



AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT



RELEASE OF THE AAK STATUS OF BUILT ENVIRONMENT REPORT JANUARY- DECEMBER 2022

14th February 2023, Sarova Stanely, Nairobi

MC: Oloo Adhiambo

Planning Team: Michelle Ouma & Cynthia Nthenya



The event began with an opening prayer and opening remarks from Hon. Treasurer QS Patience Mulondo and AAK Vice President Arch. Florence Nyole.

REMARKS FROM THE GUESTS

Chief Guest- Nasra Nanda, CEO KGBS & Member of County Assembly, Nairobi

One thing that came out strongly from the COP 27 was that investors are ready to inject money into sustainable and bankable projects. There are, therefore, enough opportunities for built environment professionals to take up, and they should complement each other rather than compete with each

HEAD OFFICE

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive, off Ngong Road.
P.O. Box 44258 Nairobi, 00100
Telephone: +254-020-2420806, 2420582
Mobile: +254 721 691 337
Email: aak@aak.or.ke

www.aak.or.ke





AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT



other.

Stephen Gathuita Mwangi, CEC Built Environment and Urban Planning, Nairobi County

AAK has enough knowledge and capacity to ensure that construction standards are upheld. We must also ensure that we conserve nature as we build; otherwise, nature will always fight back. AAK should also work harder to create more awareness among the public on the role and importance of engaging professionals in construction processes.

Patrick Analo, Chief Officer, Urban Development and Planning, Nairobi County

Nairobi County is experiencing numerous challenges: high demand for housing, which is contributing to densification in various parts of the city; the private sector controls 80% of the development as a result of the growing middle class; the high cost of land is a significant contributor to the high cost of investment and depreciates the purchasing power. The county government seeks to address the challenges and be more vigilant in enforcing the policy and legal frameworks.

Lawrence Muchama, Chief Architect, State Department of Public Works

The State Department of Public Works has previously found that most buildings that collapsed in the past had professionals involved at some point, but they dropped off for one reason or another. The department is keen on finalizing and operationalizing The National Building Control Bill, which will be key in reducing and stopping the incidences of building collapse. The government also seeks to partner with the private sector to develop accommodation for university students, which has had a huge deficit.

RELEASE OF THE REPORT

The report was officially released by AAK President Arch. Wilson Mugambi, Ms. Nasra Nanda, Mr. Stephen Gathuita Mwangi, Plan. Patrick Analo, Chief Officer, and Chief Architect Lawrence Muchama. Arch. Wilson Mugambi also presented the key findings highlighted in the report.

HEAD OFFICE

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive, off Ngong Road.
P.O. Box 44258 Nairobi, 00100
Telephone: +254-020-2420806, 2420582
Mobile: +254 721 691 337
Email: aak@aak.or.ke

www.aak.or.ke



PANEL DISCUSSION

Moderator: Arch. Florence Nyole



There have been a lot of talks about urban decay and how estates such as Lavington, Kilimani, and Kileleshwa are slowly becoming slums. From a planning perspective, what are the core issues that plague these areas, and how can the government address the concerns that residents have?

Plan. Cyrus Mbisi

Urban Sprawl is a national crisis that has gained attention only because the leafy suburbs have started to be impacted. The current situation indicates how we are not managing our urban growth well. Another challenge is that as the densities continue to increase, no infrastructure is being increased concurrently. The Nairobi Integrated Urban Plan (NIUPLAN) calls for infrastructure upgrades where all amenities, including water, sanitation, and open spaces. The Kenya Alliance of Residents Associations (KARA) is an asset that should be leveraged. It should also activate the residents' associations to encourage local planning. We must uphold our land values and ensure that land uses concur with the planning standards and regulations.

HEAD OFFICE

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive, off Ngong Road.
P.O. Box 44258 Nairobi, 00100
Telephone: +254-020-2420806, 2420582
Mobile: +254 721 691 337
Email: aak@aak.or.ke

www.aak.or.ke





AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT



In 2022 alone, there were approximately 13 incidents of building collapse were reported, with the majority of the buildings being in Kiambu county. This resulted in the death of at least 19 people, scores injured, and countless loss of property. What are the causes of the high rate of building collapse in Kenya, and what should be done to end this menace this year?

