



AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

2025 AGM REPORT

AND FINANCIAL
STATEMENTS 2024



AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

THE ARCHITECTURAL ASSOCIATION OF KENYA

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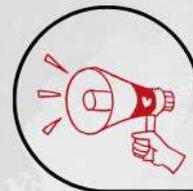
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NOTICE OF THE ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT THE FIFTY-EIGHTH ANNUAL GENERAL MEETING OF THE ARCHITECTURAL ASSOCIATION OF KENYA (AAK) WILL BE HELD AT THE NAIROBI SERENA HOTEL ON THURSDAY, 27TH MARCH 2025, AT 1400HRS.

AGENDA

- 58-10 Record of Attendance
- 58-11 Reading of the Notice calling the Annual General Meeting by AAK Hon.Secretary
- 58-12 Confirmation of the Minutes of the 57th Annual General Meeting
- 58-13 Governing Council Report from the President of AAK
- 58-14 Receiving Trustees Report from the Chairman of AAK Registered Trustees
- 58-15 Receiving Honorary Treasurer's Report
- 58-16 Receiving Auditors Report for the Financial Year Ended 31 December 2024.
- 58-17 Appointment of Auditors for the 2025 Financial Year.
- 58-18 Presentation of newly elected members of the AAK College of Fellows
- 58-19 Receiving Scrutineers' Report on election of office bearers – 2025/2027 Session.
- 58-20 Announcement from the Chapters on elections of members of Chapter Councils
- 58-21 Announcement of the nomination of Chapter representatives to the AAK Governing Council

DATED THIS 3RD DAY OF MARCH 2025



**ARCH. BRENDA NYAWARA
HONORARY SECRETARY, AAK**

MINUTES OF THE 57TH ANNUAL GENERAL MEETING OF THE ARCHITECTURAL ASSOCIATION OF KENYA (AAK) HELD ON WEDNESDAY, 27TH MARCH 2024, AT THE ARGYLE GRAND HOTEL NAIROBI, MOMBASA ROAD (NEAR JKIA) AND VIA GOOGLE MEET VIDEO CONFERENCING PLATFORM STARTING AT 1600HRS

AGENDA

- 57-10 Record of Attendance
- 57-11 Reading of the Notice calling the Annual General Meeting by AAK Hon. Secretary
- 57-12 Confirmation of Minutes of the 56th Annual General Meeting
- 57-13 Governing Council Report from the President of AAK
- 57-14 Receiving Trustees Report from the Chairman of AAK Registered Trustees
- 57-15 Receiving Honorary Treasurer's Report
- 57-16 Receiving Auditors Report for the Financial Year ended 31st December 2024
- 57-17 Any Other Business for which fourteen (14 No.) days' Notice has been given to members in writing

57-10 Record of attendance

Members Present

- | | | |
|------------------------------------|-----------------------------|---------------------------------|
| 1. Florence Nyole (3444) | 35. Ritesh Suthar (3125) | 69. Adesa Paul (5592) |
| 2. George A. Ndege (2511) | 36. Nicky M. Nzioki (3208) | 70. Luke Kiplagat (5663) |
| 3. Rachael Patience Mulondo (3350) | 37. Moses Ngari (3366) | 71. Bundi Marita (5714) |
| 4. Ruth Wanjiku (3192) | 38. Peninah Mutonga (3474) | 72. Sigilai Michelle (5742) |
| 5. Brenda Nyawara (3709) | 39. Abishag Wambugu (3571) | 73. Anna Nichol Wanyee (5748) |
| 6. Diana Musyoka (4684) | 40. Eric Juma (3667) | 74. Miriam N. Sagini (5757) |
| 7. Alfred Aluvaala (740) | 41. Stephen Lutta (3873) | 75. Betty Kathure (5705) |
| 8. Moses Nyakiongora, OGW. (869) | 42. Moses Karani (3879) | 76. Wendy Makena (6128) |
| 9. James Gitoho (889) | 43. Allen Mwiwawi (4049) | 77. Mussaba Sammy (6141) |
| 10. Philip Kung'u (950) | 44. Frank Nyagwoka (4168) | 78. Everlyn Njeri Irungu (6154) |
| 11. Kimoro Daniel (1090) | 45. Litunya Omwoma (4282) | 79. Gabriel K. Keiyo (6211) |
| 12. Kaisi Kalambo (1065) | 46. Babu Brian (4343) | 80. Nicole Omodho |
| 13. Gideon Olawo (1885) | 47. Brenda Gitonga (4362) | 81. Muteru Paul |
| 14. Evans Juma (1950) | 48. Michael Mathenge (4377) | 82. Tommy Nyaga |
| 15. Paul Ambatsa (2026) | 49. Irene Konga (4414) | 83. Gideon Kahindi |
| 16. Joseph Okeyo (2110) | 50. Cecily Murage (4502) | 84. Franklin Mwangi |
| 17. Mugure Njendu (2153) | 51. Samuel Nyagaya (4531) | 85. Joe Mugo (4046) |
| 18. Dr. Joseph Kedogo (2191) | 52. Jassan N. Njani (4555) | 86. Eugene Murenje |
| 19. Abdunnassir Mohamed (2202) | 53. Oliver Oduor (4314) | 87. Pauline Mutura |
| 20. Keen Parashina (2212) | 54. Nashon Tambo (4687) | 88. Evelyn Ntinyari |
| 21. Cyrus Mbisi (2339) | 55. Jacton A. Mwembe (4693) | 89. Daisy Wafula |
| 22. Victor Okello (2340) | 56. Paul Karara (4738) | 90. Damaris Mburu |
| 23. Anthony Kimondo (2346) | 57. Brenda Kamande (4768) | 91. Franklin Mbare (5813) |
| 24. Githinji Benson (2337) | 58. Patrick Kiptoo (4855) | 92. Mary W. Kimani (2207) |
| 25. Wilson Mugambi (2333) | 59. Trevor Mwangi (4886) | 93. Collins Obino (4711) |
| 26. Dickson Mangwa (2422) | 60. Paul Kioko (4929) | 94. Ochieng Martin |
| 27. Chris Naicca (2507) | 61. Fiona Nyadero (4973) | 95. Stephen Kinyanjui (5425) |
| 28. Emma Miloyo (2512) | 62. Patrick Mwangi (5028) | 96. Steve Ochando (2772) |
| 29. A. M. Maganga (2529) | 63. Ngari Oscar (5076) | |
| 30. Urko Sanchez (2654) | 64. Anthony Mureithi (5218) | |
| 31. Mary T. Adhiambo (2742) | 65. Paul Billy Thuo (5261) | |
| 32. Ambrose Ofafa (2756) | 66. Hilary Bore (5266) | |
| 33. Irene Aguttu (2851) | 67. Naserian Kantai (5436) | |
| 34. Oliver Chapa Chonga (2916) | 68. Benard Makaa (5563) | |

Apologies

1. Moses A. Nyakiongora, OGW. (869)
2. Prof. David Ogoli (1188)
3. Paul Davey (1789)
4. Abdunassir Mohamed (2202)
5. Waweru Gathecha (2084)
6. Ritesh Suthar (3125)
7. Joe Mugo
8. Eugene Murenje

In Attendance

1. Jacob Mwangi – Chief Executive Officer, AAK
2. Lena Waweru - Secretary Administrator, AAK
3. Christine Mwaura - Membership and Communications Manager, AAK
4. Eric Omollo - Office Assistant, AAK
5. Michelle Ouma - Research Officer, AAK
6. Rodah Boyani - Communications Officer, AAK
7. Kelvin Munene - Finance Officer, AAK
8. Mary Ngaruiya - Advocacy Officer, AAK
9. Evelyn Kanjagua – Auditor, Ronalds LLP
10. Bristone Opati – Auditor, Ronalds LLP

Upon confirmation of the attainment of quorum by Arch. Brenda Nyawara, Hon. Secretary, the meeting was called to order at 4.30 p.m. by President Florence Nyole.

57-11 Reading of the Notice calling the Annual General Meeting by AAK Hon. Secretary

Notice calling the 57th Annual General Meeting was read by Arch. Brenda Nyawara, AAK Hon Secretary at 4.30pm. She went further and noted that the Annual General Meeting was being held both physically at the Nairobi Argyle Grand Hotel and virtually via the Google Meet Platform. She also highlighted that two matters had been presented as AOB for the 2024 Annual General Meeting.

57-12 Confirmation of Minutes of the 56th Annual General Meeting

57-12-01 Minutes of the 56th Annual General Meeting, which was held both physically and virtually via Zoom Meet Video Conferencing platform on the 29th March 2023 were read and confirmed as a true record of the proceedings.

57-12-02 Motion to confirm the minutes was proposed by Arch. Wycliffe Waburiri (3973) and seconded by Dr. Arch. Joseph Kedogo (2191).

57-12-03 There being no comments or matters arising from the minutes of the 56th Annual General Meeting, the Honorary Secretary invited the President to present the Governing Council Report.

57-13 Governing Council Report from the President of AAK

AAK Governing Councils' Report was included in the AAK Annual Report 2024, and was read by Arch. Florence Nyole, President of AAK. Highlights of the report were as below:

57-13-01 Research and Advocacy

57-13-01-01 Championing Affordable Housing in Kenya

AAK has been proactively engaging various stakeholders including government authorities and other built environment professional bodies and regulators to enhance the planning and execution of the Affordable Housing Programme.

a. Advocacy Efforts:

AAK, IEK and IQSK formed the Affordable Housing Forum to advise government and industry. AAK reviewed the Affordable Housing Bill 2023, recommending expanding social housing definition, professional representation on the Board, though many proposals were excluded in the revised Bill presented to the Senate.

b. Collaboration and Partnerships:

AAK collaborated with stakeholders like KARA, KMRC, AFD, emphasizing enabling environments for private sector-led social housing through land availability, integrated infrastructure, PPPs, financing, and capacity building. AAK championed contextual green building principles using SGBI.

c. Looking Forward:

AAK's 2024 convention themed "Social Habitat for the Global South" will further discussions on equitable access to dignified housing and sustainable urban development, addressing unique socio-economic and climate challenges faced in the Global South.

57-13-01-02 **Efficient Development Control and Safe Construction**

a. Development Control Permitting

AAK conducted studies revealing challenges in obtaining construction permits from counties like prolonged timelines, convoluted user interfaces, and potential corruption.

AAK is collaborating with county authorities to expedite members' applications and streamline approval processes.

b. Development Control Policy

AAK presented a joint memorandum expressing concerns over Nairobi's Development Control Policy 2023, including lack of transparency, neighbourhood densification without plans, and infrastructure provisions.

AAK also highlighted persistent challenges faced by professionals to the County Assembly.

c. Mulika Mjengo Initiative and Je, Una Mjengo? Campaign

The Mulika Mjengo Initiative and Je, Una Mjengo? Campaign, launched in July 2023, aims to increase public awareness about unsafe buildings and the importance of involving professionals during construction

d. Community Engagement

The association signed MoUs with residents' associations like KPF and KARA, engaging in neighbourhood planning and urban development. Participation in the Kileleshwa Ward Public Baraza exemplifies AAK's commitment to community collaboration.

57-13-01-03 **AAK Programs and Initiatives**

a. Status of the Built Environment (SBE) Report 2023

The SBE Report 2023, released on December 6th, highlighted increased construction costs and development control hurdles as major industry challenges, identifying man-made delays and corruption in approvals as key issues

b. Healthy Homes Guidelines and Checklist (HHGC) review

AAK convened experts to review and update the HHGC, align it with SGBI green building standards, and research housing conditions using the checklist in partnership with academia for advocacy efforts

c. Integrated and Inclusive Infrastructure Framework for Kenya (3iF) Phase 3

AAK is set to sign an agreement with KDI for Phase 3 of 3iF, including finalizing guides, communication strategy, academic dissemination, policy advocacy, professional engagement, and knowledge exchange workshops.

d. Training and Certifications

It was reported that AAK will organize HHGC masterclasses in 2023 and aims to collaborate with PMI Kenya and RICS for certification programs, with plans for regular masterclasses on key modules.

e. Grow A Classroom Project: A Climate Action program

It was reported that AAK marked National Tree Growing Day at Iiani Primary School for the Grow A Classroom project, unveiling a master plan model, and virtually exhibiting the project at COP28.

f. Joint Building and Construction Council (JBCC)

It was reported that the revised JBCC document had errors being resolved, and that JBCC has restructured to include more organizations. AAK proposed a central pool of industry documents with revenue-sharing for operational efficiency.

57-13-01-04 Legal, Policy, and Institutional Frameworks

AAK actively engaged policymakers and provided recommendations on various legal and policy frameworks, including the:

1. Construction Managers Bill (professional fees, scope, Built Environment Bill approach)
2. Road Design Manual (NMT, accessibility, sustainability)
3. NCA Regulations (local content, EHS, completion certificates, landscape contractors).

57-13-01-05 Conferences and Outreach

AAK leveraged strategic partnerships and networks to expand its reach and share its expertise through numerous engagements over the past year:

a. Africa Climate Summit 2023 (Sep 4-6):

AAK leadership participated in panel discussions on climate action, green investment, resilience planning, sustainable mobility, and green energy. With 8 member representatives, the summit highlighted the importance of AAK's Safari Green Building Index in addressing climate change.

b. Urban Thinkers Campus 8.0:

This critical platform facilitated exchanges among professionals, decision-makers, and academia from 10 countries and over 30 organizations, underscoring AAK's growing international impact in promoting innovative solutions for urban challenges.

c. Approval for Urban Thinkers Campus 9.0:

AAK received approval to host UTC 9.0 on "Holistic Housing Solutions for Inclusive and Sustainable Urban Futures," aligning with AAK's discourse on housing matters, including the 2024 annual convention.

d. Africa Climate Summit CEO Roundtable (Jul 31):

AAK's leadership attended the roundtable organized by KEPSA, discussing carbon credit resources, forestry, land use, and Kenya's position in carbon credit trading.

e. UIA World Congress 2023 (Jul 2-6):

AAK exhibited and presented its initiatives, including the 3iF, Grow A Classroom project, Safari Green Building Index, Je, Una Mjengo? campaign, and Healthy Homes Guidelines, highlighting its commitment to "Leave no one Behind."

f. Kenya Urban Forum (Jun 14-16):

AAK exhibited and presented on critical gaps in urban housing presentations by NHC and the national government.

g. The Second United Nations Habitat Assembly (UN-Habitat Assembly) 5 to 9 June 2023:

AAK participated in side events, including a roundtable hosted by the Commonwealth Africa Initiative, and hosted the presidents of the Commonwealth Association of Architects and the Antigua and Barbuda Institute of Architects.

57-13-01-06 **Local and International Representation**

AAK has maintained a strong presence in various working groups, committees, boards, and taskforces locally and internationally. These include:

1. Africa Association of Quantity Surveyors (AAQS)
2. Board of Registration of Architects and Quantity Surveyors (BORAQS)
3. Commonwealth Association of Surveying and Land Economy (CASLE)
4. International Union of Architects (UIA)
5. UIA Working Groups
6. Commonwealth Association of Architects (CAA)
7. African Union of Architects (AUA)
8. East Africa Institute of Architects (EAIA)
9. Association Of Professional Societies In East Africa (APSEA)
10. Board of the National Construction Authority for the period 2021-2024
11. Development Application Technical Committee
12. Independent committee of experts
13. Physical and Land Use Planning (PLUPA) liaison committee
14. County government committees and boards
15. International Society of City and Regional Planners (ISOCARP)
16. International Federation of Landscape Architects (IFLA)
17. International Federation of Landscape Architects Africa (IFLA Africa)
18. African Journal of Landscape Architecture (AJLA)
19. Status of Urban Planning in Kenya Assessment Task force
20. Physical Planners Registration Board (PPRB)
21. World Council of Civil Engineers (WCCE)
22. World Federation of Engineering Organizations (WFEO)
23. National Implementation Committee on Eurocodes(NICE)
24. World Urban Campaign
25. Just Cities Working Group

57-13-02 **Membership Services and Communications**

57-13-02-01 **Membership at AAK**

It was reported that AAK's membership has been steadily increasing due to the effectiveness of its vibrant CPD programs and valuable advocacy initiatives. These programs equip members with relevant skills, knowledge, and support their interests within the built environment, contributing to the growth and success of members and the association.

a. Membership numbers

As of 2023, AAK has 2,694 active paid-up members, with 305 new members joining and 118 members upgrading their membership in the same year. The membership numbers have consistently grown from 1,073 in 2017 to the current figure.

The Membership and Communications Committee would focus on these key areas for the year 2024:

a. Enhancing Member Value

The committee aims to augment member benefits and offerings to maximize value and reinforce retention efforts.

b. Membership Benefits

A comprehensive review of membership benefits across classes and chapters has been conducted to align with members' evolving needs, rolling out from April 1st, 2024.

c. Membership Class Upgrades

Emphasis will be on facilitating class upgrades, particularly student-graduate to graduate-corporate transitions, adhering to the constitution for professional advancement opportunities.

d. New Member Recruitment

The committee will actively recruit new members to expand the diverse and inclusive professional community.

e. Strategic Industry Relationships

Efforts will continue to establish meaningful partnerships with industry stakeholders, providing additional opportunities and resources for members.

57-13-02-02 **Membership Development**

The Membership Development initiatives aim to enhance the membership experience and provide valuable benefits to paid-up members. Key highlights include:

- An upgraded **firm directory** with detailed information, allowing members to update their profiles conveniently.
- A **Benevolent Fund program** is being established to offer financial aid during personal accidents or funeral expenses.
- An improved **job portal**, enabling firms and individuals to advertise job openings and connect with potential candidates.

These initiatives reflect the association's commitment to fostering growth, networking opportunities, and professional development for its members.

57-13-02-03 **AAK Events**

It was reported that the Association had planned numerous events throughout 2023 to foster professionalism among members through networking, knowledge-sharing, and skill development. By engaging with industry experts, participating in workshops, and staying updated on trends, members enhance their competencies and uphold the highest standards of practice.

57-13-02-04 **Major upcoming AAK events**

a. AAK 2023 Annual Convention

The IFLA World Congress and AAK Annual Convention 2023 took place on September 28-29 in Nairobi, Kenya and Stockholm, Sweden, focusing on the theme Emergent Interaction. The event addressed climate change, inequality, and biodiversity, emphasizing cross-border collaboration. Sub Themes included Leave No One Behind, Act Local, Think Global, and Beyond Borders. Attendees were awarded 10 BORAQS and 5 PPRB CPD points.

