



AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

2026 ANNUAL GENERAL MEETING REPORT

And Audited Financial Statements
for the year 2025



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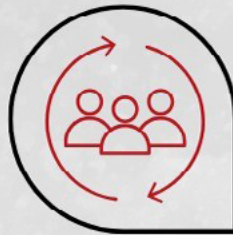
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Opportunities



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the Industry



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Purchase of Documents



Career
Mentorship



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Events & products



Advocacy for a Better
Business Environment

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AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

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

NOTICE IS HEREBY GIVEN THAT THE FIFTY NINTH ANNUAL GENERAL MEETING OF THE ARCHITECTURAL ASSOCIATION OF KENYA (AAK) WILL BE HELD ON 26TH MARCH 2026 FROM 2PM AT THE ARGYLE GRAND HOTEL NAIROBI AND ONLINE.

AGENDA

- 59-1 Record of Attendance
- 59-2 Reading of the Notice calling the Annual General Meeting by AAK Hon. Secretary
- 59-3 Confirmation of the Minutes of the 58th Annual General Meeting
- 59-4 Governing Council Report from the President of AAK
- 59-5 Receiving Trustees Report from the Chairman of AAK Registered Trustees
- 59-6 Receiving Honorary Treasurer's Report
- 59-7 Receiving Auditors Report for the Financial Year Ended 31st December 2025.
- 59-8 Appointment of Trustees
- 59-9 Appointment of Auditors for the 2026 Financial Year.
- 59-10 Any Other Business for which fourteen (14 No.) days' notice has been given to members in writing.

DATED THIS 4TH DAY OF MARCH 2026

**L.ARCH. RUTH WANJIKU
HONORARY SECRETARY**

Architectural Association of Kenya,
Blue Violets Plaza, Kamburu Drive.
P.O. Box 44258 Nairobi, 00100
Telephone: +254 721 691 337
Email: aak@aak.or.ke
www.aak.or.ke

@arch_ke ArchKE @arch_ke



MINUTES OF THE 58TH ANNUAL GENERAL MEETING OF THE ARCHITECTURAL ASSOCIATION OF KENYA (AAK) HELD ON THURSDAY, 27TH MARCH 2025, AT THE NAIROBI SERENA HOTEL, AND VIA MICROSOFT TEAMS VIDEO CONFERENCING PLATFORM STARTING 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 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 31st December 2024
- 58-17 Presentation of newly elected members of the AAK College of Fellows
- 58-18 Receiving Scrutineers' Report on election of office bearers – 2025/2027 Session
- 58-19 Announcement from the Chapters on elections of members of Chapter Councils
- 58-20 Announcement of the nomination of Chapter representatives to the AAK Governing Council
- 58-21 Any Other Business for which fourteen days' Notice has been given to members in writing

58-10 RECORD OF ATTENDANCE

Members Present

- | | | |
|-----------------------------------|-----------------------------------|--------------------------------------|
| 1. Florence Nyole 3444 | 31. Rosemary Litunya 4282 | 61. Christine Mukami 6302 |
| 2. George A. Ndege 2511 | 32. Tsalwa Waburiri 3973 | 62. Christine Muchiri 3780 |
| 3. Rachel P. Mulondo 3350 | 33. Phillip Kungu 950 | 63. Daisy Nyeresa 5887 |
| 4. Ruth Wanjiku 3192 | 34. Gladys Njoroge 2056 | 64. Ndindiri Waweru 4463 |
| 5. Brenda Nyawara 3709 | 35. Bernard Segecha 3330 | 65. Winfrida Ngumi 6156 |
| 6. Diana Musyoka 4684 | 36. Joseph Okeyo 2110 | 66. Gregory K. Ng'etich 5452 |
| 7. Alfred Aluvaala 740 | 37. Julius Mutunga 1143 | 67. Michael Muriuki 4377 |
| 8. Hon. Yusuf Chanzu 786 | 38. Donald Oluoch 6422 | 68. Grace M. Kagondou 2791 |
| 9. Chelsea Wanjiru 5724 | 39. Nancy Thande 5751 | 69. Emma Miloyo 2512 |
| 10. Meshack O. Omondi 5364 | 40. Babu Sunday 2585 | 70. Dan Kimoro 1050 |
| 11. Anna Muchungu 1732 | 41. Duncan Wamugi 3384 | 71. Paul Karara 4738 |
| 12. Samuel M. Kamau 3581 | 42. Joseph Kedogo 2191 | 72. Kiplagat Komen 5663 |
| 13. Augustine Masinde 2043 | 43. Mitchelle Sigilai 5742 | 73. Mohammed Munyanya 1758 |
| 14. Kogei Purity 5912 | 44. Emily Muchika 5883 | 74. Everlyn Njeri Irungu 6154 |
| 15. Philip Muchungu 1656 | 45. John Mungai 6210 | 75. Oluoch Nixon 5063 |
| 16. Juma Oino 1950 | 46. Brenda Gitonga 4362 | 76. Irene Aguttu 2851 |
| 17. Kairu Bachia 876 | 47. Gideon Olawo 1885 | 77. Steve Gome 2373 |
| 18. Hezekiah Gichunge 605 | 48. Mongare Kimberly 4835 | 78. Esthlynn Okhabi 5566 |
| 19. Susan Kibue 1186 | 49. Yassin Munyanya 5482 | 79. Onyango Nicholas 2658 |
| 20. Wilson Mugambi 2333 | 50. Thomas Njenga 4238 | 80. Linda Murage 5690 |
| 21. Jamila Chelagat 5350 | 51. John R. O. Ogallo 6262 | 81. Adson Meme 3782 |
| 22. Kelvin Odhiambo 4115 | 52. Leilla Saduma 5975 | 82. Michael Otechi 2178 |
| 23. Zawadi Ndung'u 6065 | 53. Charles Kyeti 5712 | 83. Rahma Adam 5269 |
| 24. Damaris Njagi 5409 | 54. Levi Morgan 5683 | 84. Lameck Owesi 5349 |
| 25. Martin Ochieng 3205 | 55. Margaret M. Kiboi 3656 | 85. Cecily Murage 4502 |
| 26. Waweru Gathecha 2084 | 56. Michael Maina 5864 | 86. Mary Kimani 2207 |
| 27. Paul Kioko 4929 | 57. Jacqueline Kairu 3445 | 87. Kennedy Samoka 3228 |
| 28. Laura Lukelesia 6398 | 58. Peter S. Nyagaya 4531 | 88. Meshack Kairu 4083 |
| 29. Nashon Tambo 4687 | 59. Jacton Mwembe 4693 | 89. Ouma Loice Otieno 3257 |
| 30. Oliver Oduor 4314 | 60. Jacinta Serem 6467 | 90. Praise Riungu 6068 |

- | | | |
|----------------------------------|------------------------------------|-------------------------------------|
| 91. Ashley Mwangi 4292 | 108. Aggrey Maganga 2529 | 125. Antony Mwangi 4016 |
| 92. Kongere Darrell 4922 | 109. Olivanta Mwenda 5496 | 126. Anthony Lomong 6111 |
| 93. Kevin Njau 5244 | 110. Cyrus O. Mbisi 2239 | 127. Moses Nyakioronga 869 |
| 94. Mwaniki J. N. 2811 | 111. Patrick Mwangi 5028 | 128. Paul Aloyo 3119 |
| 95. Patrick Karugo 1376 | 112. Cynthia Chepkoech 5622 | 129. Rosephella Rambeka 5906 |
| 96. Emmanuel Mshindi 6338 | 113. Faith Ruto 5600 | 130. Wilfred Masinde 5333 |
| 97. Jackline Karagai 4490 | 114. Musau Kimeu 1938 | 131. Linda Karimi 5176 |
| 98. Sharon Cherotich 6048 | 115. Jerim Liyayi 4724 | 132. Aliso Odinyo 2823 |
| 99. John Kinuthia 2338 | 116. Rahma Adam 5269 | 133. Githinji Mwangi 2337 |
| 100. Hillary Bore 5266 | 117. Herbert Makori 4099 | 134. Anne Omufira 1725 |
| 101. Paul Okich 2637 | 118. Danson Gatimu 1269 | 135. Benard Mandere 1528 |
| 102. Joseck Wakhungu 3837 | 119. Gideon Kirop 5738 | 136. Alfred Mango 3397 |
| 103. Nicky Nzioki 3208 | 120. John Mbatia 4474 | 137. Kisang Plal 4363 |
| 104. Titus Masinde 6038 | 121. Aggrey Maganga 2529 | 138. Nelson Mungai 4395 |
| 105. Mercy Ateka 5873 | 122. Achera Misiani 960 | 139. Maria Wanjiku 5627 |
| 106. Thomas Njenga 4238 | 123. Macdonald Wekesa 3734 | |
| 107. Ezbon Gachuhi 2846 | 124. Kenneth Kipkeu 5691 | |

Absent with Apologies

1. Steven Oundo **1890**
2. Reuben Mutiso **640**
3. Tom Oketch **684**
4. Haron Nyakundi **1249**
5. Phillip Koteng **3100**
6. Lee Karuri **1563**
7. Bashir Hajee **626**
8. James Kimathi **595**
9. Hitesh Mehta **941**
10. Nathaniel Matalanga **2023**
11. James Ogoda **668**
12. Cavanagh Jon Anthony **804**
13. Dr. Reuben Mutiso **1447**
14. Onesimus Mwangi Gichuiru **418**

In Attendance

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

The meeting was called to order at 2:30pm upon confirmation of attainment of quorum.

58-11 READING OF THE NOTICE CALLING THE ANNUAL GENERAL MEETING BY AAK HON. SECRETARY

Notice calling the 58th Annual General Meeting was read by Arch. Brenda Nyawara, AAK Hon Secretary at 2.30pm.

58-12 CONFIRMATION OF MINUTES OF THE 57TH ANNUAL GENERAL MEETING

58-12-01 Minutes of the 57th Annual General Meeting, which was held both physically and virtually via Zoom Video Conferencing platform on the 27th March 2024 were read and confirmed as a true record of the proceedings.

58-12-02 Motion to confirm the minutes was proposed by Arch. Rosemary Litunya (4282) and seconded by Eng. Nashon Tambo (4687).

58-13 GOVERNING COUNCIL REPORT FROM THE PRESIDENT OF AAK

AAK Governing Councils' Report was included in the AAK Annual Report 2025, and was read by Arch. Florence Nyole, President of AAK (Access the full report [here](#)). Highlights of the report were as below:

Members were requested to stand and take a moment to remember and honor the following departed members of the AAK fraternity who passed away during the year:

- Arch. William Kiptoon (M.A.A.K)
- Qs. Festus Mukunda Litiku (F.A.A.K)
- Arch. Francis Gitau Mungai (F.A.A.K)
- Denzel Omondi (Qs. Student Member)
- Arch. Fred Nyandiko (M.A.A.K)
- Arch. Samson Maina Kironji (M.A.A.K)
- Arch. Geoffrey Ngugi Githunguri (F.A.A.K)
- Arch. Samuel Kabui Kimanga (M.A.A.K)
- Landscape Arch. Hosea Omole (M.A.A.K)
- Arch. Ian Omondi (Architects Chapter Graduate Member)
- QS. Abner Sanya (M.A.A.K)
- Qs. Simon Nyaundi Ogari (M.A.A.K)
- Boniface Gacheru (Landscape Architects Graduate Member)

58-13-01 RESEARCH AND ADVOCACY

58-13-01-01 Efficient Development Control and Safe Construction

a) The One-Stop Shop Development Control Permitting System

On 20th December 2024, AAK had submitted a memorandum to the State Department for Public Works on the One-Stop Shop approval system, recommending the need for spatial alignment, system standardization, integration of Artificial Intelligence (AI) and Building Information Modelling (BIM), increased budgetary allocations, and stronger enforcement to enhance electronic development permitting systems.

b) Development Control Policy

AAK had submitted several memoranda and participated in public participation forums on the Development Control Policy for Nairobi County in collaboration with other professional bodies and resident associations. In response, the Nairobi County Government organized a workshop to develop a planning framework for the city and to formulate a roadmap for its implementation.

c) AAK Public Awareness Campaigns

Since August 2023, AAK had received 53 reports on the Mulika Mjengo™ platform and conducted 27 site visits in 2024, mostly in Nairobi (78%) and Kiambu (15%). The Je, Una Mjengo? campaign reached 1,500+ people via roadshows and 2,000+ through digital platforms. AAK also engaged the State Department for Public Works seeking inclusion of the Mulika Mjengo team in the Multi-Sectoral Agency Coordinating Committee (MSACC) to enhance construction compliance. Additionally, the Build Hub portal provides complete county-specific development approval information.

58-13-01-02 Legislative and Regulatory Engagements

AAK had actively contributed to key legislative and policy frameworks shaping the built environment. These include the Nairobi County Zoning Regulations, where AAK advocated for Local Physical Development Plans (LPDPs) and interim zoning ordinances to ensure sustainable urban growth. The association played a critical role in developing the National Building Code 2024, enhancing safety and compliance, and provided technical input on the Affordable Housing Bill 2024 to facilitate accessible housing. AAK had also engaged in streamlining procurement processes under the Public Procurement and Asset Disposal Act, 2015, and contributed insights to the Kenya Roads Amendment Bill 2024 to improve road infrastructure. Additionally, AAK continued to champion the recognition of construction professionals through the Construction Managers & Construction Project Managers Bill 2023 and has analyzed the Tax Laws Amendment Bill 2024 to assess its impact on the construction industry. The association was also collaborating with the State Department of Housing and Urban Development (SDHUD) on a White Paper outlining necessary regulatory changes in urban planning, management, and governance. These legislative contributions reflect AAK's

commitment to enhancing industry standards, efficiency, and sustainable development.

58-13-01-03 Sustainable and Inclusive Development

a) Integrated and Inclusive Infrastructure Framework

In collaboration with the Royal Academy of Engineering, Kounkuey Design Initiative (KDI), Institution of Engineers of Kenya (IEK), ARUP, University College of London (UCL) and Muungano wa Wanavijiji, AAK developed a set of principles and tactics that can be employed to promote inclusivity with a special focus on the informal settlements in Kenya.

b) Grow a Classroom Initiative

AAK collaborated with three schools i.e. Iiani Primary School (Makueni County), Butere Primary School (Kakamega County), and Esinage Primary School (Kisii County), where master plans were presented and tree-planting activities conducted. Ongoing engagements were underway 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).

On 25th March 2025, AAK signed an MoU with the Institution of Surveyors of Kenya (ISK), a strategic partner who will assist in surveying the schools, master planning for sustainable land utilization, and mentorship programs for students.

c) Green Building

i. Safari Green Building Index (SGBI)

AAK had launched the SGBI website, which would feature training manuals, pre-assessment criteria, and pilot project findings for green buildings. Discussions were underway with a major financial institution to explore financing mechanisms that incentivize the adoption of green building principles, improved access for developers, homeowners, and industry stakeholders while promoting sustainable housing.

ii. National Decarbonization Roadmap

AAK had been involved as a key implementing partner, engaging over 70 stakeholders through six working groups. AAK was engaged in the mapping and prioritization phase, during which baseline assessment surveys were launched to assess the state of the building and construction sector.

iii. Nairobi Green Building Guidelines

AAK was supporting Nairobi City County Government in developing the Green Building Guidelines for the city. During a workshop held from 11th-14th March 2025, a keynote presentation was made by the Chairperson of the Environmental Design Consultants (EDC) Chapter, Arch. Gideon Olawo, on alternative building materials and sustainable designs.

d) MoU with Kenya Green Building Society (KGBS)

AAK signed an MoU with the Kenya Green Building Society (KGBS) during the World Urban Forum 2024 held in Egypt, Cairo, from 4th-8th November 2024, underscoring our shared commitment to advancing sustainable development in the built environment, and to accelerate the development of SGBI.

e) Urban Thinkers Campus 9.0

Themed, *"Holistic Housing Solutions for Inclusive and Sustainable Urban Futures"*, the UTC 9.0 was held from 30th–31st October 2024, on X-space and at the University of Nairobi ADD Building, drawing over 300 participants. The event concluded with an award ceremony for the Futuristic Bus Shelters Design competition, conducted by AAK in collaboration with the Kenya Urban Roads Authority (KURA).

58-13-01-04 Professional Standards and Ethics

AAK continues to engage regulators i.e. BORAQS, PPRB, and EBK to enhance industry standards, regulate key professions including Landscape Architects, Construction Project Managers, Interior Designers, Licentiates, and Technicians, improve compliance, promote local content and cross-border practice, while strengthening professional ethics and CPD accreditation. In the next Governing Council session, AAK will focus on enforcing professional and ethical standards.

AAK engaged BORAQS, EBK, and PPRB to advocate for the regulation of emergent professions, licentiates, and technicians, aiming to reduce informality and strengthen industry oversight. Additionally, AAK hosted a delegation from Uganda's Ministry of Lands, Housing, and Urban Development, who sought to benchmark AAK's structures following enactment of Uganda's Physical Planners Registration Act 2023.

On 1st October 2024, AAK convened the Coalition of Built Environment Professions to strengthen regulation and unity in the industry. The coalition resolved to establish a common secretariat, develop an MoU, and advocate for umbrella legislation, with support from CS Alice Wahome.

