



# Institution of Surveyors of Kenya

## 2025 ISK ANNUAL REPORT & FINANCIAL STATEMENTS

Summary by Category

Category	Budget	Actual	Difference
Salaries	1,000,000	980,000	20,000
Benefits	500,000	510,000	(10,000)
Travel	200,000	190,000	10,000
Printing	100,000	110,000	(10,000)
Office Supplies	50,000	55,000	(5,000)
Repairs	30,000	35,000	(5,000)
Utilities	150,000	160,000	(10,000)
Depreciation	100,000	100,000	0
Other	100,000	100,000	0
<b>Total</b>	<b>2,230,000</b>	<b>2,235,000</b>	<b>(5,000)</b>





## List of Abbreviations

<b>AGM</b>	Annual General Meeting
<b>BS</b>	Building Surveyors
<b>CASLE</b>	Commonwealth Association for Survey and Land Economy
<b>DCI</b>	Directorate of Criminal Intelligence
<b>EACC</b>	Ethics and Anti-Corruption Commission
<b>EARB</b>	Estate Agents Registration Board
<b>ERC</b>	Education Research Committee
<b>ES</b>	Engineering Surveyors
<b>ExCom</b>	Executive Committee
<b>FIG</b>	International Federation of Surveyors
<b>GIS</b>	Geospatial Information Management
<b>ISK</b>	Institution of Surveyors of Kenya
<b>LAM</b>	Land Administration Management
<b>LS</b>	Land Surveyors
<b>LSB</b>	Land Surveyors Board
<b>MOU</b>	Memorandum of Understanding
<b>MTI</b>	Mediation Training Institute
<b>PPE</b>	Professional Practice and Ethics Committee
<b>SOP</b>	Standard Operations Procedure
<b>SP</b>	Strategic Plan
<b>VEMS</b>	Valuers and Estate Management Surveyors
<b>VRB</b>	Valuers Registration Board
<b>YSC</b>	Young Surveyors Committee

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## About Institution of Surveyors of Kenya

The Institution of Surveyors of Kenya (ISK) is a professional organization bringing together experts in the realms of **land** and real **estate**. Its membership encompasses professionals across eight principal disciplines within the surveying field: **Land Surveying, Valuation, Building Surveying, Land Administration Management, Engineering Surveying, Geospatial Information Management, Estate Agency, and Property Management**. With a membership exceeding 7,500, ISK's reach extends nationwide, with members actively participating in both public and private sectors, deeply involved in land administration and management processes, including policy formulation and implementation.

Founded on **17<sup>th</sup> April 1969**, ISK was officially registered as a corporate entity under the Societies Act on **12<sup>th</sup> August 1969**. The distinctive ISK logo, symbolizing its ethos and mission, was granted registration on **20<sup>th</sup> December 1969**, under the College of Arms Act, bearing the significance of a "Coat of Arms" or "Grant of Arms." The tagline of the Institution, 'Kupima na Kukadiri' (to measure and estimate), succinctly captures its essence.

ISK's existence is to cultivate professional integrity within its membership and encourage their active involvement in shaping both national and international policies, strategies, and plans pertaining to sustainable land management and development. With a longstanding dedication to excellence spanning decades, ISK remains central to the advancement of the surveying profession and contributes significantly to the comprehensive development of Kenya's land sector. The new Vision, Mission and core values as per the new Strategic Plan 2024-2028 are stated as follows:

### VISION



To be a globally recognized professional institution that provides leadership in sustainable surveying, property, and land management.

### MISSION



1. To advance the highest professional standards in surveying, property, and land management; and
2. To Sensitize and educate the public, government, and other stakeholders on proper land practices.

### CORE VALUES:

ISK upholds the following core values to enable it realize its mission, vision, and objectives:

Professionalism;  
Integrity;  
Innovation;  
Advocacy;  
Mentorship; and

## Objectives of the Institution:

The objectives of the ISK are:

- a) To secure the advancement, facilitate the acquisition of, and impart the knowledge which constitutes the profession of a surveyor;
- b) To promote the professional, economic, social status and welfare of the members;
- c) To promote the ethical performance of the obligations of the members of the profession for the benefit of the public;
- d) To contribute to the development of national, regional and international policies, laws, strategies, and plans in land management in a manner that facilitates sustainable development;
- e) To represent the interests of the members of the profession in relevant local, national, regional, and international forums;
- f) To work with other local, national, regional and international organizations on matters of mutual interest;
- g) To establish such institutions, institutes or other bodies as may be necessary for the achievement of its objects;
- h) To engage in the provision of such services as may be necessary for the benefit of the members or the sustainability of the Institution;
- i) To conduct such examinations, tests or other assessments as may be necessary to determine an applicant's eligibility for membership; and
- j) To do all such things as are incidental to the forgoing objects.

## Message from the President



### Distinguished Members,

I wish to welcome you all to the ISK's 57<sup>th</sup> Annual General Meeting. As we meet let us today honour the 44 professionals who came together in 1969 to form this institution. In addition, let us acknowledge the Chairs and Presidents who have had the privilege of leading this phenomenal institution. As we meet to reflect on the accomplishments and milestones of the past year, the ISK Council is deeply grateful for the unwavering support and dedication each one of you has shown since our last Annual General Meeting on 30<sup>th</sup> May 2025. This support has been instrumental in propelling ISK with improved advocacy and policy influence. I am deeply honored to continue serving as your President.

Since our last meeting, we have increased ISK's visibility within the public and private sectors. We have engaged over Twenty (20) stakeholders on various issues with a view of improving the business environment for our members and also to strengthen

our role in the society. In addition, we have participated in over 30 meetings, events, seminars or conferences. These activities have deepened our role as an authority in land and built environment matters. In addition, we have participated in several international events including: the FIG Working Weeks in Australia, the Second Women in Land Conference in Africa held in Addis Ababa, Ethiopia, as well as attending the PreAGM Conference and AGM for the Institution of Surveyors of Uganda (ISU) and the Survey Institute of Zimbabwe (SIZ). Locally we have continued to participate in various forums organized by the Architectural Association of Kenya (AAK); the Institution of Engineers of Kenya (IEK); the Law Society of Kenya (LSK); the Kenya Institute of Planners (KIP); Institute of Quantity Surveyors of Kenya (IQSK); Kenya Private Sector Alliance (KEPSA); Association of Professional Societies of East Africa (APSEA); Kenya Green Building Society (KGBS); and the Kenya Property Developers Association (KPPDA).

One of the key highlights of the past year has been the improved advocacy pegged on the ISK's strategic plan for the years 2025 – 2029. We have initiated the ISK Media Briefing as an annual event which will help us to mainstream our issues to the public. During this year's Global Surveyors Day, we held the first march by ISK through the streets of Nairobi and Kakamega. In addition, we have increased our presence in the media through regular press conferences, participation in various TV and Radio shows as well as articles in the print media. In addition, we have continued

to improve and document standards and guidelines which are crucial instruments to support our members in their day to day activities. We are also finalizing on a portal that will support internship and attachment programs for the student and graduate members. A major output for the past year is the Last Respects Cover which we have partnered through Octagon to avail the same to members. It is our hope that the cover which begun on 1<sup>st</sup> April 2026 will see more members joining and will serve to aid our members who lose their loved ones.

As an institution, we continue to strengthen our collaboration with relevant stakeholders. We have signed Memorandum of Understanding with: the Office of the Data Protection (ODPC) on data protection statutory compliance promotion among ISK members. ISK also signed a memorandum of understanding (MOU) with Octagon Africa focusing on last expense cover to enhance welfare to ISK members.

Our partnership with the Judiciary through the Environment & Land Court continues to enhance our capacity for conflict resolution and mediation within the surveying profession, fostering greater harmony and efficiency in our operations. We have participated through

KEPSA in training judges of the Environment and Land Court. We have also through the Chief Justice issued a circular on the involvement of Land Surveyors and Valuers as Expert Witness. This partnership continues to evolve, just this week ISK is participating in the induction of the newly appointed Judges of the Environment and Land Court. In addition, through KEPSA we are working on the training of Court of Appeal Judges later this year.

To improve job opportunities for our members we have continued to engage the Public Service Commission (PSC), relevant ministries, agencies as well as county governments. We have also instituted routine meetings with the Heads of Departments in the Ministry of Lands, Housing & Urban Development. As a council we are well appraised on the challenges that you continue to face on: lack of ammonia paper; increased map amendment fees; as well as challenges with ArdhiSasa. We have raised these issues with the Ministry of Lands and we have generally agreed that there is need to move away from the use of ammonia paper to either blue or white paper. In addition we have agreed to have a consultative meeting to discuss and resolve the issue of the map amendment fees as well as how to resolve the challenges that ArdhiSasa

continues to face on a daily basis.

We have continued to increase our engagement with Universities and Institutions of Higher Learning. We continue to participate in various career talks and mentorship sessions in various institutions. This year we are planning to host the first ever ISK Students Conference in October. We hope to make this an Annual Event. This will enable students especially those in their final year of study to show case to the industry what they are capable off. To better our interaction with students, we commit to include at least 10 students in such events as we are holding today. The students are our future and we must mold them properly. To improve on mentorships, we have now added mentorship as one way of members to earn CPDs. We hope to build a strong mentorship program that can support this important segment of our profession and to help build a sustainable future.

Since the last AGM, we have trained over 2,500 members in various areas including: innovation & technology; governance, sustainable development; mediation; and investment opportunities. We are working to revamp our trainings further, even as we make this a major source of income for the

institution through external training to other partners and stakeholders.

On matters sustainability, we are working hard to reduce our carbon footprint. ISK was instrumental in the development of Kenya's de-carbonization road map through working with other stakeholders. In our offices we are encouraging recycling of paper printed on one side, we are also encouraging printing on both sides. For our conferences and events we have reduced the number of physical copies of programs and for certificates we are now focused on the issuance of e-certificates.

Furthermore, I am pleased to report the development of marketing guidelines for ISK. These guidelines will help our members know what they can do and what they cannot do in a changing business landscape. We hope that the initiation and use of these guidelines will provide clarity and over time we can build a stronger and better document. I wish to report that for the first time have developed the ISK Corporate Membership guidelines. As you may be aware the corporate membership has been hitherto provided in our constitution but had not been implemented due to lack of clear guidelines. With this development we are looking forward to welcoming

our first corporate members. As a council we hope that this will not only bring pride and recognition but will help to organize us better and ensure that companies adhere to the required professional ethics.

ISK continues to shape legislative agendas and policy issues critical to our profession. We continue to advocate for the review and or amendment of key Acts including: Survey Act, Valuers Act and the Estate Agents Act. We have also submitted our proposal for a Land Administration and Managers Bill to the Cabinet Secretary of Lands. In addition, we appointed a team which has completed the review of all the Estate Agency laws i.e. the Landlord & Tenants Act, Rent Restrictions Act and Distress for Rent Act. To support our efforts, we have now partnered with the National Assembly's Departmental Committee on Lands. We hope that this effort will relay better results for us. In addition, through the KEPSA's roundtable with the National Assembly and the Senate, we hope to ensure that land remains a critical agenda for this country.

In the past year we have continued to revamp our branch offices. We have now purchased new seats for the offices in Mombasa and Kisumu and we look forward to doing that for our Nairobi

office. We have also installed a digital phone system in the Nairobi office and we hope to connect the branches to the same network so as to give us seamless communication. A major achievement has been the setting up of libraries at all our branch offices. This we hope will make it easier for those interested in doing research or the Full Membership Exams to access materials that they would have hitherto had to travel to Nairobi to access. I am happy to inform you that with these changes we are now able to host induction of members at the branches. We are looking further on how examination briefing can also be done directly at the branches. To improve service delivery and further to the directions of the AGM in the past years we are proposing to set up an office to serve the central part of the country.

To encourage Women participation in the affairs of ISK, the ISK Council proposes to organize the group that had been formed as Women In ISK (WISK) so as to give it structure and recognition under the ISK constitution. We would be happy to hear comments from Members on this proposal as we work to encourage the girl child to take up a stronger role on STEM related issues.