57-13-02-05 **Other AAK publications**

In 2023, the Association published the following publications:

- The AAK BuildPress Magazine.
- AAK Convention Magazine/IFLA World Congress 2023.
- The AAK Weekly Press Review
- The AAK Wednesday Update.

These publications cover various topics related to the built and natural environment, AAK advocacy, opportunities, upcoming events, and membership initiatives.

57-13-02-06 **AAK Communication**

It was noted that AAK engages members through its website (540,730 views in 2023), social media (with a strong presence on Facebook, X Space, Instagram, YouTube, LinkedIn, and TikTok), and mainstream media coverage (featured 30 times on television, 55 times in newspapers, and 24 times on radio in 2023).

57-13-02-07 **International Updates**

a. International Associations

The Association was represented, in several capacities, in the operations of international professional organizations. These include:

- International Union of Architects (UIA)
- Africa Association of Quantity Surveyors (AAQS)
- International Federation of Landscape Architects (IFLA)
- Commonwealth Association of Architects (CAA)
- Africa Union of Architects (AUA)
- East Africa Institute of Architects (EAIA)

b. AAQS School – Online Learning Programme

The AAQS Education, Research, and Training Board launched the AAQS School, an online learning program with 15 modules across three levels.

In November 2023, the AAQS General Council met in Abuja, Nigeria, where AAK members QS. Alfred Aluvaala, QS. Mary Odhiambo, and QS. Diana Musyoka were elected to key positions for the session 2023 - 2026.

57-13-02-08 **AAK Elections**

The Governing Council had acknowledged concerns regarding the efficiency of the mobile phone-based voting system used in recent AAK elections. To address these issues, the Council decided to implement changes to the Election regulations, including a shift to a web-based voting system, closing the voters register 7 days before the voting day, and establishing an independent dispute resolution team from the College of Fellows.

57-13-03 **Finance and Administration**

It was reported that the Association's finances have significantly improved due to members' timely payment of subscriptions. However, the Finance Act 2023 had introduced changes that would affect the Association, requiring non-subscription income to be recorded as 'business income' for tax purposes.

The introduction of e-TIMS would also impact operations. Legal and tax advisors recommend registering a company to manage non-subscription finances, while the Association maintains its status as a society. The society would therefore be registering AAK Enterprises.

The AAK Secretariat has shown resilience in executing programs and projects despite changes in personnel. CEO Jacob Mwangi has been appointed as the Executive Director of the Commonwealth Association of Architects for two years.

Members were also updated on the changes in the secretariat where Gillian Jemutai - Communications officer, Oloo Adhiambo - Advocacy Officer, and Judy Jerotich - Finance and Administration Manager had left the association and had been replaced by:

1. Ms. Rodah Boyani - Communications Officer
2. Mr. Kelvin Munene - Finance Officer
3. Ms. Mary Ngaruiya - Advocacy Officer

57-13-04 **Adoption of Report**

Motion to adopt the report by the President was proposed by Prof. Hezekiah Gichunge and seconded by Arch. Philip Kungu.

57-13-05 **Matters Arising:**

Dr. Kedogo requested for the association to push for more involvement of professionals in the decision-making processes regarding Urban Planning and sustainable development. Advocacy efforts must focus on green buildings and promoting local content.

JBCC: A member requested clarity on the issue of the JBCC constitution being expanding its reach to IQSK. The president mentioned that there was need for the harmonization of the contract documents.

Advocacy: A member expressed their disappointment with the state of professionalism in the country and urged the association to put in more efforts into promoting members professions.

Governance: Arch. Stephen Lutta urged that the involvement of the governing council be as guided by the constitution. It was advised that the executive has the authority to act on matters demanding timely response. In the event that action on matters not tabled before the Governing council had been taken, a report should be submitted to the governing council thereafter for approval.

The president was applauded for the detailed report and echoed the concerns on the rising issue of uncontrolled development and the issue of politicians making roadside declarations pertaining policies and regulations within the built environment. He reiterated that the zoning guidelines need to be developed in a public participatory process.

AAK-BORAQS Meeting: Cap 525 needs to be revised by BORAQS to ensure that Landscape architects, construction project managers and interior designers to be adopted and regulated.

Affordable Housing: It was noted that majority of the association's comments on the affordable housing had not been adopted. It was reported that the association had been invited to advise the state Department of Housing and Urban Development to provide reviews on housing designs and the definition of the housing agenda to include infrastructure beyond the housing units.

57-14

Receiving Trustees Report from the Chairman of AAK Registered Trustees

Arch. Juma Oino, the Secretary of the Board of Trustees presented the report prepared by PInr. Dr. Mary Kimani the Chair of the Board of Trustees.

It was reported that the current board members are:

1. PInr. Dr. Mary Kimani- Chair
2. Eng. Grace Kagundu- V. Chair
3. QS. Hussein Were- Secretary
4. Arch. Juma Oino- Member
5. Arch. Steven Oundo

It was noted that the trustees were in custody of two properties and endeavour to acquire more.

It was reported that the trustees accounts had been audited and a report submitted to AAK members.

The trustees had incurred a loss of Kshs. 1,002,100 due to rent arrears on the Golf Villa property on Muchai Drive property and efforts to recover the debt by auctioneers had been unsuccessful.

It was reported that the trustees had designated Kshs. 5,000,000 for investment in the money market as they seek other sources of income.

Low remittances to the board of trustees from the AAK secretariat were also noted.

57- 14- 01

Adoption of the Board of Trustees Report

Motion to adopt the Board of Trustees report proposed by Arch. Arch Tsalwa Waburiri and seconded Eng. Paul Karara.

57-14-02

Matters Arising:

Golf Villa: Dr. Kedogo enquired on the possibility of disposing the property and acquiring property for office spaces which might be more profitable.

An enquiry was made about the activities the trustees were undertaking to acquire more income. Members were also concerned about remittances from the Blue Violets Plaza office. It was reported that AAK secretariat should be remitting surpluses to the trustees but currently only a portion has been getting remitted.

57-15

Receiving Honorary Treasurer's Report

The Honorary Treasurer's Report was presented by Qs. Rachael Patience Mulondo

It was reported that a revenue growth had been recorded at 14.41% which is the highest for the association. The 2023 annual convention in collaboration with IFLA was identified as a major contributor of these revenue changes.

Changes of tax laws were reported to have affected various finance matters and the AAK Governing Council would review recommendations from the AAK legal and tax advisory teams to address these through AAK Enterprises

57-15- 01

Auditors' Report:

The Auditors report noted an improvement in revenue generation. It was also reported that the Association had kept a proper book of accounts.

57-15-02

Matters Arising:

A concern was raised over a similarity on the amount of revenue accrued from the sale of documents between 2022 and 2023. It was suggested that books and documents be sold as a package to increase revenue generation from sale of documents.

There was a suggestion that the association needs to ensure that expenses do not exceed revenue. It was requested that all expenses including on arbitration be captured in the books.

The lack of a surplus on the Architects Awards was reported to be as a result of the nature of the event which was not intended to be an income generating activity.

57-15-03

Honorary Treasurer's Report

Motion to adopt the Honorary Treasurer's report was proposed by Arch. Wilson Mugambi and seconded by Arch. Juma Oino

57-16

Any Other Business for which fourteen (14 No.) days' Notice has been given to members in writing

It was noted that two matters had been presented as an AOB for the 2024 Annual General Meeting.

It was reported that a motion of AOB from QS. Diana Musyoka had been received in regards to the deletion and addition of clauses in the constitution of the Architectural Association of Kenya.

QS. Diana Musyoka introduced a motion to amend by-law 22.0 of the AAK C*onstitution *by deleting the following sections:

1. 22.3.1: A Development Levy shall be paid by all new and existing members as follows:

- Firm Members – Ksh. 15,000/-
- Fellow Members – Ksh. 15,000/-
- Corporate Members – Ksh. 7,500/-
- Licentiate Members - Ksh. 5,500/-
- Graduate Members – Ksh. 3,750/-
- Technician Members – Ksh. 1,500/-

- Institutional Member – Ksh. 50,000/

2. 22.3.2: Development Levy shall be a one-off payment levied on all members and applicable for a period of three years (2015-2017);

3. 22.3.3: Development Levy shall not be applied with respect to membership to a second Chapter;

4. 22.3.4: The Association shall apply all funds raised from this levy toward purchase and fit-out of new AAK Office Suite.

In this motion to recognise senior members, the clauses would:

- Exempt from payment of annual subscriptions senior Members of AAK who have served the Association for 30 years or more, and;
- Senior members who have attained the age of 65 years and above, and have consistently paid up their subscriptions for the previous 15 years

57-16-01

Comments:

A member suggested that the new law to not require the seniors to write to the Honorary Registrar but automate the process with the help of the secretariat.

57-16-02

Adoption of the Motion

Motion to adopt the proposal was proposed by Arch. Wycliffe Waburiri and seconded by Dr. Arch Joseph Kedogo

57-16-02

It was reported that a motion of the need for a Western Branch of AAK had been received, proposing the setting up of a branch in the Lake Region, to be based at a scenic property in Kakamega Forest.

57-16-03

Closing Remarks:

Arch. Florence Nyole gave the closing remarks and being no other business, the meeting was adjourned.



**ARCH. BRENDA NYAWARA
HONORARY SECRETARY**

ANNUAL REPORT OF THE PRESIDENT TO THE 58TH ANNUAL GENERAL MEETING 2025

Introduction

It is a great honor and privilege to welcome you to the 58th Annual General Meeting (AGM) of the Architectural Association of Kenya (AAK). This AGM will mark the end of current session of the Governing Council and gives us a chance to reflect on the progress made over the past year while preparing to usher in a new leadership team that will steer our Association forward.

Before we proceed, I request that we stand and take a moment to remember and honor the departed members of our AAK fraternity who sadly left us during the year. Their contributions to our profession and to the built environment remain invaluable, and their legacy will continue to inspire us:

1. Arch. William Kiptoon (M.A.A.K)
2. Qs. Festus Mukunda Litiku (F.A.A.K)
3. Arch. Francis Gitau Mungai (F.A.A.K)
4. Denzel Omondi (Qs. Student Member)
5. Arch. Fred Nyandiko (M.A.A.K)
6. Arch. Samson Maina Kironji (M.A.A.K)
7. Arch. Geoffrey Ngugi Githunguri (F.A.A.K)
8. Arch. Samuel Kabui Kimanga (M.A.A.K)
9. Landscape Arch. Hosea Omole (M.A.A.K)
10. Arch. Ian Omondi (Architects Chapter Graduate Member))
11. QS. Abner Sanya (M.A.A.K)
12. Qs. Simon Nyaundi Ogari (M.A.A.K)
13. Boniface Gacheru (Landscape Architects Graduate Member)

As we convene today, I am proud to report that we have made remarkable strides in advancing the objectives of AAK. Through collective efforts, we have strengthened our advocacy initiatives, enhanced professional development opportunities, and reinforced the Association's role as a key voice in shaping policy and practice within the built environment.

RESEARCH AND ADVOCACY

1. Efficient Development Control and Safe Construction

1.1. The One-Stop Shop Development Control Permitting System

Development control continues to pose a significant challenge within the built environment, fostering a culture of regulatory non-compliance, corruption, and inefficiency, which not only undermines the integrity of the industry but also endangers public safety. This situation is further exacerbated by the weak institutional capacity of county governments, which struggle with enforcement and oversight.

Although electronic development permitting systems initiated by AAK were introduced with the objective of enhancing efficiency and transparency, they have not delivered the expected improvements. This has necessitated a reassessment of the current approach by the government. In response to AAK's proposal advocating for a centrally hosted, **One-Stop Shop approval system**, the State Department of Public Works invited AAK to contribute expert input in the development of this framework.

On December 20, 2024, AAK submitted a memorandum outlining key recommendations, including the need for spatial alignment, system standardization, and the integration of emerging technologies such as Artificial Intelligence (AI) and Building Information Modeling (BIM).

Furthermore, AAK recognizes that reforms to Kenya's development control systems must be complemented by increased budgetary allocations. Strengthening enforcement at the county government level requires substantial investment in technical capacity, including the recruitment of qualified professionals and the provision of adequate facilities and resources. This will also necessitate a stronger role for the private sector.

1.2. Development Control Policy

AAK has also been at the forefront of advocating for a robust Development Control Policy for Nairobi City County, submitting several memoranda and participating in public participation forums to ensure our recommendations are implemented. Through our efforts in collaboration with other professional bodies and resident associations, Nairobi City County government organized a workshop to develop a planning framework for the city and formulate a roadmap for its implementation.

1.3. AAK Public Awareness Campaigns

Since August 2023, AAK has received 53 reports via Mulika Mjengo™, with 27 site visits in 2024—78% in Nairobi and 15% in Kiambu. The site visits conducted reveal non-compliance with construction standards, unauthorized construction, and safety concerns as the main challenges. Despite engagement with enforcement agencies, accountability remains minimal.

The 2024 Je, Una Mjengo? campaign reached 1,500+ people through roadshows and 2,000+ through digital platforms. This year we have engaged the State Department of Public Works seeking to include our Mulika Mjengo team in the Multi-Sectoral Agency Coordinating Committee (MSACC) under the National Building Inspectorate to further promote building safety and ensure proper action is taken. We have also completed the set information on our [Build Hub portal](#) to provide useful information to the public on the development approval processes across the country.

Leveraging our partnerships with Residents Associations, such as the Kilimani Project Foundation (KPF) and the Kenya Alliance of Resident Associations (KARA), we continue to build community capacity to hold duty bearers accountable, particularly on matters relating to the built and natural environment, including development and service delivery. In 2024, we collaborated with the KARA to release a citizens' report survey, featured in our annual [Status of the Built Environment Report 2024](#).



AAK Governing Council meeting with the Nairobi Governor, Hon. Johnson Sakaja



AAK site visit to a collapsed building in Uthiru



AAK at the demonstrations against illegal construction



Public awareness clinic in Mihang'o



Public sensitization in Ruai



Roadshow in Utawala

2. Legislative and Regulatory Engagements

AAK has remained actively involved in legislative and regulatory processes to ensure that policies governing the built environment are responsive to societal needs and aligned with the principles of sustainable development. Our engagement spans various critical areas, including:

- **Nairobi County Zoning Regulations** – Advocating for the formulation and implementation of Local Physical Development Plans and interim zoning ordinances to promote organized and sustainable urban growth.
- **National Building Code 2024** – Contributing to the development and review of the newly launched Building Code to enhance safety, efficiency, and compliance within the construction industry.
- **Affordable Housing Bills (2024)** – Providing technical input and advocacy on legislative frameworks aimed at facilitating the delivery of affordable housing across the country.
- **Public Procurement & Asset Disposal Act, 2015** – Engaging in discussions to streamline procurement processes and ensure transparency, efficiency, and fairness in the allocation of public contracts.
- **Kenya Roads Amendment Bill, 2024** – Contributing insights on infrastructure development to promote safe, accessible, and well-planned road networks.
- **Construction Managers & Construction Project Managers Bill, 2023** – Supporting the recognition and regulation of professionals in construction management to uphold industry standards and project efficiency.
- **Tax Laws Amendment Bill, 2024**- Developed an analysis of the implications of the tax laws on the construction industry, including increased material, energy and developers' costs and opportunities in local industry growth and Housing Levy contributions.
- We are currently engaging with the State Department of Housing and Urban Development in the development of a White Paper that outlines necessary regulatory changes in urban development planning, management, and governance.

Through these engagements, AAK remains resolute in its mission to shape a legislative and regulatory environment that fosters innovation, accountability, and sustainable development in Kenya's built environment.



Presenting our memorandum on the Nairobi Development Control Policy



Building Code sensitization forum



AAK at the Kajiado County Planning & Development Symposium in Ngong



Submitting our memorandum on Affordable Housing Bill to the National Assembly

3. Sustainable and Inclusive Development

3.1. Integrated and Inclusive Infrastructure Framework

Our Association has been actively involved in promotion of sustainable and inclusive development in Kenya. A key output of this effort has been the development of Inclusive, Integrated Infrastructure (3iF) and which can be accessed at www.3if.info

We did this with the support of the Royal Academy of Engineering and as part of a team that included Kounkuey Design Initiative (KDI), Institution of Engineers of Kenya (IEK), ARUP, University College of London and Muungano wa Wanavijiji. This effort developed a set of principles and tactics that can be employed to promote inclusivity with a special focus on the informal settlements in Kenya.



3iF Workshop



Launch of the 3iF at the World Urban Forum, Cairo, Egypt



Site visit to a community space in Kibera



3-Day 3iF Masterclass

3.2. Grow A Classroom Initiative

AAK launched the **Grow a Classroom Project**, a strategic initiative aimed at supporting public schools in maximizing the effective utilization of their land. Through comprehensive **master planning**, the project seeks to optimize available space for essential infrastructure while integrating designated areas for tree planting—both for **fruit production and timber**.

This initiative is designed to serve multiple purposes, including **enhancing school infrastructure, improving nutrition through fruit-bearing trees, and creating a conducive outdoor learning environment** for students. By fostering sustainable land use practices within school environments, AAK aims to contribute to **greener, healthier, and more resource-efficient educational spaces**, ultimately supporting the long-term well-being of both students and communities.

AAK engaged three schools: Iiani Primary School in Makueni County, Butere Primary School in Kakamega County, and Esinage Primary School in Kisii County, where master plans were presented to the schools and trees were planted. Engagements are ongoing for engagements with Karura Primary School (Nairobi), Muthaiga Primary School (Nairobi), Wayara Primary School (Homa Bay), Kimawit Primary School (Uasin Gishu), Precious Blood High School (Nairobi), and Kenya High School (Nairobi).

Given the vast scope of the project, AAK seeks to build partnerships with other like-minded organizations to implement the project. On 25th March 2025, AAK signed an MoU with the Institute of Surveyors of Kenya (ISK) who are a strategic partner in surveying the schools, master planning for sustainable land utilization, and mentorship programs for students.



AAK and ISK meeting with Muthaiga Primary School



AAK and ISK MoU signing

3.3 Green Building

3.3.1. Safari Green Building Index

AAK has launched a dedicated website for SGBI, which can be accessed through <https://safarigreenbuilding.org/>. The website is continually updated with additional content, including training manuals, pre-assessment criteria, and findings from pilot projects.

As part of our commitment to advancing green and healthy building practices, we have initiated discussions with a leading financial institution to explore collaborative strategies for promoting sustainable housing. Our objective is to integrate financing mechanisms that incentivize the adoption of green building principles, making it more accessible and practical for developers, homeowners, and industry stakeholders.