58-13-01-05 Research Initiatives and Publications

a) Healthy Homes Guidelines and Checklist (HHGC)

HHGC emphasizes designing homes that promote occupant well-being, sustainability, and energy efficiency. The Checklist was reviewed to ensure alignment with construction and public health standards. AAK was also exploring academic partnerships to deploy the HHGC and generate data on existing housing conditions assessed using the Checklist.

b) Status of the Built Environment Report

AAK published the 2024 Status of the Built Environment report featuring the status of development control and permitting in Kenya; urban planning and development; infrastructure and service delivery; sustainability and green building practices; innovation in the built environment; regulatory and policy landscape; and a citizens' report on the state of their neighborhoods and the built environment.

58-13-01-06 Strategic Partnerships

AAK had actively engaged in collaborations and formalized partnerships through Memoranda of Understanding (MOUs) with more than 30 local and international institutions. These strategic alliances strengthened our ability to influence policy, enhance professional standards, and promote sustainable urban development. By working closely with government agencies, professional bodies, academic institutions, and industry stakeholders, AAK continues to advocate for best practices, knowledge exchange, and the adoption of innovative technologies.

a) Academia

The College of Fellows' Education, Innovation, Research, and Technology Committee, in seeking to advance academic and industry coordination, held a meeting on 19th February 2025 with senior leadership of Built Environment Schools.

58-13-01-07 Conferences and Outreach

a) Annual AAK Convention 2024/ Habitat for Humanity Kenya Symposium

AAK hosted the Annual Convention 2024 from 14th–16th August 2024 in collaboration with HFHK. Themed "Social Habitats for the Region," topics covered included urban policy frameworks, building technology, innovative financing models, and community engagement. Other activities included a build tour to low-cost housing in Likoni, a Pecha Kucha session, and a EAIA students' caravan from Mombasa to Kigali. EAIA Council members convened at the AAK Annual Convention 2024, with representatives from Kenya, Rwanda, Tanzania, Zanzibar, Uganda, South Sudan, and the Democratic Republic of Congo, alongside the American Institute of Architects President, Kimberly Dowdell, during which Arch. Tsalwa Waburiri was elected as the President.

b) Commonwealth Association of Architects Symposium and General Assembly

The 2024 CAA Symposium, themed “Education, Policy, and Practice,” brought together academia, practitioners, and policymakers to explore the role of the built environment in achieving the SDGs. AAK celebrated a leadership milestone as Arch. Steven Oundo was elected the President (2024-2026), alongside Arch. Wilson Mugambi, Vice President – Africa Region V and Jacob Mwangi, Executive Director.

c) Launch of Training and Sensitization of the National Building Code 2024

AAK advocates for the improvement of the National Building Code 2024 to recognize emerging professions such as Construction Project Management, Landscape Architecture, and Interior Design. On 14th January 2025, AAK reaffirmed its support for the improvement and implementation of the Code during the launch of a training and sensitization campaign by the National Construction Authority.

58-13-01-08 Joint Building and Construction Council (JBCC)

The Board of Directors was reconstituted, leading to the appointment of Qs. Haron Nyakundi as Chairperson, alongside Mr. Dhanji Raghvani by KABCEC and Mr. Alex Waiharo by KPDA. The board will work to finalize the revised Agreement and Conditions of Contract document, which was recalled in 2024 due to errors, and has partnered with KABCEC to restart the production of price indices and complete the revision of standard contract documents.

58-13-02 MEMBERSHIP SERVICES AND COMMUNICATION

58-13-02-01 Membership Development and Services

As of 2024, AAK had 1,550 actively paid-up members, excluding Honorary and Student members. The Membership and Communications office had been implementing strategic initiatives to enhance value for members, improve communication and strengthen engagements.

a) Key Membership Value Additions

i. Benevolent Fund

The fund was approved by the Governing Council on 27th August 2024 and provides financial support to members during bereavement by covering funeral costs for nuclear family members. It was reported that 39 members had signed up to the fund as of 27th March 2025.

ii. Job Placement Services

The association also introduced a job placement service, allowing members to post job openings through their membership portal and access job opportunities shared by AAK.

iii. Strategic Partnerships

It was reported that AAK’s partnerships, including one with Chloride Exide, provide added benefits such as subsidized products for members.

iv. Firm Directory Enhancement: Expanding Visibility to the General Public

It was reported that the AAK Firm Directory had been enhanced, allowing specific firm details, including names, physical addresses, office email addresses, and counties of operation, to be visible to the public.

v. Co-working Spaces

AAK had engaged with leading co-working space providers to explore tailored partnership opportunities that would give members exclusive access to office spaces, meeting rooms, and event venues at subsidized rates. Workspace providers engaged included the Nairobi Garage (at Westlands, Kilimani and Karen), Kofisi (at Riverside and Upperhill), and IWG PLC Regus (at JKUAT and I&M towers in Upperhill).

vi. Recognition of Senior Members - Implementation of Motion Passed

It was reported that one senior member had enrolled following the implementation of the motion passed regarding the recognition of senior members.

b) Other Initiatives

i. Membership Benefits Review – Periodic assessment and sensitization of membership benefits.

- ii. #GetInvolved Campaign* – Encouraged member participation in association activities.
- iii. Outreach to Members* – Conducted physical visits to reconnect and engage members, particularly firm members.
- iv. Membership Upgrade Campaign* – Personalized outreach to eligible members for upgrades.
- v. Training and Sensitization* – Conducted membership training for members to familiarize themselves with the portal and the website.
- vi. Membership Upgrade Recognition* – Sent congratulatory emails to members upon upgrading.
- vii. Mentorship Program* – AAK will continue to run the mentorship programs in universities, secondary and primary schools.
- viii. Increased Advocacy and Collaborations* – Strengthened relationships with relevant bodies, potential donors, and government agencies in the industry.

c) Strategic Focus for Membership Growth and Engagement

These focus areas assist to enhance engagement, attract new members and elevate professional excellence:

- i. Membership mapping* generated leads for potential members, including institutions of higher learning and firm employees.
- ii. Social media campaigns* assisted in reaching industry professionals and increasing awareness of AAK’s membership benefits.
- iii. Collaborations with student associations* to attract and nurture the next generation of built environment professionals.
- iv. Launch of Maaktaba by the Architects Chapter* as a repository for projects, providing a resource for learning, collaboration, and documentation of work in the built environment.
- v. Collecting feedback and suggestions* on matters such as the AAK Strategic Plan, the Annual Convention and from other AAK events.

58-13-02-02 Communication & Events

a) Events

AAK successfully organized 71 events from 2023 to 2025, promoting professional development, industry engagement, and community outreach. These included AGMs, CPD seminars, symposiums, mentorship programs, conferences, CSR campaigns, networking events, industry tours, site visits, sports activities, competitions and awards.

58-13-02-03 Major upcoming AAK events

a) AAK Annual Convention 2025

Themed, “*Shaping the Urban Future*”, the Annual Convention 2025 will focus on urban planning, climate resilience, and infrastructure development to create thriving, well-planned cities. Key topics to be discussed will encompass 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.

58-13-02-04 Brand Revamp

It was reported that the association’s communication tools have been revamped including updating AAK’s official stationery, social media communication tools, electronic newsletter, layout and design of information and communication materials, merchandise, PowerPoint presentations, website design, uniform branding guidelines and the AAK Letterhead, which now included all chapters.

a) Social Media

It was reported that AAK had the following social media statistics as of March 2025: Facebook (16,414), X (22,626), Instagram (4,470), YouTube (2,004), LinkedIn (10,185), and TikTok (648).

58-13-03 FINANCE AND ADMINISTRATION

58-13-03-01 AAK Secretariat

Members were informed of changes in the Secretariat, with Ms. Caroline Kagendo succeeding Ms. Christine Mwaura as Membership and Communications Manager. Mr. Alex Otieno also joined as a Research and Advocacy intern. Additionally, Ms. Lenah Waweru was set to retire in August 2025, following her 20 years of dedicated service to AAK.

58-13-03-02 AAK Enterprises Limited

AAK established AAK Enterprises Ltd in compliance with the Finance Act 2023, reassigning transaction lines such as sale of documents, the Annual Convention, and CPD activities. As guided by auditors and tax advisors, this move ensures full tax compliance, transparency, and adherence to statutory requirements.

58-13-03-03 Chapter's Sustainability

AAK leadership is exploring new revenue streams for Chapters, including publications, advocacy, grants, and business opportunities. These initiatives will benefit both the Association and AAK Enterprises Ltd., enhancing financial sustainability and support for Chapter activities.

58-13-03-04 AAK Sacco

AAK Sacco continued to serve all members within the built environment, fostering inclusivity and uplifting their financial wellbeing. The Sacco remains a financial cornerstone for professionals under the AAK umbrella.

58-13-04 MATTERS ARISING FROM THE GOVERNING COUNCIL REPORT FROM THE PRESIDENT OF AAK

Dr. Martin Ochieng Owuor (3205) sought clarification on the Benevolent Fund, specifically regarding the wording used in the President's report, which mentioned funeral expenses for the nuclear family, as opposed to personal accidents and funeral expenses on page 13. He also inquired about AAK's definition of personal injuries.

Prof. Augustine Masinde (2043) inquired about the Mulika Mjengo initiative and how its scope can be expanded beyond Nairobi County. He also inquired about the limited capacity of County Governments to tackle issues of Development Control, proposing the engagement of the Council of Governors on budgetary issues, enhancement of technical and institutional capacities, haphazard development and urban development challenges. He further emphasized the need to prioritize advocacy efforts in rapidly urbanizing suburbs, where informal settlements are emerging at a faster rate and under worse conditions than those in established urban areas.

Hon Qs. Yusuf Chanzu (786) urged AAK to take the lead in planning, highlighting the NCCG's failure to fulfill its mandate, including its inability to incorporate feedback from public participation exercises. He also expressed concern that politics had overshadowed professionalism, emphasizing the need for industry professionals to take up leadership roles.

Arch. Waweru Gatheca (2084) inquired about AAK members' engagement in the association's activities, expressing concern over low attendance in the AGM and participation in association activities and delayed payment of membership subscription fees. He further expressed concerns over the widespread maleficence that is severely impacting both the industry and the country as a whole.

Prof. QS Hezekiah Gichunge (605) inquired about how AAK can assist the National Housing Corporation (NHC) and the national government in delivering low-cost and affordable housing, given that the number of units developed falls significantly short of planned targets and remains costly despite the land being zero-rated. He also emphasized the importance of the association meeting with the Council of Governors to discuss the utilization of development funds by counties.

- 58-14 RECEIVING TRUSTEES REPORT FROM THE CHAIRMAN OF AAK REGISTERED TRUSTEES**
Eng. Grace Kagundu, Vice Chairperson to the Board of Trustees, presented the report prepared by Plan. Dr. Mary Kimani, Chairperson of the Board of Trustees.
- The AAK Trustees holds two properties i.e., the Golf Villa in Nairobi and the AAK office suite at Blue Violets Plaza, with plans to expand the association's asset portfolio. The Golf Villa property generated Ksh 80,000 in rental income in 2024 due to tenant default, hence arrears of Ksh 1 million. The property required extensive renovation works. The Trustees' account held Ksh 5.7 million and was exploring investment opportunities, including money market options and the development of a Built Environment Information Centre as a museum and library showcasing the work of leading industry professionals.
- The Golf Villas property is in need of significant repairs to restore its habitability and maximize its value. To ensure a well-informed and strategic decision, the trustees were mandated to conduct extensive research and engage the expertise of real estate professionals. This evaluation would include an assessment of the property's current market value, a detailed cost analysis for necessary renovations, an estimation of potential rental income, and a review of alternative investment opportunities should the property be liquidated. The findings from this research would be compiled into a comprehensive proposal for consideration and adoption by members, ensuring that the most viable and beneficial course of action is taken in alignment with long-term financial and strategic objectives.
- 58-14-01 Adoption**
Motion to adopt the Trustees' report was proposed by Senior Qs. Alfred Aluvaala (740) and seconded by Interior Designer Emily Muchika (5883).
- 58-15 RECEIVING HONORARY TREASURER'S REPORT**
The Honorary Treasurer's Report was presented by Qs. Rachael Patience Mulondo (3350).
- 58-15-01 Incorporation of AAK Enterprises Limited**
It was reported that AAK has now incorporated AAK Enterprises Limited to handle transactions considered as business income i.e. the AAK Annual Convention and sale of documents. Members were informed that AAK is now fully compliant with VAT regulations, which is crucial for creating revenue-generating activities of the association.
- 58-15-02 Financial Performance**
It was reported that AAK had registered a deficit in 2024, owing to a decline in membership subscriptions, a reduction in income from arbitration services, expenses incurred in printing documents from the recalled JBCC contract books, and provisions for tax liabilities.
- 58-15-03 Conclusion and Way Forward**
Members were reminded that the financial restructuring caused by the AAK Enterprises is an ongoing process and were assured that the measures taken will yield long-term benefits to the association.
- 58-16 RECEIVING AUDITORS REPORT FOR THE FINANCIAL YEAR ENDED 31ST DECEMBER 2024**
AAK's revenue declined from Ksh 56.9 million in 2023 to Ksh 52.6 million in 2024, reflecting a Ksh 4.3 million decline. Expenditures remained stable, and financial statements were aligned with the books of accounts. Members were also informed that AAK Enterprises shareholders include the current President, Vice President, Hon. Secretary, Hon. Treasurer and the CEO.
- 58-16-01 Matters Arising**
Arch. Juma Oino (1950) inquired about how much surplus had been transferred to the Trustees' account from the 2024 income and was informed that this will be effected going forward. A member inquired about the account receivables and if they are collectible and it was agreed

and it was agreed that this should be reviewed and unrecoverable debts be written off, with advise of auditors.

58-16-02 Adoption

The motion to adopt the Auditor's report was proposed by Qs. Kairu Bachia (876) and seconded by Arch. Waweru Gathecha (2084).

58-17 PRESENTATION OF NEWLY ELECTED MEMBERS OF THE AAK COLLEGE OF FELLOWS

The report on the elected members was presented by the Chairperson of the College of Fellows, Qs. Alfred Aluvaala (740). Of the seven nominees vetted, the following five were adopted into the College:

- Arch. Mugure Njendu, MAAK (2153)
- Hon. Qs. Yusuf Chanzu, MAAK, FIQSK, CBS, OGW, HSC (786)
- Qs. Anna Muthoni G. Muchungu, MAAK (1732)
- Eng. Justus Aufridus Otwani, MAAK CE, FIEK (3612)
- Plan. Augustine Khaemba Masinde, EBS, MBS, MKIP (2043)

58-18 RECEIVING SCRUTINEERS' REPORT ON ELECTION OF OFFICE BEARERS – 2025/2027 SESSION

The report was presented by the Chairperson, Qs. Kairu Bachia (876), alongside Eng. Grace Kagundu (2731) and Arch. Juma Oino (1950). Following due process as provided in the AAK Constitution and By-Laws, the elected Office Bearers of the Architectural Association of Kenya for the 2025-2027 Session are:

- **President** – Arch. George Arabbu Ndege (2511)
- **Vice President** – Arch. Brenda Nyawara (3709)
- **Hon. Treasurer** – Qs. Diana Musyoka (4684)
- **Hon. Registrar** – Eng. Nashon Tambo (4687)
- **Hon. Secretary** – L. Arch. Ruth Wanjiku (3192)
- **Asst. Hon. Secretary** – Arch. Benard Segecha (3330)

The report to adopt the scrutineers' report was proposed by Prof. QS. Hezekiah Gichunge (605) and seconded by Arch. Emma Miloyo (2512).