On the International front, ISK remains a key reference point for many associations in Africa. This past year we have hosted delegations from Rwanda, Uganda, Zimbabwe, South Africa, Ghana, Nigeria, Malawi and Tanzania. ISK is also being looked at as a key driver of integration within Eastern Africa. In this respect we continue to make inroads internationally, this year we have submitted a bid with Kenya International Conference Centre to host the ISPRS Congress in 2030. We are also working with KICC on a bid to host for the first time ever FIG Working Week in 2031. We are doing this as part of our strategy to build a formidable institution that is respected both locally and internationally. I therefore covet your continued support to make this dream a reality

The key focus in the years 2026/27 will be:

- a) Improving further the Member Management System (MMS) to make it more user friendly and receptive to member's needs.
- b) Finalizing on the ISK Service charter with a view of enhancing efficiency while serving members and members of the public.
- c) Setting up an AC for the Kisumu Office
- d) Finalizing on the Members Welfare issue with a key focus being on sourcing a discounted medical cover for members;
- e) Finalizing on the development of the various standards and guidelines for members;
- f) Developing a clear way forward on the ISK Property Acquisition.

As I close I want to thank each one of you for your continued support, I also want to specially applaud my Deputy, Nelly Mbugua and the entire ISK Council and the secretariat led by CEO Peter Biwott, who have worked tirelessly during this past year. I remain confident that with our collective efforts, we will continue to elevate the standards and impact of the Institution of Surveyors of Kenya (ISK).

**Eric Nyadimo, MISK, LS(K)**

**President**

# ISK Council Members: 2025 to 2027



**Eric Nyadimo**  
President



**Nelly Mbugua, OGW**  
Deputy President



**Dr. Collins Mwangi**  
Chair, Finance & Audit  
Committee



**Ayub Naburi**  
Chair Education &  
Research Committee



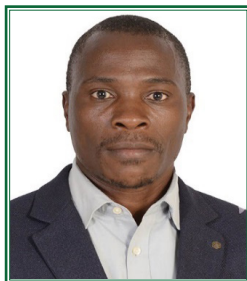
**Antony Maina**  
Chair Editorial & PR



**Joycelyn Makena**  
Chair Prof. Practice &  
Ethics Committee



**Priscilla Nyaga**  
Chair Human Resources  
Committee



**Livingstone Asala**  
Chair, Land Surveyors  
Chapter



**Eric Mithamo**  
Sec., Land Surveyors  
Chapter



**Edgar Selebwa**  
Chair, Engineering  
Surveyors Chapter



**Caroline Wachiuri**  
Sec., Engineering  
Surveyors Chapter



**Nicholas Mbugua**  
Chair, Valuation Chapter



**Patrick Munene**  
Sec., Valuation Chapter



**Janet Orego**  
Chair, Land Administration  
Managers Chapter



**Elizabeth Wekesa**  
Sec., Land Administration  
Managers Chapter



**Solomon Gitau**  
Chair, GIS Chapter



**Simon Ochieng**  
Secretary, GIS Chapter



**Stephen Matete**  
Chair, Building Surveyors Chapter



**Evans Mutinda**  
Sec., Building Surveyors Chapter



**Esther Mwangi**  
Chair, Estate Agency Chapter



**Moses Wanjohi**  
Sec., Estate Agency Chapter



**Joel Simiyu**  
Chair, Property Managers Chapter



**Nancy Siror**  
Sec., Property Managers Chapter



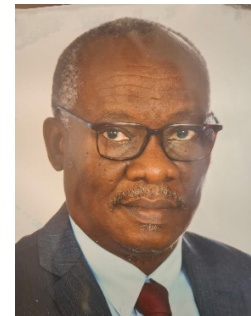
**Joseph Mutua**  
Chair, South Rift Branch



**Leonard Wamalwa**  
Sec., South Rift Branch



**Blaise Musau**  
Chair, Coast Branch



**Dennis Malembeka**  
Sec., Coast Branch



**Nicholas Ongwae**  
Chair, Western Branch



**Jamlax Baraza**  
Sec., Western Branch



**Fridah Ngure**  
Chair, Young Surveyors Committee



**Peter Biwott**  
Secretary to the Council

## ISK Council Members (2025 -2027)

No.	POSITION	OFFICE HOLDER
1	President	Eric Nyadimo
2	Deputy President	Nelly Mbugua, OGW
3	Chair, Finance and Audit Committee	Dr. Collins Mwange Mwangu
4	Chair, Professional Practice & Ethics	Joycelyn Makena
5	Chair, Education & Research	Ayub Naburi
6	Chair, Editorial & Public Relations	Anthony Maina
7	Chair, Human Resource Committee	Priscilla Warigia Nyaga
8	Chair, Young Surveyors Committee	Fridah Ngure
9	Land Surveyors Chapter – Chair	Livingstone Asala
10	Land Surveyors – Secretary	Eric Mithamo
11	Valuation Chapter – Chair	Nicholas Mbugua
12	Valuation Chapter – Secretary	Patrick Munene
13	Building Surveyors Chapter – Chair	Stephen Matete
14	Building Surveyors Chapter – Secretary	Evans Mutinda
15	Land Admin. Managers Chapter – Chair	Janet Aluoch Orego
16	Land Admin. Managers Chapter - Secretary	Elizabeth Wekesa
17	Engineering Survey Chapter Chair	Edgar Selebwa Lugonzo
18	Engineering Survey Chapter Secretary	Caroline Wachiuri
19	GIS Chapter Chair	Solomon Gitau
20	GIS Chapter Secretary	Simon Ochieng
21	Property Management Chapter – Chair	Joel Kelvin Simiyu
22	Property Mngt. Chapter – Secretary	Nancy Siror
23	Estate Agency Chapter – Chair	Esther Mwangi
24	Estate Agency Chapter – Secretary	Moses Wanjohi
25	Coast Branch – Chair	Blaise Musau
26	Coast Branch - Secretary	Dennis Malembeka
27	Western Branch – Chair	Nicholas Ongwae
28	Western Branch – Secretary	Jamlax Baraza
29	South Rift Branch – Chair	Joseph Mutua
30	South Rift Branch – Secretary	Leonard Wamalwa

# ISK Council Committees 2025 - 2027

## 1. Executive Committee Members

NO.	NAME	COMMITTEE
1	Eric Nyadimo	President
2	Nelly Mbugua, OGW	Deputy President
3	Joycelyn Makena	Chairperson Professional Practice & Ethics
4	Ayub Naburi	Chairperson Education & Research
5.	Dr. Collins M. Mwungu	Chairperson Finance & Audit
6.	Antony Maina	Chairperson Editorial & Public Relations
7.	Priscilla Nyaga	Chairperson Human Resources

## 2. Professional Practice & Ethics Committee Members

No.	Name	Chapter
1	Joycelyn Makena	Chairperson
2	Joel Simiyu	Property Management Chapter
3	Solomon Gitau	Geospatial Information Management Chapter
4	Esther Mwangi	Estate Agency Chapter
5	Edgar Selebwa	Engineering Surveyors Chapter
6	Livingstone Asala	Land Surveyors Chapter
7	Nicholas Mbugua	Valuation Chapter
8	Stephen Matete	Building Surveyors Chapter
9	Janet Orego	Land Administration Management Chapter

## 3. Education & Research Committee Members

No.	Name	Chapter
1	Ayub Naburi	Chairperson
2	Nancy Siror	Property Management Chapter
3	Simon Ochieng	Geospatial Information Management Chapter
4	Moses Wanjohi	Estate Agency Chapter
5	Caroline Wachiuri	Engineering Surveyors Chapter
6	Eric Mithamo	Land Surveyors Chapter
7	Patrick Munene	Valuation Chapter
8	Evans Mutinda	Building Surveyors Chapter
9	Elizabeth Nekesa Nelima	Land Administration Management Chapter

#### 4. Finance & Audit Committee Members

No.	Name	Chapter
1.	Dr. Collins M. Mwangu	GIS Chapter, Chairperson
3	Victor Oundo	Land Surveyors Chapter
4	Pamela Ochungo	Geospatial Information Management Chapter
5	Caroline Mundia	Building Surveyors Chapter
6	Jeremiah Onsoti	Engineering Surveyors Chapter
7	Michael Njuguna Nene	Valuation Surveyors Chapter
8	Emmanuel Amiani	Estate Agency Chapter
9	Irene Tumbo	Property Management Chapter

#### 5. Human Resource Committee Members

No.	Name	Chapter
1	Priscilla Nyaga	Chairperson
2	Laureen Wasungu	Property Management Chapter
3	Lizahmy Ntonjira	Land Administration Management Chapter
4	Jennifer M. Kamzeh	GIS Chapter
5	Eliud Munene	Engineering Survey
6	Evelyn W. Njoroge	Estate Agency
7	Shaline Nthiga	Valuation Chapter
8	Joseph Karani Munyi	Land Surveyors

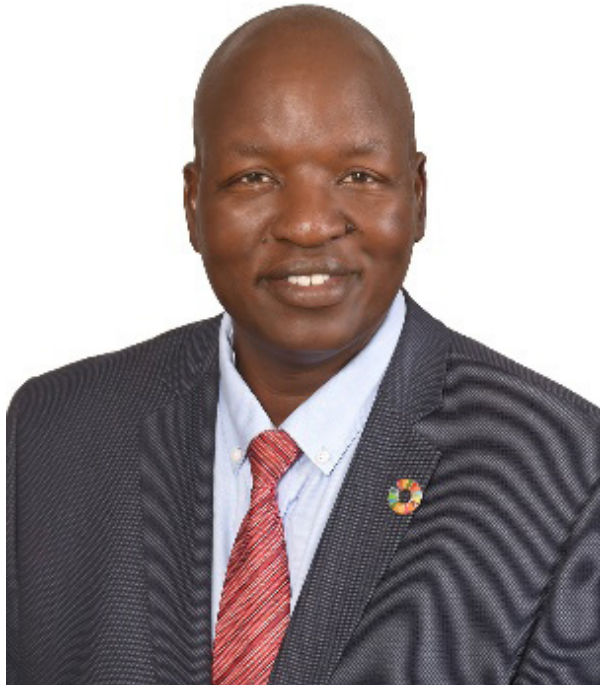
#### 6. Editorial & Public Relations Committee Members

No.	Name	Chapter
1	Anthony Maina	Estate Agency Chapter, Chairperson
2	Lucy Mamai	Geospatial Information Management chapter
3	Evan Muema	Property Management Chapter
4	Natividad Mkara	Engineering Surveyors Chapter
5	Christabel Ojuok	Estate Agency Chapter
6	Evans Omagwa	Land Administration Management Chapter
7	Maureen Mwangi	Valuation Chapter
8	Noah Wamalwa	Land Surveyors Chapter
9	Edwin Masenge	Building Surveyors Chapter

## 7. Young Surveyors Committee Members

No.	Name	Chapter
1	Fridah Ngure	Chairperson
2	Collins Kibet Cheruiyot	Geospatial Information Management Chapter
3	Sharon Okoth	Engineering Surveyors Chapter
4	Brian Thiga	Estate Agency Chapter
5	John Mbogo	Land Administration Management Chapter
6	Musya Ngei	Valuation Chapter
7	Doreen Jelegat	Land Surveyors Chapter

# Statement by the Chief Executive Officer



Dear Esteemed Members,

Over the past year, our focus has been on strengthening the Institution from within, recognizing that a motivated, well-supported, and empowered team is essential to delivering value to our members, stakeholders and partners. We have made deliberate investments through improved internal systems, and fostering a collaborative and accountable work culture. These efforts have enabled the secretariat to operate as a fit-for-purpose team, better positioned to efficiently implement the Council's strategic priorities and enhance service delivery across all areas of the Institution. Key among key milestones is improved communication, visibility and customer service.

This strengthened internal capacity has directly contributed to elevating the image and visibility of the Institution. Through enhanced stakeholder engagement, strategic partnerships, and

high-impact initiatives within the private and public sectors, ISK has continued to assert its position as a leading voice in the land and real estate sector. Our growing presence in policy discussions, successful convening of key industry events, and improved digital platforms have reinforced stakeholder confidence and expanded the Institution's reach both nationally and regionally.