Looking ahead, AAK aims to scale up this approach by engaging a wider network of financial institutions, including cooperatives and microfinance institutions, as well as manufacturers. By leveraging financial support as a catalyst for safer, greener, and healthier homes, we seek to drive industry-wide adoption of sustainable practices while simultaneously creating new professional opportunities for our members. This initiative aligns with our broader vision of fostering a resilient and environmentally responsible built environment in Kenya.

3.3.2. National Decarbonization Roadmap

AAK is also a key implementing partner of the Global Buildings Performance Network (GBPN) and the State Department for Public Works, which initiated the development of a National Decarbonization Roadmap for the buildings and construction sector. This roadmap aligns with the U.N. Buildings Breakthrough Agenda and strengthens Kenya's cooperation with other major African countries through the Déclaration de Chaillot and the Global Alliance for Buildings and Climate. Since then, we have engaged over 70 stakeholders through six working groups, i.e., New Buildings, Existing Buildings, Energy Efficiency, Building Materials and Construction Supply Chain, Spatial and Urban Development, and Enabling Factors, through virtual and physical sessions. We are currently in the mapping and prioritization phase and have launched baseline assessment surveys to assess the current state of the building and construction sector.

3.3.3. Nairobi Green Building Guidelines

AAK has been supporting Nairobi City County Government in developing the Green Building Guidelines for the city. This initiative is a collaboration between the county government and the Food and Agriculture Organization (FAO), covering discussions around sustainable building materials, energy efficiency, water management, waste, pollution control, biodiversity, urban agriculture, and green procurement. A keynote presentation was made by the Chairperson of the Environmental Design Consultants (EDC) Chapter, Arch. Gideon Olawo, on alternative building materials and sustainable design, in one of the sessions.

3.3.5. MoU with Kenya Green Building Society

At the sidelines of the World Urban Forum 2024, AAK signed an MoU with the Kenya Green Building Society (KGBS), officially reinforcing the longstanding partnership between AAK and KGBS and underscoring our shared commitment to advancing sustainable development in the built environment.

It is also expected that these and other related initiatives will accelerate the development of the Safari Green Building Index to be an impactful and accessible tool to encourage green building practice.

3.4. Urban Thinkers Campus 9.0

Over the last five years, AAK has consistently hosted Urban Thinkers Campuses (UTCs), an initiative of the UN-Habitat that has been a significant platform for critical exchange between all stakeholders and partners to promote sustainable urbanization. The 2024 UTC themed Holistic Housing Solutions for Inclusive and Sustainable Urban Futures was held on October 30–31, 2024, on X-space and the University of Nairobi, drawing over 300 participants. It concluded with an award ceremony for the Futuristic Bus Shelters Design competition which was conducted by AAK in collaboration with the Kenya Urban Roads Authority.



GBPN Workshop on decarbonization roadmap



SGBI Workshop



AAK-KURA Bus Shelters



Urban Thinkers Campus

4. Professional Standards and Ethics

AAK has continuously worked towards improving professional practice by engaging our regulators—BORAQS, PPRB, and EBK—to enhance standards and address industry challenges. Recent discussions focused on several pertinent issues, including regulating Landscape Architects, Construction Project Managers, Interior Designers, Licentiates, and Technicians, improving compliance in building standards, upholding professional ethics, promoting local content and cross-border practice, and CPD accreditation. These engagements aim to strengthen professional standards, reduce informality, and foster collaboration for a betterbuilt environment.

AAK acknowledges the growing concerns regarding the decline in professional and ethical standards within the built environment sector. This trend can be attributed, in part, to the inadequate remuneration of professionals, with many earning below the prescribed minimum rates. Such disparities not only undermine the dignity of the profession but also compromise the quality and integrity of services delivered.

Additionally, the increasing presence of foreign practitioners in Kenya has raised significant concerns regarding compliance with local regulations, fair competition, and the protection of opportunities for local professionals. Addressing these challenges is imperative to safeguarding industry standards and ensuring a level playing field for all practitioners.

In recognition of these pressing issues, AAK will prioritize the promotion and enforcement of professional and ethical standards as a key strategic focus in the upcoming session of the Governing Council. This will involve active engagement with regulatory bodies, policymakers, and industry stakeholders to advocate for fair remuneration, providing support in contract management, strengthening enforcement mechanisms, and establishing clear guidelines on the participation of foreign practitioners in the Kenyan market. Through these efforts, AAK remains committed to upholding excellence, professionalism, and ethical integrity within the industry.



AAK meeting with BORAQS



AAK meeting with EBK



AAK meeting with PPRB & Uganda Society of Planners

5. Research Initiatives and Publications

5.1. Healthy Homes Guidelines and Checklist

AAK continues to play a pivotal role in research and advocacy, focusing on key issues that drive sustainable development within the built environment. One of our notable initiatives is the Research and Advocacy on Healthy Homes Guidelines and Checklist, which has generated significant interest and positioned itself as a critical component of our broader green building agenda. This initiative underscores the importance of designing and constructing homes that promote occupant well-being, environmental sustainability, and energy efficiency. Through a team of professionals drawn from all the AAK Chapters, we reviewed the HHGC document, ensuring its alignment with construction and public health standards for promoting green, healthy, and safe housing practices. In addition, the association is seeking to partner with academia to deploy the HHGC to generate data on existing housing conditions reviewed using the checklist.

5.2. Status of the Built Environment Report

Additionally, AAK has consistently published the [Status of the Built Environment Reports](#) for 2023 and 2024, providing valuable insights into major trends affecting both the built and natural environment. These reports cover a wide range of critical topics, including:

- The status of development control and permitting in Kenya
- Urban planning and development



6. Strategic Partnerships

AAK strongly believes that advocacy efforts are most effective when pursued through strategic partnerships and multi-stakeholder collaboration. Our engagements with key institutions, both locally and internationally, have strengthened our capacity to influence policy, enhance professional standards, and drive sustainable urban development.

To this end, AAK maintains an active presence in various working groups, committees, boards, and taskforces, ensuring that our voice is represented in key decision-making forums. Some of the major organizations and platforms where AAK is actively involved include:

Local Collaborations

- Affordable Housing Programme Forum
- Nairobi City County Building Audit Task Force
- National Construction Authority (NCA) Board
- National Implementation Committee on Eurocodes (NICE)
- Physical and Land Use Planning Liaison Committee
- Physical Planners Registration Board (PPRB)
- Status of Urban Planning in Kenya Assessment Task Force Urban Planning Technical Committee (UPTC)
- Board of Registration of Architects and Quantity Surveyors (BORAQS)
- County Government Committees and Boards (24 counties)
- Engineers Board of Kenya (EBK)
- Affordable Housing Forum
- Just Cities Working Group

Regional and International Collaborations

- International Federation of Landscape Architects (IFLA) and IFLA Africa
- International Society of City and Regional Planners (ISOCARP)
- Africa Association of Quantity Surveyors (AAQS)
- African Journal of Landscape Architecture (AJLA)
- African Union of Architects (AUA)
- Commonwealth Association of Architects (CAA)
- American Institute of Architects (AIA)
- Antigua and Barbuda Institute of Architects (ABIA)
- Association of Professional Societies in East Africa (APSEA)
- International Union of Architects (UIA) and UIA Work Groups
- Landscape Architects Without Borders
- Commonwealth Association of Surveying and Land Economy (CASLE)
- East Africa Institute of Architects (EAIA)
- Global Buildings Performance Network (GBPN)

- World Council of Civil Engineers (WCCE)
- World Federation of Engineering Organizations (WFEO)
- World Urban Campaign (WUC)



Rwanda Institute of Architects Visit



Visit from President of Sierre Leone Institute of Architects



President of the Zimbabwe Institute of Quantity Surveyors (ZIQS) meeting with the Quantity Surveyors Chapter.



Ordre National des Architectes – DR Congo (ONA-RDC) during a visit to the secretariat



Arch. Bisher Fawaz Abdulkarim, Arch. Sherif Morgan, Arch. Jacqueline Catherine Namayanja, Arch. Florence Nyole, Arch. George Arabbu and Arch. Wycliffe Waburiri during the preparation of the AAK Duracoat Awards of Excellence in Architecture



Arch. Tsalwa Waburiri, President EAIA with Arch. Kimberly Dodwell, President, American Institute of Architects, during the AAK Annual Convention 2024

Through these affiliations, AAK continues to advocate for professional excellence, regulatory reforms, and sustainable development, both within Kenya and on the global stage.

6.1. Academia

Our collaboration with academia is further strengthened by the College of Fellows' Education, Innovation, Research, and Technology Committee to advance academic and industry coordination, as demonstrated in the meeting held on 19th February 2025 with Deans and Chairs of the schools. Additionally, through the Coalition of Built Environment Professionals, we work closely with professional bodies like Institute of Surveyors of Kenya (ISK), Institution of Engineers of Kenya (IEK), Institute of Quantity Surveyors of Kenya (IQSK), Kenya Institute of Planners (KIP), and Town and County Planners Association of Kenya (TCPAK) to promote the regulation of all professions and uphold best practices across the industry.

6.2. Affiliate Organizations

Our partnership efforts extend to organizations championing sustainable and inclusive urban development, such as Kounkuey Design Initiative (KDI), Tomorrow Cities, Habitat for Humanity Kenya (HFHK), and Habitat for Humanity International (HFHI), enabling innovative solutions for resilient cities. Resident associations, including the Kenya Alliance of Resident Associations (KARA), Raphta Road, Kileleshwa Ward Neighborhood Association (KIWANA), Kilimani Project Foundation (KPF), and Parklands Residents Association (PRA), remain key allies in promoting community-driven development initiatives. We also worked with government agencies like SDPW, SDHUD, NCA, and county governments to influence policies that enhance the built environment. Financial partnerships, such as those with the Kenya Mortgage Refinance Company and KCDF, further support affordable housing and development initiatives.

6.3. Business Membership Organizations

AAK's commitment to fostering collaboration was recognized with the Association of Professional Societies in East Africa (APSEA) where AAK emerged the winner in the category of Collaboration & Partnership Award 2024, affirming our leadership in industry-wide cooperation. Through global and regional networks such as the International Society of City and Regional Planners (ISOCARP), Commonwealth Association of Architects (CAA), International Union of Architects (UIA), East African Institute of Architects (EAIA), International Federation of Landscape Architects (IFLA), Africa Association of Quantity Surveyors (AAQS), Kenya Private Sector Alliance (KEPSA), Kenya National Chamber of Commerce and Industry (KNCCI), and the APSEA, we expand professional opportunities and advocacy efforts.



AAK College of Fellows meeting with Deans and Chairs of B.E. Schools



APSEA Award



AAK team receiving an APSEA award

To strengthen collaboration and advance shared objectives, AAK has formalized partnerships through signed Memoranda of Understanding (MoUs) with key stakeholders across various sectors. These include:

- Kenya Alliance of Resident Associations (KARA)
- Kilimani Project Foundation (KPF)
- Kenya Green Building Society (KGBS)
- Project Management Institute Kenya (PMI-K)
- Habitat for Humanity Kenya (HFHK)
- Antigua and Barbuda Institute of Architects (ABIA)
- Chartered Institute of Arbitration (CI Arb)
- The Institution of Surveyors of Kenya (ISK)

Additionally, AAK is in the process of finalizing MoUs with several other organizations to broaden its impact and influence, including:

- The Law Society of Kenya (LSK)
- Equity Bank Kenya Limited
- Oxford Aptitude
- Kenya National Farmers Federation

These partnerships are instrumental in amplifying AAK’s advocacy efforts, fostering interdisciplinary collaboration, and unlocking new opportunities for our members. As we move forward, we will continue to strengthen these alliances and explore new partnerships that align with our mission to enhance professionalism, sustainability, and innovation in Kenya’s built environment.



AAK MoU with KARA



AAK MoU with PMI-K



AAK-ISK MoU signing



AAK-ABIA MoU signing



AAK MoU with KGBS



Collaboration discussion with the Law Society of Kenya (LSK)

7. Conferences and Outreach

We have continued to harness strategic partnerships and networks, broadening our impact and deepening our collective knowledge and expertise through high-level forums, workshops, and stakeholder meetings, fostering dialogue on policy, regulation, and industry best practices. Some of the key engagements include:

7.1. Annual AAK Convention 2024/ Habitat for Humanity Kenya Symposium

AAK, in collaboration with Habitat for Humanity Kenya, held the AAK Annual Convention + HFHK National Housing Symposium from 14th to 16th August. The convention was themed Social Habitats for the Region and covered various topics, including urban policy frameworks, building technology, innovative financing models, and community engagement. A build tour to low-cost housing projects in Likoni was also organized, emphasizing the need for improved land ownership and infrastructure. The activities also included a students' caravan from Mombasa to Kigali and a Pecha Kucha.

7.2. Commonwealth Association of Architects Symposium and General Assembly

The 2024 CAA Symposium provided a platform for academia, practitioners, and policymakers to discuss the built environment's role in achieving the SDGs. Under the theme 'Education, Policy, and Practice,' it fostered collaboration and reflection on progress and next steps. The discussions centered on three key themes to advance sustainable urbanization in the Commonwealth. AAK was honored to receive the mantle of leadership as Arch. Steven Oundo, OGW, Past Chairman of AAK, ascended to the position of President of the Commonwealth Association of Architects (CAA) for 2024–2026. He is serving the association alongside Arch. Wilson Mugambi, Vice President – Africa Region V and AAK's Immediate Past President, and Mr. Jacob Mwangi, CAA Executive Director and CEO of AAK.

7.3. East Africa Institute of Architects Annual General Meeting

The Council Members of the East Africa Institute of Architects, EAIA, Convened during the AAK Annual Convention + HFHK National Housing Symposium 2024 for their Annual General Meeting in Mombasa. The Council was represented by members from Kenya, Rwanda, Tanzania, Zanzibar, Uganda, South Sudan and the Democratic Republic of Congo. The American Institute of Architects President, Kimberly Dowdell, was also present. This AGM marked the accession of the new leadership of the Institute, which transitioned from Uganda to Kenya, led by Arch. Tsalwa Waburiri as President.

7.4. Launch of Training and Sensitization of the National Building Code 2024

The industry marked a significant milestone in 2024 after the launch of the National Building Code, replacing the outdated 1968 Code. The new Code aims to improve construction standards, ensuring safe, efficient, and sustainable practices amid rapid urbanization. A recent CAA Knowledge Sharing Partnership survey places Kenya ahead of several Commonwealth nations lacking a Building Code. While celebrating this achievement, AAK continuously highlights the need for further improvements to ensure the Code's sustainability, especially its failure to acknowledge the crucial roles of emerging professions within the built environment, including Construction Project Management, Landscape Architecture, and Interior Design. On 14th January 2025, AAK reinforced our support to the improvement and implementation of the Code during the Launch of Training and Sensitization of the Building Code organized by the National Construction Authority.

7.5. Engagements with Regulators

AAK continues to engage with key regulatory bodies to strengthen professional standards and industry governance. In consultative meetings with the Board of Registration for Architects and Quantity Surveyors (BORAQS), the Engineers Board of Kenya (EBK), and the Physical Planners Registration Board (PPRB), AAK advocated for the regulation of emergent professions, licentiates, and technicians, emphasizing the need for structured oversight to address industry informality. The discussions also focused on improving the working environment for built environment professionals and enhancing regulatory frameworks. Additionally, AAK hosted a delegation from Uganda's Ministry of Lands, Housing, and Urban Development, who sought to benchmark AAK's structures following the enactment of Uganda's Physical Planners Registration Act 2023.

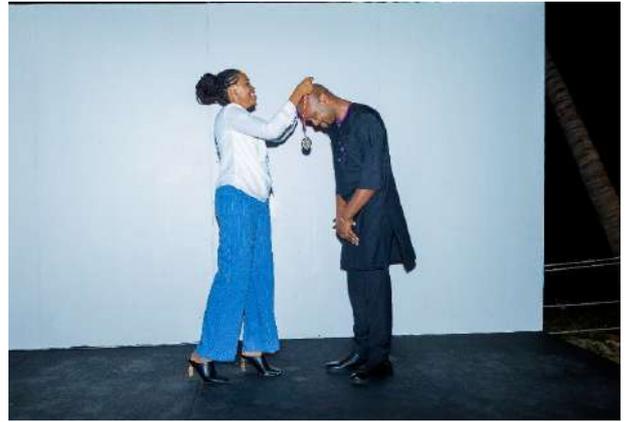
Please share your thoughts via: <https://forms.office.com/r/RBsD4YLpkS>

7.7. Coalition of Built Environment Professionals

In our continuous pursuit of a formalized and regulated built environment industry, AAK convened a meeting of the Coalition of Built Environment Professions on October 1, 2024. The meeting focused on advancing stronger regulation and unity among Kenya's built environment professions. Key topics included the need for umbrella legislation to modernize existing regulations and empower self-regulation, collaboration among associations, and cross-border networking. Emerging issues such as succession planning, political considerations, and annual coalition conferences were also discussed. The coalition resolved to establish a common secretariat, develop an MoU, and prioritize umbrella legislation, with future engagements with government officials planned to promote these initiatives. As a result of these efforts, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development Hon. Alice Wahome expressed her support for these efforts.



Presentation of AAK's Memorandum to the Taskforce on Re-Engineering and Transformation of Urban Development in Kenya



Architects Chapter Chairperson ascending to the position of EAIA President, taking over from Arch. Jacqueline Catherine Namayanja



Arch. Steven Oundo, OGW and Past Chairman of AAK on ascending to the position of CAA President, flanked, from the left, by Arch. Wilson Mugambi, Vice President - Africa Region V and AAK's Immediate Past President, Mr. Jacob Mwangi, CAA Executive Director, Arch. Florence Nyole, President, AAK and Arch. Philip Kungu, CAA Past President for the 2000-2003 Session.

8. Joint Building and Construction Council (JBCC)

The board of Directors of the Joint Building and Construction Council reconstituted the Board and AAK appointed QS Haron Nyakundi to take over the Chairmanship. The Kenya Association of Building and Civil Engineering Contractors (KABCEC) appointed Mr. Dhanji Raghvani while Kenya Property Developers Association (KPPDA) appointed Mr. Alex Waiharo to sit on the Board. The board is working towards finalizing the revised Agreement and Conditions of Contract document, which was recalled last year after being released due to a few identified errors. AAK also engaged KABCEC and agreed to restart the production of price indices and conclude the revision of the standard contract documents.