58-19 ANNOUNCEMENT FROM THE CHAPTERS ON ELECTIONS OF MEMBERS OF CHAPTER COUNCILS

New Chapter Officials (2025-2027)

a) Architect's Chapter

- **Chairperson** – Arch. Jacqueline Kairu (3445)
- **Vice Chairperson** – Arch. Brenda Gitonga (4362)
- **Secretary** – Arch. Michael Mathenge (3475)
- **Asst. Secretary** – Arch. Kimberly Mong'are (4835)
- **Treasurer** – Arch. Yassin Munyanya (5482)
- **Registrar** – Arch. Peter Samuel Nyagaya (4531)
- **Corporate Representatives** – Arch. James Muhanji (3610), Arch. Joseph Kedogo (2191), Arch. Benson Kiarie (5163)
- **Graduate Representatives** – Brian Boit (4241), Gregory Ngetich (5452)
- **Licentiate Representatives** – Komen Kiplagat (5663), Kevin Kariuki (6336)

b) Quantity Surveyor's Chapter

- **Chairperson** – QS. Moses Karani (3879)
- **Vice Chairperson** – QS. Adson Meme (3702)
- **Secretary** – QS. Wambugu Abishag (3571)
- **Asst. Secretary** – QS. Meshack Omondi (5364)
- **Treasurer** – QS. Evelyn Njeri Irungu (6154)
- **Registrar** – QS. Rhema Njuguna (4631)
- **Student Representatives** – Meshack Were (6421), Jeniffer Musyimi (2461), Phinehas Wakoli (6223)

- **Council Member** – Samuel Kamau (3581)

c) Engineers Chapter

- **Chairperson** – Eng. Muguru Wairimu (4254)
- **Vice Chairperson** – Eng. Nashon Tambo (4687)
- **Secretary** – Eng. Martin Gathukia (6008)
- **Asst. Secretary** – Eng. George Abuto (5667)
- **Treasurer** – Eng. Robert Ogallo (2428)
- **Registrar** – Eng. Cecilia Mwangi (5558)
- **Graduate representatives** – Isabella Oyoo (5185), Gregory Onsembe (5419), Abigael Wanja (4769)
- **Licentiate Representative** – Douglas Mwoge (6493)

d) Construction Project Managers Chapter

- **Chairperson** – CPM. Ndindiri Waweru (4463)
- **Vice Chairperson** – CPM. Maloba Nakoli (4041)
- **Secretary** – CPM. Martin Mbugua (3830)
- **Asst. Secretary** – CPM. Donald Oluoch (6422)
- **Treasurer** – CPM. Lameck Mwambi (5145)
- **Registrar** – CPM. Steve Mahindu (5641)
- **Student Representatives** – Philip Sambu (5022), Christine Mukami (6302)

e) Town Planners Chapter

- **Chairperson** – Plan. Christine Muchiri (3780)
- **Vice Chairperson** – Plan. Joan Watetu (5808)
- **Secretary** – Plan. Abigail Rugendo (4983)
- **Asst. Secretary** – Plan. Beverlyne Sambay (6079)
- **Treasurer** – Plan. Nancy Thande (5751)
- **Registrar** – Plan. Mercy Ateka (5873)
- **Graduate Representative** – Paul Billy Thuo (5261)
- **Student Representative** – Aaron Baraka (6353)

f) Environmental Design Consultants Chapter

- **Chairperson** – Arch. Gladys Njoroge (2056)
- **Secretary** – Arch. Duncan Wamugi (3384)
- **Asst. Secretary** – Arch. Margaret Kiboi (3656)
- **Treasurer** – Arch. Rosemary Litunya (4282)
- **Registrar** – Arch. Gerald Cheruiyot (5591)

g) Landscape Architects Chapter

- **Chairperson** – L/Arch. Anthony Kimondo (2346)
- **Vice Chairperson** – L/Arch. Loice Atieno (3257)
- **Secretary** – L/Arch. Jackie Karagai (4490)
- **Asst. Secretary** – L/Arch. Sheila Tanui (3812)
- **Treasurer** – L/Arch. Augustine Shitote (4975)
- **Registrar** – L/Arch. Brenda Waruinu (3762)

h) Interior Design Chapter

- **Chairperson** – Daisy Nyeresa (5887)
- **Vice Chairperson** – Bundi Marita (5714)
- **Secretary** – Jacinta Serem (6467)
- **Asst. Secretary** – John Mungai (6210)
- **Treasurer** – Eric Mwangene (5840)
- **Registrar** – Emily Muchika (5883)
- **Graduate representative** – Lynette Sange (5805)

i) Mombasa Branch

- **Chairperson** – Arch. Dancan Odhiambo (4002)
- **Vice Chairperson** – Arch. Onesmus Mwatu (2806)
- **Secretary** – Arch. Wilson M. Nyange (3316)
- **Asst. Secretary** - Arch. Stephanie J. M. (5070)
- **Treasurer** – Arch. Ashley Mwangi (4292)
- **Registrar** – Arch. John Mbatia (4474)
- **Member** - L/Arch. Felix Kawoundi (3905)

58-20

ANNOUNCEMENT OF THE NOMINATION OF CHAPTER REPRESENTATIVES TO THE AAK GOVERNING COUNCIL

ARCHITECTS CHAPTER

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

QUANTITY SURVEYORS CHAPTER

- QS. Moses Karani
- QS. Adson Meme
- QS. Evelyn Irungu

TOWN PLANNERS CHAPTER

- Plan. Christine Muchiri
- Plan. Joan Watetu

ENGINEERS CHAPTER

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

LANDSCAPE ARCHITECTS CHAPTER

- L/Arch. Anthony Kimondo
- L/Arch. Loice Atieno

ENVIRONMENTAL DESIGN CONSULTANTS CHAPTER

- Arch. Gladys Njoroge
- Arch. Duncan Wamugi

CONSTRUCTION PROJECT MANAGERS CHAPTER

- CPM. Ndindiri Waweru
- CPM. Martin Mbugua

INTERIOR DESIGNERS CHAPTER

- Daisy Nyeresa
- Arch. Irene Aguttu

MOMBASA BRANCH

- Arch. Dancan Odhiambo
- Arch. Stephanie J. Maina

58-20-02

Adoption

The motion to adopt the Chapter representatives to the GC report was proposed by Prof. Qs. Hezekiah Gichunge (605) and seconded by Arch. Emma Miloyo (2512).

58-21

ANY OTHER BUSINESS FOR WHICH FOURTEEN (14 NO.) DAYS' NOTICE HAS BEEN GIVEN TO MEMBERS IN WRITING

There being no other business, the meeting was adjourned at 7:35 pm.

SIGNED:

PRESIDENT

HONORARY SECRETARY

DATE

DATE



AAK INITIATIVES



Safari Green Building Index

A National Green Building Rating System suitable for all kinds of buildings in different climatic zones in Kenya & the rest of East Africa.



Grow A Classroom Project

An initiative aimed at improving the learning environment in public schools throughout the country by planting trees for construction of classrooms & creating fruit orchards.



A public awareness campaign aimed at sensitizing the public on safe building practices and the importance of using professionals in construction



The Integrated and Inclusive Infrastructure Framework (3iF)

A comprehensive blueprint that provides guidelines, policies, and strategies to guide the development of integrated and inclusive infrastructure in excluded informal settlements in Kenya



Healthy Homes: Guidelines and Checklist

An initiative aimed at promoting healthy housing conditions for low and middle-income households in Kenya and beyond. (www.3if.info)



report unsafe construction sites.

GOVERNING COUNCIL REPORT BY THE PRESIDENT

Introduction

It is a pleasure to welcome you to the 59th Annual General Meeting (AGM) of the Architectural Association of Kenya (AAK). This AGM provides an important opportunity to reflect on the progress made over the past year, take stock of the challenges facing our profession, and reaffirm our shared commitment to advancing the built environment in Kenya.

Before we proceed, let us stand and observe a moment of silence in memory of members of our AAK fraternity who passed away during the year. We honour their lasting contributions to the profession and to the built environment, and their legacy will continue to inspire us.

- Arch. David Muoka Mutiso (F.A.A.K), Member No., 5
- Arch. Patrick Edward Kanyue (M.A.A.K), Member No. 848
- Rt. Hon. Raila Amolo Odinga (F.A.A.K), Member No., 2601
- Arch. Sammy Jonnes Ndichu Mwangi, Member No., 5214

May the Almighty grant them eternal rest.

Over the past year, the built environment industry faced evolving challenges and increased scrutiny, including concerns around building safety and professional engagement in national programmes such as the Affordable Housing Programme. These developments highlight the need for stronger leadership, higher professional standards, and greater accountability across the sector.

During this period, AAK remained actively engaged in shaping policy, strengthening professional practice, and advancing initiatives in development control, green building, research, and strategic partnerships to promote safe and sustainable built environments.

A) RESEARCH AND ADVOCACY

AAK continues to shape Kenya's built environment through evidence-based advocacy to improve public safety, regulatory efficiency, and professional standards. The Association advanced reforms that enhance Kenya's built and natural environment through the following initiatives:

1. Efficient Development Control and Safe Construction

1.1 One-Stop Shop (OSS) Development Control System

Persistent weaknesses in development control, including inefficiencies, non-compliance, and weak enforcement, continue to undermine public safety. While electronic permitting systems have improved digitization and reduced fragmentation, capacity gaps have had a limited impact. AAK has established a task force to drive the implementation of a centrally hosted One-Stop Shop (OSS) approval system to streamline processes, enhance oversight, and align with the national digital agenda. The Taskforce is working on a concept building on the Rwandan Construction Permit Management Information System (CPMIS), aiming to partner locally with the Council of Governors, Ministry of ICT and the Ministry of Lands, Public Works, Housing and Urban Development.

1.2 Resident Engagement in Development Control

In 2025, AAK was enjoined as an interested party in several court cases challenging illegal developments in Nairobi. The landmark rulings highlighted gaps in planning and reinforced the need for zoning, public participation, and compliance. The Court directed the County to establish a Planning Consultative Forum within six months and to formulate and gazette the County and Local Physical Development Plans within 12 months.

In February 2026, AAK and the Kenya Alliance of Resident Association launched a series of virtual sensitization forums, held online bi-weekly from February to April 2026, to equip the public with knowledge of development control processes, construction oversight, and the shared responsibility for safe, sustainable neighborhoods.



AAK attending a public participation session for a proposed development.



Residents' Association Townhall in Kajiado County

1.3 Judicial Capacity, Expert Evidence, and Legal Preparedness

The Environment and Land Court (ELC) plays a key role in resolving built environment disputes. In partnership with KEPSA and FAO, the Judiciary convened a training for ELC judges on development control matters. AAK members facilitated the session, strengthening judicial understanding of planning and construction processes and enhancing the effective use of expert evidence in complex cases.



Plan. Christine Muchiri and Plan. David Gatimu conducting training for Environment and Land Court (ELC) judges from 1st to 5th September 2025 in Nakuru.



1.4 Nairobi City Regularization of Unauthorized Developments Act, 2025

The Nairobi City Regularization of Unauthorized Developments Act, 2025, gazetted in November 2025, provides a framework for addressing non-compliant developments while safeguarding public safety and planning integrity. AAK nominated members to serve on the County's professional panel guiding the Regularization Programme, providing technical oversight to ensure compliance with planning, building, and safety standards. The Nairobi City County Government held the induction meeting with the regularization panel on 17th February 2026.

1.5 Advocacy Initiatives: Mulika Mjengo and Je, Una Mjengo?

Since 2017, AAK has implemented the Je, Una Mjengo? Campaign to promote safe construction and professional engagement. In 2023, the Mulika Mjengo Initiative was integrated into the campaign, introducing an anonymous public reporting platform to flag unsafe developments. Through media, public forums, and outreach activities, the initiative continues to strengthen public awareness and accountability in the construction sector.



Site visits conducted by AAK members to reported sites



Site visit to a collapsed building in Shauri Moyo



Discussing safe construction on Radio Ramogi



Je, Una Mjengo? Public awareness clinics



Public participation in Kilimani, Nairobi



Press statement on the state of buildings

2. Affordable Housing Programme (AHP)

2.1 Consultant Engagement

AAK members have raised concerns regarding the scope of services, remuneration, and working conditions under the AHP, noting risks to professional standards, design quality, and long-term sustainability. Following a roundtable held on 16th June 2025, the Governing Council established a task force to audit the Programme and recommend corrective technical measures. Advocacy efforts continue, focusing on operationalizing the AHP Forum, improving design quality, and securing fair consultant remuneration through relevant regulatory bodies.

2.2 Public Engagement and Policy Discourse

AAK leadership has actively contributed to national discourse on the AHP. The President participated in a televised Citizen TV discussion on 21st May 2025 and presented at the Kenya Urban Forum (18th–21st June 2025), highlighting professional perspectives, implementation challenges, and opportunities to strengthen delivery and design outcomes.

3. Green Building Agenda

3.1 Safari Green Building Index

Through an MoU with Equity Bank Kenya Limited, AAK is advancing green building adoption by linking sustainable design principles to accessible financing mechanisms. The initiative aims to incentivize developers and homeowners to adopt green practices. AAK plans to expand engagement to additional financial institutions and manufacturers to scale industry-wide uptake and strengthen professional opportunities in sustainable construction.

3.2 National Decarbonization Roadmap

The [Kenya National Building and Construction Decarbonization Roadmap](#) outlines a pathway toward zero-emission buildings, addressing new and existing buildings, energy efficiency, materials, urban development, and enabling factors. The Roadmap was officially launched on 26th February 2026, following the conclusion of stakeholder consultations in December 2025, marking the commencement of implementation through to 2040.



3rd Workshop on Decarbonization Roadmap



4th Workshop on Decarbonization Roadmap

3.3 Grow a Classroom Initiative

The Grow A Classroom project aims to address the deplorable conditions in public schools across Kenya. Many institutions face challenges such as dilapidated infrastructure, insufficient ventilation, and encroachment. By integrating professional design with environmental stewardship, AAK aims to transform learning environments for over 55,000 schools nationwide. Development of comprehensive master plans for schools to ensure logical layout and future expansion. This will be possible through: Appropriate landscaping to enhance outdoor learning experiences using wood, ornamental, and fruit trees; Creation of a sustainable material source by using mature wood from onsite trees for classrooms and furniture; Fostering a culture of tree planting to increase national tree cover and sequester carbon; Monetization of carbon credits to create a sustainable revenue stream for educational institutions; Mentorship of students from schools engaged.



Grow a Classroom Initiative at Shauri Moyo Primary School in Kisumu, October 2025

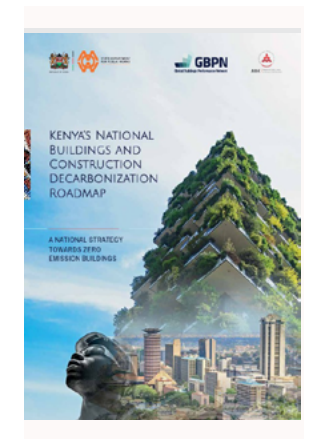
4. Research Initiatives and Publications

4.1 Healthy Homes Guidelines and Checklist

The Healthy Homes Guidelines and Checklist (HHGC) remains a key component of AAK's green building agenda, promoting safe, healthy, and sustainable housing. A multidisciplinary team from all Chapters reviewed the document to align it with construction and public health standards. The framework is currently being applied under the AAK-Equity Bank Kenya project to support financing for green, healthy homes.

4.2 Publications

The Status of the Built Environment (SBE) Report 2025 provides an evidence-based assessment of Kenya's construction sector, which contributes approximately 5.3% to GDP and plays a vital role in employment and infrastructure delivery. Released annually since 2017 as part of AAK's series, the report highlights sector trends, risks, and reform opportunities. Additional publications in 2025 included *Is that Building Safe?*, the Build Press Convention Magazine, *Rapporteur General's Report*, and opinion editorials.



4.3 Mulika Mjengo Mondays and Friday Focus

These are weekly features by the AAK, used as a social media campaign and publication series to address critical issues within the built environment. As part of the broader Je, Una Mjengo? / Mulika Mjengo advocacy, the features are designed to promote best practices, discuss safety, and highlight industry trends across AAK’s social media platforms (Twitter, LinkedIn, Facebook, Instagram) to engage practitioners, policymakers, and the public.

5. Strategic Partnerships

AAK advances its advocacy agenda through strategic partnerships and multi-stakeholder collaboration. Engagements with key local and international institutions have strengthened our influence on policy, professional standards, and sustainable urban development. The Association maintains active representation in various working groups, committees, boards, and task forces:

Local Affiliations	Regional and International Affiliations
<ul style="list-style-type: none"> - 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) - Multisectoral Agency Consultative Committee (MSACC) - Affordable Housing Forum - Just Cities Working Group 	<ul style="list-style-type: none"> - 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 - World Urban Campaign (WUC) - 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)
Memoranda of Understanding Signed	
<ul style="list-style-type: none"> - Institute of Surveyors of Kenya - Old Mutual Group 	<ul style="list-style-type: none"> - Equity Bank of Kenya Limited - CPF Foundation



Hosting ESMT Berlin MBA students



Hosting University State Montana

5.1 Academia

Through the College of Fellows, AAK strengthened its collaboration with academia to align training, regulation, and industry practice. In 2025, a Forum bringing together 26 universities and TVETs, regulators, and government agencies advanced curriculum harmonization, mentorship, research, and accreditation reforms.

A Joint Working Group was subsequently established with universities, BORAQS, the AAK Governing Council, and the College of Fellows to address sector challenges and guide Competency-Based Education reforms, with BORAQS hosting and funding its work.