As we look ahead, we remain committed to sustaining this momentum by continuing to invest in our human capital, strengthening our systems, and deepening collaboration with our members and partners. Our priority is to ensure that ISK remains responsive, relevant, and forward-looking—firmly aligned with its vision of being a globally recognized professional Institution that provides leadership in sustainable surveying, property and land management. We remain fully committed to our core values of professionalism, integrity, innovation, advocacy, mentorship and sustainability. I extend my sincere appreciation to the Council, members, and staff for their unwavering support and dedication in advancing the Institution's mandate. Most profoundly our appreciation also goes to our partners and stakeholders for their dedication and commitment to run the journey with us.

Peter Kibet arap Biwott

**Chief Executive Officer & Secretary to the Council**

## ISK STAFF MEMBERS



**Peter Biwott**  
Chief Executive Officer



**Faith Juma**  
Finance & Admin. Officer



**Dr. Leonard Maina**  
Membership Manager



**Dorice Angote**  
Public Relations and  
Communication Officer



**James Kaganya**  
Finance Assistant



**Millicent Nkatha**  
Customer Care Assistant



**Samuel Ouya**  
Legal & Research Asst



**Lucy Achieng**  
Branch Executive, Western



**Daniel Mungai**  
Branch Assistant – South Rift



**Rose Nyambune**  
Branch Executive, Coast



**Douglas Juma**  
Office Assistant



**Johnson Odhiambo**  
PR & Communication  
Assistant



**Boniface Nzau Muli**  
ICT Intern



**Jacinta Wanjiru**  
Membership Services Intern



**Jared Barake**  
Training & Examination Intern

## 2. The Council Committee Reports

The ISK Council Committees include: the Executive Committee (ExCom); Professional Practice and Ethics Committee; Education and Research Committee (ERC); Editorial and Public Relations Committee (EPRC), Finance and Audit Committee (FAC) and the Young Surveyors Committee (YSC). These Committees support the Council with strategic policies development which are implemented by the Secretariat.

### 2.1 The Executive Committee

The Executive Committee plays a leading role in overseeing the Institution's operations between Council and managing the Secretariat's daily functions. Led by the President, it efficiently addresses requests from Council Committees,

navigates policy advocacy matters concerning the geospatial and real estate sector. The Executive Committee further spearheads the Institution's partnerships, stakeholder engagements, projects and programs. Its proactive leadership ensures the effective functioning of the Institution and the fulfilment of its objectives.

### 2.2 Meetings

Since our last AGM on 30<sup>th</sup> May 2025, the Executive has spearheaded several courtesy calls and meetings with stakeholders to foster collaborations, as outlined in Table 1.

**Table 1: Courtesy Call meetings updates**

No	Meeting / Event	Date
1	The Public Service Commission	14th July 2025
2	REITS Association of Kenya	16th July 2025
3	Affordable Housing Board	24th July, 2025,
4	KURA Director General	5th August 2025
5	KENHA Director General	20th August 2025
6	KERRA Director General	20th August 2025,
7	ISK Courtesy Call to The CS Lands	15th September 2025,
8	Cape Media	22nd September 2025
9	Habitat for Humanity	23rd September 2025
10	Meeting with HODs from the Ministry of Lands	7th October 2025
11	National Land Commission	17th December 2025
12	Commission on Administrative Justice (Office of the Ombudsman Kenya)	3rd February 2026
13	Valuers Registration Board	19th February 2026
14	ISK High Level Engagement with Board Representatives	25 <sup>th</sup> March 2026
15	National Assembly Lands committee	20 <sup>th</sup> April 2026
16	Principal Secretary, Ministry of Lands, Public Works, Housing and Urban Development	4 <sup>th</sup> May 2026

During the review period, the ISK Council has attended to numerous partnership and consultative meetings with a number of these highlighted below.

No	Meetings	Date
1	1st Murang'a Investment Conference	13th - 14th June 2025
2	Regional Centre for Mapping of Resources for Development (RCMRD) 50 Year Celebrations	16 <sup>th</sup> June 2025
3	The Kenya Urban Forum 2025	17th - 19th June 2025
4	Consultative Workshop on the Draft Advisory on Minimum and Maximum Land Holdings in Kenya	24th June 2025
5	The Launch of the Compendium of Jurisprudence on Climate Justice in Kenya	26th June 2025
6	Survey Institute of Zimbabwe Annual Conference and 57th Annual General Meeting	27th To 28th June 2025
7	Launch of Affordable Housing Internship Programme at State House, Nairobi	15th July 2025
8	Jubilee Insurance - High-Net-Worth Individuals (HNI) Breakfast Meeting	8th August 2025
9	Devolution Conference 2025	12th to 15th August 2025
10	Training on Sustainable Land Use and Physical Planning for ELC Judges	28 Aug – 4 <sup>th</sup> Sept. 2025
11	The 3rd ISK – Banks Consultative Meeting	17th September 2025
12	Siaya County Professionals Breakfast Meeting	25th September 2025
13	KPDA Annual Conference 2025	25th September 2025
14	Ardhi Caucus Workshop to Review Draft National Land Policy	2nd October 2025
15	Kenya Green Building Society Conference and Expo 2025	2nd–3rd October 2025
16	Estate Agents Registration Board Conference	8th - 9th October 2025
17	8th KEPSA Speakers Roundtable with the National Assembly KEPSA Speakers Roundtable with The National Assembly	6th – 8th November 2025
18	2nd Africa Women Land Professional Associations Conference	10th To 14th November 2025
19	Boma Yangu 38th Kenya Homes Expo	14th November 2025
20	GIS Day 2025 Celebrations at the University of Nairobi	18th to 20th November 2025
21	GIS Day 2025 at the Technical University of Kenya	19th November 2025
22	APSEA Inaugural Professionals Golf Tournament and Cocktail	21st November 2025
23	Africa's Women in Space Conference 2025	27 <sup>th</sup> November 2025
24	Stakeholder Session on the Court Cases Registry	28th November 2025
25	ISK Meeting with Land Surveyors Board and Universities Offering Programs in Land Surveying	28th November 2025
26	The Joint ISPRS/ISDE Conference on Geo-Digitalization for Sustainable Development Goals 2025	2nd to 4th December 2025
27	National Construction Authority (NCA) Research Stakeholder Validation Forum 2025	2nd December 2025
28	Vihiga County Launch for the GIS Policy and Data Collection Manual	3rd December 2025
29	Kenya Housing Finance, Land and Sustainable Investment Projects Stakeholders' Forum	5th March 2026

## 2.3 Planned Meetings

The following meetings have been planned:

No	Office	2026
1	Governor, Nairobi City County (County Secretary and CECM responsible for Lands)	June
2	Affordable Housing Board (AHB)	June
3	Chief Executive Officer, KCAA	June
4	Chief Executive Officer, KAA	June
5	Cabinet Secretary, Ministry of Lands, Public Works, Housing and Urban Development	June
6	Director Human Resources at Ministry of Lands	June
7	Estate Agents Registration Board (EARB)	July
8	CS, Ministry of Roads and Transport, State Department for Roads	July
9	Director General, KeNHA, Director General, KERRA, Director General, KURA, Director General, Kenya Roads Board (KRB)	July
10	Cabinet Secretary/PS Ministry of Mining, Blue Economy & Maritime Affairs	August
11	Building Surveyors Registration Board (BSRB)	August
12	Land Surveyors Board (LSB)	August
13	CEO - Rural Electrification and Renewable Energy Corporation (REREC)	August
14	Meeting with HODs from the Ministry of Lands	September
15	CEO, Council of County Governors	September
16	Chief Executive Officer, Nairobi River Commission	September
17	Managing Director and CEO KENGEN	September
18	Managing Director and CEO KPLC	October
19	Meeting MD KETRACO	October
20	Director General and CEO Kenya Space Agency	October

## 2.4 Memoranda of Understanding

In the year under review, ISK enhanced partnership with key stakeholders to foster smart collaborations in the land and real estate sector. ISK signed a partnership agreement with the Office of the Data Protection (ODPC) on data protection statutory compliance promotion among ISK members. ISK also signed a memorandum of understanding (MOU) with Octagon Africa focusing on last expense cover to enhance welfare to ISK members. During the just concluded conference ISK also signed an MoU with Cape Media (TV 47). The MoU establishes partnership to enhance ISK's visibility with the aim of jointly carrying out roadshows, land clinics and town-hall on land and real estate forums in Kajiado, Narok, Nairobi, Machakos, Kiambu, Machakos, and Muranga. The ISK Council is currently reviewing draft MoU's with the following partners:

No	Partner	Objective
1	Tatu City and Association of Special Economic Zones of Kenya	Partnership to enable ISK member's access property management, valuation, estate agency, land surveying etc. opportunities in the Kenya special economic zones. Further exchange of information and access to attachment and internship opportunities for young surveyors
2	Mega Health Insurance Brokers	Partnership on sponsorship mobilization and developing welfare insurance products for members.
3	Wakadiri SACCO	Partnership to enhance savings and investments by members

## ISK Ad hoc Council Committees

The adhoc committees held final retreat to conclude their assignments and hand over their reports back to Council for implementation. The report of the adhoc committee is summarized in Table 2.

Table 2: ISK Adhoc Committees status of Work progress

No	Ad-hoc Committee	Achievement
1	Review of Diploma and Certificate Curriculum for Land Surveying and Allied Courses (TVETA)	<ul style="list-style-type: none"> <li>Successfully drafted the baseline for diploma and certificate curricula for TVET institutions and colleges offering land surveying and allied courses.</li> <li>To conclude on the review of the diploma and certificate curricula</li> </ul>
2	Committee on Finalization of the Developers Bill and Review of Landlord and Tenant Act, Rent Restriction Act and Distress for Rent Act	<ul style="list-style-type: none"> <li>The Committee completed full review of the Rent Restriction Act and the developer's bill.</li> <li>Engagement with the Ministry of Lands and Parliament are planned</li> </ul>
3	Review of Guidelines for Non-Title Survey.	The Committee is finalizing on a draft Non-Title Survey practicing guidelines.
4	Development of Training Manual on the Community Land Act Bill.	Draft Manual on Community Land Training Developed – to be finalized in June 2026
5	Review of Valuation Standards.	The review of Valuation Standards is at its final stage. The valuation standards are expected to be aligned to contemporary principles and trends in the World
6	GIS Standards and Specifications.	The review is ongoing and a draft has been prepared and will be shared with members for comments.
7	University Curriculum Review Committee	Completed the task and shared report of the KU MSC Curricula.  Work on going to review the Masinde Muliro MSc and BSc curriculums
8	Sectional Properties Act (SPA) Proposed Guidelines and Fees	The review completed and the draft SPA guidelines and fees framework has been shared with members for comments
9	Membership Portal	The Committee audited the system and submitted a report which is being implemented.
10	Facility Management Standards	The report completed the report which was aligned to ISO certification standards in partnerships with the Kenya Bureau of Standards. The team is now proposed to work on Guidelines for Facility Management

## 2.5 Court Cases

The ISK engaged in various court cases during the review period. Key among them is an own case on the draft Government Valuation Policy Framework for Public Sector Assets and the appointment of the NLC Commissioners all of whom did not come from the landed professionals. The details of the ISK court cases are as shown in Table 3.

