



SEPTEMBER 2026 NEWSLETTER



An Artist's impression of ix NBOX2 Campus Data Center in Limuru, Kenya
Image/COURTESY



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EDITOR'S 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:

SEPTEMBER 2026

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Excellence and Camaraderie at the 28th IQSK Golf Tournament



IQSK 28th Golf Tournament Overall winner (Left) receiving a prize from President Q.S Janet Chirchir. PHOTO/IQSK



Golfers exchange warm pleasantries during IQSK'S 28th Golf Tournament at the Royal Nairobi Golf Club. PHOTO.IQSK

The highlight of the month was the highly successful 28th IQSK Golf tournament, held on 11th September 2026 at the Royal Nairobi Golf Club.

The tournament brought together Quantity Surveyors, industry partners, contractors, consultants, and stakeholders for a day of networking, friendly competition, and relationship building. Beyond the sport, the event reinforced the strong professional bonds that continue to drive collaboration across the built environment sector.

The Institute extends its gratitude to all sponsors, participants, and partners who contributed to the success of this flagship event.



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IQSK NEWS

Help Us Build a Better IQSK Website

In line with its commitment to improving member experience, IQSK has launched a Website User Survey aimed at gathering feedback from members and stakeholders.

The objective is simple: to build a modern, responsive, and informative website that better serves the needs of members, students, partners, and the wider public.

We Want Your Input On:

Website usability and navigation.

Access to professional resources.

CPD and training information.

Membership services.

News, events, and communication channels

Your feedback will directly inform improvements to the Institute's digital platforms and help create a more engaging online experience for all users.



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September 2026 BORAQS Seminar

IQSK members participated in the Board of Registration of Architects and Quantity Surveyors (BORAQS) Seminar held on 3rd and 4th September 2026.

The seminar provided an important platform for professional learning and dialogue on emerging industry issues, regulatory developments, professional ethics, and best practices within the built environment sector.

The event reaffirmed the importance of continuous professional development and maintaining the highest standards of professional practice.

Customer Service Week Highlights

The Institute celebrated the Customer Service week by offering its publications on offer and waiving 20% off the annual subscription fee. The Cost Handbook was going for KES 2500 for members and, KES 3500 for non-members. The Contract Documents were going for KES 5,000 when bought as a package. Members who renewed their subscriptions also enjoys a 20% off.



HAPPY CUSTOMER SERVICE WEEK

Customer Service Week Deals

Get a **20% waiver** on annual subscription across all membership categories

	Members	Non-Members	
Contract Documents	~~6,000/=~~ 5,000/=	~~10,500/=~~ 9,000/=	Sh1500 off for all the 3 contract works
COSTS HANDBOOK FOR CONSTRUCTION WORKS	~~3,000/=~~ 2,500/=	~~4,000/=~~ 3,500/=	Sh 500 off for the Cost Handbook

T&C apply

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IQSK Annual Summit 2026

Preparations are in top gear for the IQSK Annual Summit 2026, the Institute's premier annual gathering.

The Summit will bring together industry leaders, policymakers, practitioners, researchers, and development partners to discuss the future of construction, infrastructure delivery, innovation, sustainability, and cost management.

Why Attend?

- Gain industry insights from leading experts.
- Earn CPD opportunities.
- Network with key decision-makers.
- Explore emerging trends and innovations.
- Contribute to discussions shaping the future of the profession.



IQSK ANNUAL SUMMIT AT SAROVA WHITESANDS MSA

10 CPD Points

28th-30th October

Registration; KES 30,000

Student: KES 25,000

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Visit www.fly748.com book your flight, and enter IQSK2026 under "Coupon Code" at payment. Valid for both one-way and return tickets.

Exclusive Travel Benefit with Fly 748

To support members travelling for the Summit, IQSK has partnered with Fly 748 to offer:

10% Discount on Air Tickets

Members attending the IQSK Annual Summit can enjoy a 10% discount on eligible Fly 748 air tickets, making travel more convenient and affordable.