AAK Governing Council and College of Fellows engagement with Deans and Chairs of Built Environment Schools



Strategic Forum On Education, Research, And Innovation: Courtesy Call To BORAQS

Signed Memoranda of Understanding



CPF Foundation



Old Mutual Group



Institute of Surveyors of Kenya



Kenya Green Building Society

6. 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:

AAK 2025 Engagements

DATE	EVENT NAME
14-Jan-25	Launch of Training and Sensitization of the National Building Code 2024
16-Jan-25	Meeting between the leadership of the AAK College of Fellows and the Governing Council
22-24 Jan-25	Integrated and Inclusive Infrastructure Framework (3iF) Masterclass
30-Jan-25	Equity Bank and AAK partnership meeting on Green Building in Kenya
17-Feb-25	Engagement with the County Government of Nairobi on Regularization of Development
19-Feb-25	Meeting Between AAK College of Fellows Education, Research and Innovation Committee, Chapter Chairs, and Built Environment Schools Deans and Department Chairs
18-20 Feb-25	Nairobi City County Proposed Development Control Policy Public Participation
26-Feb-25	AAK Strategy Development
27-Feb-25	Kenya Roadmap Carbon Metrics Tool Workshop
27-Feb-25	Public Participation of a proposed development at Jalaram Road
4-Mar-25	Devolution Conference 2025 Planning Committee
5-Mar-25	National Housing Corporation Investor Conference
5-6 Mar-25	18th Annual Planners' Convention Report and Resolutions Workshop
11-14 Mar-25	Development of Green Building Guidelines for Nairobi County Workshop
13-16 Mar-25	Development Control Policy for Nairobi City County Workshop
5-6 Mar-25	KIP Workshop on Digital Land Governance
25-Mar-25	MoU signing and Inception Meeting with the Institute of Surveyors of Kenya
25-Mar-25	Collaborative Meeting Between the Architectural Association of Kenya and the Law Society of Kenya
1-Apr-25	Collaborative Meeting between the Architectural Association of Kenya and PMI-Kenya
4-Apr-25	4th Workshop of Kenya's National Decarbonization Roadmap Baseline + Situational Analysis
7-Apr-25	Workshop on the Engagement of Resident Associations in Kajiado County
9-Apr-25	JBCC and Pan-African Architects Meeting
16-18 Jun-25	Workshop by the Kenya National Highways Authority (KeNHA) on the Road Design Manual
13-Apr-25	AAK College of Fellows and Built Environment Schools Meeting
15-Apr-25	Nairobi Development Control Policy Workshop
17-Apr-25	Workshop on the Proposed Nairobi-Mombasa Expressway
23-Apr-25	2nd Workshop on the Proposed Nairobi-Mombasa Expressway
23-Apr-25	Meeting with Principal Secretary of Public Works, Mr. Joel Arumonyang
24-27 Apr-25	Kenya Homes Expo 2025
12-May-25	QS Chapter CPD Event: Exploring Regional Quantity Surveying Practices
14-May-25	Tatu City Build Tour
15-May-25	Tour of the Belgian Embassy
15-May-25	Town Planners Breakfast CPD Forum, "Bridging the Divide: Equitable Infrastructure for Kenya's Rapidly Urbanizing Urban areas".
20-22 May-25	4th NLC's Regional Research Conference on Land and Natural Resources
20-22 May-25	Sustainable Construction in Africa (SCA25) Conference
21-May-25	Engagement with Built Environment Stakeholders in Nakuru City

DATE	EVENT NAME
21-22 May-25	Validation Exercise on the Establishment of the Integrated Urban Data Platform
22-23 May-25	The Global Stakeholder Forum – UNHA 2.2
3-Jun-25	Ministry of Transport Stakeholder Engagement
11-Jun-25	Public participation on the Finance Bill held at the Kiambu National Polytechnic.
12-Jun-25	Meeting with Empowering Young Women, a UK charity engaging teens in schools through holistic education and safe spaces
16-Jun-25	AHP Roundtable for AAK members
17-Jun-25	Collaborative Engagement with the European School of Management and Technology students
17-19 Jun-25	Kenya Urban Forum 2025
18-Jun-25	Habitat for Humanity International Exclusive Roundtable
18-20 Jun-25	Mega Clima Expo Kenya 2025
23-Jun-25	EAIA Webinar: Are Architects Undervalued? Or Just Overrated?
30-Jun-25	Monthly Discussion Forum on Ageing
8-Jul-25	Engagement with the Nairobi Community Social Movement on the Nairobi River Corridor
14-Jul-25	Taxi Ranks and Public Toilets Project by Uber for planning for driver amenities (stopping, eating, ablution)
15-Jul-25	Webinar on the Proposed Nairobi-Mombasa Expressway
17-Jul-25	Public Participation for a Proposed Development at 97 Rhapta Road
18-Jul-25	4th Workshop of Kenya’s National Decarbonization Roadmap for the Buildings and Construction Sector
18-Jul-25	Courtesy Visit by State Montana University
23-Jul-25	Webinar on Building Thought Leadership through Op-Eds
24-Jul-25	Meeting with the Kenya Community Development Foundation (KCDF) at the Secretariat
25-Jul-25	Public Participation on the proposed expansion of JKIA and Wilson Aiports
29-Jul-25	Architects and Engineers Chapter CPD Event on Post Tensioning: Case Studies on Holy Family Basilica and Sarit Centre Parking Silo
31-Jul-25	Webinar on African cities reimaged: smart cities, shared streets and the politics of belonging
31-Jul-25	Habitat for Humanity Kenya and AAK meeting Focusing on ultra-low-cost housing and sustainable low-income communities
6-Aug-25	Equity Bank and AAK launch planning meeting
6-Aug-25	Crown Paints and AAK meeting on partnerships in establishing AAK BuildHubs
8-Aug-25	Stakeholder engagement forum on the draft Petroleum (Amendment) Bill, 2025
12-15 Aug-25	Devolution Conference 2025
15-Aug-25	Build Tour to Talanta Stadium
15-Aug-25	Building Evaluation Panel & RIBA on the developed detailed checklists for planners, structural engineers, and architects
27-28 Aug-25	12th Annual East Africa Architecture Workshop and Exhibition, the University of Nairobi’s Department of Architecture
1-5 Sep-25	Training of the Environment Land Court judges
2-Sep-25	Meeting with KeNIA on their Self-Healing Technology (Demo)
8-Sep-25	Launch of the Site Inspection Handbook by IEK
9-10 Sep-25	A Future Scenario Workshop organized by LISTEN LEARN AND LEAP (3L)
10-Sep-25	Launch of the Physical and Land Use Planning Handbook 2025
12-Sep-25	AAK and Kuehne Climate Center (KCC) Meeting on Logistics of Biomass for Construction
17-Sep-25	Morning Café on TV47 on Driving Growth and Jobs in Real Estate
19-Sep-25	Business Daily newspaper article on the Cost of Kenyan Cities without planners, spaces without architects

DATE	EVENT NAME
19-Sep-25	Breakfast Forum on Safeguarding Money and Risk in Buildings by GBPN
23-Sep-25	Interview on KBC TV on Shaping the Urban Future
22-23 Sep-25	Multi-stakeholder writeshop for the Nairobi Rivers Nature-based Solutions (NbS) Strategic Framework in Naivasha
24-Sep-25	WIRE SH Report Validation Workshop
30-Sep-25	Multi-stakeholder town hall hosted by Pamoja Trust on social safeguards in the Nairobi River Corridor regeneration
1-4 Oct-25	AAK Annual Convention 2025
4-Oct-25	Empowering technologists and devolving focus from Nairobi to graduates in other regions at the AAK Kisumu Branch
4-Oct-25	Build Tour to the Crown Paints Factory, Kisumu
14-Oct-25	Technical Advisory Support meeting with ECANDI
15-Oct-25	Panel Discussion on Sustainability as a Lifestyle Trend by Kohler
15-Oct-25	Webinar on Sustainable Portfolio Management (SPM) and Refurbishments Training
19-Oct-25	Mentorship of the first Cohort of Huru Teens by the AAK President
22-Oct-25	Launch of the Property Development Handbook by KPDA
28-Oct-25	AAK GC and ExCom meetings
29-Oct-25	AAK & AIA Presidential Forum
29-Oct-25	Meeting with the President of the American Institute of Architects International
29-Oct-25	Validation workshop of the Property Development Handbook by KPDA
31-Oct-25	World Cities Day: Community-driven Activation along Lang'ata road
3-Nov-25	Kilimani Community Foundation Sports Day
5-Nov-25	Launch of the AAK Spotify Podcast Series
5,12,19 Nov-25	AAK Mentorship Series 2025
6-Nov-25	Nairobi Dual TVET Week at Kiambu National Polytechnic
11, 18-Nov-25	AAK & Equity Bank Partnership meeting
13-Nov-25	MoU signing and Inception Meeting with the CPF Foundation
14-Nov-25	Introductory Meeting with the Directorate of Public Private Partnerships
20-Nov-25	Webinar on Operationalization of Building Sector Actions in Nationally-Determined Contributions (NDCs)
25-Nov-25	Review of the 1st Draft of Kenya's National Buildings and Construction Decarbonization Roadmap
25-Nov-25	PAAPAM Kenya Workshop on Active Mobility
28-Nov-25	Space & Style Industrial Tour
28-Nov-25	CRESA Student Mentorship at UoN
1-Dec-25	Student Mentorship at Light International School
2-Dec-25	NCA Research Stakeholder Validation Forum
10-Dec-25	Launch of the SBE 2025 and President's Dinner
11-Dec-25	Final workshop of the Decarbonization Roadmap
11-Dec-25	Mentorship of Built Environment students at JKUAT – courtesy of ICOMSO
18-Dec-25	Meeting with Empowering Young Women at St. Martin's Depores School, Kiserian



AAK Convention 2025 in Kisumu



AAK Convention 2025 in Kisumu



Multi-stakeholder town hall on social safeguards in the Nairobi River Corridor regeneration



Writeshop for the Nairobi Rivers Nature-based Solutions (NbS) Strategic Framework



AAK Opens the First Build Hub



Release of the Status of the Built Environment Report



Build Tour to Talanta Stadium



Build Tour to Lamu Port

B) MEMBERSHIP AND COMMUNICATION

The AAK Membership & Communication Department continues to advance AAK's mandate of promoting excellence in the built environment by strengthening member engagement, amplifying the profession's voice, and positioning AAK as a credible thought leader nationally and internationally.

1. Institutional Governance and Leadership

In line with the association's strategic direction, the department supported governance and sustainability of the AAK communication through alignment and engagement structures to ensure a leaner and more responsive communication structure.

Communication support was extended to branches (Mombasa, Western, and South Rift) to strengthen event visibility, member mobilization and regional participation. Work is currently underway to develop a framework of By-Laws to guide their governance, operations, and coordination with the Secretariat and Governing Council, in alignment with the AAK Constitution.

All Chapters constitutionally held their 2026 Annual General Meetings (AGMs) in the month of February and presented audited financial reports to ensure accountability.

The AAK Mombasa Branch undertook a range of activities focused on strengthening professional practice, partnerships, and member engagement. Key initiatives included establishing an MOU with TUM and organizing a national student design competition, alongside increased efforts toward student outreach and support. The branch hosted several CPD events with improved participation and actively pursued sponsorships to sustain

these programmes. It also enhanced stakeholder engagement, particularly with the Mombasa County Government, while reinforcing ethical standards within the profession. Additionally, the branch contributed to industry visibility through advocacy for safe, compliant, and high-quality built environments.

Following initial activities, the Western Branch interim office initiated steps toward formalizing branch leadership through an AGM and elections in February 2026. The new interim officials are Alfred Mango (Chairperson), Steve Gome (Secretary), and Alexander Muge (Treasurer), tasked with steering the branch and preparing for elections in the next cycle.

The South Rift branch has also continued member mobilization and industry visibility in the region. The branch elected a new leadership team comprising Thiongo Kaggai as Chair, Moses Gatonye as Vice Chair, Janet Ruto as Secretary, Margaret Muthoni as Treasurer, and Albert Ruto as Registrar, with approximately 25 members in attendance.



Coast Branch AGM 2026



AAK and other Stakeholder Representatives on NTV Fixing the Nation

2. Regulation of Professions

The department supported regulatory advocacy through public communication and media positioning, continued advocacy to achieve legislation for umbrella regulation and self-regulation.

The association has issued 11 official statements on safety, planning, governance, and public interest matters to champion integrity in the built environment.

Among these, the following actions were undertaken:

- The CPM Chapter actively pursued the draft CM & CPM Bill, meeting with the Cabinet Secretary for Lands and Public Works to ensure the inclusion of project managers in the National Building Code 2024.
- The Town Planners (TPC) participated in technical workshops to amend planning laws and review the Physical and Land Use Planning Act (PLUPA).
- The Architects Chapter provided formal comments on the Business Laws (Amendment Bill) regarding property sale timeframes under the Affordable Housing Act.
- The Architects Chapter established a Professional Misconduct Disciplinary Committee to address malpractices and joined lawsuits against the Nairobi City County Government (NCCG) over illegal developments. The TPC also audited NCCG shortlists, identifying that many senior candidates were not registered by the Physical Planners Registration Board (PPRB), thus violating planning laws.
- Architects pushed for the formal registration and examination of Technicians and Licentiates by BORAQS to better regulate the full spectrum of practitioners.

3. Capacity Building & Professional Development

To enhance technical rigor, the association has produced several high-level manuals, notably aligning with the National Building Code 2024:

- **Maaktaba Repository:** A centralized digital library for built environment project documentation.
- **Landscape Architecture Practice Handbook:** Being developed to standardize and guide practitioner protocols.
- **SMM Revision:** The QS Chapter is meticulously revising the Standard Method of Measurement to ensure strict alignment with the National Building Code 2024.



Mentorship Session at University of Nairobi



Annual General Meeting 2025



Presidential Forum at Crown Paints



AAK Annual Convention 2025



Green Building Guidelines Development Workshop for Nairobi County at Safari Park Hotel



Kajiado Development Control for Residential Associations



Over the year, AAK curated a diverse calendar of events designed to equip professionals, strengthen partnerships, and enhance public engagement. The following are the events done:

DATE	EVENT NAME	CHAPTER / ENTITY
Jan-25	Sensitization & Launch of National Building Code 2024	Town Planners
28-Jan-25	CM & CPM Bill Consultative Meeting with CS Alice Wahome	CPM
Mar-25	CPD Breakfast Forum: "Bridging the Divide: Equitable Infrastructure"	Town Planners
12-Mar-25	Bridges Deterioration Webinar Part 2	Engineers
21-Mar-25	Furniture International Factory Visit	CPM
02-Apr-25	University of Nairobi Architecture Students Mentorship	Architects
11-Apr-25	26th AAK Architects Chapter Golf Tournament	Architects
11-13 Apr 25	Isiolo Mogadashe Road Project Build Tour	Engineers

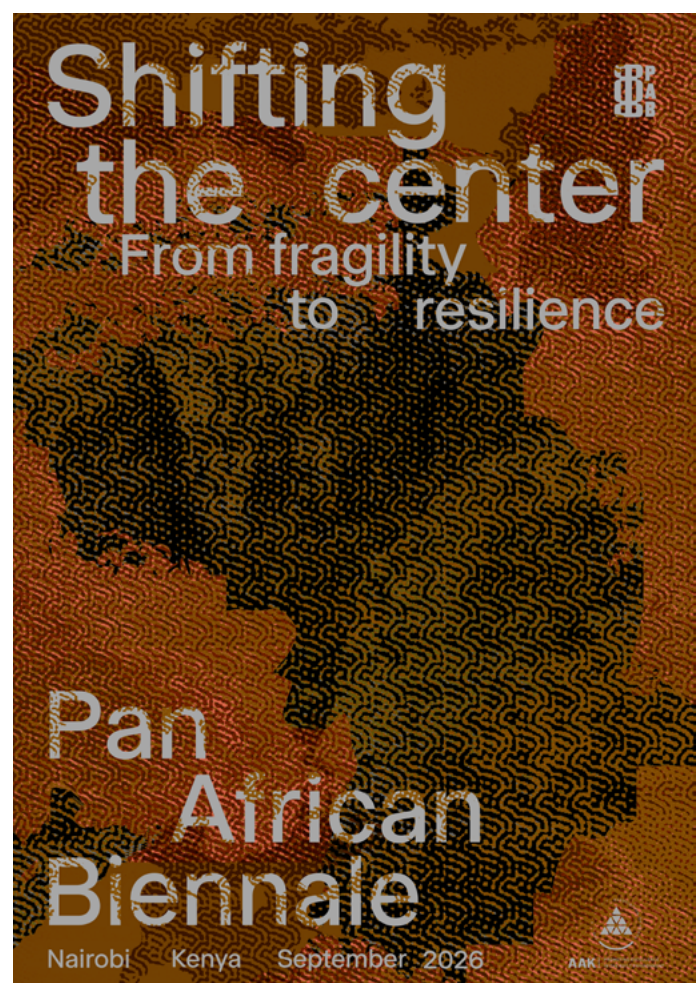
12-May-25	QS Chapter CPD: "Exploring Regional QS Practices"	Quantity Surveyors
14-May-25	AAK Tatu City and Oaklands Tour	Architects
Jun-25	ESMT Berlin MBA Program Engagement	Architects / TPC
06-Jun-25	CRESA Finalists Dinner	CPM
23-Jun-25	EAIA Virtual CPD: "Are Architects Undervalued or Just Overrated?"	Architects
26-Jun-25	AUA Webinar Series: "AI and BIM in the Digital Age"	Architects
26-Jun-25	Healthier Homes Webinar	EDC
02-Jul-25	KIHBIT Career Day and Mentorship	All Chapters
11-Jul-25	Site Visit to Post-Tensioning Production Yard	Engineers
14-Jul-25	Grow A Classroom Project Visit (Kiserian)	EDC
24-Jul-25	AAK CPM & CIArb Webinar on Claims Management	CPM
29-Jul-25	Breakfast CPD on Post Tension Slabs	Architects/ Eng.
23-Aug-25	2nd AAK Architects Chapter Sports and Wellness Day	Architects
29-31Aug-25	Lamu Port Build Tour	Engineers
Aug-25	Talanta Stadium Build Tour	Town Planners
22-25 Sep-25	HOMES Stakeholder Engagement (Kwale County)	EDC
Sept-25	Mentorship Talks at KIHBIT and Precious Blood Riruta	Town Planners
01-04 Oct 25	AAK Annual Convention 2025: "Shaping the Urban Future"	All Chapters
31-Oct-25	World Cities Day / Je Una Mjengo? Activation	All Chapters
05-19Nov- 25	Virtual Weekly Students and Graduate Mentorship Series	Architects
26-Nov-25	Joint CPM & QS UoN Student Career Talk	CPM / QS
28-Nov-25	End of Year Networking "Mbuzi" Event	CPM / Interior Designers
10-Dec-25	SBE 2025 Report Release & AAK President's Dinner	Architects

3.1 Annual Convention 2025

Themed 'Shaping the Urban Future,' the Annual Convention delivered strong value to members through enhanced professional engagement, knowledge sharing, and continued access to resources. The event attracted 305 professionals and 25 speakers, demonstrating strong member turnout and industry participation. Key knowledge outputs, including the [rapporteur general's report](#), [convention magazine](#) and session presentations, were shared with delegates alongside certificates of attendance to support ongoing professional development.