9. AAK Sacco

AAK Sacco has demonstrated remarkable progress in the last year, with significant growth in its membership, asset base, and profitability. This success is represented by members spanning across every AAK chapter, reflecting the Society's robust performance and appeal. As a vital arm of the Association, AAK Sacco continues

to serve all members within the built environment, fostering inclusivity and uplifting the financial wellbeing of members. This achievement underscores the Sacco's commitment to enhancing the economic welfare of its members. AAK Sacco remains a financial cornerstone for professionals under the AAK umbrella.



Immediate Past Chair JBCC Arch. Lee Muchiri, New JBCC Chair QS Harun Nyakundi, AAK CEO Mr. Jacob Mwangi



AAK Sacco Mbuzi Event 2024

In conclusion, our ability to influence policies and drive impactful reforms is largely dependent on the active engagement of all our members. We encourage built environment professionals to take an active role in advocacy by participating in public forums, policy discussions (including providing feedback on proposed legislation/regulations/policies), and stakeholder engagements that shape the future of the built environment when called upon.

Staying informed and utilizing AAK's reports and publications will further enable professionals to advocate for best practices within their respective fields. Additionally, we urge members to support sustainability initiatives such as Grow a Classroom and Healthy Homes, integrating these principles into their projects and communities. Lastly, participation in AAK events, workshops, and training programs is essential for professional development and for collectively setting high industry standards. Through these collective efforts, AAK members can play a pivotal role in shaping a more sustainable, ethical, and forward-thinking built environment.

Stay Engaged: Follow AAK's updates circulated via email, WhatsApp, and social media, follow industry news, and participate in ongoing policy discussions - **your voice, expertise, and participation matters.**



AAK | PROMOTING EXCELLENCE IN THE BUILT ENVIRONMENT

[f @ArchKE](#) [@arch_ke](#) [@arch_ke](#)
www.aak.or.ke



3iF The Integrated and Inclusive Infrastructure Framework (3iF)

The Integrated and Inclusive Infrastructure Framework (3iF) for Kenya is a comprehensive blueprint that provides guidelines, policies, and strategies to guide the development of integrated and inclusive infrastructure in excluded informal settlements in Kenya.



Grow A Classroom Project

AAK initiated the Grow A Classroom project with the aim to improve the learning environment in public schools throughout the country by planting trees and creating fruit orchards.

With over 35,000 primary and 20,000 secondary public schools in Kenya, the project has the potential to contribute significantly to the national tree cover, which is currently under 6%.



Safari Green Building Index

The Safari Green Building Index is a National Rating System suitable for all kinds of buildings in different climatic zones in Kenya and the rest of East Africa.



Je, Una Mjengo

The Architectural Association of Kenya (AAK) runs the Je, Una Mjengo Campaign annually. This is an awareness drive with the aim of sensitizing the public on the safe building. This is based on one of AAK's key objectives- the creation of public awareness within the Built and Natural Environment.



Healthy Homes: Guidelines and Checklist

Housing is an important social determinant of health, and improving housing conditions leads to reduced diseases, increased quality of life, reduced poverty, and reduced impact of climate change.

The Healthy Homes Guidelines and Checklist was developed by the AAK to promote healthy housing conditions for low and middle-income households in Kenya and beyond.



Scoring Methodology

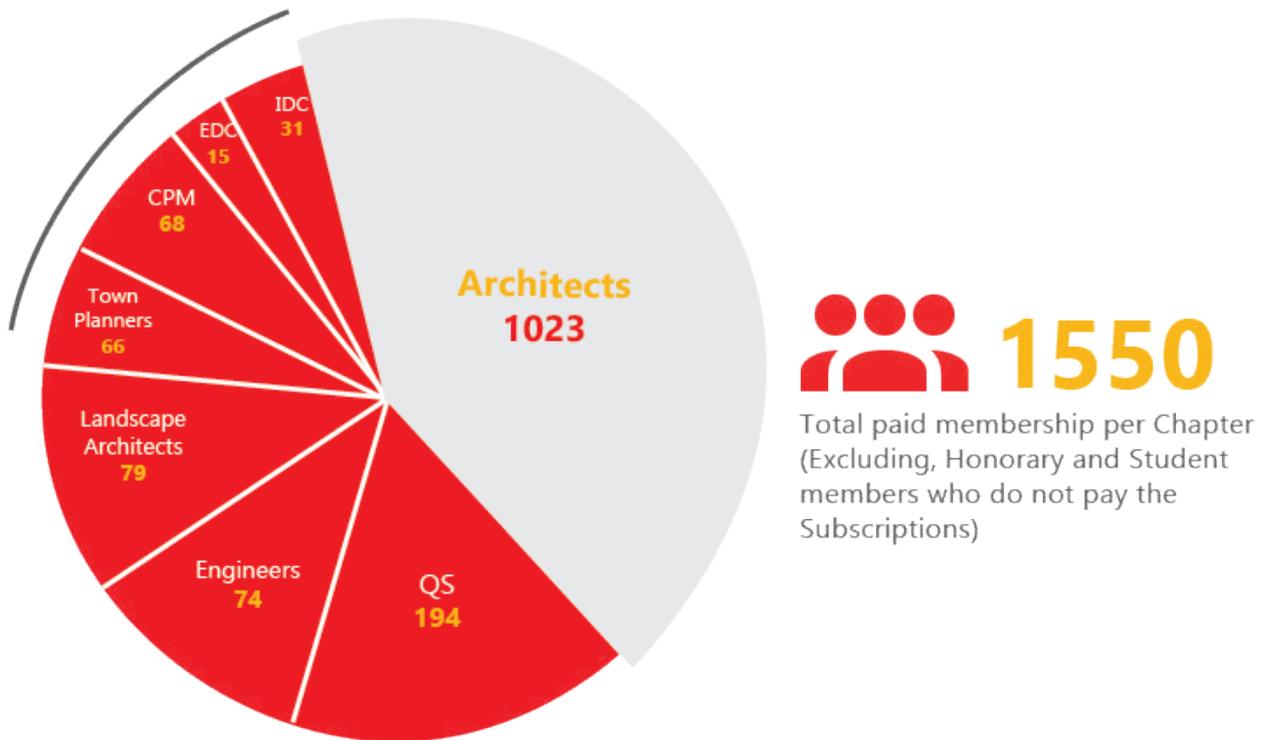


MEMBERSHIP SERVICES AND COMMUNICATIONS

Over the past two years, AAK has made significant strides in enhancing membership services, with a focus on growth, engagement, and value addition. To enhance member benefits, we introduced initiatives such as the Benevolent Fund, professional networking events, and exclusive industry partnerships. Looking ahead, our strategic focus is to further strengthen member engagement through targeted outreach, improved services, and expanding membership benefits to ensure AAK remains the leading professional association for the built environment.

1. Membership Development and Services

The Table below represents total paid membership per Chapter (Excluding, Honorary and Student members who do not pay the Subscriptions)



Total paid membership per Chapter (Excluding, Honorary and Student members who do not pay the Subscriptions)

Over the past two years, the Membership and Communication office has implemented strategic initiatives to enhance member value, improve communication, and strengthen engagement. This report highlights key initiatives undertaken to support membership growth, retention, and professional development, as well as the communication strategies employed to foster a strong community among members.

1.1 Key Membership Value Additions

Benevolent Fund

The Benevolent Fund was proposed by the Membership and Communication Committee and approved by the Governing Council on 27th August 2024. This initiative provides financial support to members during bereavement by covering funeral costs for nuclear family members. Currently, 39 members have signed up, demonstrating its growing relevance within the association.

Please sign up here: <https://forms.office.com/r/B26GQKeydy>

Job Placement Services

The association has also introduced a job placement service, allowing members to post job openings through their membership portal while also having access to job opportunities shared by AAK. This initiative enhances career growth and professional networking among members.

Log in to your portal here: <https://members.aak.or.ke/>



AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

Have you **Signed up for the AAK Benevolent Fund?**

Join the AAK Benevolent Fund, designed to ease the financial burden during bereavement, it offers comprehensive funeral coverage for nuclear family members with an affordable annual premium of KES 1,000. AAK subsidizes KES 300, ensuring accessible support when it's needed most.



**SCAN TO
SIGN UP NOW**

LIPA NA M-PESA

PAYBILL NUMBER

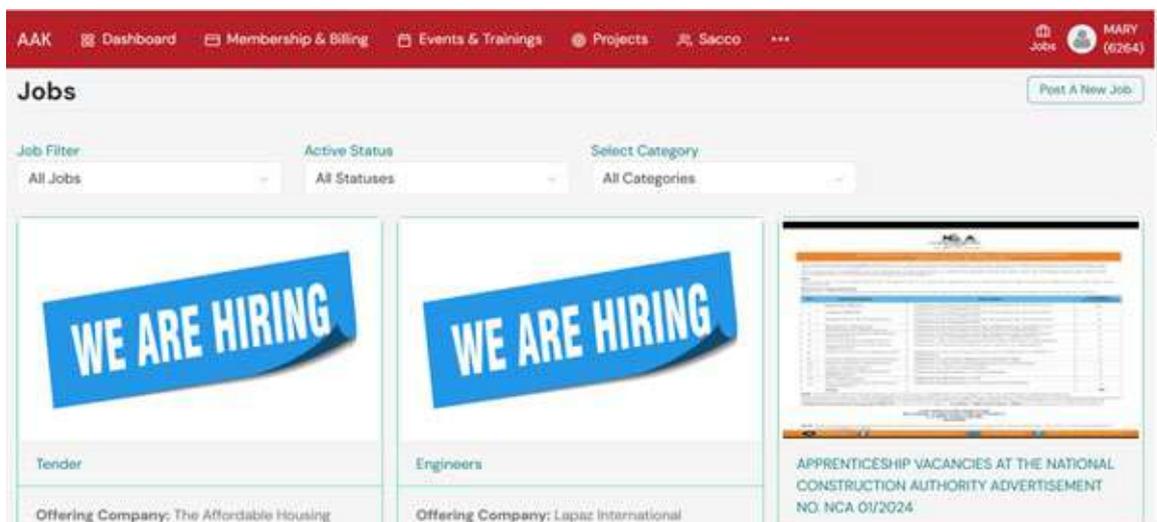
988 567

ACCOUNT

BENEVOLENT



Benevolent Fund



Job Placement Services

Strategic partnerships

These have been established to create additional benefits for members. One such partnership is with Chloride Exide, which offers AAK members subsidized products. These collaborations are aimed at increasing the value of membership and fostering mutually beneficial relationships with industry stakeholders.



EXCLUSIVE DEALS JUST FOR AAK MEMBERS! ON BATTERIES AND SOLAR SOLUTIONS FROM CHLORIDE EXIDE.



To access these discounts, simply present your **current AAK membership certificate** (either in hard or soft copy) along with a **valid personal identification document** at any Chloride Exide outlet across the country

Valid for 1 year, up to 1st September 2025

AAK members can enjoy the following exclusive discounts on a range of products:

✓ Inverters: 20%	✓ Local Automotive Batteries: 35% *
✓ Inverter Chargers: 20%	✓ Imported Automotive Batteries: 22%
✓ Charge Controllers: 20%	✓ Solar Batteries: 30%
✓ Solar Water Heating System: 20%	✓ Lithium Batteries: 20%
✓ Heat Pumps: 20%	✓ Solar Panels: 45%
* ✓ Solar Water Pumping: 20%	

For any inquiries Call/Whats App 0719-080 000 or email customerservice@chlorideexide.com

Firm Directory Enhancement

Expanding Visibility to the General Public - The Membership and Communication Department has successfully collaborated with the membership developer to enhance the AAK Firm Directory, providing added value to our members. This upgrade now allows specific firm details—including names, physical addresses, office email addresses, and counties of operation—to be visible to the general public. In adherence to data protection regulations, members were given the option to opt in, ensuring that only approved information is accessible on our website and membership portal. We therefore encourage members to update their profiles.

Co Working Spaces

As part of our commitment to enhancing member value, AAK recognizes the growing need for flexible, professional workspaces that support the diverse needs of our members—whether they are independent consultants, growing firms, or established practices seeking strategic locations.

To address this need, AAK has engaged with leading co-working space providers to explore tailored partnership opportunities. Through these collaborations, members will gain exclusive access to office spaces, meeting rooms, and event venues at preferential rates, ensuring affordability and convenience.

So far, we have initiated discussions with the following key workspace providers:

BRAND PARTNER	LOCATIONS / BRANCHES IN NAIROBI COUNTY
1. Nairobi Garage	-Westlands -Kilimani -Karen
2. Kofisi	-Riverside -Upperhill
3. IWG PLC Regus	-JKUAT Tower -I & M tower Limuru Road -Britam Towers (Upperhill)

To ensure these partnerships align with your needs, we invite members to share their workspace preferences. Your input will help us secure the most beneficial arrangements. Please share your thoughts via: <https://forms.office.com/r/RBsD4YLpkS>



AAK visit to Diba Co-working Space in Baba Dogo

Recognition of Senior Members- Implementation of Motion Passed-

Following the implementation of the motion passed regarding the recognition of senior members, one senior member has enrolled under this exemption. AAK remains committed to honoring the dedication and contributions of its long-standing members and encourages eligible members to take advantage of this recognition.

1.2. Other Initiatives

- *Membership Benefits Review* - Periodic assessment and sensitization of membership benefits. Please fill this form to help us serve you better.
- *#GetInvolved Campaign* - Encouraging greater member participation in association activities.
- *Outreach to Members* - Conducting physical visits to reconnect and engage members, particularly firm members.
- *Membership Upgrade Campaign* - Personalized outreach to eligible members for upgrades.
- *Training and Sensitization* – We have conducted a membership training for members to familiarize with the portal and the website, for easier access of resources and member benefits.
- *Membership Upgrade Recognition* - Sending congratulatory emails to members upon upgrading.
- *Mentorship Program* – We continue to run the mentorship programs in both universities and primary schools.
- *Increased Advocacy and Collaborations* - Strengthening relationships with relevant bodies, potential donors, and government agencies in the industry.

AAK Firm Visits (Ongoing)



Urban Green Landscapes



DMJ Architects



Symbion Architects



OJE associates



Eco Plan Management



Esanige Primary



Butere Primary



Architects Chapter Mentorship at JKUAT



Mentorships session at University of Nairobi



Mentorship session at Jomo Kenyatta University



Mentorship at Precious Blood Riruta



Career talk session at the University of Nairobi



Exhibition and Mentorship session with architecture Students Association (ASATU-K)



Interior Designers Chapter mentorship at Jomo Kenyatta University.



Meeting with NCCI



Visit to Comply Kenya Industries Ltd



Partnership meeting with Crown Paints PLC



Visit to Mascor Kenya



AAK QS Chapter at the AAQS Executive Council Meeting and Association of South African Quantity Surveyors (ASAQS) Symposium, Cape Town, South Africa



Team AAK and Sweden presenting on the joint studio course, between SLU and JKUAT Landscape Architecture Departments, that developed from our collaboration on IFLA 2023



International Cost Engineering Council (ICEC) meeting Accra, Ghana.



Visit from Jumbo Chem



President of the Zimbabwe Institute of Quantity Surveyors (ZIQS) meeting with the Quantity Surveyors Chapter.

- *Recognize and celebrate members on our social media platforms*



c. Strategic Focus for Membership Growth and Engagement

- The association has conducted membership mapping to generate leads for potential members, including institutions of higher learning and firm employees. This has been done through membership drives in educational institutions and proactively approaching potential firms and individual members from our membership database.
- We have leveraged social media campaigns to reach industry professionals and create awareness of AAK's membership benefits.
- We have collaborated with student associations to attract and nurture the next generation of built environment professionals. We have ensured that institutions have student representatives who pursue the initiatives of the association within their respective schools.
- Increased member visibility by showcasing their work and achievements. The Architects Chapter launched Maaktaba, a repository for projects in the architectural field, providing a resource for learning, collaboration, and documentation of work in the built environment.
- We have also ensured that our members get involved in decision making, by getting their feedback and suggestions on matters such as the strategic plan for the coming session, the Annual Convention and conducting feedback from events

These initiatives reinforced AAK's position as the leading professional association in the built environment, fostering growth, collaboration, and sustained value for members. Looking ahead, we will continue refining our strategies to enhance engagement, attract new members, and further elevate professional excellence.

2. Communication & Events

The Architectural Association of Kenya (AAK) continues to grow, driven by impactful communication, industry engagement, and high-quality events that keep our members informed and connected. We have streamlined our communication channels, including WhatsApp updates and newsletter emails, to ensure members receive timely and relevant information. To stay engaged, we encourage you to update your contact details and actively read messages from the Association.



Over the past two years, AAK's CPD initiatives have equipped members with essential skills and emerging insights, ensuring they remain at the forefront of professional excellence. Strategic advocacy has played a crucial role in safeguarding members' interests, influencing policy, and enhancing public awareness. Our events, including the have provided valuable platforms for knowledge-sharing, networking, and shaping the future of the built environment. Additionally, mentorship remains a priority, with professional chapters leading sessions to nurture the next generation of industry leaders. Looking ahead, our commitment to excellence, collaboration, and innovation will continue to strengthen AAK's leadership and member engagement.

a. Events

From 2023 to 2025, AAK has successfully organized 71 events across various categories, reinforcing our dedication to professional development, industry engagement, and community outreach:



AAK | PROMOTING EXCELLENCE IN THE BUILT ENVIRONMENT

2025 AAK Calendar of Events

JANUARY

25th-26th - EAIA Board meeting, Council Meeting, and Arusha City Tour.

