

Institution of Surveyors of Kenya

**Proposal on Property
Acquisition**

Presentation to Chapters

Members of PAC

- Isaiah Bonyo, Chair- Finance and Audit
- Lucia Munjogu, BS Chapter
- George Arwa, LS Chapter
- Eric Nyadimo, GIS - Chapter
- Abdul Ramadhan, VEMs Chapter
- Otieno Odima, LAMs Chapter

ISK Current Space Requirement

Office Suite (3,000 sq ft) to accommodate:

- Office space for ISK secretariat
- ISK Training Institute
- Chapter meetings and Seminar for ISK members
- Library for reference material
- Facilities for ISK Examinations

Benefits of Property Ownership

- Reduced subscriptions rates
- Reduced meeting costs
- Lower training costs
- Saving on rent- Ksh.2.6 Million per year
- Prestige – IQSK & AAK just acquired their property
- Supports ISK long term sustainability
- It is an ISK investment

Location Determination

- **Optimal Locations**

Criteria for determining the optimal location includes:-

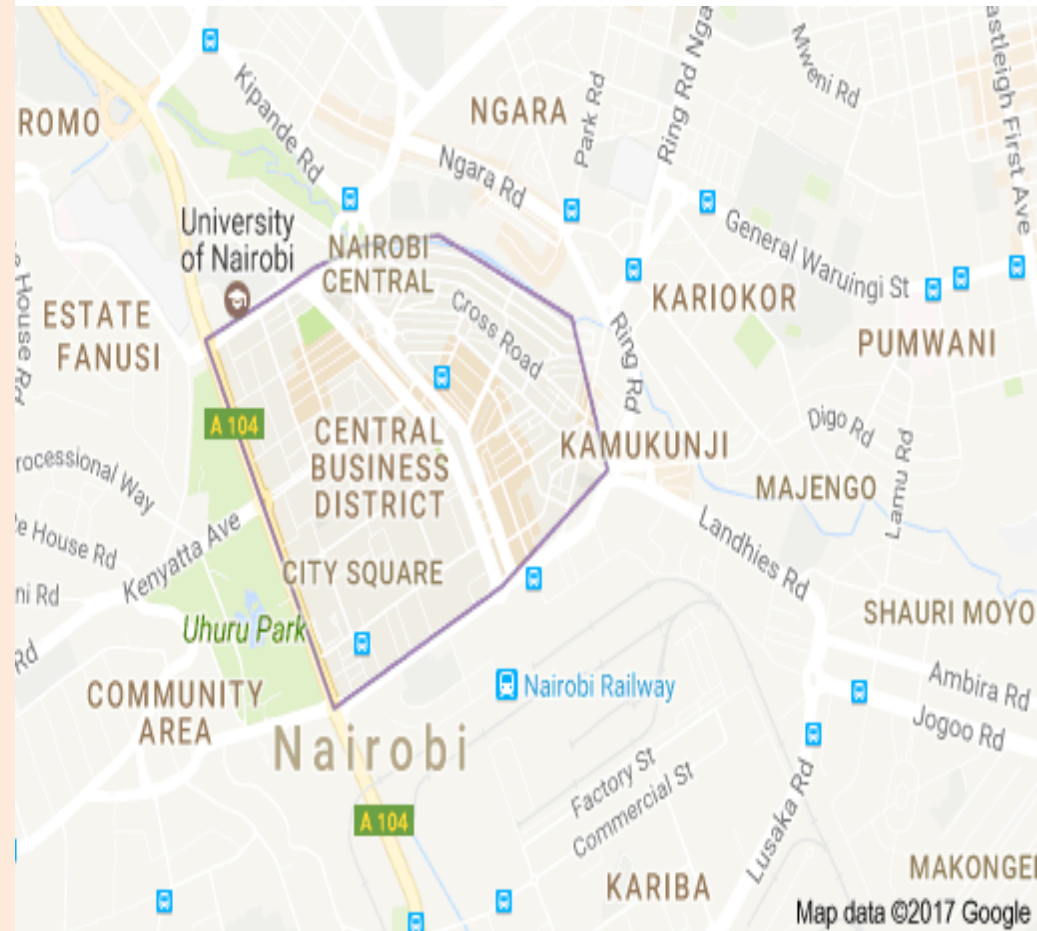
- ✓ Highest and best use (High rental rates achievable)
- ✓ Traffic congestion and availability of alternative routes
- ✓ Ease of access
- ✓ Rent affordability
- ✓ Cost of property
- ✓ Availability of social amenities (Restaurants, Shopping etc.)

Other Factors

- **Ensure**
 - ✓ Property under Sectional Properties Act
 - ✓ Lease for the land should be more than 45 years

Location Rating based on Criteria

1. Nairobi CBD
2. Westlands,
3. Kilimani,
4. Ngong Road
5. Upper Hill



Property's Budget

Description	Size/No	Price(ksh.)	Total(ksh.)
Office Space	3,000 Sq. Ft	14,000	42,000,000
Parking Space	4 No.	1,200,000	4,800,000
Stamp Duty Provision		@4%	1,800,000
Value Added Tax			7,488,000
Office Partitioning & Fittings	1	3,000,000	3,000,000
Local Area Network	1	500,000	500,000
Furniture Provision	1	1,500,000	1,500,000
Legal Fees Provision	1	300,000	300,000
Server	1	500,000	500,000
Grand Total	(Ksh)		61,888,000

Proposed Funding Sources

- Members Contributions:
 - Full Members, Ksh. 40,000 payable over 2 years
 - Graduate Members, Ksh. 30,000 payable over 2 years
 - Technician Members Ksh. 20,000 payable over 2 years
- Development Levy for New Members
 - Graduate Members, Ksh. 30,000 payable over 3 years
 - Technician Members Ksh. 20,000 payable over 3 years
- ISK Savings – KSh. 3 Million
- Fundraising
 - Corporates
 - Create Members Roll of Honour
 - Raffles
 - Annualized fundraising

ISK Members Contributions

Member Category	Number	Amount	Total (Ksh.)
Full Members	500	20,000	10,000,000
Graduates	500	15,000	7,500,000
Technicians	200	10,000	2,000,000
Total per year			19,500,000
Amount in 2 years			39,000,000

Proposed Funding Composition

Sources	Amount (Kshs)
Members Contributions	39,000,000
Development Levy	10,000,000
ISK Savings	3,000,000
Fund Raising	10,000,000
Total	62,000,000

Incentives to Members

- Low membership subscriptions for some years
- CPD points over a number of years for those who contribute
- Members who contribution get receive concessions on seminars and conferences for a number of years
- Establishment of the ISK Training Institute for members learning as well as a future revenue generation facility for ISK

Way forward

- Get Approvals from Chapters
- Get views and revise proposal
- Present revised proposal at ISK Council
- Present proposal at an SGM
- Amend ISK Constitution to provide for Property Holding

END

THANK YOU & GOD BLESS