3.2 The Pan African Biennale 2026

The Association has engaged in preliminary discussions around the proposed Pan-African Biennale of Architecture, envisioned as a continental platform for dialogue on Africa's built environment and architectural futures. The inaugural edition, themed "Shifting the Center – From Fragility to Resilience: Reclaiming Africa's Architecture and Future," is anticipated to take place in September, with further details to be shared as the concept develops.



3.3 AAK Annual Convention 2026

The AAK Annual Convention 2026 will take place from 24th to 26th September 2026 at Leisure Lodge, Diani, Mombasa. Held under the theme **“Shifting the Built Environment: From Fragility to Resilience,”** the Convention will convene professionals across the built environment to explore adaptive, forward-thinking approaches that strengthen the resilience, sustainability, and long-term impact of our industry.

4. Membership Development

4.1 Overview

In 2025, the Membership Office focused on delivering value-added and efficient membership services to ensure members experience the Association’s impact in their professional lives and within the broader industry. Key efforts were directed toward strengthening the relevance of membership by providing meaningful benefits, improving service delivery and creating opportunities that support members’ professional growth and industry engagement.

Outlined below are the key initiatives undertaken during the year to enhance member value, improve service efficiency while deepening engagement across the membership.

4.2 AAK Buildhub

BuildHub is a flagship initiative that has evolved from an online portal for navigating building permits and planning approvals into a network of physical co-working spaces designed to support professionals across the built environment.

The association is actively expanding these “BuildHub Spaces” to provide multi-functional environments for its members:

- Pilot Hub (One Stop Plaza): Located on Langata Road, this pilot space underwent renovations in mid-2025 and began hosting meetings by October 2025. It is equipped with essential furniture and fittings, including tables, shelves and chairs and is now fully functional.
- Second Nairobi Hub: A location has already been identified at Nova Plaza in Westlands.
- Coast Branch: The BuildHub at the Technical University of Mombasa currently hosts the AAK Coast Branch.
- Future Expansion: There are formal plans to establish additional hubs in Nakuru and Kisumu by 2026.

Operations and Management

- Staffing: A dedicated BuildHub marketing and administrative coordinator was onboarded at the One Stop Plaza location to manage the space and conduct marketing.
- Digital Presence: The initiative maintains its own social media presence on Instagram (@buildhub_ke) and X (@aak_buildhub).

Utilization and Publicity

- The BuildHubs are intended to be high-visibility centers for professional activity:
- Chapter Engagement: All AAK chapters are encouraged to utilize these spaces for their events as a primary marketing strategy to increase the hubs’ profile.
- Public Sensitization: The spaces also host public-facing events, such as the “Je, Una Mjengo?” public sensitization session held at the One Stop Plaza hub during World Cities Day.
- Branding: Ongoing efforts include finalizing branding concepts and establishing partnerships to further resource the space



4.3 Mentorship & Outreach

Mentorship is a core strategic objective for the association, with initiatives ranging from high-level academic roadmaps to chapter-specific student outreach programs. Through the AAK College of Fellows has established a collective roadmap to enhance professional development through structured programs, including:

Structured Mentorship and Placement: Adopting a formal framework for student placements and mentorship across all built environment institutions.

Experiential Learning: Coordinating design charrettes led by the College of Fellows to provide students with hands-on professional experience.

Early Career Outreach: Organizing national webinars for professionals to engage with high school career masters regarding pathways in the built environment.

Job Placement: Actively promoting the AAK Job Placement Portal to help transition students into the workforce.

The association is also exploring how to better support technical students through industry partnerships and apprenticeships, particularly as institutions transition to the new Competency Based Education (CBE) curriculum. The association conducted 10 mentorship sessions in the year 2025, engaging with various educational institutions, universities, TVETs, high schools and primary schools.



Mentorship session at Shauri Moyo Primary School in Kisumu



Quantity Surveyors Chapter Mentorship session at University of Nairobi



Engineers Chapter Mentorship session at the KIHBT



Mentorship session at St. Patrick Deporres, Kajiado County



Mentorship session at the Kenya Institute of Highways and Building Technology (KIHBT)



Student Events Support at University of Nairobi



Mentorship session at the Kenya Institute of Highways and Building Technology (KIHBT)



Mentorship session at Shauri Moyo Primary School in Kisumu



Presidential Mentorship Lunch with students

4.4 Strategic Partnerships

International Partnerships

The Association strengthened its global presence through strategic engagements and international collaborations. AAK representatives participated in eight international forums, contributing to built environment discussions globally.



Visit from President of Zimbabwe Institute of Quantity Surveyors



Office visit from the President of the American Institute of Architects International



Landscape Architects Chapter at the IFLA World Congress 2025 in Hong Kong



Office visit from the President of the American Institute of Architects International



Knowledge sharing with the European School of Management and Technology at Blue Violets Plaza



Architects Chapter at the EAIA AGM in Arusha



Office Visit from the Rwanda Institute of Architects



Office Visit - The Order of Architects of Congo

Old Mutual Partnership

In July, AAK signed an MOU with Old Mutual to provide professional indemnity insurance, giving AAK members access to tailored cover for professional negligence and errors.

4.5 AAK Firm Visits

The association uses courtesy visits to member firms as a strategic tool to strengthen professional engagement, drive new member registrations, and promote major events such as the Annual Convention.



Various AAK Firm Members visits



4.6 Other Initiatives

Social Corporate Responsibility

The Association continued to advance its social impact agenda. During the year, AAK implemented three meaningful Corporate Social Responsibility projects, including the Grow A Classroom Initiative in Shauri Moyo Primary School in Kisumu, World Cities Day Activation along Lang'ata Road and the East African Ocean Festival supported by AAK Mombasa Branch contributing to improved learning and living environments in local communities.

Public Positioning

AAK continued to strengthen its public presence by showcasing the work of the profession and engaging broader audiences through industry platforms. During the year, the Association participated in nine exhibitions and conferences, providing opportunities to highlight professional expertise and emerging conversations within the built environment.

Social and Sports Events

Member engagement remained a key part of the Association's activities during the year. Through eight social and sports events, AAK created opportunities for members to connect in a relaxed setting, strengthening relationships across the professional community.

These events fostered camaraderie, collaboration, and a shared sense of belonging while celebrating important milestones within the Association.



Tree Planting along Langata Road



Mombasa Branch at East Africa Oceans Festival



Engineers Chapter Tree Planting Activity



Annual Convention 2025 Tree Planting Session



Shauri Moyo Primary School CSR Activity



Langata Road Tree Planting Activity



Annual Convention 2025 Tree Planting Session



Engineers Chapter Exhibition at the EBK conference



Devolution Conference Exhibition in Homa Bay



Devolution Conference Exhibition in Homa Bay



Exhibition at the BORAQS CPD Event

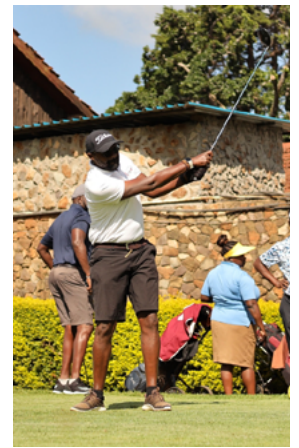
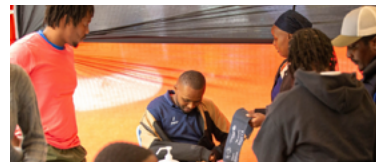


Je, Una Mjengo? Public Sensitization Activity at T Mall,



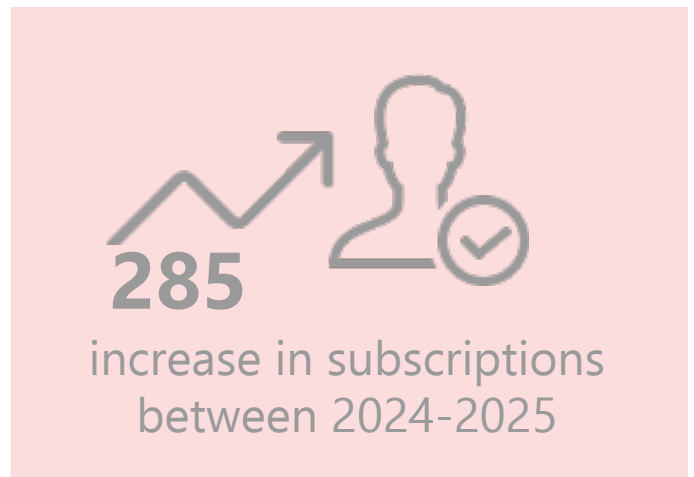
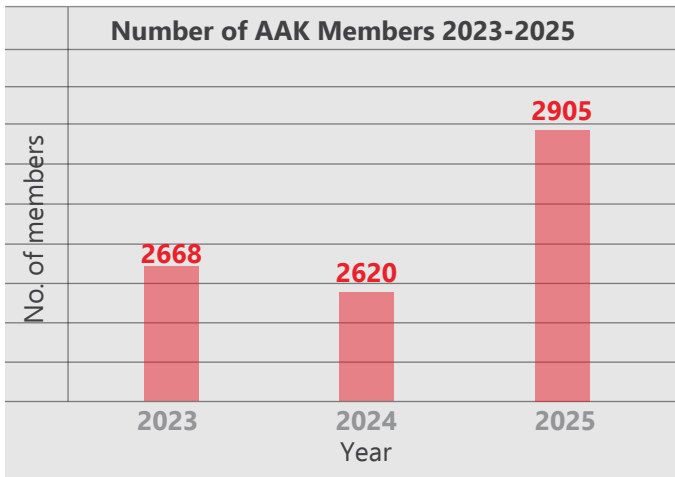
Exhibition at the Kenya Homes Expo

Sports Activities of the Year



1. Membership Statistics

The Association's overall active membership marked a 285 increase in 2025 shown in the graph below.



Overall Membership numbers of members in good standing as of 31st December 2025

CHAPTER	TOTAL MEMBERS IN GOOD STANDING (ALL MEMBERSHIP CLASSES)
ARCHITECTS	1598
QUANTITY SURVEYORS	491
TOWN PLANNERS	242
LANDSCAPE ARCHITECTS	211
ENGINEERS	151
CONSTRUCTION PROJECT MANAGERS	137
INTERIOR DESIGNERS	60
ENVIRONMENTAL DESIGN CONSULTANTS	15
TOTAL	2905

5.1 New Registrations and Growth Rate

In 2025, the Association recorded a net growth of 450 new members, reflecting continued interest in and recognition of the value offered through membership. This growth contributed to the strengthening of the professional community and expanded the Association's reach within the industry.

The membership renewal rate increased to 54.7% in 2025, up from 53.9% in 2024, demonstrating a gradual improvement in member retention. Notably, no reinstatements or lapsed members were recorded during the year.

5.2 Membership Recognition:

As of 2025, the following [members](#) have served in various boards and capacities.

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



Social Media Presence

AAK strengthened its social media presence as a key platform for engaging members and the wider public. Through regular updates, event highlights, and professional insights, the Association showcased the work of its members while amplifying conversations around architecture and the built environment.

Platform

LinkedIn

Following

12,012

Views

499,564

Instagram

6,557

233,867 (last 90 days)

X

23,233

395,616

Facebook

17,389

592,282

TikTok

1153

46,000

Looking Ahead:

Moving forward, the Association will continue refining its membership strategies to enhance engagement, attract new members and strengthen the value proposition of membership. These efforts will remain focused on delivering responsive services, expanding professional opportunities and supporting excellence within the profession.

AAK Members in Good Standing



Scan QR Code for list

BuildHub

One hub. Endless Possibilities.

Now also a space designed for you to work, connect, and grow. Welcome to BuildHub Spaces.



Buildhub.aak.or.ke

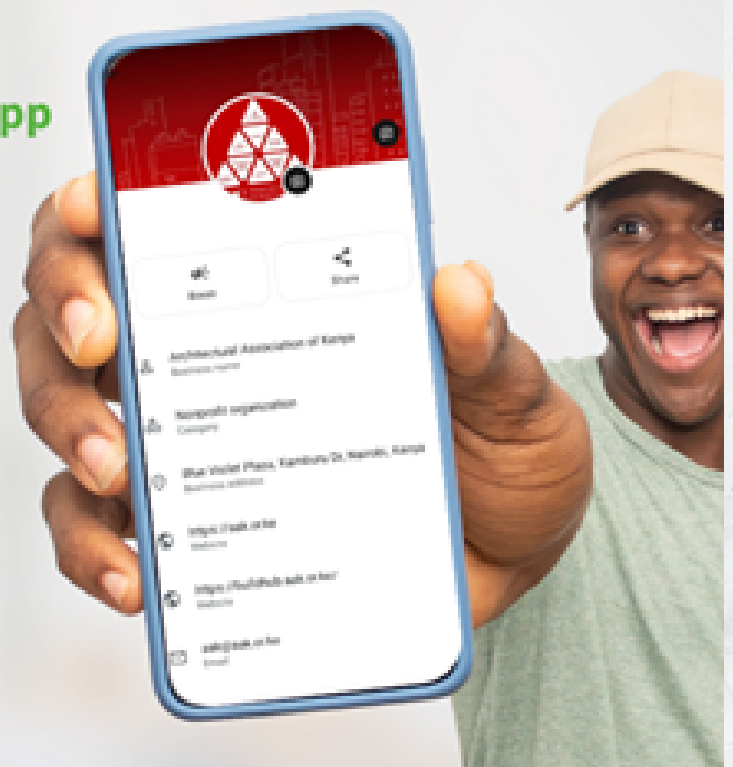


Join Us On WhatsApp!

Connect with us on **WhatsApp**

✓ Save the AAK Number to start receiving updates to your WhatsApp

➤ **+254 721 691 337**



AAK SACCO

AAK Sacco has continued to demonstrate steady and resilient progress during the year ended 31 December 2025. The Society recorded notable growth in its membership base, savings deposits, and overall asset base, reinforcing its position as a key financial partner for built environment professionals across Kenya.

Membership grew by 12% in 2025. Members now span every AAK chapter, reflecting the Sacco's increasing appeal and inclusivity. Total assets increased by 19%, while members' savings deposits rose by 21%. Share capital also grew strongly by 27%, underscoring members' continued confidence in the Society. As a vital arm of the Architectural Association of Kenya, AAK Sacco remains dedicated to mobilising savings and providing affordable credit to its members. Despite a challenging operating environment that saw moderated loan uptake, the Sacco maintained prudent financial management. These returns, together with strong investment income from diverse investments, continue to enhance the economic welfare of our members.

AAK Sacco stays firmly committed to serving all professionals under the AAK umbrella — architects, quantity surveyors, interior designers, engineers, town and urban planners, construction project managers, landscape architects, environmental design consultants and other built environment practitioners — by promoting financial wellness, supporting real estate aspirations, and fostering long-term economic resilience. AAK Sacco remains a trusted financial cornerstone for the Association and its members.

To join us:

- Fill the membership application form (<https://bit.ly/3YaerTh>), and attach:
- A passport photo
- A copy of your ID
- A copy of your KRA PIN



WHY JOIN AAK SACCO?

- Lowest interest rates at 1% per month on reducing balance, upto 3x savings
- Quick and convenient upto 24 hours loan processing
- Meet and interact with like minded individuals in the Built Environment

WHO CAN JOIN?

Architects Engineers Contractors Town planners
Interior designers Quantity Surveyors Firms
Landscape architects Environmental design consultants
Corporate, businesses & employees in the Built environment

HOW TO JOIN?

- Fill in the membership form
- Provide ID, Photo and KRA pin
- Other KYC documents as per membership category.

JOINING LINK: bit.ly/3YaerTh



+254 769055555 | www.sacco.aak.or.ke | teamleader@aaksacco.com
Blue Violets Plaza, Suite 605, Kindaruma rd, off Ngong rd

Registered Trustees Audited Accounts

Architectural Association of Kenya

Registered Trustees

ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2025

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.

The Trustees submit their report together with the audited financial statements for the year ended 31st December 2025, 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;

	2025	2024
	<u>Kshs</u>	<u>Kshs</u>
Deficit for the year transferred to statement of changes in equity	(136,844)	(57,223)

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

.....
Chairman

Architectural Association of Kenya

Registered Trustees

**STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31ST DECEMBER 2025**

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 and signed on its behalf by:

..... Chairman

..... Treasurer

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 2025, 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 2025 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 2025 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.

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
- iii) 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.

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**

.....