FEBRUARY

4th - QS Chapter AGM
 6th - Landscape Architects Chapter AGM
 11th - Engineers Chapter AGM
 12th - Town Planners Chapter AGM
 13th - Interior Designers Chapter AGM
 14th - CPM Chapter AGM
 20th - EDC Chapter AGM
 21st - Mombasa Branch AGM
 27th - AAK Architects Chapter AGM
 28th - TPC Chapter Mentorship (Precious Blood Riruta)

MARCH

12th - Engineers Chapter Webinar
 21st - Proposed Factory Visit to Furniture International (CPM/IDC Chapter)
 27th - AAK Annual General Meeting/Elections

APRIL

8th - QS Chapter CPD Event
 11th - AAK Golf Tournament
 17th - CPM EHS event - "Building Tomorrow, Safely Today: Commitment to Zero Harm in Construction"
 25th - Landscape Architects Chapter Symposium

MAY

8th May - TPC Breakfast
 9th - Student Mentorship (All Chapters)
 16th - Engineers Chapter Dinner
 19th - 24th - AAK Je, Una Mjengo and Mulika Mjengo Public awareness Campaign
 30th - EDC CPD Event

JUNE

6th - Town Planners CPD
 13th - CPM & Interior Designers CPD Event
 20th - Architects & EDC Chapter CPD event
 25th-27th - AAK Master Class (Opticom)

JULY

4th - Landscape Architects Chapter 2nd Symposium
 5th - Landscape Architects Chapter Build Tour
 10th-12th - EAIA Seminar & AGM (Zanzibar)
 17th - QS Chapter CPD Event
 26th - Town Planners CPD II (Build Tour)

AUGUST

1st - QS & TPC Chapters Social Day
 23rd - Sports and Wellness day hosted by Architects Chapter
 26th - Governing Council & Exec Meeting

SEPTEMBER

5th - Seminar for Graduate members (Hosted by all Chapters)
 12th - Student Mentorship (All Chapters)
 26th - EDC & IDC CPD Event
 29th - AAK CSR Activity (All Chapters + Secretariat)

OCTOBER

1st-3rd - AAK Annual Convention
 4th - Build Tour hosted by Engineers Chapter
 9th - Annual Mental Health Awareness Day (hosted by CPM Chapter)
 10th - World Architecture Day (BuildTour & CPD)
 27th-31st - Urban Thinkers Campus

NOVEMBER

7th - Town Planners CPD
 14th - QS Chapter Students' factory visit
 28th - CPM Chapter Chairman's Mbuzi
 30th - QS Chapter Annual CSR event

DECEMBER

4th - Release of the Status of the Built Environment Report & AAK President's Dinner

AAK ANNUAL CONVENTION 2025 (1ST –3RD OCTOBER)

Theme: *Shaping the Urban Future*

Towards sustainable, resilient and progressive towns and cities in Kenya

Subthemes

1. Physical & Lands use Planning
2. Designing for Public Life
3. Climate-Adaptive Cities
4. Interdisciplinary Innovation For Progressive Cities

This year, the annual convention discussions will focus on urban planning, climate resilience, and infrastructure development to create thriving, well-planned cities. Key topics include land-use policies, sustainable mobility, public space design, and innovative technologies in urban management. Through interdisciplinary collaboration, the convention aims to shape cities that are inclusive, efficient, and future-ready.



AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

ANNUAL CONVENTION 2025

SHAPING THE URBAN FUTURE

*Towards Sustainable, Resilient, and
Progressive Towns and Cities in Kenya.*

**OCTOBER
1ST -3RD
2025**

SAVE THE DATE!
More Details
will be shared.



AAK Annual Convention 2024



AAK Annual Convention 2023



AAK Annual Convention 2024





2.3 Brand Revamp

The M&C department is revamping the association’s communication tools. This involves updating our Official Stationery, Social Media Communication Tools, Electronic Newsletter, Layout and Design of Information and Communication Materials, Merchandise, PowerPoint Presentations, Website Design, and Uniform Branding Guidelines. So far, the AAK Letterhead has been updated to *include all chapters*.



- Architects
- Engineers
- Town Planners
- Interior Designers
- Quantity Surveyors
- Landscape Architects
- Construction Project Managers
- Environmental Design Consultants

a. Social Media

The following social media statistics as of 2023:



Social media channel	Followers 2023	Followers 2024
Facebook	15,521	16,414
Twitter (X)	20,164	22,626
Instagram	3,355	4770
YouTube	1,240	2,004
LinkedIn	5,508	10,185
Tiktok	-	648

Interact with us on our social media platforms: <https://linktr.ee/AAK>

Be a Member

Join #TeamAAK



members.aak.or.ke

How can you become a member? Follow these simple steps to join #Team AAK

01

Ensure that you have required documents in image or pdf format and the necessary amount in your Mpesa for payments



Have at least 2 sponsors who must be corporate or fellow members of the chapter you are joining and are in good standing.

02

03

Login to the membership portal at members.aak.or.ke/login and click on 'Apply for membership'



Fill in your details in the data form. The form is saved when you submit hence you must complete all the steps

05

04

Select the membership type and chapter, then continue to registration and payment.



Once Approved, you shall receive your membership no via email. Validate the certification at members.aak.or.ke/validate

06

0721691337

aak@aak.or.ke

[@arch_ke](https://www.instagram.com/arch_ke)

[ArchKE](https://www.facebook.com/ArchKE)

[@arch_ke](https://www.twitter.com/arch_ke)

FINANCE AND ADMINISTRATION

1. AAK Secretariat

The Association remains committed to hiring and retaining employees who align with its mission, bring valuable skills and expertise, and contribute to a positive and dynamic workplace culture. Through competitive recruitment strategies, professional development opportunities, and a supportive work environment, the Association ensures that employees feel valued, engaged, and motivated to grow within the organization.

Throughout the year, we experienced changes at the Secretariat. Christine Mwaura stepped down as Membership and Communications Manager in June 2024 and was succeeded by Caroline Kagendo . Additionally, the Association welcomed Alex Otieno as an intern in the Research and Advocacy Department to support the various association initiatives.

I take this opportunity to express my deepest gratitude to our Administrative Secretary, Lenah Waweru, for her twenty years of dedicated service to the Association. Throughout her tenure, Lenah has been a pillar of support, demonstrating unwavering commitment, professionalism, and excellence in her role. Her contributions have played a significant part in the growth and success of the Association, and her presence will be greatly missed. As she prepares to retire at the end of August 2025, we extend our heartfelt appreciation for her years of hard work and dedication. We wish her all the best in this new chapter of her life.

Despite these changes, the AAK Secretariat continues to demonstrate resilience and competence in executing the Association's objectives, vision, and mission. I have full confidence in our team's capabilities and commitment to driving the Association forward.

2. AAK Enterprises Limited

As reported during the last Annual General Meeting (AGM), AAK has now successfully established and incorporated **AAK Enterprises Ltd**, in compliance with the **Finance Act 2023**. This strategic move has led to the reassignment of several transaction lines from the Association, including those related to the **sale of documents, the Annual Convention, Continuing Professional Development (CPD) activities, among others**.

In our financial reporting, we will present a consolidated financial report for the Association, accompanied by detailed notes distinguishing transactions under **AAK Enterprises Ltd**. We have fully complied with **tax regulations**, guided by our auditors and tax advisors, ensuring transparency and adherence to statutory requirements.

This transition not only aligns with regulatory expectations but also provides an opportunity to explore **entrepreneurial initiatives** that will contribute to the **long-term financial sustainability of AAK**. By leveraging this structure, we aim to enhance revenue generation while continuing to serve our members effectively and uphold the highest standards of financial governance.

3. Chapters' Sustainability

The financial sustainability of the Chapters remains a major area of concern, and the leadership has agreed to explore opportunities to expand the revenue stream available to the Chapters, including publications, advocacy, and similar grants, together with additional business opportunities managed at the FChapter level. This will apply to the Association as a whole and the existence of AAK Enterprises Ltd. will provide useful support.

The governing council is undertaking a comprehensive evaluation of the Western Region branch to assess its long-term viability, operational efficiency, and overall sustainability. This assessment aims to ensure that the branch aligns with the organization's strategic objectives and continues to deliver value effectively.



Governing Council 2023-2025

Thank you!

Registered Trustees Audited Accounts

**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2024**

ASSOCIATION INFORMATION

Board of Trustees

Plnr. Dr. Mary Kimani
Arch. Juma Oino
QS. Hussein Were
Arch. Stephen Oundo
Eng. Grace Kagonda

Registered office

Blue Violets Plaza
Kamburu Drive, off Ngong Road
6th Floor, Wing B, Suite 605,
P.O Box 44258-00100
Nairobi.

Bankers

Kenya Commercial Bank Ltd
Kipande House
P.O Box 30012
Nairobi.

Auditors

F1, Four Greenway Apts
Greenway off Westlands Road,
Mutunga D.M & Co
Certified Public Accountants (K)
P.O Box 60365-00200
Nairobi.

**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2024**

The Trustees submit their report together with the audited financial statements for the year ended 31st December 2024, which disclose the state of affairs of the Trustee.

1 Registration

The Association is domiciled in Kenya where it is registered as a trustee under Societies Act. The address of the registered office is set out on page 1.

2 Principal activity

The principal activity of the Association is acquiring real property, investing surplus funds and holding the assets of the members of AAK in trust for the benefit of the Trustees and all other responsibilities as provided for in the Trust Deed.

3 Results

This is availed in the statement of comprehensive income set on page 6 and summarized as below;

	2024	2023
	<u>Kshs</u>	<u>Kshs</u>
Deficit for the year transferred to statement of changes in equity	(57,223)	672,852

4 Financial Statements

At the date of this report, the Trustees were not aware of any circumstances which would have rendered the values attributed to the assets in the financial statements misleading.

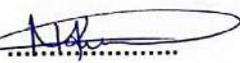
6 Board of Trustees

The Trustees who served during the year and to the date of this report are set out in page 1.

7 Auditor

The Association's auditor, Mutunga D.M and Company CPA K has indicated willingness to continue in office in accordance with the law.

By order of the Trustees


.....
Trustee

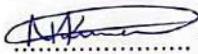
**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31ST DECEMBER 2024**

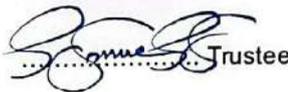
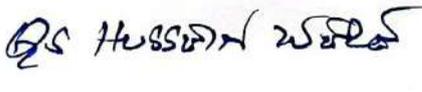
The Trustees are required to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the Trustees as at the end of the financial year and of its operating results for that year. It also requires the Trustees to ensure that the Association maintains proper accounting records which disclose, with reasonable accuracy, the financial position of the Trustees. They are also responsible for designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, selecting and applying appropriate accounting policies and making appropriate estimates that are reasonable in the circumstances. The Trustees are also responsible for safeguarding the assets of the Association.

The Trustees accept responsibility for the financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgements and estimates, in conformity with International Financial Reporting Standards. The Trustees are of the opinion that the financial statements give a true and fair view of the state of the financial affairs of the Association and of its operating results. The Trustees further accept responsibility for the maintenance of accounting records which have been relied upon in the preparation of the financial statements, as well as on the adequacy of the systems of internal financial controls.

Nothing has come to the attention of the Trustees to indicate that the Association will not remain a going concern for at least the next twelve months from the date of this statement.

Approved by the board of Trustees on 11/03/2025 and signed on its behalf by:

 Trustee

 Trustee 

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ARCHITECTURAL ASSOCIATION OF KENYA REGISTERED TRUSTEES

Opinion

We have audited the accompanying financial statements of AAK Registered trustees, set out on pages 6 to 15, which comprise the statement of financial position as at 31st December 2024, the statement of comprehensive income, statement of changes in equity, and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements give a true and fair view of the state of financial affairs of the Association as of 31st December 2024 and of its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium sized Entities.

Basis of Opinion

In our opinion, the accompanying financial statements give a true and fair view of the state of financial affairs of the Association as of 31st December 2024 and of its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium sized Entities. We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the trustee in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Kenya, and we have fulfilled our ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The Board of Trustees is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and those charged with Governance for the Financial Statements

The Trustees are responsible for the preparation of the financial statements in accordance with the International Financial Reporting Standards for Small and medium sized entities and the requirements of the Kenyan Companies Act and for such internal control as the Trustees and management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the trustee's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intends to liquidate the trustee or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the trustee's financial reporting process.

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ARCHITECTURAL ASSOCIATION OF KENYA REGISTERED TRUSTEES
CONTINUED'**

Auditor's Responsibility (Continued)

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trustees' internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the trustee's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trustee to cease to continue as a going concern.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal Requirements As required by the Kenyan Companies Act, 2015

As required by the Kenya Companies Act, 2015 we report to you, based on our audit, that:

- i) we have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit;
- ii) in our opinion proper books of account have been kept by the Trustees so far as appears from our examination of those books; and
The Trustees' balance sheet and profit and loss account, which are referred to as statement of financial position and statement of comprehensive income respectively in this report, are in agreement with the books of account.
- iii) position and statement of comprehensive income respectively in this report, are in agreement with the books of account.

The engagement partner responsible for the audit resulting in this independent auditor's report is CPA Dennis Musembi Mutunga of Practising Certificate No 2201.

Certified Public Accountants
Nairobi

M.D.M. D.C.
MUTUNGA D.M & COMPANY
Certified Public Accountants (K)
P. O. Box 60365 - 00200,
NAIROBI.

**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST DECEMBER 2024**

	<u>Notes</u>	2024 Kshs	2023 Kshs
Income	4	80,000	960,000
Total Income		<u>80,000</u>	<u>960,000</u>
Expenses			
Administrative and Establishment expenses	5	<u>(137,223)</u>	<u>(155,827)</u>
Total expenses		<u>(137,223)</u>	<u>(155,827)</u>
Deficit for the Year		<u><u>(57,223)</u></u>	<u><u>804,173</u></u>

**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
STATEMENT OF FINANCIAL POSITION
AS AT 31ST DECEMBER 2024**

	<u>Notes</u>	2024 Kshs	2023 Kshs
Capital employed			
Retained earnings		20,762,882	20,820,105
Funds held in trust	7	20,126,300	20,126,300
Revaluation reserve	8	10,341,030	10,341,030
		<u>51,230,212</u>	<u>51,287,435</u>
Represented by:			
Non current assets			
Property and equipment	9	22,196,312	22,202,239
Investment property	10	22,500,000	22,500,000
		<u>44,696,312</u>	<u>44,702,239</u>
Current assets			
Cash and cash equivalents	11	5,750,261	5,801,196
Receivables	12	1,000,000	1,000,000
		<u>6,750,261</u>	<u>6,801,196</u>
Current liabilities			
Trade and other payables	13	216,360	216,000
		<u>216,360</u>	<u>216,000</u>
Net current assets		<u>6,533,901</u>	<u>6,585,196</u>
		<u>51,230,212</u>	<u>51,287,435</u>

The financial statements on pages 6 to 15 were approved for issue by the board of directors on _____ and were signed on its behalf by:

 Chairman

 Treasurer

**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31ST DECEMBER 2024**

	<u>Note</u>	<u>Funds held in trust Kshs</u>	<u>Revaluation Reserve Kshs</u>	<u>Retained Earnings Kshs</u>	<u>Total Kshs</u>
<u>Year 2024</u>					
At 1st January 2024		20,126,300	10,341,030	20,820,105	51,287,435
Deficit for the year		-	-	(57,223)	(57,223)
At 31st December 2024		<u>20,126,300</u>	<u>10,341,030</u>	<u>20,762,882</u>	<u>51,230,212</u>
<u>Year 2023</u>					
At 1st January 2023		20,126,300	10,341,030	20,015,932	50,483,262
Surplus for the year		-	-	804,173	804,173
At 31st December 2023		<u>20,126,300</u>	<u>10,341,030</u>	<u>20,820,105</u>	<u>51,287,435</u>

**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31ST DECEMBER 2024**

	<u>Notes</u>	2024 Kshs	2024 Kshs
Cash flows from operating activities			
Profit before tax		(57,223)	804,173
Adjustments for:			
Depreciation on property, plant and equipment	9	<u>5,928</u>	<u>6,586</u>
Operating profit before working capital changes		(51,295)	810,759
Change in;			
Trade and other receivables		-	(520,000)
Trade and other payables		<u>360</u>	<u>-</u>
Cash generated/(used by) from operating activities		(50,935)	290,759
Tax paid		-	(8,000)
Net Cash generated/(used by) from operating activities		<u>(50,935)</u>	<u>282,759</u>
Cash flows from financing activities			
Contribution to funds held in trust		-	-
Net cash (used in) financing activities		-	-
Net (decrease) in cash and cash equivalents		(50,935)	282,759
Cash and cash equivalents at 1st January		<u>5,801,196</u>	<u>5,518,437</u>
Cash and cash equivalents at 31st December	11	<u><u>5,750,261</u></u>	<u><u>5,801,196</u></u>

**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
NOTES
FOR THE YEAR ENDED 31ST DECEMBER 2024**

1. Summary of significant accounting policies

The principal accounting policies adopted in the preparation of these financial statements are set out below.

a) Basis of preparation

The financial statements are prepared in compliance with International Financial Reporting Standards under the historical cost convention, and are presented in the functional currency, Kenya Shillings (Ksh) rounded to the nearest shilling.

The preparation of financial statements in conformity with International Financial Reporting Standards requires the use of estimates and assumptions. It also requires management to exercise its judgement in the process of applying the accounting policies adopted by the Association. Although such estimates and assumptions are based on the directors' best knowledge of the information available, actual results may differ from those estimates .

b) Property, plant and equipment

Property, plant and equipment acquired through members' funds are initially stated at cost or subsequently at valuation, less accumulated depreciation and any impairment in value.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Association and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the Statement of Comprehensive Income in the financial period in which they are incurred.

Depreciation and amortization is calculated using reducing balance basis at annual rates estimated to write off carrying values of the property, plant and equipment over their expected useful lives.

The rates in use are;

	<u>Rate - %</u>
Equipment	10.00

The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying values may not be recoverable or impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

If any such indications exist and where the carrying values exceed the recoverable amount, property, plant and equipment are written down to their recoverable amounts.

Gains and losses on disposal of property, plant and equipment are determined by reference to their carrying amount and are taken into account in determining the surplus or deficit.

1 Summary of significant accounting policies (continued)

c) Receivables

Receivables are recognised at original invoice amounts less any allowance for any uncollectible amounts.

d) Payables

Payables are stated at their nominal value.

e) Cash and cash equivalents

Cash and cash equivalents include cash at bank.

For the purposes of the Statement of Cash flow, the year end cash and cash equivalents comprise of cash and cash equivalents as defined above.

f) Related party transactions

In normal course of business, the Association has entered into transactions with related parties. The related party transactions are at arms length.

2. Financial risk management objectives and policies

The Association activities expose it to a variety of financial and credit risks including effects of changes in foreign currency exchange rates and interest rates. The trustee's overall risk management programme focuses on unpredictability of financial markets and seeks to minimise the potential adverse effects on its financial performance.

Risk management is carried out by the management under policies approved by the board.

Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash, the availability of capital through adequate budgetary allocation.