Eng. Justus Otwani

Engineers are the key professionals that ensure the building stands. 56% of the world is urbanized, while 28% of the Kenyan population lives in urban areas. This means that there is high demand for living spaces that developers are trying to meet. Some of these developers do not adhere to the stipulated standards and aim for quick wins at the expense of the integrity of the building. There is also a notion that professionals are expensive, whereas it is more costly to remedy the effects of substandard buildings. Most developers also do not conduct geotechnical investigations to ascertain the suitability of the site's subsurface conditions against the proposed development. the suitability of the building where it has been built. Engineers need to be involved all throughout the project, from conception to full-time supervision, to ensure that the building adheres to the stipulated standards. AAK, as an umbrella body of built environment professionals, should be leveraged to develop viable solutions for the challenges experienced in the industry.

Numerous infrastructure projects have been implemented and opened over the last five years. Some of these projects, however, have taken place at the expense of green and open spaces. What are some of the most affected projects, and how can they be improved to provide sufficient green spaces?

L.Arch. Ruth Wanjiku

Environmental impacts are always highlighted in the Environmental Impact Assessment (EIA) report but never go beyond that. Many infrastructure projects seem to be doing first aid incorporation of greenery, which should not be the case. Every project should have landscape plans from inception, with long-term planning and maintenance projection to ensure that the maintenance costs are achievable. Green spaces should be looked at beyond aesthetics, but as the wholesome benefits they provide, including cooling, and groundwater recharge, among others. Green spaces should also communicate and well-linked for them to function well. Therefore, we need to have in place policies and legal provisions that require these elements to be adhered to. Additionally, professionals need to work together and inform clients about all the experts required in the project.

HEAD OFFICE

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive, off Ngong Road.
P.O. Box 44258 Nairobi, 00100
Telephone: +254-020-2420806, 2420582
Mobile: +254 721 691 337
Email: aak@aak.or.ke

www.aak.or.ke





AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT



Affordable Housing has been a key agenda of the current government and preceding ones as well. Has the Kenya Kwanza government made an effort to deliver social housing? What are some improvements the government needs to implement to achieve social housing?

Arch. George Arabbu

It may be too early to judge the achievements of the current government in terms of housing. However, although the land has an impact on the cost of the project, other factors at play should be taken into account because land prices can be regulated. The government promised to deliver 250,000 units, and if the average household size in Kenya is 4, a total of 1 million people are set to benefit, summing to about 50 towns. The question is, are these settlements connected to other housing elements? We need to ensure that water and other infrastructure can be provided to serve this population. The government should also set realistic targets for producing housing units because 250,000 units is not achievable. The target population should also be the end beneficiary; otherwise, the project does not address the need. Housing projects have the opportunity to be more impactful. The government should address the needs beyond housing the people should be empowered with jobs or they will vandalize and degenerate the projects. The government should also focus its efforts on the high-density areas when developing infrastructure, as that is where the majority of citizens are.

With the registration of the Safari Green Building Index now complete, what are the next steps and when can the tool be available for public use?

Arch. Gideon Olawo

Among the key mandates of the Environmental Design Consultants are to design sustainable buildings, enhance building operations, and champion climate change adaptation and mitigation. Designs should take into account how much CO₂ is produced, which elements produce it, and how resources can be used sustainably. A lot can be mitigated through design to save on costs and energy used for extraction and transport. We should also embrace using renewable energy such as photovoltaics, wind, and geothermal energy, recycling, and using vegetation. The registration of the Safari Green Building Index is now complete. The SGBI has a board and committees in place that will oversee the activities related to the tool. The certification criteria that will be used are also ready, and what remains is creating manuals that are to be used alongside the criteria. The tool is meant to be used in the East African region as the environmental conditions are similar

HEAD OFFICE

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive, off Ngong Road.
P.O. Box 44258 Nairobi, 00100
Telephone: +254-020-2420806, 2420582
Mobile: +254 721 691 337
Email: aak@aak.or.ke

www.aak.or.ke





AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT



2022 saw fluctuations in the prices of construction materials, with the Covid-19 pandemic, Russian-Ukraine War, and inflation, among other factors being at play. What are the prospects for the prices of materials in 2023, and should developers expect a reprieve this year?