Architectural Association of Kenya
Registered Trustees
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST DECEMBER 2025

	<u>Notes</u>	2025 Kshs	2024 Kshs
Income	4	-	80,000
Total income		<u>-</u>	<u>80,000</u>
Expenses			
Administrative and Establishment expenses	5	<u>(136,844)</u>	<u>(137,223)</u>
Total expenses		<u>(136,844)</u>	<u>(137,223)</u>
Deficit before tax		(136,844)	(57,223)
Tax charge	6	<u>-</u>	<u>-</u>
Deficit for the Year		<u>(136,844)</u>	<u>(57,223)</u>

Architectural Association of Kenya
Registered Trustees
STATEMENT OF FINANCIAL POSITION
FOR THE YEAR ENDED 31ST DECEMBER 2025

	<u>Notes</u>	2025 Kshs	2024 Kshs
Capital employed			
General Reserve		20,626,038	20,762,882
Capital Reserve	7	20,126,300	20,126,300
Revaluation reserve	8	10,341,030	10,341,030
		<u>51,093,368</u>	<u>51,230,212</u>
Represented by:			
Non current assets			
Property and equipment	9	44,690,977	44,696,312
		<u>44,690,977</u>	<u>44,696,312</u>
Current assets			
Cash and cash equivalents	11	5,618,391	5,750,261
Receivables	12	1,000,000	1,000,000
		<u>6,618,391</u>	<u>6,750,261</u>
Current liabilities			
Trade and other payables	13	216,000	216,361
Tax payable	6	0	-
		<u>216,000</u>	<u>216,361</u>
Net current assets		<u>6,402,391</u>	<u>6,533,900</u>
		<u>51,093,368</u>	<u>51,230,212</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 2025

	<u>Note</u>	<u>Capital Reserve</u> <u>Kshs</u>	<u>Revaluation Reserve</u> <u>Kshs</u>	<u>General Reserve</u> <u>Kshs</u>	<u>Total</u> <u>Kshs</u>
<u>Year 2025</u>					
At 1st January 2025		20,126,300	10,341,030	20,762,882	51,230,212
Deficit for the year		-	-	(136,844)	(136,844)
At 31st December 2025		<u>20,126,300</u>	<u>10,341,030</u>	<u>20,626,038</u>	<u>51,093,368</u>
<u>Year 2024</u>					
At 1st January 2024		20,126,300	10,341,030	20,820,105	51,287,435
Surplus 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>

Architectural Association of Kenya
Registered Trustees
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31ST DECEMBER 2025

	<u>Notes</u>	2025 Kshs	2025 Kshs
Cash flows from operating activities			
Profit before tax		(136,844)	(57,223)
Adjustments for:			
Depreciation on property, plant and equipment	9	<u>5,335</u>	<u>5,928</u>
Operating profit before working capital changes		(131,509)	(51,295)
Change in;			
Trade and other receivables		-	-
Trade and other payables		<u>(361)</u>	<u>360</u>
Cash generated/(used by) from operating activities		(131,870)	(50,935)
Tax paid		<u>-</u>	<u>-</u>
Net Cash generated/(used by) from operating activities		<u>(131,870)</u>	<u>(50,935)</u>
Cash flows from investing activities			
Acquisition of Property, plant and equipment			-
Disposal of Property, plant and equipment			<u>-</u>
Net cash (used in) investing activities			<u>-</u>
Cash flows from financing activities			
Contribution to funds held in trust		<u>-</u>	<u>-</u>
Net cash (used in) financing activities		<u>-</u>	<u>-</u>
Net (decrease) in cash and cash equivalents		(131,870)	(50,935)
Cash and cash equivalents at 1st January		<u>5,750,261</u>	<u>5,801,196</u>
Cash and cash equivalents at 31st December	11	<u><u>5,618,391</u></u>	<u><u>5,750,261</u></u>

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.

	2025	2024
	Kshs	Kshs
4 Revenue		
Rental Income	-	80,000
5 Establishment and Administrative Expenses		
Professional fees(Audit)	130,000	130,000
Legal fees	-	-
Bank charges	1,508	1,295
Depreciation	5,336	5,928
Total	<u>136,844</u>	<u>137,223</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	-	-
Corporation tax for the year	-	-
Tax paid	-	-
Adjustment	-	-
Balance as at 31st December	<u>-</u>	<u>-</u>

Architectural Association of Kenya
Registered Trustees
NOTES CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2025

	2025 Kshs	2024 Kshs
7 Capital Reserve		
At 1 January	20,126,300	20,126,300
As 31 December	<u>20,126,300</u>	<u>20,126,300</u>

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 2025			
<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	-	89,330	89,330
Charge for the Year	-	5,335	5,335
At end of year	<u>-</u>	<u>94,665</u>	<u>94,665</u>
<u>NET BOOK VALUES</u>			
At end of year	<u>22,142,962</u>	<u>48,015</u>	<u>22,190,977</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>

The property relates building acquired in 2016 and it is held in trust on behalf of Architectural Association of Kenya. Its comprised of office suite no 605, 6th floor, Blue Violet Plaza, Kindaruma Road, Nairobi.

	2025	2024
	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>
<i>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.</i>		
11 Cash and cash equivalents		
KCB Ksh	5,618,391	5,750,261
Total Cash at bank	<u>5,618,391</u>	<u>5,750,261</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	130,000	130,361
Client deposits	70,000	70,000
Letting charges payable	16,000	16,000
	<u>216,000</u>	<u>216,361</u>

14 Contingent liabilities

At 31st December 2025, 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

I am pleased to present the Honorary Treasurer's Report for the financial year ended 31st December 2025. This report provides an overview of the Association's financial performance and position, including the activities of its Enterprises, Branch and Chapters.

The financial statements for the year were audited by Owino Associates & Company, who have expressed an unqualified opinion confirming that the accounts present a true and fair view of the financial position of the Association in accordance with applicable accounting standards.

2. Financial Performance

During the year under review, the Association recorded a total consolidated income of **KSh 46.5 million**, compared to **KSh 52.5 million** in 2024.

Total consolidated expenditure amounted to **KSh 46.3 million**, down from **KSh 53.8 million** in the previous year.

This resulted in a surplus of **KSh 0.15 million**, a notable improvement from the deficit of **KSh 1.3 million** recorded in 2024.

Despite the modest surplus, the overall financial performance reflects improved cost management, enhanced financial discipline, and prudent resource utilization.

The Association continues to diversify its revenue streams. Key initiatives include:

- Operationalization of the Build Hub space
- Exploration of grant funding opportunities to support advocacy and professional development programs
- Increased involvement in training programmes through the Build Hubs to support skills development and enhance member value

Additionally, the Association identified a historical and potential tax exposure dating back to 2017, arising from incorrect filing of returns. Measures are currently underway to engage an external auditor to regularize the affected accounts and ensure full compliance.

3. Human Resource

In response to the Association's growth evidenced by the launch of Build Hubs and the establishment of the Western and South Rift Chapters steps have been taken to strengthen the organizational structure.

Key developments include:

- Continued implementation of structured staff appraisal and retention frameworks
- Recognition and appreciation of Ms. Lenah for her dedicated service over 20 years, following her retirement in 2024

Recruitment of key personnel in 2025:

- Office Administrator
- Finance Manager

Looking ahead, the Association plans to recruit a Business Development Manager to enhance revenue generation and streamline income from core activities under AAK Enterprise Limited such as:

- Continuous Professional Development Programs
- Build Hubs
- Merchandise

The role will also support Chapters and Branches in strengthening their financial sustainability, identifying revenue opportunities, and improving coordination of income-generating activities across the Association.

4. Budget

The Association and AAK Enterprise Ltd continue to operate on a going concern basis, supported by the financial statements across branches and chapters.

Efforts will be directed towards:

- Strengthening the financial sustainability of chapters
- Promoting inter-chapter collaborations, particularly with newly established branches
- Enhancing financial oversight and accountability across all units

5. Conclusion

In conclusion:

The Association sustained strong income streams from subscriptions, conventions, and professional events. Financial performance improved significantly, transitioning from a deficit to a surplus position.

The Association maintains healthy reserves and a stable cash position, providing a solid foundation for future growth.

Moving forward, priority will be placed on:

- Strengthening revenue generation initiatives
- Improving receivables collection
- Enhancing cost control across programs and administrative operations

I wish to express my sincere appreciation to the Council, members, and management for their continued support and commitment to sound financial stewardship.

QS. Diana Mumbua Musyoka

Honorary Treasurer

26th March 2026

Architectural Association of Kenya Annual Report and Financial Statements for the Year Ended 31st December 2025

The Architectural Association of Kenya

ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2025

Office bearers:

Arch. George A. Ndege	President
Arch. Brenda Nyawara	Vice-President
QS. Diana Musyoka	Honorary Treasurer
L.Arch. Ruth Wanjiku	Honorary Secretary
Arch. Bernard Segecha	Assistant Honorary Secretary
Eng. Nashon Tambo	Honorary Registrar

Registered office Blue Violets Plaza
6th Floor, Wing B, Suite 605
Kindaruma Road, Off Ngong Road
P.O. Box 44258-00100
Nairobi, Kenya.

Independent auditor Owino Associates & Company.
Certified Public Accountants of Kenya
Aqua Plaza 3rd Floor, Murang'a Road
P.O. Box 50225 - 00100
Nairobi

Bankers Kenya Commercial Bank
P.O. Box 30012-00100
Nairobi, Kenya.

The Office bearers submit their report and the audited financial statements for the year ended 31st December 2025 which disclose the state of affairs of the association.

Incorporation and Registered Office

The association is registered in Kenya under the Societies Act and is domiciled in Kenya.

Principal activities

The association's principal activity is to bring together professionals from the private sector, public sector, and academia and also to act as a link between professionals and stakeholders in the construction industry.

Office bearers

The names of Office bearers who held office during the year and to the date of this report are shown on page 1.

Auditor

The association's auditors, Owino Associates & Company, have expressed their willingness to continue in office in accordance with the Society's Act.

By Order of board

.....
.....

Hon. Secretary

.....
..... 2026

The Kenyan Societies Act requires the Office bearers to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the association as at the end of the financial year and of the operating results of the association for that year. It also requires the Office bearers to ensure that the association keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the association. They are also responsible for safeguarding the assets of the association.

The Office bearers accepts responsibility for the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error. They also accept responsibility for:

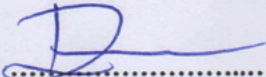
- i. Designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial statements;
- ii. Selecting and applying appropriate accounting policies; and
- iii. Making accounting estimates and judgments that are reasonable in the circumstances.

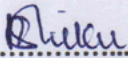
Having made an assessment of the association ability to continue as a going concern, the office bearers are not aware of any material uncertainties related to events or conditions that may cast doubt upon the association ability to continue as a going concern.

The Office bearers acknowledge that the independent audit of the financial statements does not relieve them of their responsibilities.

Approved by the Office bearers on 24TH MARCH..... 2026 and signed on its behalf by:


.....
President


.....
Hon. Treasurer


.....
Hon. Secretary

OPINION

We have audited the statement of financial position of The Architectural Association of Kenya for the year ended 31st December, 2025.

In our opinion, proper books of account have been kept and the statement of financial position, which are in agreement with the association's books of account, give a true and fair view of the state of the association financial affairs as at 31st December, 2025 and of its results for the year ended in accordance with International Financial Reporting standards.

BASIS OF OPINION

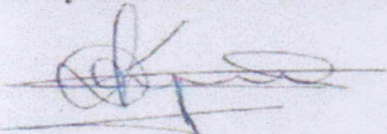
We conducted our audit in accordance with International Standards on Auditing. Those standards require that we plan and perform our audit to obtain reasonable assurance that the financial statements are free from material misstatement. An audit includes an examination, on a test basis, of evidence supporting the amounts and disclosures in the statement of financial position.

We have obtained all the information and explanations that to the best of our knowledge and belief were necessary for purposes of our audit and believe that our audit provides a reasonable basis for our opinion.

RESPECTIVE RESPONSIBILITIES OF OFFICE BEARERS AND AUDITORS

The office bearers are responsible for the preparation of statement of financial position. Our responsibility is to express an independent opinion on the statement of financial position based on our audit.

The engagement Partner responsible for the audit resulting in the independent Auditors' report is **CPA Cyrus Ouma Owino - P/2143.**



For and on behalf of;
OWINO ASSOCIATES & CO.
CERTIFIED PUBLIC ACCOUNTANTS OF KENYA
AQUA PLAZA 3RD FLOOR, MURANG'A ROAD
P.O. BOX 50225 - 00100
NAIROBI

OWINO ASSOCIATES & CO.
CERTIFIED PUBLIC ACCOUNTANTS (K)
P. O. Box 50225 - 00100, NAIROBI

DATE: 25/03/2026

...25/ MARCH/..... 2026

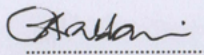
The Architectural Association of Kenya
SUMMARY STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED
31ST DECEMBER 2025

	NOTES	ASSOCIATION 2025 KSHS	ENTERPRISES 2025 KSHS	CHAPTERS 2025 KSHS	CONSOLIDATED 2025 KSHS	CONSOLIDATED 2024 KSHS
Income	2	16,474,257	26,154,789	3,881,100	46,510,146	52,598,882
Cost of sales	3	-	(601,659)	-	(601,659)	(704,586)
Surplus/(deficit)		16,474,257	25,553,130	3,881,100	45,908,487	51,894,296
Direct programme cost	4	4,610,916	18,589,796	4,851,370	28,052,082	38,853,312
Administrative Expenses	5	12,229,193	5,438,404	34,657	17,702,254	14,308,882
Total Expenses		16,840,109	24,028,200	4,886,027	45,754,336	53,162,194
Operating surplus/(Deficit) for the year		(365,852)	1,524,930	(1,004,927)	154,151	(1,267,898)
Income Tax(Cooperation Tax) 30%		-	(457,479)	-	(457,479)	(500,536)
Net Surplus/(Deficit) for the year	KSHS.	(365,852)	1,067,451	(1,004,927)	(303,328)	(1,768,434)

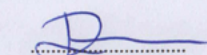
The Architectural Association of Kenya
STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER 2025

THE ARCHITECTURAL ASSOCIATION OF KENYA STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER, 2025						
	NOTES	ASSOCIATION 2025 KSHS	ENTERPRISES 2025 KSHS	CHAPTERS 2025 KSHS	CONSOLIDATED 2025 KSHS	CONSOLIDATED 2024 KSHS
NON-CURRENT ASSETS						
Property and equipment	6	1,152,347	-	-	1,152,347	746,076
Intangible assets	6	51,951	-	-	51,951	90,914
Total non-current assets		1,204,298	-	-	1,204,298	836,990
CURRENT ASSETS						
Investment	7	-	-	631,288	631,288	571,628
Receivables	8	4,897,216	1,388,702	2,432,254	8,718,172	13,252,938
Pre-paid insurance	9	475,888	-	-	475,888	370,169
VATclaimable	10	-	196,093	-	196,093	1,139,382
Inventory	11	-	298,772	-	298,772	241,216
Bank and cash balances	12	2,503,335	3,398,036	3,364,730	9,266,101	6,972,784
Benevolent savings fund	13	89,030	-	-	89,030	89,030
Total Current assets		7,965,469	5,281,603	6,428,272	19,675,344	22,637,147
TOTAL ASSETS	KSHS.	9,169,767	5,281,603	6,428,272	20,879,642	23,385,107
ACCUMULATED FUND & LIABILITIES						
Revenue Reserve		5,929,326	4,291,618	5,956,369	16,177,313	15,481,920
Accumulated Fund		5,929,326	4,291,618	5,956,369	16,177,313	15,481,920
CURRENT LIABILITIES						
Payables and Accruals	14	3,240,441	989,985	471,903	4,702,328	7,903,187
TOTAL ACCUMULATED FUND AND LIABILITIES	KSHS.	9,169,767	5,281,603	6,428,272	20,879,642	23,385,107

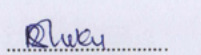
The financial statements on page 5 to 15 were approved and signed on behalf of the organisation by;



 PRESIDENT
 24/03/2026
 DATE



 HON. TREASURER
 24/03/2026



 HON. SECRETARY
 24/03/2026

The Architectural Association of Kenya

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31ST DECEMBER 2025

	ASSOCIATION 2025 KSHS	ENTERPRISES 2025 KSHS	CHAPTERS 2025 KSHS	CONSOLIDATED 2025 KSHS	CONSOLIDATED 2024 KSHS
Cash flows from operating activities :					
Surplus/(deficit) before taxation	(365,852)	1,524,930	(1,004,927)	154,151	(1,063,851)
Changes during the year	-	-	29,060	29,060	755,236
Adjustments for : Depreciation	126,899	-	-	126,899	308,615
Operating profit before working capital changes	(238,953)	1,524,930	(975,867)	310,110	-
Decrease/(Increase) in Receivables	(128,312)	1,175,127	3,939	1,050,754	(5,063,701)
Decrease/(Increase) in Inventory	-	(57,556)	-	(57,556)	(71,227)
(Decrease)/Increase in Payables	(861,995)	(2,853,240)	(273,715)	(3,988,950)	2,233,307
VAT Claimable	-	(196,093)	-	(196,093)	(1,139,382)
Net cash from/(used by) operating activities	(1,229,260)	(406,832)	(1,245,643)	(2,881,735)	(4,041,003)
Cash flow from investing activities:					
Purchase of office equipment	(544,130)	-	-	(544,130)	-
Changes in investments	-	-	(59,660)	(59,660)	(59,561)
Net cash used in investing activities	(544,130)	-	(59,660)	(603,790)	(59,561)
Cash flow from financing activities:					
Decrease/(Increase) Reserves	2,703,781	3,123,700	-	5,827,481	-
Net cash used in investing activities	2,703,781	3,123,700	-	5,827,481	-
Net Increase/(decrease) in cash and cash equivalents	634,724	2,716,868	(1,147,305)	2,204,287	(4,100,564)
Cash and cash equivalent at the beginning of the year	1,868,611	681,168	4,512,035	7,061,814	11,162,378
Cash and Cash equivalent at the year end KSHS	2,503,335	3,398,036	3,364,730	9,266,101	7,061,814

1. Accounting policies

The principal accounting policies adopted in the preparation of this financial statements are set out as below:

a) Basis of Accounting

The accounts are prepared under the historical cost convention.

b) Accounts receivables

Accounts receivables are carried at anticipated realizable value. An estimate is made for doubtful receivables based on a review of all outstanding amounts at the year end. Bad debts are written off in the year in which they are identified.

c) Accounts payables

Accounts payables are stated at their nominal value.

d) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and with banks. For the purpose of the cash flow statement, cash and cash equivalent are stated net of bank overdrafts.

e) Depreciation

Provision for depreciation has been made on a reducing balance method.