Financial Instruments

Financial Instruments carried on the Statement of Financial Position include cash in hand, cash at bank, bank overdraft, receivables, payables, commitments receivables and payables. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

Revenue recognition

Revenue is recognized to the extent that is probable that the economic benefits will flow to the trustee and the revenue can be reliably measured. The following specific recognition criteria must be met before revenue is recognized.

Income

Income is recorded as revenue in the period earned.

3. Critical accounting estimates and judgements

The Association makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial period. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including experience of future events that are believed to be reasonable under the circumstances.

i) Critical accounting estimates and assumptions

Property and equipment

Critical estimates are required in determining the depreciation rates for property and equipment. The management determines these rates of depreciation based on their assessment of the useful lives of the various items of property and equipment.

ii) Critical judgments in applying the entity's accounting policies

In the process of applying the Association's accounting policies, the directors have made judgments in determining;

- * Whether assets are impaired.
- * The classification of financial assets.
- * Contingencies and provisions.

	2024	2023
	Kshs	Kshs
4 Revenue		
Rental Income	80,000	960,000
5 Establishment and Administrative Expenses		
Professional fees(Audit)	130,000	130,000
Letting charges	-	-
Legal fees	-	15,000
Bank charges	1,295	4,241
Depreciation	5,928	6,586
Meeting expenses	-	-
Total	<u>137,223</u>	<u>155,827</u>
6 Taxation		
Statement of comprehensive income		
Rent tax at 10% on gross rental income received for the year	-	-
	<u>-</u>	<u>-</u>
Statement of financial position		
Balance as at 1 January	-	28,944
Corporation tax for the year	-	-
Tax paid	-	(8,000)
Adjustment	-	(20,944)
Balance as at 31st December	<u>-</u>	<u>-</u>

ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
NOTES CONTD'
FOR THE YEAR ENDED 31ST DECEMBER 2024

	2024 Kshs	2023 Kshs
7 Funds held in trust		
At 1 January	20,126,300	20,126,300
Movement during the year	-	-
As 31 December	<u>20,126,300</u>	<u>20,126,300</u>

NB:Funds held in trust refers to money received from Architectural Association of Kenya.

8 Revaluation reserves		
At 1 January	10,341,030	10,341,030
As 31 December	<u>10,341,030</u>	<u>10,341,030</u>

9 Property, Plant and Equipment

	<u>Building Kshs</u>	<u>Equipment Kshs</u>	<u>Totals Kshs</u>
Year ended 31st December 2024			
<u>COST</u>			
At start of year	22,142,962	142,680	22,285,642
Additions	-	-	-
At end of year	<u>22,142,962</u>	<u>142,680</u>	<u>22,285,642</u>
<u>DEPRECIATION</u>			
At start of year	-	83,403	83,403
Charge for the Year	-	5,928	5,928
At end of year	<u>-</u>	<u>89,330</u>	<u>89,330</u>
<u>NET BOOK VALUES</u>			
At end of year	<u>22,142,962</u>	<u>53,350</u>	<u>22,196,312</u>
Year ended 31st December 2023			
<u>COST</u>			
At start of year	22,142,962	142,680	22,285,642
Additions	-	-	-
At end of year	<u>22,142,962</u>	<u>142,680</u>	<u>22,285,642</u>
<u>DEPRECIATION</u>			
At start of year	-	76,816	76,816
Charge for the Year	-	6,586	6,586
At end of year	<u>-</u>	<u>83,403</u>	<u>83,403</u>
<u>NET BOOK VALUES</u>			
At end of year	<u>22,142,962</u>	<u>59,277</u>	<u>22,202,239</u>

**ARCHITECTURAL ASSOCIATION OF KENYA
REGISTERED TRUSTEES
NOTES CONTD'
FOR THE YEAR ENDED 31ST DECEMBER 2024**

	2024	2023
	Kshs	Kshs
10 Investment property		
As at 1st January	22,500,000	22,500,000
As at 31 December	<u>22,500,000</u>	<u>22,500,000</u>

The investment property relates to residential property L.R.Number: 209/8221(House Number 1) Golf Villas Mucai Drive Valuation of investment property was carried out by Kiragu and Mwangi Limited on an open market value during the year 2015. The valued amount are shown above.

11 Cash and cash equivalents		
KCB Ksh	5,750,261	5,801,196
Total Cash at bank	<u>5,750,261</u>	<u>5,801,196</u>
12 Receivable		-
Rent Receivable	1,000,000	1,000,000
	<u>1,000,000</u>	<u>1,000,000</u>
13 Trade and other Payables		
Audit Fees	130,360	130,000
Client deposits	70,000	70,000
Letting charges payable	16,000	16,000
	<u>216,360</u>	<u>216,000</u>

14 Contingent liabilities
At 31st December 2024, the Association had no contingent liabilities.

15 Incorporation

The Association is registered in Kenya under the societies Act and domiciled in Kenya. Its registered office is shown on page 1.

16 Currency

These financial statements are presented in Kenya shillings.

Honorary Treasurer's Report

1. Introduction

Dear Members,

I am pleased to present this report on the financial status and key developments within the Association of Architects of Kenya (AAK). Over the past year, we have made significant strides in strengthening our financial structure and aligning our operations with best practices.

2. Incorporation of AAK Enterprises Limited

AAK has now incorporated AAK Enterprises Limited, a dedicated unit to handle transactions that the government considers to be business income. These include revenue-generating activities such as:

- The AAK Annual Convention
- The sale of documents

This structural change has now been formally reflected in our audited accounts. The past few months have been spent adjusting to this transition, ensuring our financial records are balanced across all units, including AAK Chapters. We are making steady progress towards optimizing our accounting framework.

3. VAT Compliance and Revenue Generation

We are pleased to report that AAK is now fully compliant with VAT regulations. This compliance is a crucial step towards financial sustainability and will help us achieve one of our key objectives: creating revenue-generating activities for the Association.

To this end, we are shifting towards a more entrepreneurial mindset, which will enable us to:

- Expand activities that generate income for the Association
- Expand the AAK-branded merchandise
- Explore co-working spaces for built environment professionals
- Identify additional revenue streams that will contribute to a stronger financial position for AAK

We continue to receive guidance from our auditors, tax advisers, and legal consultants to ensure that our financial strategies align with regulatory requirements and industry best practices.

4. Financial Performance and Deficit

This year, AAK has registered a deficit, which is primarily attributed to:

- A decline in revenue from membership subscriptions
- A reduction in income from arbitration services
- Document printing expenses – having spent funds to print JBCC contracts books that had to be recalled due to editorial errors
- The provision for tax liabilities

5. Conclusion and Way Forward

The financial restructuring of AAK is a work in progress, but we are confident that the steps taken will yield long-term benefits. With the establishment of AAK Enterprises Limited and our renewed focus on revenue generation, we anticipate a more financially stable and sustainable future for AAK.

We appreciate the support and patience of our members as we navigate these transitions. We remain committed to transparency, financial prudence, and the long-term growth of the Association. Thank you for your continued trust and support.

Architectural Association of Kenya Annual Report and Financial Statements for the Year Ended 31st December 2024

ARCHITECTURAL ASSOCIATION OF KENYA ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2024

Office bearers	Arch. Florence Nyole Arch. George Arabbu Arch. Brenda Nyawara Qs. Patience Mulondo L.Arch. Ruth Wanjiku Mwai Qs. Diana Musyoka	President Vice President Hon. Secretary Hon. Treasurer Ass. Hon. Secretary Hon. Registrar
Registered office	Suite 605, Blue Violets Plaza, Kindaruma Road, P.O. Box 44258-00100, Nairobi, Kenya.	
Independent auditor	Ronalds LLP, Certified Public Accountants of Kenya, 136 Manyani East Road - Off Waiyaki way, P. O. Box 41331 - 00100, Nairobi, Kenya.	
Principal banker	Kenya Commercial Bank Limited, Kipande House Branch, P.O. Box 30012-00100, Nairobi, Kenya.	

Report of the office bearers

The Office Bearers submit their report together with the audited financial statements of the Association for the year ended 31st December 2024, which disclose the state of the financial affairs of the association.

Office bearers

The Office Bearers who held office during the year and to the date of this report are listed on page 1.

Principal activities

The principal activity of the Association is to bring together professionals from the Private Sector, Public Sector and Academia and also act as a link between professionals and stakeholders in the construction industry.

Business review

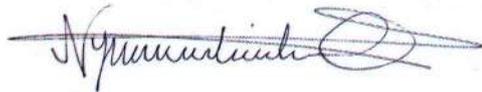
The financial statements have been prepared in accordance with International Financial Reporting Standard. The accounting policies have been applied consistently compared to the prior year.

The results for the year ended 31 December 2024 are set out on page 7.

Terms of appointment of auditors

The auditors Messrs Ronalds LLP have expressed their willingness to continue in office in accordance with Section 717(1 &2) of the Kenya Companies Act 2015.

By order of the board



Secretary

Statement of office bearers responsibilities

The Office bearers of Architectural Association of Kenya are required to prepare financial statements for each financial year that give a true and fair view of the financial position of the Association as at the end of the financial year and of its surplus or deficit for that year.

The Office bearers are also required to ensure the Association keeps proper accounting records, which disclose with reasonable accuracy the financial position of the Association. The office bearers are also responsible for safeguarding the assets of the Association.

The office bearers accept responsibility for the preparation and presentation of these financial statements in accordance with the International Financial Reporting Standard. They also accept responsibility for: designing, implementing and maintaining such internal control as they determine necessary to enable the presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting suitable accounting policies and applying them consistently and making accounting estimates and judgments that are reasonable in the circumstances.

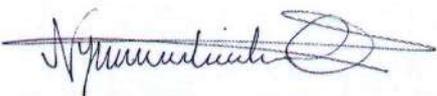
Nothing has come to the attention of the Office Bearers to indicate that the Association will not remain a going concern for at least the next twelve months from the date of this statement.

Having made an assessment of the Association's ability to continue as a going concern, the officials are not aware of any material uncertainties related to events or conditions that may cast doubt upon the Association's ability to continue as a going concern.

Approved by the Office Bearers on 24/03/2025 and signed on its behalf by:



President



Secretary



Treasurer

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE ARCHITECTURAL ASSOCIATION OF KENYA FOR THE YEAR ENDED 31 DECEMBER 2024**Opinion**

We have audited the accompanying financial statements of The Architectural Association of Kenya set out on pages 7 to 21 which comprise the statement of financial activities for the year ended 31 December 2024 and the statement of financial position, statement of changes in fund balances and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

In our opinion, the financial statements give a true and fair view of the state of the Association's financial affairs as at 31 December 2024, its financial performance, and cash flows for the year then ended in accordance with applicable International Financial Reporting Standards (IFRS) and Generally Accepted Accounting Principles (GAAPs).

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the financial statements section of our report. We are independent of the Association in accordance with the International Ethics Standards Board for Accountants Code of Ethics for Professional Accountants (Parts A and B) (IESBA Code) and other independence requirements applicable to performing audits of financial statements in Kenya.

We have fulfilled our other ethical responsibilities in accordance with the IESBA Code and in accordance with other ethical requirements applicable to performing audits in Kenya.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgments, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

There were no key audit matters for current year of audit.

Other Information

The Office bearers are responsible for the other information. The other information comprises Association information, report of the office bearers and statement of the office bearers' responsibilities that form part of the annual report but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements do not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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Office Bearers Responsibility for the Financial Statements

The Office Bearers' are responsible for the preparation and fair presentation of the financial statements in accordance with applicable International Financial Reporting (IFRS) and Generally Accepted Accounting Principles (GAAPs). This responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error, selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

In preparing the financial statements, they are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

As part of an audit in accordance with International Standards on Auditing (ISAs), we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Office Bearers.
- Conclude on the appropriateness of the Office Bearers' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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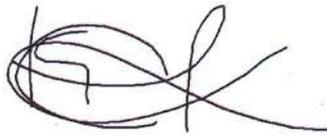


Report on Other Legal and Regulatory Requirements

As required by the Societies Act, we report that the financial statements are in agreement with the books of account kept by the Association and that, based on our audit:

- a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion proper books of accounts have been kept by the Association, so far as appears from our examination of those books.
- c) The Association's statement of financial position is in agreement with the books of accounts.

The engagement partner responsible for the audit resulting in this independent auditor's report is CPA Evelyn Kanjagua - P/No. 2944.



For and on behalf of Ronalds LLP
Certified Public Accountant (K)
Nairobi, Kenya



ARCHITECTURAL ASSOCIATION OF KENYA
STATEMENTS OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2024

AAK Governing Council, AAK Enterprises Limited and Chapters statement of financial activities

	Notes	Consolidated Accounts	
		2024 Ksh	2023 Ksh
Income	2	<u>52,598,882</u>	<u>56,919,757</u>
Expenditure			
Programme expenses	3	(38,291,892)	(39,157,481)
Administration expenses	4	(14,870,302)	(14,821,218)
Total expenses		<u>(53,162,194)</u>	<u>(53,978,699)</u>
(Deficit)/Surplus for the year before taxation		<u>(563,312)</u>	<u>2,941,058</u>
Income tax expense - AAK Enterprises Limited		(500,536)	-
(Deficit)/Surplus for the year after taxation		<u><u>(1,063,848)</u></u>	<u><u>2,941,058</u></u>

ARCHITECTURAL ASSOCIATION OF KENYA
STATEMENTS OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2024

AAK Governing Council and AAK Enterprises Limited statement of financial activities

	Notes	2024 Ksh	2023 Ksh
Revenue	2	<u>43,866,472</u>	<u>50,968,873</u>
Expenditure			
Programme expenses	3	(29,984,637)	(33,725,983)
Administration expenses	4	(14,781,509)	(14,792,217)
Total expenses		<u>(44,766,146)</u>	<u>(48,518,200)</u>
(Deficit)/Surplus for the year before taxation		<u>(899,674)</u>	<u>2,450,673</u>
Income tax expense - AAK Enterprises Limited		(500,536)	-
(Deficit)/Surplus for the year after taxation		<u>(1,400,210)</u>	<u>2,450,673</u>

ARCHITECTURAL ASSOCIATION OF KENYA
STATEMENT OF FINANCIAL POSITION
FOR THE YEAR ENDED 31ST DECEMBER 2024

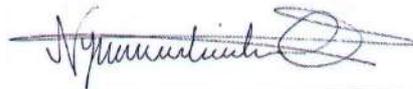
AAK Governing Council, AAK Enterprises Limited and Chapters statement of financial position

	Notes	2024 Ksh	2023 Ksh
NON-CURRENT ASSETS			
Registered trustee account	5	33,925,358	33,925,358
Property and equipment	6	746,076	886,401
Intangible assets	7	90,914	129,877
		<u>34,762,348</u>	<u>34,941,636</u>
CURRENT ASSETS			
Investments	8	571,628	512,067
Cash and cash equivalents	9	7,061,814	11,470,993
Accounts receivables	10	14,762,489	7,205,858
Inventory	11	241,216	169,989
		<u>22,637,147</u>	<u>19,358,907</u>
CURRENT LIABILITIES			
Accounts payables	12	7,527,649	4,486,371
Income Tax Payable	13	375,536	-
		<u>7,903,185</u>	<u>4,486,371</u>
Net current assets		<u>14,733,962</u>	<u>14,872,536</u>
NET ASSETS		<u>49,496,310</u>	<u>49,814,172</u>
PRESENTED BY			
FUND BALANCES			
Accumulated fund	Page 11	<u>49,496,310</u>	<u>49,814,172</u>

The financial statements were authorized and approved for issue on 24/03/ 2025 and were signed by the Office Bearers.



President



Secretary



Treasurer

ARCHITECTURAL ASSOCIATION OF KENYA
STATEMENT OF FINANCIAL POSITION
FOR THE YEAR ENDED 31ST DECEMBER 2024

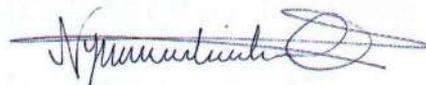
AAK Governing Council and AAK Enterprises Limited statement of financial position

	Notes	2024 Ksh	2023 Ksh
NON-CURRENT ASSETS			
Registered trustee account	5	33,925,358	33,925,358
Property and equipment	6	746,076	886,401
Intangible assets	7	90,914	129,877
		<u>34,762,348</u>	<u>34,941,636</u>
CURRENT ASSETS			
Cash and cash equivalents	9	2,549,779	6,353,698
Accounts receivables	10	12,326,296	6,539,994
Inventory	11	241,216	169,989
		<u>15,117,291</u>	<u>13,063,681</u>
CURRENT LIABILITIES			
Accounts payables	12	6,782,031	3,703,747
Income Tax Payable	13	375,536	-
		<u>7,157,567</u>	<u>3,703,747</u>
Net current assets		<u>7,959,724</u>	<u>9,359,934</u>
NET ASSETS		<u>42,722,072</u>	<u>44,301,570</u>
PRESENTED BY			
FUND BALANCES			
Accumulated fund	Page 12	<u>42,722,072</u>	<u>44,301,570</u>

The financial statements were authorized and approved for issue on 24/03/2025 2025 and were signed by the Office Bearers.