Table 3: List of Court Cases as at April 2026

No.	Court Case	Status
1.	Milimani HCCHR PET E440 of 2023: Mike Kelvin Muthumba vs LSB, ISK and AGs	Further to the ruling on the case ISK has filed a notice of appeal.
2.	Kisumu ELCPPET NO. E 002 Of 2024; Moses Owino Opiyo and two (2) Others Vs the Cabinet Secretary, Ministry of Lands, Public Works, Housing & Urban Development & Seven (7) Others	Matter came up for directions on 2 <sup>nd</sup> April 2025. The Court directed that the issues raised in the Petition can be resolved if the parties are willing to put heads together as the Petition nuances on policy issues and Regulatory bodies. The Court directed the Office of the Attorney General (Kisumu branch) to take up the lead in bringing parties together and address the issues raised in the Petition. The 8th Interested Party was directed to file its response to the Petition. Mention on 22nd September 2025 for parties to report any progress on the matter and to confirm whether the issues raised in the Petition have been resolved. The Meeting was organized by PS in November without notification of ISK. The matter was rescheduled to <b>3<sup>rd</sup> June 2026</b> .
3.	ISK support to Lloyd Masika Ltd in Civil Appeal Application No. E 200 of 2023; Lloyd Masika Ltd v Stanbic Bank Ltd	The Application by Lloyd Masika, through Mumo Katasi Advocates, seeking certification of the matter as one of general public importance for purposes of an intended appeal to the Supreme Court was fully argued by the parties and heard by the Court. Though ISK is not a party to the proceedings, we did not have audience during the hearing. We nonetheless attended Court to monitor the proceedings. A ruling on the application made by the Advocates on record is expected on 19 <sup>th</sup> October 2026.
4.	Milimani ELCEPPET E 012 Of 2025 Kamalkumar Rajinkat Sangahani and 2 Others Versus Nairobi City County Government and Other	The bench directed that the main appeal be placed before the Deputy Registrar for case management. Awaiting confirmation of date for case management.
6.	Case HCCHRPET/E157/2026: Institution of Surveyors of Kenya Vs the National Land Commission & Public Service Commission of Kenya and 12 Others	On 23 <sup>rd</sup> April 2026, the Court directed that the matter proceeds to the main petition. Therefore, an affidavit is being filed, and written submissions once the respondents and interested parties are served. The matter is scheduled for mention on 15 <sup>th</sup> July 2026 to confirm compliance and to take a date for judgment.

## **3.0 Membership, Professional Practice & Ethics Committee Report**

During the past year, the Membership, Professional Practice and Ethics Committee continued to support ISK members and Chapter initiatives. The Committee focused on strengthening professional discipline and ethical compliance, enhancing dispute resolution mechanisms, supporting the development and review of practice guidelines, and fostering collaboration with regulatory bodies and key stakeholders. Particular emphasis was placed on improving the handling and resolution of complaints, promoting adherence to professional standards, and contributing to ongoing legislative and policy reforms affecting the profession.

### **3.1 Membership Policies and Guidelines**

#### **3.1.1 Marketing Guidelines**

The Committee developed Marketing Guidelines to provide a structured framework for how members promote their professional services while upholding the dignity and integrity of the profession. The guidelines are intended to curb unethical practices such as undercutting, misleading advertisements, and unprofessional solicitation of work. The guidelines also seek to ensure fair competition among members while safeguarding public confidence in the profession.

#### **3.1.2 Review of CPD Guidelines**

The Committee undertook a review and amendment of the Continuing Professional Development (CPD) Guidelines with the aim of aligning them to evolving industry demands and enhancing the quality and relevance of professional training. The review focused on strengthening compliance, improving monitoring and reporting mechanisms, and ensuring that CPD activities contribute meaningfully to professional competence. Amendments were proposed to streamline CPD requirements, incorporate emerging areas of practice such as technology and innovation, and provide clearer guidance on accreditation of training programs. The revised guidelines are intended to promote continuous learning, maintain high professional standards, and ensure that members remain responsive to changes within the industry.

#### **3.1.3 Corporate Membership Guidelines**

The Committee also developed Corporate Membership Guidelines to provide a clear framework for admission, regulation, and engagement of corporate entities within the Institution. The guidelines are aimed at ensuring that firms associated with ISK operate in compliance with professional, ethical, and statutory requirements. They outline eligibility criteria, including proper registration, governance structures, and the requirement for firms to be led or supervised by duly registered professionals. The guidelines further address responsibilities of corporate members, including adherence to professional standards, accountability in service delivery, and compliance with regulatory frameworks. This initiative is intended to enhance institutional oversight, promote professionalism at the firm level, and strengthen confidence among clients and stakeholders engaging corporate entities.

### 3.2 Review of Legislations

The Professional Practice and Ethics Committee has played a key role in supporting the respective professional chapters in the review and reform of critical legislations affecting practice. During the period under review, the Committee contributed to the review of the Landlords and Tenants Act, the Distress for Rent Act, and the Rent Restriction Act, as well as the preparation of a Draft Developers Bill. These efforts are aimed at aligning the legal framework with current market realities, enhancing consumer protection, and strengthening professional standards within the sector. The review processes have now been finalized and are pending formal forwarding to the relevant Ministry for consideration and progression.

The Committee, however, notes with concern the low level of participation by members during the public participation stages of legislative review. Active involvement of members is essential to ensure that the views and expertise of practitioners are adequately captured in shaping laws that directly impact the profession. Members are therefore strongly encouraged to continuously engage in these processes by providing comments, attending stakeholder forums, and contributing to discussions whenever called upon. Increased participation will not only enrich the quality of legislative reforms but also ensure that the profession speaks with a unified and informed voice.



Retreat for Review of Estate Agency Laws on 16<sup>th</sup> and 17<sup>th</sup> December 2026 Dec. 2026

### 3.3 Review of Practice Guidelines

The Committee, in collaboration with various ad-hoc committees and professional chapters, has continued to play a central role in the development and review of practice guidelines aimed at strengthening standards, enhancing professionalism, and ensuring uniformity across the different disciplines within the Institution. During the period under review, significant progress has been made in the formulation and refinement of key guidelines, including;

- a) Non-Title Survey Practice Guidelines
- b) Valuation Standards
- c) GIS Standards and Specifications
- d) Sectional Properties Act (SPA) Practice Guidelines and Fees Framework
- e) Community Land Act Training Manual and Practice Framework
- f) Facility Management Standards
- g) Geo-referencing Guidelines

These guidelines are at various stages of review and finalization, with some already circulated to members for input and others pending stakeholder validation and approval. The Committee emphasizes the importance of member participation in the review and finalization of these practice guidelines. Members are encouraged to actively engage in the review processes, provide constructive feedback, and adopt the finalized guidelines in their day-to-day practice. Adherence to these guidelines will not only improve the quality and reliability of professional services but also strengthen public confidence in the profession and ensure compliance with both statutory and ethical requirements.



**Ad-Hoc Committees Retreat, 16<sup>th</sup> and 17<sup>th</sup> December 2026, Radisson Blu**

### **3.4 Upholding Discipline in Professional Practice**

The Committee handled a total of 17 complaints from May 2025 to March 2026. Out of these, 11 cases have been successfully closed, while 6 cases remain pending at various stages of investigation and determination.

#### **3.4.1 Nature of Complaints Handled**

During the period under review, the Committee dealt with a wide range of complaints cutting across the different professional divisions within the Institution. In the surveying profession, the Committee handled several matters relating to professional misconduct, including failure to deliver services after payment, unlawful detention of client documents such as title deeds, and instances of individuals masquerading as licensed surveyors. Other complaints arose from delays in completion of assignments, poor communication with clients, and disputes over subdivision processes and documentation. In a number of cases, the Committee intervened to secure the release of client documents and refund client fee to ensure accountability. In others, cases were forwarded to LSB and some disciplinary measures were recommended where members were found to be in breach of professional obligations.

The Committee also addressed property management matters, including complaints from tenants against landlords. Notably, some disputes involved allegations of unjustified deductions from tenant deposits. Where such matters involved individuals or entities who were not members of the Institution, the Committee established lack of jurisdiction and appropriately advised complainants to seek redress before the relevant statutory tribunals. This approach ensured that complainants were still guided towards appropriate remedies while preserving the mandate of the Institution.

In the area of valuation, the Committee received and considered several complaints relating to professional practice. These included concerns on valuation standards, ethical conduct in preparation of reports, and broader industry practices affecting the integrity of valuation services. Some complaints also touched on systemic challenges within the sector, prompting the Institution to engage with relevant stakeholders to address emerging issues and strengthen professional standards.

The Committee further handled employment-related disputes, particularly involving non-payment of salaries and other dues by members to their employees. In such cases, the Committee played a facilitative role in resolving disputes amicably. Through structured engagement, the Committee successfully negotiated settlement arrangements, including the development of structured payment plans that were fair and workable for both employers and employees. This approach not only resolved disputes but also reinforced ethical employer-employee relations within the profession.

Table 4: Nature of Disciplinary Cases

No.	Complaint Ref	Nature of Complaint	Action Taken	Remarks	Status
1	ISK/Comp/036/VS	Member Association with a non-valuation firm contrary to section 21 of the Valuers act as well as violating ISK rule 9 by engaging with Non Valuers as Directors.	<ul style="list-style-type: none"> <li>Letter written to Member to respond to allegations.</li> <li>Member summoned for Hearing.</li> <li>Committee resolved the Member be removed from Company list of Directorate.</li> </ul>	<ul style="list-style-type: none"> <li>Letter sent to Member to confirm her removal from CR 12.</li> <li>Member is following up with her advocate to her name removed.</li> </ul>	Pending
2	ISK/Comp/037/LS	Member withholding of client documents including Transfer Instruments and Sectional Title Deeds	<ul style="list-style-type: none"> <li>Letter written to Member to respond to allegations.</li> <li>Member responded with explanation to the allegations.</li> </ul>	Matter resolved by Parties	Closed
3	ISK/Comp/038/VS	Violation of Data Protection Act, 2019 by publication of Client Valuation Report on Public website.	<ul style="list-style-type: none"> <li>Member summoned to respond to allegations.</li> <li>Member responded and removed the publication.</li> </ul>	The Valuation report removed from <a href="http://www.coursehero.com">www.coursehero.com</a> matter resolved amicably.	Closed.
4	ISK/Comp/039/LS	Taking money from a client in pretence of doing survey work. Work was never done.	<ul style="list-style-type: none"> <li>Preliminary investigation revealed he is not a member of ISK.</li> <li>Committee recommended DCI be engaged for infestation</li> </ul>	Engagement with DCI ongoing.	Closed.
5	ISK/Comp/040/EA	Complaint Regarding Unjustified Deductions of Rental Security Deposit 6from Ksh 13,000 To Ksh 650 by an Agent after end of tenancy.	<ul style="list-style-type: none"> <li>Preliminary investigation accused not a member of ISK.</li> <li>Complainant advised to seek redress from relevant tribunal.</li> </ul>		Closed

6	ISK/ Comp/41/VS	Unfair Valuation Practices by Financial Institutions where financial institutions instruct their clients to directly negotiate valuation fees with registered valuers. This has led to clients offering unreasonably low fees.	The Institution is currently engaging KBA and CBK to ensure matter is resolved.	Ongoing engagement with Banks	Closed
7	ISK/ Comp/042/VS	Member Complaint of Non-payment of salary by a member firm.	<ul style="list-style-type: none"> <li>• Letter written to Director of the firm to respond to the allegations.</li> <li>• Firm responded indicating that the member (employee) unlawfully withheld company laptop paralyzing operations of the company due to a number of issues.</li> <li>• Committee resolved that the employee return the office laptop and firm to pay the employee within 14 days after return.</li> </ul>	Firm agreed to Clear the salary upon return of the company laptop.	Closed.
8	ISK/ Comp/045	Withholding of all the paperwork related to the said assignment despite our persistent request to have them in our possession to enable us to seek an alternative route to achieving our goal. Demanding exorbitant amounts of money to finalize the process in what is a clear case of extortion	<ul style="list-style-type: none"> <li>• Member summoned to respond to the allegations.</li> <li>• Committee resolved that member to return the client documents.</li> </ul>	Member returned the documents, client acknowledged receipt.	Closed

9	ISK/ Comp/046	Professional Misconduct by refusing to submit titles after work done by the surveyor and demanding for more pay.	<ul style="list-style-type: none"> <li>• Letter written to member to respond to the allegations.</li> <li>• Client wrote back that Titles were delivered.</li> </ul>	Titles delivered to complainant.	Closed
10	ISK/ Comp/047	Subjecting existing approved assistants to fresh applications to be approved assistants upon demise of their principals	<ul style="list-style-type: none"> <li>• Wrote to Member to give clarification on his academic documentations.</li> <li>• Member is refused to provide his academic papers.</li> </ul>	<ul style="list-style-type: none"> <li>• Letter written to TUK to confirm whether the member completed his studies at the said institution.</li> <li>• TUK can only authenticate final Certificates not transcripts.</li> </ul>	Pending
11	ISK/ Comp/048 (case filed with VRB and copied to ISK for Information)	The complaint asserts that Valuers committed fraud by knowingly misrepresenting the collateral property in their official report. Crucially, the Valuer allegedly used photographs of a completely different, developed property belonging to a third party to deliberately make the borrower's vacant land appear valuable.	Case is being handled by VRB.	Case being handled by VRB	Closed
12	ISK/ Comp/049/vs	Payment of outstanding salary arrears amounting to Kenya Shillings One Million Five Hundred Thirty-Seven Thousand Seven Hundred and Thirty-Two (Kshs. 1,537,732.00).	<ul style="list-style-type: none"> <li>• Letter written to respond.</li> <li>• Member proposed a payment Plan of Ksh. 30,000/= monthly starting 31st January 2026.</li> <li>• Committee Summoned Member to provide a better payment plan to clear the arrears in one year.</li> </ul>	Member provided a payment plan of Ksh. 126, 478/= monthly. Member started marking payments on 31st January 2026.  Payment ongoing.	Closed.