The rate used is;

Buildings	2.5% per annum
Motor vehicles	25.0% per annum
Furniture, Fittings & Equipment	10.0% per annum

The Architectural Association of Kenya

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST DECEMBER 2025

	ASSOCIATION 2025 KSHS	ENTERPRISES 2025 KSHS	CHAPTERS 2025 KSHS	CONSOLIDATED 2025 KSHS	CONSOLIDATED 2024 KSHS
2 INCOME					
Architectural Association of Kenya Awards	-	-	-	-	2,221,000
Annual convention event	-	14,486,708	-	14,486,708	19,804,016
Annual general meeting & dinner	-	2,004,645	50,000	2,054,645	1,763,005
Arbitration / appointment fees	-	225,000	-	225,000	275,000
Benevolent fund	9,250	-	-	9,250	31,700
Chapter & branch support	-	-	-	-	150,000
Continuous Professional development	18,500	-	955,100	973,600	1,750,150
Corporate social responsibility	54,250	-	-	54,250	197,336
Golf Tournament events	-	-	2,347,000	2,347,000	2,099,600
Grant and donations	911,145	-	-	911,145	-
In kind contributions / donations	1,612,073	-	-	1,612,073	-
Interest Earned	-	-	59,660	59,660	59,561
Members Subscription	13,112,639	-	-	13,112,639	12,171,305
Research and advocacy	756,400	-	-	756,400	4,644,428
Sales of documents	-	9,264,574	-	9,264,574	7,422,780
Sales of merchandise	-	23,862	4,500	28,362	9,001
Student activities and engagement	-	150,000	38,000	188,000	-
Other interventions	-	-	426,840	426,840	-
	16,474,257	26,154,789	3,881,100	46,510,146	52,598,882

The Architectural Association of Kenya

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST DECEMBER 2025

	ASSOCIATION 2025 KSHS	ENTERPRISES 2025 KSHS	CHAPTERS 2025 KSHS	CONSOLIDATED 2025 KSHS	CONSOLIDATED 2024 KSHS
3 COST OF SALES					
Opening Inventories	-	241,216	-	241,216	-
Add: Purchases	-	659,215	-	659,215	945,802
Closing Inventories	-	(298,772)	-	(298,772)	(241,216)
	-	601,659	-	601,659	704,586
4 DIRECT PROGRAMME COST					
Architectural Association of Kenya Awards	-	-	-	-	1,865,512
Annual convention events	-	13,157,028	-	13,157,028	16,878,385
Annual general meeting & dinner	-	1,793,880	89,250	1,883,130	2,721,170
Annual Subscription	1,460,173	-	164,375	1,624,548	1,362,110
Benevolent fund	-	-	-	-	100,490
Chapter & branch support	-	-	-	-	770,955
Continuous Professional Development	-	-	1,010,700	1,010,700	1,138,407
Corporate social responsibility	85,000	-	105,100	190,100	353,700
Depreciation	177,759	-	-	177,759	-
Document printing	-	187,336	-	187,336	1,175,580
Golf tournament events	-	-	1,266,225	1,266,225	1,254,737
Licenses & permits	209,960	-	-	209,960	1,075,536
Local & International travel	104,022	1,665,732	1,443,990	3,213,744	2,797,013
Meetings	1,566,090	1,526,440	132,420	3,224,950	2,083,789
Public relation and communication	306,240	-	293,560	599,800	587,370
Professional fees	362,300	-	-	362,300	74,100
Research and advocacy	339,372	129,380	308,250	777,002	4,614,458
Student activities and engagement	-	130,000	37,500	167,500	-
	4,610,916	18,589,796	4,851,370	28,052,082	38,853,312

The Architectural Association of Kenya

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST DECEMBER 2025

	ASSOCIATION 2025 KSHS	ENTERPRISES 2025 KSHS	CHAPTERS 2025 KSHS	CONSOLIDATED 2025 KSHS	CONSOLIDATE 2024 KSHS
5 ADMINISTRATIVE EXPENSES					
Audit fees	-	210,000	-	210,000	300,000
Bank charges	75,436	66,140	34,657	176,233	179,482
Electricity and water	110,342	-	-	110,342	114,841
General office expenses	249,469	78,250	-	327,719	617,447
Housing levy	-	87,068	-	87,068	-
Insurance	1,787,717	-	-	1,787,717	1,242,793
Postage fee	-	5,100	-	5,100	35,450
Refurbishment/ recarpeting of AAK build hub	1,612,073	-	-	1,612,073	-
Repair and maintenance	-	-	-	-	56,850
Service charge	305,875	-	-	305,875	220,000
Salaries and wages	7,834,551	4,991,846	-	12,826,397	11,414,426
Staff welfare	69,250	-	-	69,250	-
Telephone and internet	184,480	-	-	184,480	127,593
	12,229,193	5,438,404	34,657	17,702,254	14,308,882
SURPLUS/(DEFICIT) FOR THE YEAR	(365,852)	1,524,930	(1,004,927)	154,151	(1,267,898)
TAXATION	-	(457,479)	-	(457,479)	(500,536)
NET SURPLUS/(DEFICIT) FOR THE YEAR	(365,852)	1,067,451	(1,004,927)	(303,328)	(1,768,434)

The Architectural Association of Kenya
NOTES TO THE ACCOUNTS (...Continued)
FOR THE YEAR ENDED 31ST DECEMBER 2025

6.PROPERTY AND EQUIPMENTS SCHEDULE

	MOTOR VEHICLES KSHS	COMPUTER KSHS	FURNITURE FITTINGS & EQUIPMENT KSHS	SOFTWARE KSHS	ASSOCIATION 2025 TOTAL KSHS
COST/VALUATION					
AS AT 01.01.2025	117,090	2,576,608	1,049,200	740,000	4,482,898
ADDITIONS	-	-	544,130	-	544,130
DISPOSAL	-	-	-	-	-
AS AT 31.12.2025	117,090	2,576,608	1,593,330	740,000	5,027,028
AMMORTISATION					
AS AT 01.01.2025	-	-	-	649,086	649,086
CHARGE FOR THE YEAR	-	-	-	38,963	38,963
AS AT 31.12.2025	-	-	-	688,049	688,049
DEPRECIATION					
AS AT 01.01.2025	101,461	2,293,912	561,549	-	2,956,922
CHARGE FOR THE YEAR	3,907	70,674	103,178	-	177,759
AS AT 31.12.2025	105,368	2,364,586	664,727	-	3,134,681
NET BOOK VALUE					
AS AT 01.01.25	KSHS. 15,629	242,196	487,651	90,914	836,390
NET BOOK VALUE					
AS AT 31.12.25	KSHS. 11,722	212,022	928,603	51,951	1,204,298

	ASSOCIATION 2025 KSHS	ENTERPRISES 2025 KSHS	CHAPTERS 2025 KSHS	CONSOLIDATED 2025 KSHS	CONSOLIDATED 2024 KSHS
7 INVESTMENT					
BRITAM	-	-	631,288	631,288	571,628
	-	-	631,288	631,288	571,628
8 ACCOUNTS RECEIVABLE	4,897,216	1,388,702	2,432,254	8,718,172	13,252,938
9 PRE-PAID INSURANCE	475,888	-	-	475,888	370,169
10 VAT CLAIMABLE	-	196,093	-	196,093	1,139,382
11 INVENTORY	-	298,772	-	298,772	241,216
12 BANK AND CASH BALANCES					
Bank balances	1,924,065	1,771,926	3,364,730	7,060,721	6,684,352
Conference Account	-	754,310	-	754,310	-
Petty cash	14,350	-	-	14,350	-
Mpesa paybill	564,920	871,800	-	1,436,720	288,432
	2,503,335	3,398,036	3,364,730	9,266,101	6,972,784
13 BENEVOLENT SAVINGS FUND	89,030	-	-	89,030	89,030
14 ACCOUNTS PAYABLE	3,240,441	364,156	471,903	4,076,500	7,227,649
Provision for Audit fees	-	210,000	-	210,000	300,000
Tax payable	-	415,829	-	415,829	375,538
	3,240,441	989,985	471,903	4,702,329	7,903,187

The Architectural Association of Kenya

CHAPTERS AND BRANCHES STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST DECEMBER 2025

	Environmental			Town Planner Chapter	Quantity Surveyors Chapter	Construction		Mombasa Branch	TOTAL
	Architects Chapter	Engineers Chapter	Design Consultants Chapter			Landscape Architects Chapter	Project Managers Chapter		
	KSHS	KSHS	KSHS	KSHS	KSHS	KSHS	KSHS	KSHS	KSHS
INCOME									
AAK merchandise	4,500	-	-	-	-	-	-	-	4,500
Annual general meeting Dinner	50,000	-	-	-	-	-	-	-	50,000
Continuous Professional development i	190,600	180,500	-	124,500	200,000	84,500	-	175,000	955,100
East Africa Institute of Architects	116,987	-	-	-	-	-	-	-	116,987
Interest earned	-	59,660	-	-	-	-	-	-	59,660
Golf tournament	2,347,000	-	-	-	-	-	-	-	2,347,000
Other Income	309,853	-	-	-	-	-	-	-	309,853
Student membership drive	-	-	-	-	-	-	-	38,000	38,000
Total income	3,018,940	240,160	-	124,500	200,000	84,500	-	213,000	3,881,100
Less Expenditure									
Annual general meeting	30,000	28,400	-	8,850	-	6,000	-	16,000	89,250
Bank charges	12,578	5,799	1,278	7,288	1,278	6,058	-	378	34,657
Continuous Professional development	374,900	332,120	-	104,680	92,500	14,500	42,000	50,000	1,010,700
Corporate social responsibility	-	20,000	-	-	-	-	10,100	25,000	55,100
East Africa Institute of Architects	71,800	-	-	-	-	-	-	-	71,800
East Africa Ocean Festival Camel derby	-	-	-	-	-	-	-	50,000	50,000
Engineers board of Kenya	-	200,000	-	-	-	-	-	-	200,000
Golf tournament	1,266,225	-	-	-	-	-	-	-	1,266,225
Local and international travel	-	-	-	170,040	-	-	-	-	170,040
Meeting	93,920	-	-	-	-	8,500	30,000	-	132,420
PR and communication	-	12,760	-	-	-	9,000	-	-	21,760
Research and advocacy	-	-	-	308,250	-	-	-	-	308,250
Student activities and engagements	37,500	-	-	-	-	-	-	-	37,500
Subscription	164,375	-	-	-	-	-	-	-	164,375
Travel	1,022,350	251,600	-	-	-	-	-	-	1,273,950
Total expenditure	3,073,648	850,679	1,278	599,108	93,778	44,058	82,100	-	4,886,027
Net Profit/(Loss)	(54,708)	(610,519)	(1,278)	(474,608)	106,222	40,442	(82,100)	-	(1,004,927)

The Architectural Association of Kenya

CHAPTERS STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31ST DECEMBER 2024

	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	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>69,000</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>17,000</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>52,000</u>	<u>336,359</u>

THE ARCHITECTURAL ASSOCIATION OF KENYA				
ANNUAL CONSOLIDATED BUDGET - YEAR 2026				
DESCRIPTION	ASSOCIATION	AAK ENTERPRISES LTD	CHAPTERS & BRANCHES	TOTAL BUDGET (YEAR 2026)
REVENUE BUDGET	AMOUNT (KES)	AMOUNT (KES)	AMOUNT (KES)	AMOUNT (KES)
Membership - Entrance & Subscription Fees	13,000,000			13,000,000
Income - Arbitration / Appointment Fees		250,000		250,000
Sales of Merchandise		1,100,000		1,100,000
Grants and Donations	5,000,000			5,000,000
Other Chapter/Branch Initiatives			1,700,000	1,700,000
DOCUMENT SALES:				
1. Agreement & Conditions of Contract		9,000,000		9,000,000
2. Interim Payment Certificate		907,033		907,033
3. Certificate of Making Good Defects		99,726		99,726
4. Certificate of Practical Completion		237,622		237,622
5. Standard Methods of measured		227,758		227,758
6. Other SOP and Related Documents	1,200,000		1,900,000	3,100,000
AAK EVENTS				
1. Annual General Meeting	500,000			500,000
2. AAK BIENNALE		30,000,000		30,000,000
3. Annual Convention		22,000,000		22,000,000
4. President Dinner		2,000,000		2,000,000
5. Golf Tournament			2,000,000	2,000,000
6. Duracoat Award of Excellence / AGM Dinner			2,800,000	2,800,000
7. CPD Events		1,000,000	3,185,000	4,185,000
Chapter/Branch support			1,100,000	1,100,000
TOTAL REVENUE	19,700,000	66,822,139	12,685,000	99,207,139
EXPENDITURE BUDGET				
PROGRAMME & OPERATIONAL COST				
Development of AAK Strategic Plan	600,000			600,000
Licenses & Permits	100,000			100,000

Membership & Website System Maintenance	400,000			400,000
Meetings Expenses	1,000,000	1,500,000	830,000	3,330,000
SGBI			250,000	250,000
AAK EVENTS				
1. Annual General Meeting	150,000	100,000	265,000	515,000
2. AAK BIENNALE		25,000,000		25,000,000
3. Annual Convention		16,500,000		16,500,000
4. President Dinner		1,700,000		1,700,000
5. Golf Tournament			1,200,000	1,200,000
6. Student Activities & Engagement			377,500	377,500
7. CPD Events		700,000	1,758,500	2,458,500
8. CSR Activities	200,000		652,000	852,000
9. Duracoat Award of Excellence / AGM Dinner	100,000		1,500,000	1,600,000
Research & Advocacy Activities	2,588,607		346,000	2,934,607
Production of Merchandise		800,000		800,000
Media Liaison	240,000			240,000
Community engagement & Commemoration of Key international days	100,000			100,000
Other Chapter/Branch Initiatives			1,200,000	1,200,000
<i>Professional Fees (External Audit & Tax consultant)</i>	200,000	300,000		500,000
Document Printing		1,200,000	100,000	1,300,000
International Travel	1,250,000	1,250,000	600,000	3,100,000
Local Travel		500,000	404,000	904,000
Chapter Support			1,100,000	1,100,000
Sub-Total	6,928,607	49,550,000	10,583,000	67,061,607
PERSONNEL COST				
Salaries & Wages	2,911,920	11,647,680		14,559,600
WIBA and Medical Insurance	360,000	1,440,000		1,800,000
HR Development Costs	303,325	303,325		606,650

Staff Costs and Retirement benefits	1,320,000			1,320,000
ADMINISTRATIVE COST				
Office Service Charge	120,000	180,000		300,000
Office General Expenses	600,000			600,000
Repair & Maintenance	120,000			120,000
General Insurance	70,000			70,000
Telephone & Internet	72,000	72,000		144,000
IFLA Flights	1,440,000			1,440,000
Affiliate Partners Subscriptions	1,800,000			1,800,000
Bank Charges & Fees	100,000	100,000	74,000	274,000
Sub-Total	9,217,245	13,743,005	74,000	23,034,250
TOTAL EXPENDITURE	16,145,852	63,293,005	10,657,000	90,095,857
SURPLUS / (DEFICIT)	3,554,148	3,529,134	2,028,000	9,111,282

MOTIONS FOR THE 59TH ANNUAL GENERAL MEETING (2026)

Architectural Association of Kenya

MOTION 1

MANDATED GOVERNING COUNCIL MEMBERS PERFORMANCE APPRAISAL

Proposed Amendment

Insertion of New By-Law 12.16 under Clause 12.0 (By-Laws)

Motion

I move that, pursuant to **Clause 12.0 of the Constitution (By-Laws)** which empowers the Association to establish regulations governing its administration, a new **By-Law 12.16** be inserted to establish a structured performance appraisal framework for members of the Governing Council.

Insert New By-Law 12.16

By-Law 12.16 – Performance Appraisal of Governing Council Members

12.16.1 Statement of Intended Contributions

Upon election and assumption of office, each member of the Governing Council shall submit to the Secretariat, within thirty (30) days, a written **Statement of Intended Contributions** outlining measurable actions the member intends to undertake in advancing:

- a) the objectives of the Association as set out in **Clause 3.0 (Objects)**;
- b) the strategic priorities of the Association;
- c) the interests of members; and
- d) the principles of good governance and institutional strengthening.

12.16.2 Mid-Term Performance Appraisal

At the completion of the first year of the Council's two-year term as provided in **Clause 5.3.2**, each Governing Council member shall submit a **Mid-Term Performance Appraisal** detailing:

- a) performance against the Statement of Intended Contributions;
- b) challenges and constraints encountered; and
- c) priority actions for the remainder of the term.

This appraisal shall be submitted within thirty (30) days of completing the first year of office.

12.16.3 End-of-Term Performance Report

At the completion of the Council term provided for under **Clause 5.3.2**, each member shall submit an **End-of-Term Performance Report** summarizing:

- a) key achievements during the term;
- b) initiatives undertaken;

- c) institutional impact of their service; and
- d) recommendations for subsequent Councils.

12.16.4 Transparency and Publication

In the spirit of accountability to the membership, the Statements of Intended Contributions, Mid-Term Performance Appraisals, and End-of-Term Reports shall be made accessible to members through official Association communication platforms as approved by the Governing Council.

MOTION 2

STREAMLINING OF GOVERNANCE STRUCTURES AND CHAPTER COUNCILS

Proposed Constitutional and By-Law Amendments

Motion

I move that the Constitution and By-Laws be amended to streamline the governance structures of the Association as follows:

1. Amendment to Clause 5.3.2

(Composition of the Governing Council)

Delete current provision:

“The Governing Council shall be composed of the office bearers (ex-officio); and a further twenty three corporate members elected in the manner provided in By-Law 12.1.a and 12.1.b.”