Members are encouraged to book early and take advantage of this exclusive partnership benefit.

Big 5 Construct Kenya 2026

IQSK will be participating in The Big 5 Construct Kenya exhibition scheduled to take place at the Sarit Expo Centre from 21st to 30th October 2026.

The event presents an excellent opportunity to:

- Showcase the role of Quantity Surveyors in project success.
- Engage with construction industry stakeholders.

- Explore emerging technologies and products.
- Build strategic partnerships.
- Promote professional services offered by IQSK members.

We encourage members attending the exhibition to visit the IQSK engagement activities and connect with fellow professional

INDUSTRY NEWS

Kenya Moves towards a \$1.5 Billion AI Data centre.



Africa's emerging data-centre economy

Kenya is positioning itself for a major expansion in digital infrastructure with the proposed US\$1.5 billion Hercules AI data centre project, which is expected to combine large-scale AI computing capacity with a dedicated offshore energy system and enhanced connectivity.

The project is significant not only for Kenya's technology sector, but also for the country's construction and built environment industry. A development of this scale will require substantial investment in specialist buildings, power infrastructure, cooling systems, telecommunications, civil works, security and associated infrastructure. It therefore represents a potentially important pipeline of work for contractors, consultants, engineers, architects, project managers and quantity surveyors.

Data centers present a growing area of specialization. Unlike conventional commercial or residential developments, data centers have highly technical cost structures, with significant expenditure on mechanical and electrical services, power generation and distribution, cooling,

backup systems, specialist equipment, ICT infrastructure and high-performance building systems. Managing these costs requires an understanding of both traditional construction and rapidly evolving technology requirements. The proposed project also highlights the increasing importance of energy and infrastructure strategy in development economics. With AI data centers requiring substantial and reliable power, the integration of an offshore energy system demonstrates how future developments may increasingly be planned around dedicated energy solutions rather than relying entirely on existing infrastructure.

For Kenya's built environment professionals, this points to an emerging market beyond traditional buildings. As demand for cloud computing, AI and digital services grows across Africa, data centers, renewable and alternative energy infrastructure, fiber networks and other digital infrastructure could become an increasingly important part of the construction pipeline.

For quantity surveyors, this creates an opportunity to develop expertise in areas such as data-centre cost planning, MEP cost management, lifecycle costing, procurement, benchmarking, value engineering and infrastructure development.

The US\$1.5 billion proposal is therefore worth watching—not simply because of its size, but because it could signal the type of technically complex infrastructure projects that Kenya's construction industry will increasingly be called upon to deliver.

INDUSTRY NEWS

James Mworia Appointed Founding CEO of National Infrastructure Fund



Former Centum CEO James Mworia IMAGE/COURTESY

The National Infrastructure Fund (NIF) has appointed Dr. James Mworia Mwirigi as its founding Chief Executive Officer, effective 7 September 2026. A former Group CEO and Managing Director of Centum Investment Company PLC for 17 years, Mworia will be responsible for establishing the fund's governance, investment and risk management frameworks, building its institutional capacity, and developing a pipeline of investable infrastructure projects. He was also appointed to the NIF Board earlier in 2026 for a three-year term.

The National Infrastructure Fund (NIF) is a government-backed investment vehicle established to mobilize long-term capital for strategic infrastructure developments across Kenya. The fund aims to attract local and international investment into key sectors such as transport, energy, water and utilities, while helping to structure, finance and deliver priority projects that support the country's long-term economic growth and national development agenda.

NCA Appoints Qs. Susan Rutto as Acting Executive Director

The National Construction Authority (NCA) has appointed Qs. Susan C. Rutto as Acting Executive Director, Registrar of Contractors and Secretary to the Board, effective 4 September 2026. Rutto, who served as General Manager for Registration and Accreditation, succeeds to the role with over 20 years of experience in the construction industry across both the public and private sectors.