13	ISK/ Comp/50/LS	Member is accused of fabricating correspondence between himself, the late, and, the then Chief Land Administration Officer, Kilifi County. The supposed letter from Chief Land Registrar to the deceased, dated 29th May 2018, is cited as part of the falsified documentation.	<ul style="list-style-type: none"> <li>• Letter written to member to respond to allegations.</li> <li>• Member did not respond.</li> <li>• Committee resolved matter be forwarded to LSB.</li> </ul>	Matter forwarded to LSB	Closed
14	ISK/ Comp/51/LS	Member carried out a subdivision and further acquired new parcel numbers and was fully paid. He has detained the original Mother Title deed and mutation and Demanding for more money therefore making it impossible to get new Title Deeds for the portions.	<ul style="list-style-type: none"> <li>• Letter written to member to respond.</li> <li>• Member yet to respond.</li> </ul>	Matter ongoing	Pending
15	ISK/ Comp/52/LS	The complainant alleges that the respondent, Member, facilitated this fraudulent scheme through the following actions: Submission of Irregular Surveys: The respondent submitted a forwarding letter and survey plan (xxx) to the Director of Surveys on 11 June 2025 for the approval of the fraudulent subdivision....	<ul style="list-style-type: none"> <li>• Letter written to member to respond.</li> </ul>	Matter ongoing	Pending

16	ISK/ Comp/53/LS	The complainant alleges that the respondent engaged in professional misconduct through the following: Failure to Perform Professional Services: The Respondent failed to complete the agreed rectification and title processing works within the promised time frame and has not delivered the expected outcome several months later. Unlawful Retention of Client Property: The Respondent is alleged to be unlawfully withholding the original title deed despite demand for its return, thereby prejudicing the landowner.	<ul style="list-style-type: none"> <li>• Letter written to member to respond.</li> <li>• Member yet to respond.</li> </ul>	Matter ongoing	Pending
17	ISK/ Comp/54/LS	The Complainant alleges that the Respondent engaged in professional misconduct through the following: Abuse of Professional Lien: The Respondent is alleged to be unlawfully detaining 1,731 titles valued at over KES 1 billion against an alleged outstanding fee of less than KES 100 million, which is disproportionate and unjustified.	<ul style="list-style-type: none"> <li>• Letter written to member to respond.</li> <li>• Member yet to respond.</li> </ul>	Matter ongoing.	Pending

### **3.5 Conclusion and Recommendations to Members**

The complaints handled during the period under review underscore the need for continuous adherence to professional standards and ethical conduct. Members are reminded of their obligation to act with integrity, competence, and accountability in all professional engagements. Members are particularly urged to ensure timely delivery of services, maintain proper communication with clients, and refrain from unlawful practices such as withholding client documents without justification. It is also essential that members comply with all statutory and professional requirements governing their respective fields of practice.

In addition, members must uphold fair and lawful employment practices, including timely payment of salaries and honoring contractual obligations to employees. The Committee further emphasizes the importance of engaging only within the scope of one's professional competence and ensuring that all practice is conducted in accordance with the law and the Institution's Code of Conduct.

The Membership Professional Practice and Ethics Committee remains committed to upholding discipline within the Institution and safeguarding public confidence in the profession, and calls upon all members to abide by the rules and standards that govern professional practice.

#### **3.5.1 Fostering Strong Collaboration with Regulatory Boards**

The Committee has continued to foster strong collaboration with key regulatory boards, including the Land Surveyors Board and the Valuers Registration Board, in order to enhance professionalism, accountability, and public confidence in practice. During the period under review, the Committee actively participated in a number of consultative meetings and engagements with these regulatory bodies, aimed at harmonizing standards, addressing emerging challenges within the professions, and strengthening oversight mechanisms. These engagements have been instrumental in promoting consistency in enforcement of professional and ethical standards, while also reinforcing trust between practitioners, clients, and other stakeholders within the built environment sector.

In addition, the Committee has maintained a structured approach to inter-agency collaboration by forwarding complaints that fall within the jurisdiction of the respective regulatory boards for further action. Matters relating to licensing, disciplinary enforcement, and statutory compliance have been referred to the Land Surveyors Board and the Valuers Registration Board as appropriate. This coordinated approach ensures that complaints are addressed by the most competent authorities, avoids duplication of mandates, and enhances the overall effectiveness of the disciplinary framework. Through this collaboration, the Committee has strengthened institutional linkages and contributed to a more robust and credible regulatory environment for professional practice.



**SK Consultative Meeting with VRB, 19th February, 2026, Ardhi House**

### 3.5.2 Stakeholder Engagement

The Committee has continuously undertaken proactive stakeholder engagement with key institutions to strengthen professional standards and address emerging issues affecting practice. The Committee has engaged the Insurance Regulatory Authority on matters relating to professional indemnity and motor vehicle valuation, with the aim of ensuring that practitioners operate within a framework that adequately safeguards both professionals and clients against risk. In addition, the Committee has held discussions with financial sector stakeholders, including banks, the Kenya Bankers Association, and the Central Bank, particularly on concerns surrounding the valuation of mortgage securities. These engagements have been critical in addressing challenges related to fee structures, professional independence, and the integrity of valuation reports.



ISK Meeting with VRB, CBK, KBA and Banks, September 2025

Currently, the Institution has organized three engagement meetings, whose discussions have been highly progressive. As a result, several key documents have been prepared, including a Draft Valuation Template, Draft Memorandum of Understanding (MOU), Draft Valuation Certificate, and Draft Service Level Agreement (SLA). These documents have since been shared with the Kenya Bankers Association for review and input towards the conclusion of the engagements and the eventual signing of the MOU.



ISK & VRB Meeting with Banks-Consultative Committee Meeting at KCB Kencom House, 27th Oct. 25

Notably, the Institution, in collaboration with the Valuers Registration Board, developed a comprehensive position paper advocating for a structured framework where banks directly remunerate Valuers, as opposed to the current practice that exposes professionals to undue influence and undercutting. Engagements on this matter are ongoing, with the objective of achieving reforms that enhance transparency, fairness, and professionalism in valuation practice. Further, the Committee has engaged with the National Treasury and investigative agencies such as the Directorate of Criminal Investigations (DCI) on issues touching on fraud, professional misconduct, and regulatory compliance. These continuous engagements underscore the Committee's commitment to fostering a collaborative environment that promotes ethical practice, protects public interest, and strengthens confidence in the professions regulated under the Institution.



Meeting with CS Lands to engage on the legislative issues affecting the Profession



ISK Submission of Memo to National Treasury on Draft Government Assets Valuation Policy Framework.

### 3.6 ISK Membership Report 2026

**Table 5: Active Members Distribution by Class**

Membership Type	31st Dec. 2024	31st Dec. 2025	Change
Student	947	1,116	+169
Technician	794	937	+143
Affiliate	60	68	+8
Fellow	12	22	+10
Full	1,184	1,258	+74
Graduate	1,776	2,073	+297
<b>Total</b>	<b>4,173</b>	<b>5,474</b>	<b>+701</b>

**Table 6: Active Member Distribution by Chapter**

Membership Type	31st Dec. 2024	31st Dec. 2025	Change
Land Surveyors (LS)	2,319	2,657	+338
Estate Agency (EA)	18	46	+28
Property Management (PM)	34	63	+29
Geospatial Information Management (GIS)	521	661	+140
Valuation	213	328	+115
Land Administration Managers (LAMS)	160	171	+11
Engineering Surveyors (ES)	235	272	+37
VEMS	1,202	1,200	-2
Building Surveyors (BS)	71	76	+5
<b>Total</b>	<b>4,173</b>	<b>5,474</b>	<b>+701</b>

## 4.0 Education and Research Committee Report

### 4.1 2025 ISK Professional Examination

#### 4.1.1 Analysis for Land Surveyors, GIS & Engineering Surveyors Chapters

A total of 68 candidates (34 New Candidates & 34 Resitting Candidates) registered for the ISK professional Exams for the year 2025 out of which 68 candidates sat for the exams, with 11 from Engineering Survey, 12 from GIS and 45 from the Land Survey chapter. From the results, 44 (56.4 %) candidates passed, while 22 (27.84%) did not submit project reports/technical papers and 11 (13.92%) candidates are to re-sit for various papers. Tables 7 to 9 present an analysis of the performance.

Table 7: 2025 LS, GIS & ES Chapters Candidates

Chapter	New	Re-sit	Total
ES	5	6	11
GIS	3	9	12
LS	26	19	45
<b>Total</b>	<b>34</b>	<b>34</b>	<b>68</b>

Table 8: Summary of Results

VERDICT	New	Re-sit	Grand Total	percentile
Deferred	3	1	4	5%
No Show	2	8	10	15%
Pass	22	21	43	63%
Resit ISK 323	4		4	5%
Resit ISK 318, 320, 322		1	1	2%
Resit ISK 318, 319, 322		1	1	2%
Resit ISK 318, 322	1	2	3	4%
Resit ISK 321, 322, 323	1		1	2%
Resit ISK 314, 323	1		1	2%
<b>Grand Total</b>	<b>34</b>	<b>34</b>	<b>68</b>	<b>100%</b>

**Table 9: Results by Chapter**

Verdict	ES	GIS	LS	Grand Total	Percentile
Deferred	1		3	4	5%
No Show	3	2	5	10	15%
Pass	4	8	31	43	63%
Resit ISK 323		1	3	4	5%
Resit ISK 318, 320, 322	1			1	2%
Resit ISK 318, 319, 322		1		1	2%
Resit ISK 318, 322	2		1	3	4%
Resit ISK 321, 322, 323			1	1	2%
Resit ISK 314, 323			1	1	2%
<b>Grand Total</b>	<b>11</b>	<b>12</b>	<b>45</b>	<b>68</b>	<b>100%</b>

#### 4.1.2 Analysis for VS, EA, PM, BS and LAM Chapters

A total of 74 applicants registered for the exams with 45 of them passing while the remaining either deferred or failed in some units. Table 10 shows the number of candidates who registered by chapter while Table 11 shows the examination results.

Table 10: 2025 VS, PM, BS &amp; LAM Chapters Candidates

Chapter	New	Re-sit	Total
VS	40	26	66
PM	2	2	4
BS	2	0	2
LAM	1	1	2
<b>Total</b>	<b>45</b>	<b>29</b>	<b>74</b>

Table 11: Results by Chapter

Verdict	VS	PM	BS	LAM	Grand Total	Percentile
Deferred	2				2	2%
No Show	4			1	5	7%
Pass	38	4	2	1	45	61%
Resit	22				22	30%
<b>Grand Total</b>	<b>66</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>74</b>	<b>100%</b>

## 4.2 Training and Continuous Professional Development (CPD)

### 4.2.1 Navigating the Green Certification Processes in Kenya

The Committee organized a training session titled “Navigating the Green Certification Processes in Kenya” on Friday, 23<sup>rd</sup> May 2025. The session was facilitated by Mr. John Kabuye Kalungi, Head of ESG & Corporate Communication at Acorn Holdings Limited. The training provided participants with valuable insights into green certification frameworks in Kenya, highlighting key processes, requirements, and the growing importance of sustainability in the built environment.