President



Secretary



Treasurer

ARCHITECTURAL ASSOCIATION OF KENYA
STATEMENT OF CHANGES IN FUND BALANCES
FOR THE YEAR ENDED 31ST DECEMBER 2024

AAK Governing Council, AAK Enterprises Limited and Chapters statement of changes in fund balances

	Notes	Accumulated funds Ksh	Total Ksh
Year ended 31st December 2023			
As at 1 January 2023		47,103,836	47,103,836
Depreciation for the year	6	(175,060)	(175,060)
Amortization for the year	7	(55,662)	(55,662)
Deficit for the year		2,941,058	2,941,058
As at December 2023		49,814,172	49,814,172
Year ended 31st December 2024			
As at 1 January 2024		49,814,172	49,814,172
Depreciation for the year	6	(140,325)	(140,325)
Amortization for the year	7	(38,963)	(38,963)
Prior year adjustments	14	925,274	925,274
Surplus for the year		(1,063,848)	(1,063,848)
As at December 2024		49,496,310	49,496,310

ARCHITECTURAL ASSOCIATION OF KENYA
STATEMENT OF CHANGES IN FUND BALANCES
FOR THE YEAR ENDED 31ST DECEMBER 2024

AAK Governing Council and AAK Enterprises Limited statement of changes in fund balances

		Accumulated funds	Total
		Ksh	Ksh
Year ended 31st December 2023			
As at 1 January 2023		42,081,619	42,081,619
Depreciation for the year	6	(175,060)	(175,060)
Amortization for the year	7	(55,662)	(55,662)
Deficit for the year		2,450,673	2,450,673
As at December 2023		44,301,570	44,301,570
Year ended 31st December 2024			
As at 1 January 2024		44,301,570	44,301,570
Depreciation for the year	6	(140,325)	(140,325)
Amortization for the year	7	(38,963)	(38,963)
Surplus for the year		(1,400,210)	(1,400,210)
As at December 2024		42,722,072	42,722,072

ARCHITECTURAL ASSOCIATION OF KENYA
STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 31ST DECEMBER 2024

AAK Governing Council and AAK Enterprises statement of cash flows

	Notes	2024 Ksh	2023 Ksh
Cash flows from operating activities			
(Deficit)/Surplus for the year		(1,400,210)	2,450,673
Adjustment for			
Operating surplus before working capital changes		<u>(1,400,210)</u>	<u>2,450,673</u>
Changes in working capital			
Increase in accounts payables		3,078,283	2,151,059
Increase in accounts receivables		(5,410,765)	(1,872,757)
Increase in inventory		(71,227)	(43,911)
Net cash generated/(used in) from operating activities		<u>(3,803,920)</u>	<u>2,685,064</u>
Cash and cash equivalents as at start of the year		6,353,698	3,668,634
Net decrease in cash and cash equivalents		(3,803,920)	2,685,064
Cash and cash equivalents as at the end of the year	9	<u><u>2,549,779</u></u>	<u><u>6,353,698</u></u>

1 Material accounting policy information

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

a) Basis of preparation

The financial statements have been prepared on a going concern basis and in compliance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB).

The financial statements are presented in Kenya Shillings (Kshs), which is also the functional currency. The preparation of the financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires the management to exercise its judgement in the process of applying the Association's accounting policies. The areas involving a higher degree of judgement or complexity, or where assumptions and estimates are significant to the financial statements are disclosed in Note 1 c)

The financial statements have been prepared under the historical cost basis, except where otherwise stated in the accounting policies below and are in accordance with International Financial Reporting Standards (IFRS). The historical cost convention is generally based on the fair value of the consideration given in exchange of assets. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or liability, the association takes into account the characteristics of the asset or liability if market participants would take those characteristics into when pricing the asset or liability at the measurement date.

b) Going concern

The financial performance of the association is set out in the Office Bearers report and in the statement of financial activities. The financial position of the association is set out in the statement of financial position.

Based on the financial performance and position of the association and its risk management policies, the Office Bearers are of the opinion that the association is well placed to continue in business for the foreseeable future and as a result the financial statements are prepared on a going concern basis.

c) Critical estimates and judgment

In the application of the accounting policies, the Office Bearers are required to make the judgments, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other relevant factors. Such estimates and assumptions are reviewed on an ongoing basis.

The Office Bearer members have made the following assumptions that have a significant risk of resulting in material adjustment to the carrying amounts of assets and liabilities within the next financial year.

d) New and revised standards

i) Adoption of new and revised standards effective in the current period

Various standards, interpretations, amendments, and improvements were effective in the period under review but had no effect on the Organisation financial statements.

ii) New and revised standards issued but not yet effective

At the date of authorization of these financial statements, various standards, interpretations, amendments, and improvements were in issue but not yet effective. The directors anticipate that the adoption of these standards, interpretations, amendments, and improvements when effective, will have no material impact on the financial statements of the Association.

iii) Early adoption of standards

The Society did not early-adopt any new or amended standards in the year.

1 Material accounting policy information (continued)

e) Foreign currencies

Transactions in foreign currencies are converted into Kenya shillings (Kshs) at the rate of the exchange ruling at the date of the transaction.

f) Inventories

Inventories are stated at the lower of historical cost and the net realizable value. Cost is determined on the direct purchase value and is stated on first-in-first-out (FIFO) method. Net realizable value is the estimate of the selling price in the ordinary course of the association's activities less the selling expense.

g) Income recognition

Subscriptions and other incomes are accounted for in the year they are received. The association recognizes revenue when the amount of revenue can be reliably measured, it is probable that the future economic benefits will flow to the entity and when the specific criteria have been met for each association's activities described below:

- i) Subscriptions, members entrance fees are recognized on cash basis
- ii) Sale of document income is recognized upon delivery of goods/performance of services upon customer acceptance.
- iii) Interest income is accounted for in the period in which it is earned
- iv) Other income is accounted for on a receipt basis

h) Accounts receivables

Accounts receivables are carried at anticipated realizable value. Bad debts are written off in the year in which they are identified.

i) Accounts payables

Accounts payables are stated at their nominal value.

j) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

k) Property and equipment

Property and equipment are stated at cost or valuation less accumulated depreciation and any accumulated impairment losses. Any valuation increase arising on the valuation of such property and equipment is credited to the other comprehensive income and accumulated in the revaluation reserve, except to the extent that it reverses a revaluation decrease for the same asset previously recognized in profit or loss, in which case the decrease is credited to the profit or loss to the extent of the decrease previously expensed. A decrease in the carrying amount arising in the revaluation of such property and equipment is recognized in statement of financial activities to the extent that it exceeds the balance, if any, held in the revaluation reserve relating to a previous revaluation of that asset.

Any accumulated depreciation at the date of valuation is eliminated against the carrying amount of the asset. Depreciation is calculated to write off the cost or valuation of each asset on a reducing cost basis.

The annual rate used for the are:-

Per annum	Rate %
Computers and electronic equipment	25.0
Motor vehicles	25.0
Office furniture	10.0
Software	30.0

1 Material accounting policy information (continued)

l) IFRS 9: Financial instrument

The Association has adopted IFRS 9 as issued by the International Accounting Standards Board in July 2014 with a transition date of 1 January 2018, which resulted in changes in accounting policies. IFRS 9: Financial instruments, addresses the classification, measurement and recognition of financial assets and financial liabilities. It replaces the guidance in IAS 39 that relates to the classification and measurement of financial instruments. As permitted by the transitional provisions of IFRS 9, the Association elected not to restate comparative figures. As a result, the comparative information provided continues to be accounted for in accordance with the previous accounting policy.

In addition, provisions are now made for either 12-month or lifetime expected credit losses (ECLs) for all financial assets. The office bearers have opted to apply the simplified approach for receivables, loan to subsidiary and cash and bank balances whereby lifetime ECL are provided for from inception. The adoption of IFRS 9 has resulted in changes in our accounting policies for recognition, classification and measurement of financial assets and financial liabilities and impairment of financial assets. IFRS 9 also significantly amends other standards dealing with financial instruments such as IFRS 7 'Financial Instruments: Disclosures'. Set out below are disclosures relating to the impact of the adoption of IFRS 9 on the Association and Company on classification of financial instruments.

The association classifies its financial instruments into the following categories:

i) **Financial assets and financial liabilities at fair value through statement of financial activities**, which comprise financial assets and financial liabilities acquired or incurred principally for the purpose of selling or repurchasing in the near term or to generate short-term profit-taking.

Financial assets and financial liabilities at fair value through statement of financial activities, which comprise financial assets or financial liabilities designated by the association at fair value through profit or loss and which are managed and their performance evaluated on a fair value basis in accordance with the Association's investment strategy.

ii) **Held-to-maturity investments**, which comprise non-derivative financial assets with fixed or determinable payments and fixed maturity that the association has a positive intention and ability to hold to maturity.

iii) **Loans and receivables**, which comprise non-derivative financial assets with fixed or determinable payments that are not quoted in an active market, and excludes assets which the entity intends to sell immediately or in the near term or those which the entity upon initial recognition designates as at fair value through profit or loss or as available-for-sale financial assets.

iv) **Available-for-sale financial assets**, which comprise non-derivative financial assets that are designated as available-for-sale financial assets, and not classified under any of the other categories of financial assets.

m) Employee entitlements

Employee entitlement to long service awards are recognized when they accrue to employees. Provision is made for the estimated liability of such entitlements as a result of services rendered by employees up to the reporting date. The estimated monetary liability for employees' accrued annual leave entitlement at the reporting date is recognized as an expense accrual. During the year, we made a provision for service charge in the financials relating to the monetary liability for employees' benefits.

n) Provisions for liabilities and other charges

Provisions are recognized when the association has a present obligation (legal or constructive) as a result of a past event, it is probable that the association will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation.

1 Material accounting policy information (continued)

o) Financial risk and business risk management

i) Financial risk management

The association's activities expose it to a variety of financial risk including credit, liquidity and market risk. The association risk limits are regularly assessed to ensure alignment with the association objectives and prevalent market conditions. The Office Bearers are closely involved in ensuring a variety of techniques are used to assess and manage the said risk. The association uses various techniques to hedge against any risk.

ii) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Credit risk mainly arise from financial assets, and is managed on a association-wide basis. The association does not grade the credit quality of financial assets that are neither past due nor impaired. Credit risk on financial assets with banking institutions is managed by dealing with institutions with good credit ratings and placing limits on deposits that can be held with each institution .

Credit risk on amounts receivable from members is managed by ensuring that members with outstanding accounts are not allowed to enjoy the benefits at the association.

iii) Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market price and comprises three types of risk; currency risk, interest risk and other price risk.

Currency risk is the risk that the value of a financial instrument will fluctuate because of change in foreign exchange rate. The is exposed to currency risk on sale and purchases that are denominated in currency other than its functional currency, primarily the Kenyan shillings (Kshs).

ARCHITECTURAL ASSOCIATION OF KENYA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2024

Notes to the financial statements	AAK Governing Council, AAK Enterprises Limited and Chapters		AAK Governing Council, and AAK Enterprises Limited	
	2024	2023	2024	2023
	Kshs	Kshs	Kshs	Kshs
2 Revenue				
Architectural Association of Kenya merchandise	9,001	203,000	9,000	153,000
Annual convention	19,804,016	25,991,698	19,804,016	25,991,698
Arbitration fees	275,000	650,000	275,000	650,000
Architects awards	2,221,000	445,000	-	-
Continuous Professional Development income	1,750,150	1,034,487	4,500	66,000
Corporate social responsibility	197,336	111,600	197,336	1,500
Dinner income	1,763,005	1,686,500	1,763,005	1,686,500
Golf tournament	2,099,600	1,985,000	-	-
Chapter support	150,000	131,619	-	-
Interest earned	59,561	12,067	-	-
Members subscriptions	12,171,305	13,270,992	12,171,305	13,270,992
Research and advocacy income	4,644,428	4,597,294	2,187,830	2,348,683
Sale of documents	7,422,780	6,800,500	7,422,780	6,800,500
Benevolent fund	31,700	-	31,700	-
	<u>52,598,882</u>	<u>56,919,757</u>	<u>43,866,472</u>	<u>50,968,873</u>
3 Programme expenses				
AAK CPD events	1,138,407	680,047	-	-
Annual convention	16,878,385	18,188,300	16,859,885	18,128,300
Annual general meeting	454,985	512,932	274,520	243,980
Awards expenses	1,865,512	444,500	-	-
Bank charges	179,482	402,648	135,631	363,571
Chapters support	770,955	445,262	770,955	425,625
Corporate social responsibility	353,700	469,020	278,700	220,000
Dinner expenses	2,266,185	2,116,870	2,131,185	1,926,830
Document printing expenses	1,175,580	628,895	1,175,580	628,895
Electricity and water	114,841	128,529	114,841	128,529
Election expenses	-	441,250	-	441,250
Golf expenses	1,254,737	961,525	-	-
Meeting expenses	2,083,789	2,562,619	2,015,274	2,282,919
Online events management	-	1,704,861	-	1,704,861
Printing and stationary	35,450	61,743	35,450	61,743
Professional fees	74,100	77,600	74,100	77,600
Public relations and communication	587,370	655,544	391,082	645,544
Repairs and maintenance	56,850	55,649	56,850	55,649
Research and advocacy	4,614,458	2,636,801	2,392,505	2,269,201
Subscriptions	1,362,110	978,625	1,016,610	619,125
Telephone and internet	127,493	137,334	127,493	137,334
Training expenses	-	5,000	-	5,000
Travelling expenses	2,797,013	4,861,927	2,033,486	3,360,027
Benevolent Fund	100,490	-	100,490	-
	<u>38,291,892</u>	<u>39,157,481</u>	<u>29,984,637</u>	<u>33,725,983</u>
4 Administrative expenses				
Annual audit fees	300,000	300,000	300,000	300,000
Insurance	1,242,793	1,657,884	1,242,793	1,657,884
Licenses	1,075,536	827,775	1,075,536	827,775
Office expenses	617,447	402,596	528,654	373,596
Rental service charge	220,000	240,000	220,000	240,000
Salaries and wages	11,414,526	11,392,963	11,414,526	11,392,962
	<u>14,870,302</u>	<u>14,821,218</u>	<u>14,781,509</u>	<u>14,792,217</u>

ARCHITECTURAL ASSOCIATION OF KENYA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2024

Notes to the financial statements (Continued)

	AAK Governing Council, AAK AAK Enterprises Limited and Chapters		AAK Governing Council, and AAK Enterprises Limited	
	2024 Kshs	2023 Kshs	2024 Kshs	2023 Kshs
5 REGISTERED TRUSTEES ACCOUNT				
Balance as at 1st January	33,925,358	33,925,358	33,925,358	33,925,358
Balance as at 31 December	<u>33,925,358</u>	<u>33,925,358</u>	<u>33,925,358</u>	<u>33,925,358</u>
6 PROPERTY AND EQUIPMENT	Motor Vehicle 25% Kshs	Computers 25% Kshs	Furniture & Fittings 10% Kshs	Total Kshs
Year 2023				
Cost				
As at 1st January 2023	117,090	2,536,708	1,049,200	3,702,998
Additions	-	-	-	-
As at 31st December 2023	<u>117,090</u>	<u>2,536,708</u>	<u>1,049,200</u>	<u>3,702,998</u>
Depreciation				
As at 1st January 2023	89,304	2,105,071	447,162	2,641,537
Charge for the year	6,947	107,909	60,204	175,060
As at 31st December 2023	<u>96,251</u>	<u>2,212,980</u>	<u>507,366</u>	<u>2,816,597</u>
Net book value				
As at 31st December 2023	<u>20,839</u>	<u>323,728</u>	<u>541,834</u>	<u>886,401</u>
Year 2024				
Cost				
As at 1st January 2024	117,090	2,536,708	1,049,200	3,702,998
Additions	-	-	-	-
As at 31st December 2024	<u>117,090</u>	<u>2,536,708</u>	<u>1,049,200</u>	<u>3,702,998</u>
Depreciation				
As at 1st January 2024	96,251	2,212,980	507,366	2,816,597
Charge for the year	5,210	80,932	54,183	140,325
As at 31st December 2024	<u>101,461</u>	<u>2,293,912</u>	<u>561,549</u>	<u>2,956,922</u>
Net book value				
As at 31st December 2024	<u>15,629</u>	<u>242,796</u>	<u>487,651</u>	<u>746,076</u>
7 INTANGIBLE ASSET				
Software				
Cost				
As at 1st January	740,000	740,000	740,000	740,000
Additions	-	-	-	-
As at 31st December	<u>740,000</u>	<u>740,000</u>	<u>740,000</u>	<u>740,000</u>
Accumulated Amortisation				
As at 1st January	610,123	554,462	610,123	554,462
Annual Amortisation	38,963	55,661	38,963	55,661
As at 31st December	<u>649,086</u>	<u>610,123</u>	<u>649,086</u>	<u>610,123</u>
Carrying amount				
As at 31st December	<u>90,914</u>	<u>129,877</u>	<u>90,914</u>	<u>129,877</u>
8 INVESTMENTS				
Money market	<u>571,628</u>	<u>512,067</u>	-	-
Investment relates to money market held with Britam for the Engineers chapter.				

ARCHITECTURAL ASSOCIATION OF KENYA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2024

Notes to the financial statements (Continued)

	AAK Governing Council, AAK Enterprises Limited and Chapters		AAK Governing Council, and AAK Enterprises Limited	
	2024 Kshs	2023 Kshs	2024 Kshs	2023 Kshs
9 CASH AND CASH EQUIVALENTS				
Bank balance	6,684,352	11,093,405	2,172,317	5,976,110
Cash in hand and Mpesa	288,432	288,558	288,432	288,558
Savings fund	83,030	89,030	89,030	89,030
	<u>7,061,814</u>	<u>11,470,993</u>	<u>2,549,779</u>	<u>6,353,698</u>
10 ACCOUNTS AND OTHER RECEIVABLES				
Accounts receivables	13,252,938	7,205,858	10,816,745	6,539,994
Vat claimable	1,139,382	-	1,139,382	-
Prepaid insurance	370,169	-	370,169	-
	<u>14,762,489</u>	<u>7,205,858</u>	<u>12,326,296</u>	<u>6,539,994</u>
11 INVENTORY				
Certificate of making goods defects	10,689	26,442	10,689	26,442
Certificate of practical completion	40,507	42,194	40,507	42,194
Interim payment certificates	57,244	21,691	57,244	21,691
JBC contract documents	130,013	69,912	130,013	69,912
Standard methods of measurements	2,763	9,750	2,763	9,750
	<u>241,216</u>	<u>169,989</u>	<u>241,216</u>	<u>169,989</u>
12 ACCOUNTS AND OTHER PAYABLE				
Accounts payables	7,527,649	4,486,371	6,782,031	3,703,747
	<u>7,527,649</u>	<u>4,486,371</u>	<u>6,782,031</u>	<u>3,703,747</u>
13 TAXATION				
Tax provision for the year	500,536	-	500,536	-
Withholding Tax credits	(125,000)	-	(125,000)	-
Balance at the end of the year	<u>375,536</u>	<u>-</u>	<u>375,536</u>	<u>-</u>

14 PRIOR YEAR ADJUSTMENTS

During the financial year 2024, prior year adjustments were made to correct certain accounts payables and receivables related to the Engineers and Landscape payables. These adjustments were approved at the Chapter's 2023 Annual General Meeting (AGM) and are summarized as follows:

Accounts payables - Engineers chapter	376,700	-
Accounts receivables - Engineers chapter	(110,000)	-
Accounts payables - Town planners	110,000	-
Accounts payables - Quantity Surveyors	488,536	-
Accounts payables - Association	60,040	-
	<u>925,276</u>	<u>-</u>

The above balances have been written off and will no longer be reflected in the financial statements.

Notes to the financial statements (Continued)

15 RELATED PARTIES

The Association is constituted of the Chapters, Branches, AAK Enterprise Limited and the Governing Council, these parties form the related parties as listed below.

