingly demand sustainable and resilient assets, Quantity Surveyors are expected to go beyond traditional cost management by incorporating whole-life costing, carbon considerations, value engineering, and sustainability assessments into project decision-making.

For IQSK members, the event reinforces the profession's critical role in ensuring that climate-friendly buildings and infrastructure deliver both value for money and long-term sustainability, positioning Qs as key contributors to Kenya's green construction agenda.

BORAQS CPD Highlights the Need for Resilient Infrastructure

The Board of Registration of Architects and Quantity Surveyors (BORAQS) Kenya recently held a Continuing Professional Development (CPD) pre-conference session under the theme "Building Resilient Infrastructure in Kenya," with a presentation by Eng. Odhiambo Aluoch on the Causes of Structural Failures in Infrastructure. The session focused on understanding the factors that contribute to infrastructure failures and the measures needed to enhance the safety, durability, and performance of built assets.

The discussion comes at a time when Kenya is making significant investments in transport, housing, energy, and public infrastructure projects. As expectations grow for infrastructure that is not only functional but also resilient and sustainable, industry professionals are being challenged to strengthen quality assurance, risk management, and project oversight throughout the project lifecycle.

The topic is particularly relevant to the built environment sector because structural failures often lead to cost overruns, project delays, expensive remedial works, contractual disputes, and reduced asset value.

Preventing such failures requires effective planning, sound design coordination, quality construction practices, and robust cost management from project inception through to completion.

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INDUSTRY NEWS

Professional Regulation in Focus as Key Built Environment Bills Await Parliamentary Debate

The future of professional practice in Kenya's construction industry could soon be shaped by three important pieces of legislation currently before Parliament: the Architects Bill, 2026, the Quantity Surveyors Bill, 2026, and the Architectural and Quantity Surveying Practitioners Bill, 2026. While all three bills are still at the early stages of the legislative process, they have already sparked significant discussion among built environment professionals.

At the centre of the debate is a fundamental question: should architects, quantity surveyors, and other built environment professionals continue to be regulated under a common framework, or should each profession have its own dedicated regulatory structure?

The Architects Bill, 2026, first read in the National Assembly on 17 June 2026, proposes a standalone framework for architects, including provisions for registration, licensing, professional conduct, and continuous professional development.

Similarly, the Quantity Surveyors Bill 2026, which received its First Reading on 26 May 2026, seeks to establish an independent regulatory framework for quantity surveyors. The bill proposes the creation of the Institute of Quantity Surveyors of Kenya and dedicated structures to oversee registration, professional standards, training, and disciplinary matters.

However, the introduction of the Architectural and Quantity Surveying Practitioners Bill, 2026 has added a new dimension to the conversation

The bill, which underwent its First Reading on 5 August 2026, proposes a broader framework that would bring architects, quantity surveyors, interior designers, landscape architects, construction project managers, and other built environment practitioners under a single regulatory board. Following its introduction, the bill was referred to the Departmental Committee on Housing, Urban Planning and Public Works for stakeholder engagement and public participation.

The proposal has generated considerable interest across the industry, with some professional bodies expressing support for a more integrated regulatory model, while others have called for profession-specific governance structures that recognize the unique competencies and responsibilities of each discipline.

As of September 2026, all three bills remain at the First Reading stage, meaning substantive debate in Parliament is yet to begin. Nevertheless, their eventual outcome could redefine how built environment professionals are trained, licensed, regulated, and represented in Kenya.

For a sector that is currently supporting major investments in housing, infrastructure, urban development, and climate-resilient construction, the proposed reforms are likely to have lasting implications for professional practice, accountability, and the delivery of quality-built assets. As Parliament prepares to consider the bills further, industry stakeholders will be keenly watching developments that could shape the profession for years to come

Compiled By Joash Gamba, Winfred Murugi & Wahu Njoroge

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