QS. Mary Odhiambo

The Russia-Ukraine war lasted longer than expected, which had a substantial impact on the price of materials. The new tax regimes implemented by the government also contributed to the increase in prices. Developers should expect the prices to go even higher as Russia and Ukraine are major suppliers of a number of materials. On the other hand, affordable housing is among the key agendas that the current government is trying to deliver, and this may lead the government to incentivize construction inputs such as building materials. With all these factors in mind, developers should expect the prices to increase or remain the same.

However, there is much-untapped opportunity in the available local construction materials. Developers should embrace these local materials, which are more affordable.

Has the government made any efforts to empower local developers & contractors to take up major construction projects in the country? Do we expect to achieve local content by the way contracts are awarded?

Mr. Ndindiri Waweru

NCA has created a database for all contractors, which aids in vetting the credibility of contractors. However, there has been little effort to include local contractors in major construction projects. The government should solve the issue of financing infrastructure projects as it seems that the financing terms require that the financier undertakes the work, leaving out local contractors. There have been instances of local professionals being involved, but the government needs to be more intentional and require technical duties to be shared among locals and foreigners because Kenya is not short of the technical capacity to undertake these projects. Developers should also employ the full set of professionals who are required to undertake projects.

What regulation changes does the chapter seek to advocate for to improve the interior design profession?

Arch. Irene Aguttu

The chapter is aiming at introducing regulations as there is a gap. Interior design has always been brought up at the end of the project, which should not be the case. The gaps include:

HEAD OFFICE

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive, off Ngong Road.
P.O. Box 44258 Nairobi, 00100
Telephone: +254-020-2420806, 2420582
Mobile: +254 721 691 337
Email: aak@aak.or.ke

www.aak.or.ke





AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT



- Training of interior designers; there are no clear qualifications for interior designers
- There is criteria and body responsible for the registration and regulation of interior designers
- There is no scale of fees or security of payment for interior design services rendered
- A lot of materials that go to waste, while many people use finishes from China.

Kenya needs a regulation that requires builders to use locally available finishes to support the local producers.

The event was closed off with a Vote of Thanks from the Honorary Secretary Arch. Mumbua Musyimi.

Links:

[Status of the Built Environment Report](#)

MEDIA COVERAGE

The event got a wide media Coverage cutting across the print and electronic media, below is a list of coverage the Association received;

- **KTN Home:** https://www.youtube.com/watch?v=-umIUWKn_ec
- **The Star:**
Construction sector to pick in 2023 but costs remain high
<https://www.the-star.co.ke/business/kenya/2023-02-15-construction-sector-to-pick-in-2023-but-costs-remain-high/>
- **Business Daily:**
Report: High construction costs continue to push up house prices
<https://www.standardmedia.co.ke/business/business/article/2001467481/report-high-construction-costs-continue-to-push-up-house-prices>
Nairobi plans new zoning policy as exclusivity wanes
<https://www.businessdailyafrica.com/bd/economy/nairobi-plans-new-zoning-policy-as-exclusivity-wanes--4125228>

HEAD OFFICE

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive, off Ngong Road.
P.O. Box 44258 Nairobi, 00100
Telephone: +254-020-2420806, 2420582
Mobile: +254 721 691 337
Email: aak@aak.or.ke

www.aak.or.ke





AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

- Construction Kenya Showcase
2022 Saw Decline of Construction Sector – AAK
<https://constructionkenyashowcase.com/2022-saw-decline-of-construction-sector-aak/>

HEAD OFFICE

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive, off Ngong Road.
P.O. Box 44258 Nairobi, 00100
Telephone: +254-020-2420806, 2420582
Mobile: +254 721 691 337
Email: aak@aak.or.ke

www.aak.or.ke