(i) Chapters

- (a) The Chapter of Architects
- (b) The Chapter of Engineers
- (c) The Chapter of Quantity Surveyors
- (d) The Chapter of Town Planners
- (e) The Chapter of Landscape Architects
- (f) The Chapter of Environmental Design Consultants
- (g) The Chapter of Construction Project Managers
- (g) The Chapter of Interior Design

(ii) Branches

- (a) Mombasa Branch

(iii) Governing Council

The governing council entails the office bearers for the Association and also for the chapters who have

(iv) AAK Enterprise Limited

On 02/04/2024, the Association registered AAK Enterprises Limited, a Company Limited by Guarantee with the business registration number PVT-Q7U9QGVE. The company was established to manage tax-related income and expenditures, allowing the Association to focus on member subscriptions, related costs, and welfare activities. AAK Enterprises Limited is currently registered for the following taxes:

- Corporation Tax
- Pay As You Earn (PAYE)
- Value Added Tax (VAT)

The financial performance and position of AAK Enterprises Limited for the year ended 2024 are summarized below. Detailed financial results are provided in Appendix III (Financial Performance) and Appendix IV (Financial Position).

	2024	2023
	Kshs	Kshs
Financial results	<u>1,167,918</u>	<u>-</u>

AAK Enterprises Limited, being a limited company by shareholder guarantors, operates with the primary objective of supporting the Association's activities. The company commenced operations in 2024, and as such, there are no comparative figures for the prior year (2023). The financial results for 2024 reflect the company's performance since its incorporation. The establishment of AAK Enterprises Limited is expected to enhance the Association's operational efficiency by segregating tax-related activities from member-focused operations.

16 EVENTS AFTER YEAR-END

Since the end of the financial period, no matter or circumstances have occurred that have or may

17 CONTINGENT LIABILITIES

The Association has no legal matters either for or against pending in any courts.

18 CAPITAL COMMITMENTS

The association has no capital commitments, whether authorised and contracted or authorised and not contracted.

ARCHITECTURAL ASSOCIATION OF KENYA
CHAPTER'S STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST DECEMBER 2024

Income	Architects			Environmental			Town			Quantity			Construction			Total
	Chapter	Engineers Chapter	Design Consultants Chapter	Landscape Architects Chapter	Town Planners Chapter	Surveyors Chapter	Mombasa Branch	Interior Design Chapter	Project Managers Chapter							
Architects awards	2,221,000	-	-	-	-	-	-	-	-	-	-	-	-	-	2,221,000	
Chapter support	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	
Continuous professional development (CPD) income	599,500	224,000	163,000	572,400	-	117,750	-	-	-	69,000	-	-	-	-	1,745,650	
Golf tournament	2,099,600	-	-	-	-	-	-	-	-	-	-	-	-	-	2,099,600	
Interest earned	-	59,561	-	-	-	-	-	-	-	-	-	-	-	-	59,561	
Research and advocacy income/Student Caravan	1,099,090	-	-	1,357,508	-	-	-	-	-	-	-	-	-	-	2,456,598	
	<u>6,169,190</u>	<u>283,561</u>	<u>163,000</u>	<u>1,929,908</u>	<u>-</u>	<u>117,750</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>69,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,732,409</u>	
Annual general meeting	163,880	14,675	-	1,910	-	-	-	-	-	-	-	-	-	-	180,465	
Architects awards expenses	1,865,512	-	-	-	-	-	-	-	-	-	-	-	-	-	1,865,512	
Bank charges	26,690	1,065	1,180	7,295	1,065	6,435	121	-	-	-	-	-	-	-	43,851	
Continuous professional development expenses	346,150	162,450	97,500	385,527	5,000	124,780	-	-	-	17,000	-	-	-	-	1,138,407	
Convention expenses	18,500	-	-	-	-	-	-	-	-	-	-	-	-	-	18,500	
Corporate social responsibility	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	
Dinner expenses	36,000	36,000	-	36,000	27,000	-	-	-	-	-	-	-	-	-	135,000	
Golf expenses	1,179,243	-	-	75,494	-	-	-	-	-	-	-	-	-	-	1,254,737	
General expenses	40,000	13,793	-	-	-	-	-	-	-	-	-	-	-	-	53,793	
Local and international travel	620,700	-	-	-	-	-	-	-	-	-	-	-	-	-	620,700	
Meeting expenses	49,720	15,795	-	-	-	3,000	-	-	-	-	-	-	-	-	68,515	
Magazine expenses	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	35,000	
Travelling expenses	-	-	-	142,829	-	-	-	-	-	-	-	-	-	-	142,829	
PR and communication	164,020	13,208	-	-	-	19,060	-	-	-	-	-	-	-	-	196,288	
Research and advocacy expense	984,890	-	-	1,237,063	-	-	-	-	-	-	-	-	-	-	2,221,953	
Subscriptions	345,500	-	-	-	-	-	-	-	-	-	-	-	-	-	345,500	
	<u>5,950,805</u>	<u>256,986</u>	<u>98,680</u>	<u>1,886,118</u>	<u>33,065</u>	<u>153,275</u>	<u>121</u>	<u>-</u>	<u>-</u>	<u>17,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,396,050</u>	
Surplus/(deficit) for the year	<u>218,385</u>	<u>26,575</u>	<u>64,320</u>	<u>43,790</u>	<u>(33,065)</u>	<u>(35,525)</u>	<u>(121)</u>	<u>-</u>	<u>-</u>	<u>52,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>336,359</u>	

ARCHITECTURAL ASSOCIATION OF KENYA
CHAPTER'S STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST DECEMBER 2023

	Architects Chapter	Engineers Chapter	Environmental Design Consultants Chapter	Landscape Architects Chapter	Town Planners Chapter	Quantity Surveyors Chapter	Mombasa Branch	Interior Design Chapter	Construction Project Managers Chapter	Total
Income										
Architects awards	445,000	-	-	-	-	-	-	-	-	445,000
Chapter support	-	-	-	131,619	-	-	-	-	-	131,619
Continuous professional development seminars	22,200	244,000	-	-	132,500	465,650	50,000	34,500	19,637	968,487
Corporate social responsibility	-	-	-	-	-	110,100	-	-	-	110,100
Golf tournament	1,985,000	-	-	-	-	-	-	-	-	1,985,000
Magazine	50,000	-	-	-	-	-	-	-	-	50,000
Interest earned	-	12,067	-	-	-	-	-	-	-	12,067
Research and advocacy income	-	-	-	2,248,611	-	-	-	-	-	2,248,611
	<u>2,502,200</u>	<u>256,067</u>	-	<u>2,380,230</u>	<u>132,500</u>	<u>575,750</u>	<u>50,000</u>	<u>34,500</u>	<u>19,637</u>	<u>5,950,884</u>
Annual general meeting	173,292	56,010	-	5,000	-	-	20,500	14,150	-	268,952
Architects awards expenses	444,500	-	-	-	-	-	-	-	-	444,500
Bank charges	16,023	2,155	500	5,975	5,411	8,393	620	-	-	39,077
Continuous professional development expenses	82,100	14,000	-	160,430	31,750	391,767	-	-	-	680,047
Convention registration	-	-	-	60,000	-	-	-	-	-	60,000
Chapter support	-	-	-	-	-	19,637	-	-	-	19,637
Corporate social responsibility	48,500	20,000	-	-	-	165,520	-	-	15,000	249,020
Dinner expenses	61,500	59,040	10,000	-	59,500	-	-	-	-	190,040
Golf expenses	961,525	-	-	-	-	-	-	16,000	-	961,525
General expenses	-	-	-	-	-	-	-	-	-	16,000
Local and international travel	1,373,000	-	-	-	-	128,900	-	-	-	1,501,900
Meeting expenses	150,045	2,645	3,140	90,510	-	4,900	18,460	10,000	-	279,700
Magazine expenses	13,000	-	-	-	-	-	-	-	-	13,000
PR and communication	-	1,000	9,000	-	-	-	-	-	-	10,000
Research and advocacy expense	-	-	-	367,600	-	-	-	-	-	367,600
Subscriptions	359,500	-	-	-	-	-	-	-	-	359,500
	<u>3,682,985</u>	<u>154,850</u>	<u>22,640</u>	<u>689,515</u>	<u>96,661</u>	<u>719,117</u>	<u>39,580</u>	<u>40,150</u>	<u>15,000</u>	<u>5,460,498</u>
Surplus/(deficit) for the year	<u>(1,180,785)</u>	<u>101,217</u>	<u>(22,640)</u>	<u>1,690,715</u>	<u>35,839</u>	<u>(143,367)</u>	<u>10,420</u>	<u>(5,650)</u>	<u>4,637</u>	<u>490,386</u>

ARCHITECTURAL ASSOCIATION OF KENYA
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

AAK Enterprises Limited
Detailed Statement of profit or loss

	Notes	2024 KES	2023 KES
Income			
Dinner income		1,621,005	-
Arbitration - Appointment Fees		25,000	-
Sale of documents		3,781,780	-
Annual convention		19,804,016	-
Research and advocacy income		333,400	-
		<u>25,565,201</u>	<u>-</u>
Direct expenses			
Annual convention expenses		16,663,179	-
Dinner expenses		2,131,185	-
Document printing expenses		704,586	-
Public relations and communication		316,762	-
Research and advocacy		488,148	-
Travelling expenses		1,358,534	-
		<u>21,662,395</u>	<u>-</u>
Gross profit		<u>3,902,806</u>	<u>-</u>
Administrative expenses			
Salaries and wages		603,947	-
Bank charges		16,234	-
Office expenses		318,643	-
Electricity & water expense		64,180	-
Printing and stationery		12,400	-
Professional fees - tax consultancy		26,100	-
Professional fees - Audit fees		240,000	-
Repairs and maintenance		7,100	-
Telephone and internet		71,658	-
Meeting expenses		874,090	-
		<u>2,234,352</u>	<u>-</u>
Operating profit before taxation		<u>1,668,454</u>	<u>-</u>
Taxation for the year		(500,536)	-
Net profit after taxation		<u>1,167,918</u>	<u>-</u>

ARCHITECTURAL ASSOCIATION OF KENYA
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

AAK Enterprises Limited
Statement of Financial position

	Notes	2024 KES	2023 KES
ASSETS			
Current Assets			
Cash and cash equivalents		681,168	-
Accounts and other receivables		2,563,829	-
VAT claimable		1,139,382	-
Inventory		241,216	-
		<u>4,625,595</u>	<u>-</u>
LIABILITIES AND EQUITIES			
Current Liabilities			
Accounts and other payables		3,082,141	-
Income tax payable		375,536	-
		<u>3,457,677</u>	<u>-</u>
Equities			
Accumulated funds		<u>1,167,918</u>	<u>-</u>
		<u>4,625,595</u>	<u>-</u>

ARCHITECTURAL ASSOCIATION OF KENYA
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

AAK Enterprises Limited
Tax Computation

1. Tax computation

Details	Business Income Kshs.	Total Kshs
Surplus as per Accounts	1,668,454	1,668,454
Add:		
Depreciation and amortization	-	-
	<u>1,668,454</u>	<u>1,668,454</u>
Less:		
Wear & tear Allowance	-	-
Adjusted Profit/(Loss)	<u>1,668,454</u>	<u>1,668,454</u>
Less: Losses brought forward	-	-
Taxable Profit (Loss c/f)	<u>1,668,454</u>	<u>1,668,454</u>

2. Tax Account

Tax Provision for the year @ 30%	500,536	500,536
Less:		
Withholding tax certificates	<u>(125,000)</u>	<u>(125,000)</u>
Tax Payable(Tax Credit)	<u><u>375,536</u></u>	<u><u>375,536</u></u>

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Firms - KES 15,000
Corporate - KES 7,500
Licentiate - KES 5,500
Graduate - KES 3,750
Technician - KES 1,500

NEW CHAPTER OFFICIALS 2025-2027

ARCHITECTS CHAPTER OFFICIALS

Arch. Jacqueline Kairu	Chair
Brenda Gitonga	Vice Chair
Michael Mathenge	Secretary
Kimberly Mong'are	Asst. Sec
Yassin Munyanya	Treasurer
Peter Samuel Nyagaya	Registrar
James Muhanji, Joseph Kedogo, Benson Kiarie	Corporate Reps
Brian Boit, Gregory Ngetich	Graduate Reps
Komen Kiplagat, Kevin Kariuki	Licentiate Rep

QUANTITY SURVEYORS CHAPTER OFFICIALS

Moses Karani	Chairperson
Adson Meme	Vice Chairperson
Abishag	Secretary
Meshack Omondi	Asst. Secretary
Evelyn Njeri Irungu	Treasurer
Rhema Njuguna	Registrar
Meshack Were Jeniffer Phinehas	Student Representatives
Samuel Kamau	Council Member

ENGINEERS CHAPTER OFFICIALS

Muguru Wairimu	Chairperson
Nashon Tambo	Vice Chairperson
Martin Gathukia	Secretary
George Abuto	Asst. Secretary
Robert Ogalo	Treasurer
Cecilia Mwangi	Registrar
Isabella Oyoo Gregory Onsembe Abigael Wanja	Graduate representatives
Douglas Mwoge	Licentiate Representative

CONSTRUCTION PROJECT MANAGERS CHAPTER OFFICIALS

Ndindiri Waweru	Chairperson
Maloba Nakoli	Vice Chairperson
Martin Mbugua	Secretary
Donald Oluoch	Asst. Secretary
Lameck Mwambi	Treasurer
Steve Mahindu	Registrar
Philip Sambu Christine Mukami	Student Representatives

TOWN PLANNERS CHAPTER OFFICIALS

Christine Muchiri	Chairperson
Joan Watetu	Vice Chairperson

Abigail Rugendo	Secretary
Beverlyne Sambay	Asst. Secretary
Nancy Thande	Treasurer
Mercy Ateka	Registrar
Paul Billy Thuo	Graduate Representative
Aaron Baraka	Student Representative

ENVIRONMENTAL DESIGN CONSULTANTS CHAPTER

Gladys Njoroge	Chairperson
Duncan Wamugi	Secretary
Margaret Kiboi	Asst. Secretary
Rosemary Litunya	Treasurer
Gerald Cheruiyot	Registrar

LANDSCAPE ARCHITECTS CHAPTER OFFICIALS

Anthony Kimondo	Chairperson
Loice Atieno	Vice Chairperson
Jackie Karagai	Secretary
Sheila Tanui	Asst. Secretary
Augustine Shitote	Treasurer
Brenda Waruinu	Registrar

INTERIOR DESIGNERS' CHAPTER OFFICIALS

Daisy Nyeresa	Chairperson
Bundi Marita	Vice chairperson
Jacinta Serem	Secretary
John Mungai	Asst. Secretary
Eric Mwangene	Treasurer
Emily Muchika	Registrar
Lynette Sange	Graduate representative

MOMBASA BRANCH OFFICIALS

Dancan Odhiambo	Chairperson
Onesmus Mwatu	Vice chairperson
Wilson M. Nyange	Secretary
Stephanie J. M.	Asst. Secretary
Ashley Mwangi	Treasurer
John Mbatia	Registrar
Felix Kawoundi	Member

Representatives to the Governing council

ARCHITECTS CHAPTER

Arch. Jacqueline Kairu
Arch. Michael Mathenge
Arch. Wycliffe Waburiri
Arch. Dr. Joseph Kedogo

QUANTITY SURVEYORS CHAPTER

Qs Adson Meme
Qs Everlyn Irungu
Qs Moses Karani

TOWN PLANNERS CHAPTER

Planner Christine Muchiri
Planner Joan Watetu

CONSTRUCTION PROJECT MANAGERS CHAPTER

CPM. Martin Mbugua
CPM. Ndindiri Waweru

LANDSCAPE ARCHITECTS CHAPTER

L.Arch. Anthony Kimondo
L.Arch. Loice Ouma

ENGINEERS CHAPTER

Eng. Muguru Wairimu
Eng. Martin Gathukia
Eng. Cecilia Mwangi

INTERIOR DESIGNERS CHAPTER

Daisy Nyeresa
Arch. Irene Aguttu

ENVIRONMENTAL DESIGN CONSULTANTS CHAPTER

Arch. Gladys Muthoni
Arch. Duncan Wamugi

MOMBASA BRANCH

1.Arch. Dancan Odhiambo
2.Arch. Onesmus Mwatu
3.Arch. Wilson Nyange

Photo Gallery



AAK Golf Tournament hosted by the Architects Chapter



Members of the Governing Council 2023-2025



#TeamAAK at the Je UnaMjengo? Campaign



AAK Annual Convention 2024 + HFHK National Housing Symposium



Celebrating International Women's Day 2025



Mentorship at the University of Nairobi



Mentorship at the University of Nairobi



Landscape Architects chapter Symposium



#TeamAAK at the East Africa Institute of Architects AGM in Arusha



President's Dinner 2024



President's Dinner 2024



AGM 2024



AAK Golf Tournament hosted by the Architects Chapter



AGM 2024



#TeamAAK at the Je UnaMjengo? Campaign



AAK Annual Convention 2024



President's Dinner 2024



Landscape Architects chapter Symposium



Meeting with Habitat for Humanity



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ABOUT US

Licensed under the Ministry of Co-operatives and MSMEs, **AAK Co-operative Sacco Ltd** is the premier Sacco serving professionals in the built environment industry.

We **mobilize savings, invest** and provide **friendly & affordable credit facilities** and other world class financial services for our members

MEMBER BENEFITS

- **Member Care & Development:** Access to financing in firms, building homes, buying business vehicles etc. with personalized & quick attention
- **Emergency Financing:** Provision of loans for school fees, medical emergencies and other urgent needs.
- **Professional networking:** An opportunity to meet and interact with like-minded individuals in the built environment.
- **Loans:** 1% per month on reducing balance, of up to 3x savings
- **Return on Investments:** Earn dividends on shares & interest on savings

To join us, fill the membership application form
Attach a passport photo, a copy of your ID and a copy of your KRA PIN.



MEMBERSHIP CATEGORIES

JOINING DETAILS	INDIVIDUAL	CORPORATE
Minimum Share Capital	Ksh. 5,000	Ksh. 10,000
Maximum Share Capital	20% of Sacco Share Capital	20% of Sacco Share Capital
Joining Fee	Ksh. 2,500	Ksh. 10,000
Minimum monthly savings	Ksh. 1000	Ksh. 10,000
Maximum Financing	3X Savings	3X Savings

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AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

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