A key member of the Authority since its inception, she has played a significant role in establishing and developing NCA's contractor registration and accreditation framework. Prior to joining NCA, she served in the State Department of Public Works, rising to the position of Superintending Quantity Surveyor.

Rutto holds an MBA from the Management University of Africa and a degree in Building Economics and Management from the University of Nairobi. She is a registered Quantity Surveyor with BORAQS, a licensed Environmental Impact Assessment (EIA) Lead Expert, and a Corporate Member of the Institute of Quantity Surveyors of Kenya (IQSK).

The NCA Board expressed confidence in her leadership, noting that her extensive institutional knowledge and industry experience will provide continuity and strategic direction for the Authority during the transition period.

INDUSTRY NEWS

Affordable Housing Programme Falls Short of Annual Target Despite KSh122 Billion Spend

A recent report by the Controller of Budget reveals that Kenya's Affordable Housing Programme spent KSh122.18 billion during the 2025/26 financial year, achieving a 99% budget absorption rate, but delivered only 24.5% completion against a target of 52% for works covering 217,654 housing units. During the year, 1,836 affordable housing units were completed and handed over, with a further 1,380 units substantially complete and awaiting handover. More than 103,000 units remain under construction, while an additional 65,649 units are at various procurement and mobilization stages, with the shortfall attributed primarily to slower-than-expected project implementation.

Despite these challenges, the government exceeded its social housing target, delivering 4,536 social housing units and achieving 37% completion against a target of 35%. The findings highlight both the scale and complexity of Kenya's housing agenda and are particularly relevant to quantity surveyors and other built environment professionals. With billions of shillings committed and a substantial pipeline of projects underway, the programme continues to generate opportunities across the construction sector while underscoring the importance of effective cost management, procurement planning, project controls and delivery monitoring. The gap between expenditure and physical progress also reinforces the critical role of construction professionals in ensuring value for money, managing risks and accelerating project delivery on large-scale public infrastructure and housing developments.



NCA Issues Enhanced Construction Safety Measures Ahead of Forecast Heavy Rains



Traffic submerged in floodwater after a downpour of rainfall in Nairobi.
PHOTO/COURTESY

The National Construction Authority (NCA) has issued a public notice directing developers, contractors, consultants and site supervisors to implement enhanced safety measures in preparation for the forecasted above-normal October to December 2026 rainfall season. The advisory, issued in line with forecasts from the Kenya Meteorological Department, warns of increased risks including flooding, landslides, ground instability, excavation collapses, structural failures, electrocution and falls from height on construction sites.

The NCA has outlined mandatory requirements covering excavations, concrete works, scaffolding, electrical installations, emergency preparedness and site inspections. The Authority has also indicated that it will intensify site inspections during the rainy season, with non-compliant sites facing stop-work orders, suspension or deregistration. Serious incidents, including structural failures and site accidents, must be reported to the Authority within 24 hours.

The guidance underscores the importance of proactive planning, adequate site safety provisions, contingency allowances and effective contract administration to minimize delays, protect workers and safeguard project outcomes during the rainy season.

INDUSTRY NEWS

NCA urges contractors to renew NCA Licenses to Maintain Compliance

The National Construction Authority (NCA) is reminding all registered contractors to renew their annual practicing licenses within the prescribed renewal period to remain compliant and legally eligible to undertake construction works in Kenya. License renewal is a key regulatory requirement that enables contractors to maintain their registration status and demonstrate continued adherence to industry standards.

A key requirement for renewal is participation in at least one Continuous Professional Development (CPD) training programme during the relevant financial year, as stipulated under the NCA Regulations, 2014. CPD programmes help contractors stay current with evolving construction technologies, regulatory requirements, safety practices and industry best practices.

The NCA has further cautioned that contractors who fail to renew their licenses within the stipulated period may incur penalties and risk disruptions to their business operations, underscoring the importance of proactive compliance and professional development.

Compiled By Joash Gamba, Winfred Murugi & Wahu Njoroge

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