#### **4.2.2 Enhance Your Mastery of Real Estate Transactions**

The Committee organized a training session titled "Mastery of Real Estate Transactions: A Comprehensive Guide to Conveyancing and Law of Contract" on 15<sup>th</sup> August 2025. The session was facilitated by Ms. Irene Kiwool, Esq., Managing Partner at Kiwool Advocates and Council Member-Elect (2024–2026) of the LSK Nairobi Branch. The training provided participants with in-depth knowledge of conveyancing procedures and the application of contract law in real estate transactions, enhancing their understanding of legal frameworks governing property dealings.

#### **4.2.3 Leadership Forum**

The Committee organized a Leadership Forum on 31<sup>st</sup> July 2025, themed "Managing Talent and Building Leadership Capacity in Real Estate and Surveying Sectors." The session was facilitated by Ms. Grace Nzula, CHRP-K, Founder and Lead Consultant at Atarah Solutions Ltd. The forum provided valuable insights into talent management and leadership development, equipping participants with practical strategies to build capacity and enhance effectiveness within the real estate and surveying sectors.

#### **4.2.4 GIS & Geospatial Innovation Masterclass**

The Committee, in collaboration with the Regional Centre for Mapping of Resources for Development (RCMRD), successfully organized the GIS & Geospatial Innovation Masterclass 2025 on 18<sup>th</sup> September 2025 at RCMRD, Nairobi. The masterclass, themed "Harnessing Modern Tools for Precision Mapping and Spatial Analysis," brought together professionals and practitioners for a full-day, hands-on learning experience.

The program featured four comprehensive technical sessions covering key areas in modern geospatial practice. Session One on GIS Development and Smart Mapping was facilitated by Erick Wabwile and Michael Wafula, while Session Two on Geodetic Infrastructure and High-Precision GNSS was led by Rachael Umazi Gideon and Muya Kamamia. Session Three focused on Drone Flight, Scanning, and 3D Mapping and was delivered by Martin Murimi and Alex Mugane. Session four addressed Emerging Geospatial Technologies and was facilitated by Philip Wafula and Ida A. Oluoch.

The masterclass concluded with an engaging panel discussion featuring all facilitators, themed "Harnessing Disruptive Technology in Local Surveying Practice." The session provided participants with valuable insights and an opportunity to engage with experts from government, private sector, and academia. Overall, the masterclass enhanced participants' technical capacity and exposure to cutting-edge geospatial technologies shaping the future of the profession.

#### **4.2.5 Taxation in the Land & Real Estate Sector**

The Committee organized a training session on "Taxation in the Land & Real Estate Sector" on 18<sup>th</sup> August 2025, facilitated by CPA Regina King'ori, Tax Expert and CEO of RWK Africa. The session provided participants with insights into the significance of taxation within the land and real estate sector as a major driver of economic growth and revenue for both national and county governments. It further explored the complex tax environment characterized by multiple obligations such as capital gains tax, stamp duty, rental income tax, VAT, land rates, and land rent, as well as the impact of frequent policy changes and ongoing reforms. Participants also gained an understanding of the increasing relevance of compliance amid heightened tax audits and the digitalization of tax administration systems.

#### **4.2.6 Mediation Training**

The Committee organized a Mediation Certification Course from 25<sup>th</sup> to 29<sup>th</sup> August 2025, which successfully certified 21 delegates as Professional Mediators. The training enhanced participants' competencies in alternative dispute resolution and significantly expanded the pool of qualified mediators within the profession, thereby strengthening the sector's capacity for effective conflict resolution.

#### **4.2.7 Building Information Management**

The Committee organized a training session on Building Information Management (BIM) on 12<sup>th</sup> November 2025, facilitated by Arch. Ruchika Gajjar, Founder and Director of Hi-CAD Africa Ltd. The session focused on the relevance of BIM to Surveyors, Valuers, and professionals in the land sector, highlighting its growing importance in modern geospatial and built environment practice.

#### **4.2.8 Impacts of Legislative and Regulatory Policies on the Land Sector**

The Committee organized a training session on "Impacts of Legislative and Regulatory Policies on the Land Sector" on 20<sup>th</sup> November 2025, facilitated by Mr. Ibrahim Mwathane, FISK, LS(KE), HSC, Chair of the Board of Directors at the Land Development and Governance Institute. The session provided participants with comprehensive insights into the evolving land sector policy and legislative framework, examining key instruments such as the National Land Policy (2009), various draft policies and bills, recent Acts of Parliament, and the ArdhiSasa digital land management platform. The training highlighted the implications of these reforms on professional practice, emphasizing improved land governance, enhanced regulatory compliance, increased transparency in land transactions, and the growing role of digital systems in land administration and sectoral development.

#### **4.2.9 CPD Make-Up Seminar**

The Committee organized the CPD Make-Up Seminar on 29<sup>th</sup> January 2026 and 31<sup>st</sup> March 2026, providing members with an opportunity to fulfill their Continuous Professional Development requirements. The seminars covered key topics including CPD regulations, due diligence in land transactions, automation of surveying and real estate services, and alternative dispute resolution in land and community conflicts. Facilitated by industry experts, the sessions enhanced participants' professional knowledge and practical skills while reinforcing compliance with CPD requirements and promoting continuous learning within the profession.

#### **4.2.10 Beyond Compliance**

The Committee organized a training session on "Beyond Compliance: Navigating Modern Ethical Challenges in the Land and Built Environment" on 5<sup>th</sup> February 2026, facilitated by Mr. Frederick Mainda, Senior Education Officer at the Ethics and Anti-Corruption Commission. The session addressed emerging ethical issues within the land and built environment sectors, emphasizing the importance of integrity, accountability, and professional conduct. Participants gained practical insights on navigating ethical dilemmas beyond regulatory compliance, reinforcing the role of ethics in promoting transparency and trust in professional practice.

#### **4.2.11 Navigating Online Land Searches**

The Committee organized a training session on "Navigating Online Land Searches" on 19<sup>th</sup> March 2026, facilitated by Mr. Samuel Kamiri Kibe, Geospatial Data Management Officer, and Mr. Mutai Timothy, System Trainer from the Ardhisasa Development Team. The session provided participants with practical guidance on conducting efficient and accurate online land searches using the Ardhisasa system.

Participants gained hands-on insights into system functionalities, data access, and best practices for navigating digital land records, enhancing efficiency and transparency in land administration processes.

#### **4.2.12 Surveyors' Workshop**

The Committee organized the Kenya Surveyors' Workshop held on 26th and 27th March 2026 at Lake Naivasha Resort, Naivasha, themed "Championing Technological Innovation and Adaptation." The two-day workshop brought together surveying professionals to explore emerging trends, technologies, and regulatory developments shaping the future of the profession. The sessions covered areas such as legal and ethical issues in surveying, artificial intelligence and automation, geodetic infrastructure and GNSS applications, digital land administration through the ArdhiSasa platform, and integrated UAV and LiDAR mapping. The workshop also featured practical sessions, panel discussions, and knowledge-sharing engagements, providing participants with valuable insights and hands-on experience to enhance efficiency, innovation, and professionalism in surveying practice.

#### **4.2.13 Valuation Workshop**

The Committee organized the Kenya Valuation Conference 2026, held on 26th and 27th March 2026 at the KCB Leadership Centre, themed "Harnessing Emerging and Frontier Valuation Markets to Spur Growth in Kenya." The conference brought together valuation professionals and stakeholders to explore emerging trends, opportunities, and challenges within the valuation sector. Key discussions

focused on areas such as valuation for rating under the National Rating Act (2024), integration of ESG and climate risk in valuations, alternative valuation classes including REITs, and tax-related valuations such as capital gains and stamp duty. Additional sessions addressed compulsory land acquisition, valuation of specialized assets, professional standards, risk management in frontier markets, and strategies for growth, including mergers, start-ups, and strategic alliances. The conference provided a platform for knowledge exchange, professional development, and alignment with both national and international valuation standards.

#### **4.2.14 Harnessing AI in Modern Surveying and Valuation Practice**

The Committee organized a training session on "Harnessing AI in Modern Surveying and Valuation Practice" on Thursday, 2nd April 2026, facilitated by Ms. Lisper Kendi, Lecturer in Data Science and Artificial Intelligence at KCA University. The session explored the application of artificial intelligence in enhancing efficiency, accuracy, and decision-making within surveying and valuation practice. Participants gained insights into emerging AI tools and techniques, data-driven approaches, and the transformative potential of AI in optimizing workflows and improving service delivery in the land and real estate sector.

#### **4.2.15 ISK Excellence Recognition Awards**

ISK held the Professional Excellence and Recognition Awards on 11th December 2025. The following Members were nominated for the various categories;

Table 12: 2025 ISK Excellence Recognition Awards

No.	Award Category	Nominee
1	Land Administration Managers Award	Dr. Winnie M. Nyika, FISK
2	Valuation Chapter Award	Dr. Ramadhan Abdul
3	Estate Agency Award	Michael Mbeshi
4	Building Surveyors Award	Christopher M. Khaoya
5	Property Management Award	Evalyn A. Okoth
6	Land Surveyors Award	Bibiana Rabuku Omala, FISK
7	Engineering Surveyors Award	David K. Gichuki
8	Geospatial Information Management Award	Ir. Salome Wabuye
9	Emerging Practitioners Award	Irene Tumbo
10	Lifetime Achievement Awards	Dr. Winnie M. Nyika, FISK

#### 4.2.16 Examination Briefing

The Examination Briefing was held on 6<sup>th</sup> March 2026 at the Kenya Institute of Special Education. 50 Members from the LS, GIS, and ES Chapters, while 95 Members from VS, PM, EA, BS & LAM Chapters attended the briefing. Following the Briefing, Members subsequently expressed interest and proceeded to register for the 2026 examinations across the respective chapters.

Table 13: Applications for 2026 ISK Professional Examination

Chapter	Count	Percentage
Land Surveyors Chapter	31	18.79%
Valuation Chapter	93	56.36%
Engineering Surveyors Chapter	18	10.91%
Geospatial Information Management Surveyors Chapter	6	3.64%
Estate Agency Chapter	1	0.61%
Property Management Chapter	9	5.45%
Building Surveyors Chapter	5	3.03%
Land Administration Managers Chapter	2	1.21%
<b>Total</b>	<b>165</b>	

The candidates to be admitted as Full Members for the Land Survey, GIS & Engineering Surveyors Chapters is shown in Annex II while Annex III shows proposal for Fellow Members of ISK.

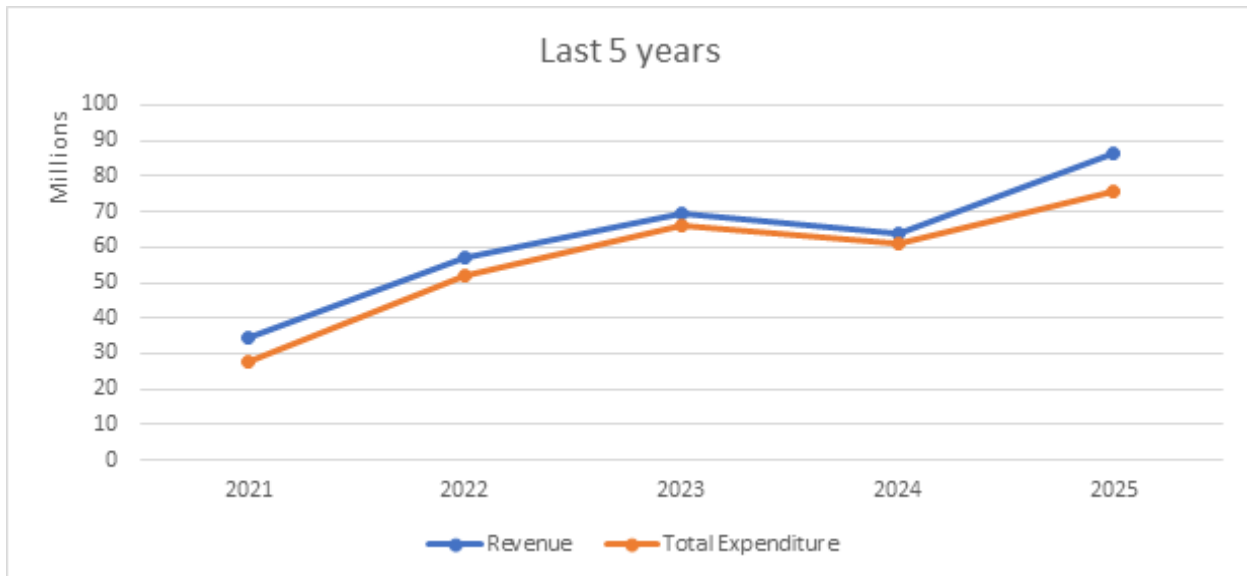
## 5.0 Finance and Audit Committee Report

### 5.1 2025 Budget Performance

In the year 2025, the Institution achieved a total revenue of Kshs. 86,699,777 against a target of Kshs. 97,382,490. The total expenditure for the financial year 2025 was Kshs. 75,642,473. Table 14 and chart below show the comparison of revenue and expenditure over the past 5 years.