Replace with:

The Governing Council shall be composed of:

- a) The Office Bearers of the Association (ex-officio);
- b) The **Chairpersons of each Chapter of the Association**; and
- c) The **Immediate Past President** of the Association.

Each Chapter Chairperson shall designate **one Alternate Member**, being a Corporate Member of good standing from the respective Chapter, who shall attend and participate in meetings of the Governing Council in the absence of the Chairperson and shall exercise full voting rights in such circumstances.

2. Deletion of By-Laws 12.1, 12.1.a and 12.1.b

Delete **By-Law 12.1 and its sub-sections 12.1.a and 12.1.b** in their entirety, as the provisions governing election of twenty-three Corporate Members to the Governing Council shall become redundant following the restructuring of the Council under Clause 5.3.2.

3. Amendment to By-Law 13.2

(Composition of Chapter Council)

Delete current provision:

“The Chapter Council shall be composed of the Office Bearers, the Chapter representatives to the Governing Council, not less than two members from the Corporate, Graduate or Licentiate members of the Chapter; and the Immediate Past Chairperson shall be ex-officio member.”

Replace with:

The Chapter Council shall be composed of:

- a) The Chapter Office Bearers; and
- b) The Immediate Past Chairperson who shall serve as an **ex-officio member**.

4. Amendment to By-Law 13.4

(Chapter Office Bearers)

Replace the current list with:

The Office Bearers of the Chapter shall be:

- a) Chairperson
- b) Vice-Chairperson
- c) Secretary
- d) Treasurer

Delete

- e) Registrar
- f) Assistant Secretary

from the current provision.

MOTION 3

PROHIBITION OF UNDISCIPLINED MEMBERS FROM HOLDING EXECUTIVE OFFICE

Proposed Amendment

Insertion of **By-Law 12.17** and amendment to **Clause 5.4.2 (Qualifications for Election of Office Bearers)**.

1. Insert New By-Law 12.17

By-Law 12.17 – Eligibility for Governing Council Executive Positions

12.17.1 Disqualification

Notwithstanding any other provisions of this Constitution or the By-Laws, no member shall be eligible for election or appointment to any **Office Bearer position** under **Clause 5.4 (Office Bearers)** or to the Governing Council if:

- a) The member has been found guilty of professional misconduct under **Clause 14.0 (Professional Conduct)** and subjected to reprimand, suspension, or termination of membership within the preceding **seven (7) years**;
- b) The member is currently serving a suspension from membership or from holding office in the Association;
- c) The member has been sanctioned by a **statutory professional registration board** affecting their professional standing within the preceding seven (7) years;
- d) The member has resigned from the **Governing Council or Chapter Council** without reasonable cause acceptable to the respective Council within the preceding seven (7) years;
- e) The member has been removed from the Governing Council or Chapter Council for **absence from three consecutive meetings** in accordance with the applicable By-Laws governing attendance of Council members.

12.17.2 Definition of Reasonable Cause

Reasonable cause shall include:

- a) certified medical incapacity;
- b) relocation outside Kenya for employment exceeding six months;
- c) any other circumstances recognised by resolution of the Governing Council or Chapter Council passed by a two-thirds majority.

12.17.3 Reinstatement of Eligibility

Eligibility may be restored only after:

- a) the seven-year disqualification period has elapsed;
- b) the member has maintained good standing in the Association; and
- c) where applicable, the Governing Council has approved reinstatement by resolution.

12.17.4 Declaration Requirement

All candidates for Office Bearer positions shall declare in their nomination forms whether they have:

- a) been subject to disciplinary proceedings under **Clause 14.0**;
- b) resigned from the Governing Council or Chapter Council before completing a term; or
- c) been removed from office due to non-attendance.

Failure to disclose such information shall constitute grounds for **disqualification and disciplinary action**.

2. Amendment to Clause 5.4.2

Insert new provision:

5.4.2.7

A candidate shall not be disqualified under the provisions of **By-Law 12.17 (Eligibility for Governing Council Executive Positions)**.

Submitted by: ERIC E. KIGADA M.A.A.K 2595



Chapter: Architects Chapter

Date: March 2026

Seconded by: JOHN MWANIKI M.A.A.K 2811

Chapter: Architects Chapter

Date: March 2026

For: 59th Annual General Meeting of the Architectural Association of Kenya

MOTIONS TO THE AAK AGM OF 26TH MARCH 2026

- 1. MOTION TO INTRODUCE VOTING FOR AAK REPRESENTATION TO VARIOUS BOARDS, ESPECIALLY BORAQS & NCA BOARDS BY CORPORATE AND FELLOW MEMBERS OF THE AAK. ONLY CORPORATE & FELLOW MEMBERS TO BE ALLOWED TO PRESENT THEMSELVES FOR ELECTION.** We would like to present a motion for the members of the AAK to consider and amend the By Laws of the constitution of the AAK to entrench the practice of AAK Members voting for their representatives to industry related Boards, in the same way Advocates vote for their representatives to the Judicial Service Commission JSC.
- 2. MOTION TO REGULATE THE CONDUCT OF AAK BUSINESS ON WHATSAPP FORUMS, ESPECIALLY OFFICIALLY RECOGNISED AAK GROUPS. THE AAK SHOULD PUBLISH WITHIN ITS ANNUAL REPORTS THE OFFICIAL AAK WHATSAPP GROUPS SO THAT THEY REMAIN FORMAL EXTENSIONS TO DISCUSSIONS HELD AT FORMAL AAK MEETINGS. THUSLY, NO DULY ELECTED OFFICIALS SHALL BE REMOVED FROM THESE OFFICIAL GROUPS ON THE WHIMS OF THE SECRETARIAT OR THE CHAIR, AND ALTERNATIVE VOICES SHALL BE ACCOMODATED. ALL OTHER GROUPS SHALL REMAIN INFORMAL FORUMS, USED AT THE DISCRETION OF THE MEMBERS THEREIN.** We would like to present a motion for the members of the AAK to consider and amend the By Laws of the AAK to clarify and regulate the use of Social Media for running business at the association. In the era of Social media, there should be a clear policy for fair usage of the same for the benefit of the members and the association at large.
- 3. MOTION TO REVIEW THE CARRYING OUT OF AAK ELECTIONS TO MAKE THEM MORE TRANSPARENT AND ACCOUNTABLE TO THE MEMBERSHIP, EITHER BY REVERTING TO A PHYSICAL BALLOTING PROCESS OR APPOINTING THE IEBC TO CARRY OUT THE ELECTIONS, AS IS THE CASE WITH LSK. THIS WILL ONLY BE DONE FOR THE EXECUTIVE MEMBER POSITIONS AT GOVERNING COUNCIL LEVEL.** We would like to present a motion for the members of the AAK to consider and amend the By Laws guiding the conduct of elections of the Executive Members of the AAK. In the recent past there has been complaints from aspirants who alleged that the elections seemed to have been manipulated, with the said aspirants rejecting the final reports from the election scrutineers, and the matters raised in their letters of protest have not been adequately addressed to date. This has led to an uproar amongst the ranks of the AAK membership and has partly contributed to the apathy and nonchalant attitude that members have towards the association. The impacts are particularly seen in low numbers of those in good standing, low engagement by Members in Chapter activities and members steering clear of competitive posts at the highest echelons of AAK during elections.
- 4. MOTION TO COMPELL THE EXECUTIVE COMMITTEE OF THE GOVERNING COUNCIL TO CONDUCT BUSINESS AS PRESCRIBED BY THE CONSTITUTION OF THE AAK, AND TO STOP EXERCISING EXECUTIVE AUTHORITY NOT DELEGATED TO IT, BY THE GC, WHEN IT COMES TO POLICY AND FISCAL DISCUSSIONS AND DECISIONS. THESE MUST BE DISCUSSED IN GC COUNCIL MEETING, VOTED FOR, MINUTED AND RECORDS OF THE SAME TO BE PRESENTED TO ALL AAK MEMBERS REGULARLY VIA THE COMMUNICATION CHANNELS ESTABLISHED AND TO BE ESTABLISHED IN FUTURE.** We would like to present a motion for the members of

the AAK to consider and amend the By Laws/Constitution of the AAK to speak clearly to matters of how business is carried out at the Secretariat and the Governing Council (and its committees) at the AAK. The current constitution prescribes the mandate given to the Governing council and delineates the boundaries of the committees within it, but practically on the ground, there is an assumption of Governing Council Mandate by the Executive Committee and the Secretariat, usurping the critical role of members of the GC, especially when it comes to inclusivity of all chapters and branches. This can be demonstrated, in the fact that memorandums from the AAK supporting the Building Code, mentioning only quantity Surveyors, Engineers and Architects and without including the rest of the cadres represented within the AAK. The Memorandum was issued without Governing Council Input, and was scant discussed within the GC. No minutes as to resolutions of policy forwarding the document to the NCA exist, and the AAK representative to the NCA board did not push for the benefit of members of the AAK in the rest of the chapters.

5. **MOTION FOR THE AAK SECRETARIAT TO PUBLISH ALL OFFICIAL REPORTS OF THE GOVERNING COUNCIL, MONTHLY MINUTES OF MEETING AND OTHER POLICY AND FINANCIAL DOCUMENTATION VOTED FOR OR AGREED ON DURING MEETINGS OF THE GOVERNING COUNCIL, IN A PUBLIC PORTAL FOR DIRECT MEMBER SCRUTINY ON A MONTH-BY-MONTH BASIS. THIS WILL HELP MEMBERS TO HAVE A DIRECT VIEW OF HOW THEIR REPRESENTATIVES CARRY OUT BUSINESS AND MAKE DECISIONS ON AN ONGOING BASIS RATHER THAN HAVE AN ANNUAL PEEK OF THE SAME, COMPRESSED IN A TIGHTLY PACKED REPORT TO THE AGM.** We would like to present a motion for the members of the AAK to consider and amend the By Laws to include the requirement for open doors to all resolutions of council (Chapter and Governing Council), including letters issued to effect work at the Secretariat, and Minutes of meeting of the various Councils. This should be made public on a month-to-month basis, so that Members of the AAK will get an opportunity to review the documents, and query any items or resolutions made on their behalf by their representatives. This will also help in the members having sufficient time to keep abreast of matters at the AAK, rather than having a once in a year peek into the same, on a very crammed up President’s report to the AGM.

6. **MOTION TO REVIEW AND PASS AN OFFICIAL POLICY OF THE PROCESS OF APPOINTMENT OF ARBITRATORS BY THE AAK GOVERNING COUNCIL/PRESIDENT. THE COLLEGE OF FELLOWS TO REVIEW AND APPROVE ALL LISTED ARBITRATORS ON A REGULAR BASIS TO PROTECT THE REPUTATION OF THE AAK, IN THE LIGHT OF THE CURRENT LEGAL ACTION WHERE AAK HAS BEEN MENTIONED ADVERSELY, STEMMING FROM THE ALLEGED ACTIONS OF AN ARBITRATOR.** We would like to present a motion for the members of the AAK to consider and amend the By Laws to include a policy on the matters relating to Arbitration. This will include publishing an annual roll of Arbiters, considering and explaining the method by which they are selected for matters, and reports they give as feedback to AAK on the matters they handle, on top of the judgments they produce.

7. **MOTION TO CREATE A WHISTLEBLOWER OFFICE OR THE OFFICE OF AN OMBUDSMAN WITHIN THE COLLEGE OF FELLOWS, FOR REPROTING OF GROSS MISCONDUCT IN THE AAK**

SECRETARIAT AND COUNCILS. ISSUES SUCH AS FINANCIAL IMPROPRIETY, CONFLICT OF INTEREST, AND SEXUAL OFFENSES HAVE NOT HAD A PLATFORM TO BE DEALT WITH IN THE PAST. We would like to present a motion for the members of the AAK to consider and amend the By Laws/Constitution of the AAK, to include the need for an office of the Ombudsman, within the structure of the College of Fellows.

8. **MOTION TO INSTITUTE A COMMISSION OF INQUIRY AND AUDIT TASKFORCE ON MATTERS TOUCHING ON FINANCIAL IMPROPRIETY, BRIBERY AND MALFEASANCE AS RELAYED IN VARIOUS INTERNAL REPORTS AND IN COURT PAPERS BEFORE THE HIGH COURT ON A MATTER WHERE AAK HAS BEEN NAMED AS A RESPONDENT. THE MOTION IS FOR ANY MEMBERS OF THE SECRETARIAT INVOLVED IN THE SPECIFIC CASES TO STEP ASIDE AND ALLOW FOR INVESTIGATIONS UNTIL A TIME WHERE THEY ARE CLEARED OF ALL ALLEGATIONS.** We would like to present a motion for the members of the AAK to consider and amend the By Laws to include provisions for constituting of Commissions for inquiry and audit taskforces in future, considering the current state of affairs where the association is mentioned adversely in court documents and is even a respondent to matters subjudice. This Motion asks that the Members to also amend the constitution, to include provisions that any Executive Members of the Governing Council would be held Personally liable for any actions that shall be found to have been illegal, after the said audits and commissions of inquiries have concluded their business.

9. **MOTION TO AUDIT THE AHP PROGRAMME AND PROTEST/PROHIBIT ANY AAK MEMBERS FROM PARTICIPATING IN THE PROJECTS UNTIL SUCH A TIME THE FEES ARE REVIEWED WITH PUBLIC PARTICIPATION, AND THE FORMULAR FOR ALLOCATION OF PROJECTS IS REVIEWED SO THAT THE WORKS ARE DISTRIBUTED EVENLY AMONGST MEMBERS. SOME FIRMS HAVE AS MANY AS 12 PROJECTS YET THE AAK HAS SILENTLY RUBBER STAMPED THE FLAWED PROJECT.** We would like to present a motion for the members of the AAK to pass a resolution that there shall be an audit taskforce by the AAK, to audit the AHP programme, and propose the way forward regarding the carrying out of the same.

10. **MOTION TO BAR ANY ACTIVE OFFICIALS OF COMPETING ORGANISATIONS OR PROFESSIONAL ASSOCIATIONS FROM SERVING WITHIN THE AAK CHAPTER COUNCILS AND BY EXTENSION THE AAK GOVERNING COUNCIL TO PROTECT THE SANCTITY OF DECISION MAKING AND TO AVOID CONFLICT OF INTEREST.** We would like to present a motion for the members of the AAK to consider and amend the By Laws/Constitution of the AAK, on the eligibility of Members presenting themselves for election or for service within the councils of the AAK. There have been several cases where, officials of the TAA and IQSK for instance, have sat in AAK councils as duly elected officials, only for them to relay information privy to these council meetings to the competing associations, to the detriment of the AAK. TO cure this, we propose that this be nipped in the bud ab initio, and the scrutineers of each and any election to consider the candidate's eligibility before their being allowed to serve in the AAK councils.

11. **MOTION TO BAR ANY OFFICIALS SERVING IN THE GOVERNING COUNCIL FROM PRESENTING THEMSELVES TO SERVE AS AAK REPRESENTATIVES IN VARIOUS BOARDS, WITHIN 5 YEARS AFTER SERVING IN THE GOVERNING COUNCIL, TO PREVENT CONFLICT OF INTEREST AND IMPROPRIETY IN DECISION MAKING.** We would like to present a motion for the members of the AAK to consider and amend the By Laws/Constitution of the AAK, to include provisions to bar current and immediate former serving officials from presenting themselves for nomination to serve in boards. This practise has left a sour taste in the mouths of many members, seeing so many past presidents proceeding to serve in BORAQS and NCA after ostensibly nominating themselves. The provisions to safeguard against this kind of open bribery and conflict of interests to be instituted within the Bylaws of the AAK, under the requirements for election to the Councils.
12. **MOTION TO LIMIT THE TOTAL TIME MEMBERS CAN SERVE CONSECUTIVELY WITHIN THE GOVERNING COUNCIL’S EXECUTIVE COMMITTEE TO 6 YEARS. THIS WILL ALLOW OTHER MEMBERS TO HAVE A CHANCE TO SERVE, GIVE RISE TO NEW IDEAS AND ALSO AVOID INSTITUTIONAL CAPTURE AND INTRODUCTION OF PERSONAL INTERESTS IN AAK AFFAIRS.** We would like to present a motion for the members of the AAK to consider and amend the By Laws of the AAK, to limit the period for volunteered service in the c Executive Committee of the Governing councils of the AAK. This provision is to allow for alternative voices, fresh ideas and meaningful representation.

Signed by :

STEPHEN LUTTA,

M.A.A.K. 3873

EUGENE WERE

M.A.A.K 3149

JOSHUA OTWOMA ASATI

M.A.A.K 3605

DANCAN ODHIAMBO

M.A.A.K 4002

Maximize Your Membership Portal Experience

Welcome to the AAK membership portal! As you navigate through our portal, we want to ensure that you make the most out of your membership experience. Below is a detailed guide on how to leverage the various features and benefits available to you

1

Membership Certificate: Download your membership certificate, letter of good standing or recommendation letter to showcase your affiliation with AAK.

Financial Management: Keep track of invoices, payment receipts, and membership renewals effortlessly.

2

3

Event Calendar: Stay informed about upcoming workshops, seminars, and networking events just for members.

Job Board: Explore exclusive job opportunities and career resources within our network.

4





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IN THE BUILT ENVIRONMENT

Head Office

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

 ArchKE  @arch_ke  @arch_ke