**Table 14: Revenue for the past five years**

Year	2021	2022	2023	2024	2025
Revenue	34,220,177	57,050,760	69,755,801	63,958,324.49	86,699,777
Total Expenditure	27,849,984	51,766,980	65,926,198	60,874,831.56	75,642,473



### 5.2 Waiver of Penalties on Unpaid Subscriptions

The ISK Council approved the waiver of penalties on unpaid subscriptions for members who settled their dues by 30<sup>th</sup> September 2025.

### 5.3 Assets

The Institution acquired the following assets shown in Table 15 in the year 2025.

Table 15: List of Assets procured in 2025

No	Asset Description	Station	Cost (KSh)
1	HP Laserjet 135w Printer	South Rift	30,000
2	HP Elite Desk 800 G4	South Rift	45,500
3	HP Server and Accessories	Nairobi	552,740
4	2 HP Laptops	Nairobi	240,360
5	Office Cabinet	Kisumu	19,725
6	Office Chairs	South Rift	112,455
7	Oval Conference Table	South Rift	23,495
8	Office Table	South Rift	15,495
9	Reception Counter Top	South Rift	7,995
10	Mobile Pedestal	South Rift	11,995
11	HP Desktop	Nairobi	64,500
12	Office Shredder	Nairobi	43,000
<b>TOTAL (KSh)</b>			<b>1,167,260</b>

### 5.3 ISK Property Purchase

Members have so far contributed a total of Kshs. 7,428,985 for the property purchase by the end of 2025 as shown in Table 16. The Council approved that members who have fully paid for the property purchase shall enjoy a 5% discount on training and events hosted by the Institution. The Property Acquisition Committee had examined several potential locations and explored various funding strategies to support the acquisition. The proposed property is intended to:

- Provide office space for ISK
- Support training and professional activities
- Create conference & meeting facilities

As the discussions continue, the ISK Council is considering remodeling the current office to provide better space for staff and to improve the working experience. Through this ISK can increase the number of staff.

Table 16: ISK Property Contribution in Numbers

Chapter	Full Members	Graduate	Technician	Total
VEMS	77	23	3	103
Land Surveyors	72	42	17	131
GIS	3	11	-	14
LAM Chapter	8	6	-	14
Building Surveyors	11	-	-	11
Eng. Surveyors	7	3	-	10
<b>TOTAL</b>	<b>178</b>	<b>85</b>	<b>20</b>	<b>283</b>

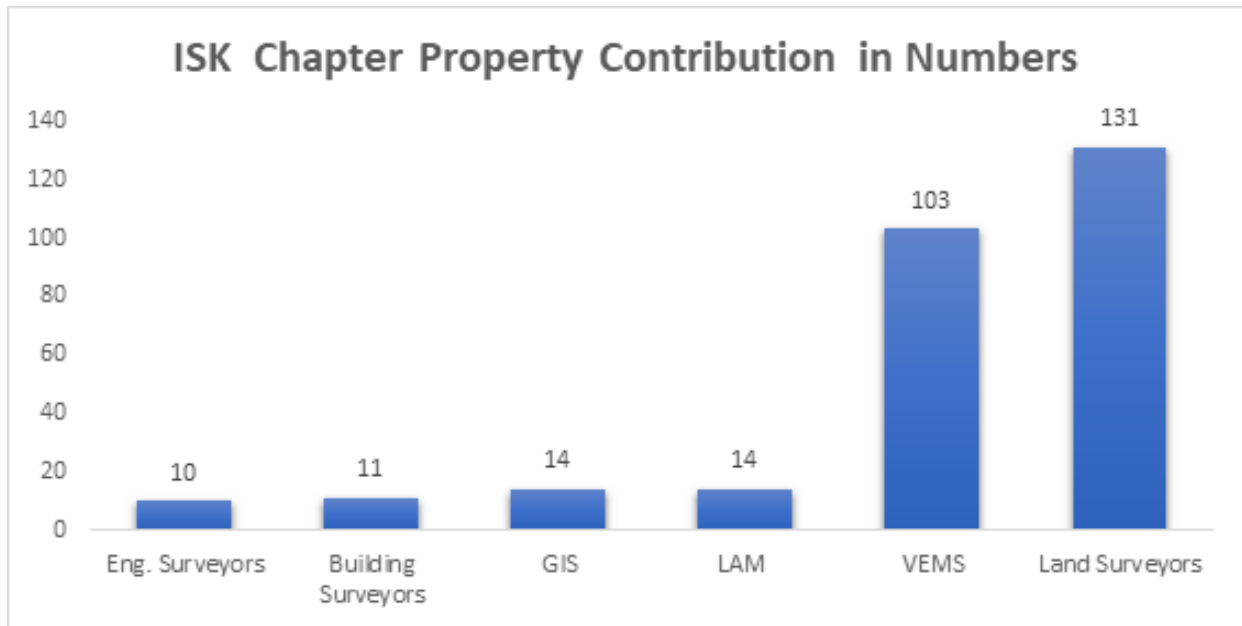
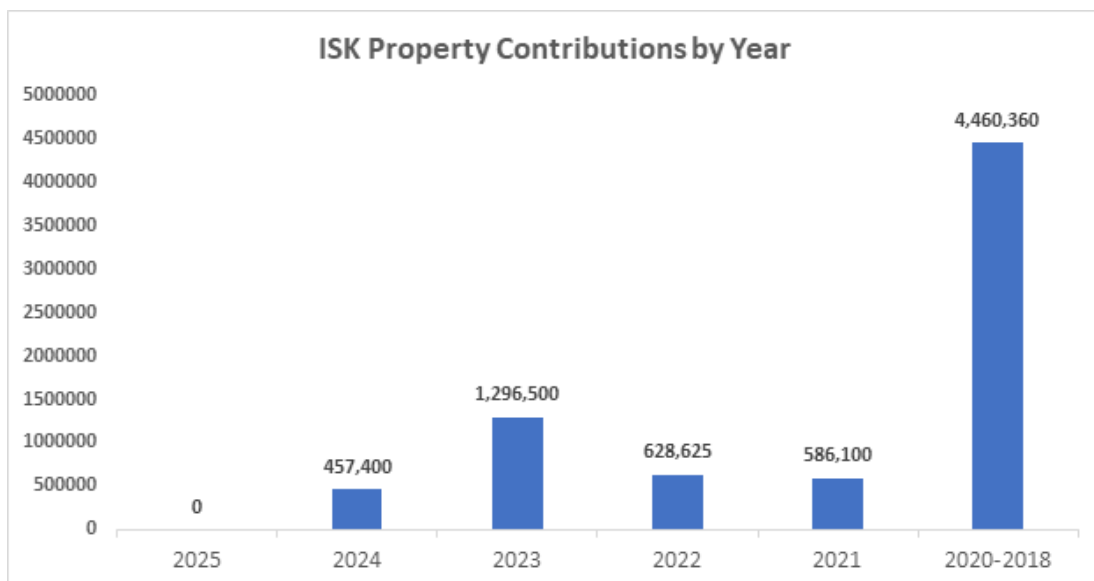


Table 17: ISK Property Contributions by Chapters

Chapter	Full Members	Graduate	Technicians	Totals
VEMS	2,381,160	481,875	40,000	2,903,035
Land Surveyors	2,073,600	950,100	225,500	3,249,200
GIS	58,000	239,800	-	297,800
LAM Chapter	217,200	137,500	-	354,700
Building Surveyors	265,000	-	-	265,000
Eng. Surveyors	136,300	54,250	-	190,550
<b>TOTAL</b>	<b>5,131,260</b>	<b>1,863,525</b>	<b>265,500</b>	<b>7,428,985</b>



## 6.0 Editorial and Public Relations Report

The Editorial and Public Relations Committee is responsible for overseeing the Institution's publications and managing its public voice on matters of professional and public interest. It plays a key role in advocacy and lobbying through appropriate channels, while also mobilizing members to actively participate in the Institution's programmes and activities. The Committee further strengthens the Institution's presence by enhancing local, regional, and international linkages, and by maintaining effective liaison with government and other key stakeholders.

### 6.1.1 ISK Events Calendar Development and Release

The EPR committee successfully developed and disseminated the 2025 ISK Events Calendar by February 2025, marking the beginning of a structured and well-coordinated year. The calendar was released timely and shared through all ISK official communication platforms including email, WhatsApp groups, social media pages, and the website. This ensured members had early visibility of planned activities, enabling them to plan ahead for participation.

### 6.2 Pre-AGM, AGM, and Annual Dinner Dance (ADD) for the year 2025

The Institution of Surveyors of Kenya (ISK) reaffirmed its commitment to professional excellence and member development through the successful hosting of the 2025 Pre-AGM Conference. Held under the theme **"Apportioning Space and Needs: Green Land Management Options for Posterity,"** the conference provided a timely platform for reflection on sustainable land management in the context of evolving environmental, technological, and societal challenges. It also reinforced ISK's role as a thought leader in advancing sustainable land governance in Kenya and beyond.

The conference brought together distinguished speakers and key stakeholders in the land sector. The keynote address, delivered by Hon. Justice Ngaah Jairus on behalf of the Hon. Lady Chief Justice Martha Koome, highlighted the critical role of the judiciary in supporting effective land governance. Additional contributions from Ms. Kabale Tache Arero, Chief Executive Officer of the National Land Commission, and Mr. Gershon Otachi, Chairperson of the same commission, enriched the discussions with practical insights into land administration and policy implementation.

The event recorded strong participation, attracting 509 delegates drawn from across the profession. It featured an inclusive registration structure designed to encourage early participation and broaden access, including a dedicated category for students to support the development of emerging professionals in the sector.

### 6.2.1 Annual General Meeting

The Institution marked its 56th Anniversary during the Annual General Meeting (AGM), which attracted 1,536 participants both physically and virtually. This strong turnout reflected growing member engagement and confidence in the Institution's governance and programs.

The AGM commenced successfully, with members actively participating in deliberations and institutional business. The meeting provided an important platform for accountability, reflection, and strategic direction setting for the year ahead. Members were for the first time given an opportunity to nominate representatives to various authorities, KeNHA, KeRRA and KURA. It was also an election year though only the post of Chair Education and Research Committee was contested. This was a vote of confidence of the Institution leadership

led by President Surveyor Eric Nyadimo. Minor delays were experienced during the voting process due to technical system challenges, offering useful lessons for strengthening future digital voting and meeting systems.

### 6.2.2 Annual Dinner Dance

The Annual Dinner Dance (ADD) provided a fitting and celebratory conclusion to the three-day program. It created a relaxed environment for members to connect, celebrate achievements, and strengthen professional relationships within the Institution. The event was graced by **Eng. Shammah Kiteme, President of the Institution of Engineers of Kenya**, who delivered an inspiring address on the importance of the surveying profession in national development. He emphasized the need for continued professional excellence and stronger collaboration across built environment disciplines.

A key highlight of the evening was the formal recognition of ISK Fellows and the admission of graduate members into full membership. These milestones underscored the Institution's continued commitment to professional growth, mentorship, and capacity development within the profession.

The evening was further enriched by a well-curated entertainment program, which complemented the formal proceedings and contributed to a vibrant and memorable experience. Beyond the celebrations, the ADD served as an important networking platform where members engaged, exchanged ideas, and strengthened professional connections. The event attracted 519 delegates, reflecting its significance within the ISK calendar.

### 6.2.3 Key Highlights and Impact

The 2025 AGM cycle delivered significant value to members and stakeholders by strengthening professional engagement, enhancing visibility, and deepening collaboration across the land

and built environment sector. The recognition of Fellows and new members reinforced ISK's commitment to nurturing professional excellence and succession within the profession.

The participation of leaders from sister professional bodies further underscored the importance of interdisciplinary collaboration in addressing sectoral challenges. Overall, the events strengthened ISK's position as a central platform for professional dialogue and knowledge exchange. Participants consistently highlighted the value of the balanced programme, which combined technical engagement, institutional business, and opportunities for networking and celebration. The Annual Dinner Dance, in particular, stood out as a key moment of connection and recognition.

### 6.2.4 Achievements

The events were effectively delivered, reflecting strong organizational coordination and growing institutional capacity. Registration processes were efficient and supported a smooth delegate experience, while the use of a digital programme improved accessibility and allowed for timely updates.

Exhibition booths recorded strong engagement, and merchandise uptake was encouraging, contributing to member interaction and visibility. Media coverage further enhanced the Institution's profile and extended the reach of its activities beyond the event venue. The AGM livestream on YouTube performed well, ensuring broader participation and inclusivity for remote attendees.

Overall, the 2025 AGM cycle demonstrated ISK's continued progress in delivering impactful, well-coordinated events that respond to the evolving needs of its members while strengthening the Institution's visibility, relevance, and influence in the sector.



**Pre-AGM Conference picture 2025**



**Annual dinner dance pictures 2025.**

### **6.3 Member Service Week and Land Clinics**

The Institution of Surveyors of Kenya (ISK) successfully conducted a nationwide Land Clinic to commemorate the Customer Service Week. The initiative aimed to bring professional land advisory services closer to the public while promoting awareness of land management, ownership, and governance. The Land Clinics were held concurrently across five counties, coordinated by ISK branches as follows:

- a) Coast Branch (Kwale County) – 6th October 2025
- b) South Rift Branch (Baringo County) – 7th October 2025
- c) Mount Kenya Branch (Marimanti, Tharaka Nithi County) – 8th October 2025
- d) Western Branch (Busia County) – 9th October 2025
- e) Nairobi Headquarters – 9th October 2025

Each session attracted a strong turnout from members of the public, county officials, and local leaders. The most frequently asked

questions revolved around key thematic areas including:

- a) Land ownership and title deed processing
- b) Land survey and boundary disputes
- c) Land registration and documentation
- d) Dispute resolution and legal matters

Beyond providing expert guidance to citizens, the clinics served as valuable platforms for strengthening partnerships with county governments and other stakeholders in the land and built environment sector. The engagements reaffirmed ISK's commitment to supporting devolution through technical capacity building and community outreach.

Following the success of the exercise, the Editorial and Public Relations Committee recommended expanding the program to two editions per quarter, ensuring broader national coverage and consistent community engagement. The committee further proposed that ISK continues to serve as the lead organizer, while seeking strategic partnerships with other relevant institutions to enhance the initiative's impact.

The 2025 Customer Service Week Land Clinic underscored ISK's dedication to public service, transparency, and professional excellence in the management of land and property matters. The initiative continues to strengthen the institution's role as a trusted voice in promoting sustainable land governance in Kenya.

#### 6.4 10th ISK Africa Regional Conference

The 10th ISK Africa Regional Conference, held on 30th–31st October 2025 at PrideInn Paradise Beach Resort, Mombasa, was convened in collaboration with the Commonwealth Association of Surveying and Land Economy (CASLE) and the FIG Young Surveyors Network Africa Region, with support from the Survey Institute of Zimbabwe. The conference, themed **"Future-Ready Landed Professionals: Fostering Excellence and Resilience,"** brought together key stakeholders to deliberate on the evolving role of land and built environment professionals in sustainable development. The Chief Guest, represented by the Principal Secretary for Science, Research, and Innovation, underscored the importance of digitization, innovation, and ethical practice in land administration, while reaffirming Government commitment to initiatives such as Ardhisasa. Contributions from the State Department for ICT further emphasized the integration of emerging technologies and the advancement of the Digital Transformation Agenda.

The conference featured high-level keynote addresses delivered by Prof. Washington Yotto Ochieng and Dr. Charisse Griffith-Charles, focusing on the future of work in the built environment, with particular emphasis on lifelong learning and competency-based training. These discussions reinforced the need for continuous professional development and the adoption of emerging technologies to enhance resilience and relevance within the profession. The programme was further

enriched by plenary and breakout sessions addressing critical thematic areas, alongside a technical tour conducted on 29th October 2025. Delegates visited key sites including Vipingo Ridge, Kenya Ports Authority, and affordable housing projects in Mombasa, providing practical insights into smart city development, port operations, and sustainable housing.

The conference recorded strong participation, attracting a total of 536 delegates comprising members, speakers, sponsors, exhibitors, council members, staff, and volunteers. This robust attendance reflects the growing influence of the conference as a premier continental platform for knowledge exchange, professional collaboration, and capacity building within the land and built environment sector.



Gala Dinners and ISK Professional Excellence Awards

### 6.5 ISK Professional Excellence Awards and Gala Dinner

The ISK Professional Excellence Awards and Gala Dinner was the Institution’s flagship event of the year, serving as a premier platform for recognition, networking, and stakeholder engagement. The event brought together representatives from all eight chapters, alongside key stakeholders, policy-makers, and development partners, reinforcing its role as a unifying forum for the land and built environment sector. Notably, the event adopted a refined “Prestige Format,” significantly enhancing the Institution’s brand positioning and overall event experience.

A key highlight of the evening was the conferment of 10 Professional Excellence Awards, aimed at recognizing outstanding

contributions and reinforcing a culture of merit and professionalism within the Institution. The awards ceremony underscored ISK’s commitment to promoting excellence, integrity, and innovation across the various disciplines within the sector, while strengthening professional cohesion among members.

The event recorded a total attendance of 198 delegates, achieving full capacity and demonstrating strong member engagement and brand loyalty. The audience reflected a high level of influence, comprising a diverse mix of policy-makers, industry leaders, and practitioners across the built environment value chain. The strong conversion from RSVP to actual attendance further highlights the growing anticipation and credibility of the event as a key fixture in the Institution’s annual calendar.



## 6.6 Branding Merchandise

The Institution of Surveyors of Kenya (ISK) enhanced its visibility and brand identity in 2025 through the introduction of new branding merchandise, including reflectors, puff jackets, and hoodies. This initiative was driven by the need to strengthen the Institution's public presence, promote unity among members, and create a consistent and recognizable brand image during professional engagements and field activities. The merchandise also played an important role in improving member identification and fostering a stronger sense of belonging within the Institution. Beyond functionality, the items served as a practical branding tool, increasing ISK's visibility in both professional and public spaces, particularly during events, site visits, and outdoor activities.

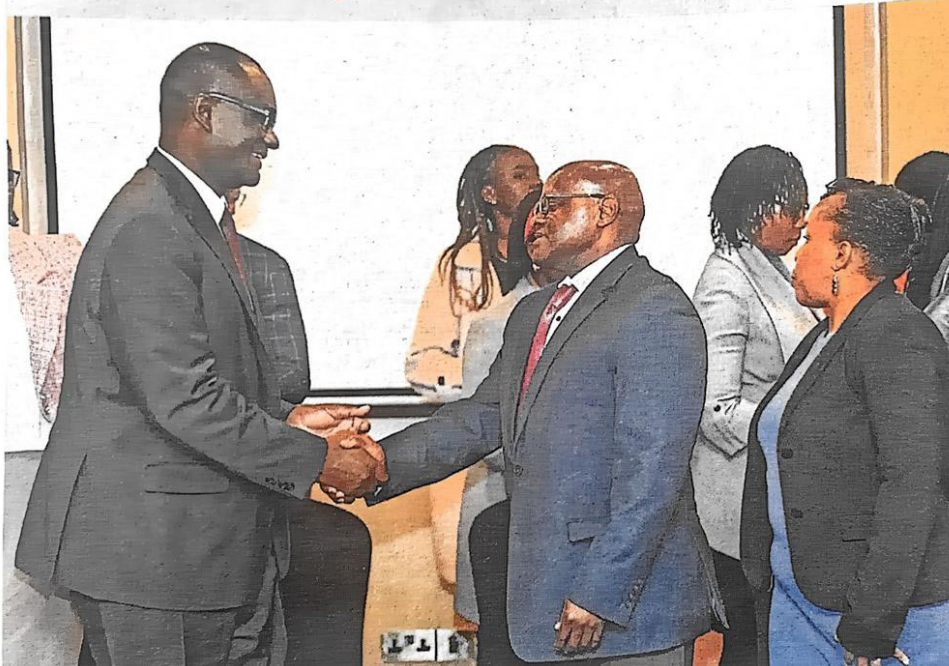
## 6.7 Media Engagement

The Institution sustained consistent visibility across mainstream media platforms, including print, television, and radio. Coverage highlighted key initiatives such as the land clinics, Global Surveyors Day Procession and press statements addressing key issues among them remarks by COTU Secretary General Francis Atwoli on Nairobi National Park, the Draft Government Assets Valuation Policy and the National Land Commission (NLC) nominations.

In addition, ISK's thought leadership was reinforced through coverage of conferences and the ISK Media Breakfast held on March 2026. The Institution also contributed commentary on matters within the land and built environment sector including appearing on NTV's morning show program "Fixing the Nation: The National Dialogue on Collapsed Buildings." This extensive media presence reinforced ISK's position as a credible and trusted authority, shaping public discourse and influencing policy conversations on land and built environment issues. Below are the links to these mentions and pictorials.

## 6.8 Pictorials

### Surveyors host journalists for Nairobi breakfast talks



Institution of Surveyors of Kenya (ISK) President Eric Nyadimo (left), Cape Media CEO Mwenda Njoka (centre) and Chairperson of the Professional Practice and Ethics Committee Joycelene Makena during the ISK media breakfast at the Sarova Stanley in Nairobi yesterday.

WILFRED NYANGARESII  
NATION



From Left: Simon Peter Ochieng, ISK Council Member, Eric Nyadimo, ISK President and ISK Council Member Moses Wanjohi address journalists during ISK's press release on National Land Commission Nominations.

## 6.9 Social Media Growth

Substantial progress was made in growing ISK’s digital presence. As of December 2025, the social media numbers stood as shown in Table 18.

Table 18: An Analysis of Social Media Presence

Platform	Numbers	Comment
Facebook	16,000	100% of target met
X (formerly Twitter)	6,900	80% of target met
LinkedIn	357 (New Account)	73% of target met
Instagram	1370	100% of target met
YouTube	2,400	100% of target met
Tiktok	1,000 (New account)	100%

## 6.10 Digital Transformation

The Institution of Surveyors of Kenya (ISK) took a significant step forward in strengthening its digital presence and service delivery through the successful launch of a new institutional website and the Multiple Listing Service (MLS) platform. This milestone marked an important part of ISK’s broader digital transformation agenda aimed at improving communication, enhancing member services, and increasing visibility within the land and built environment sector.

The redesign and relaunch of the main ISK website was driven by the need to create a more modern, accessible, and user-friendly platform for members, stakeholders, and the public. The previous system had become limited in terms of functionality and responsiveness to the growing demands of a dynamic professional body. The new website was therefore developed to provide a centralized hub for institutional information, event updates, publications, membership services, and public engagement. It has improved ease of access to information and strengthened how ISK communicates with both members and external stakeholders.

Alongside the main website, ISK also launched the Multiple Listing Service (MLS) platform, a key innovation designed to support professionals in the valuation, real estate, and property sectors. The MLS provides a structured and reliable system for listing, accessing, and sharing property-related information, thereby improving transparency, efficiency, and professional practice within the industry. This platform positions ISK members to better serve clients while also enhancing credibility and trust in property listings and related services.

The impact of both platforms has been positive. The new website has improved user experience, increased engagement, and enhanced the visibility of ISK activities and programmes. Members are now able to access information more efficiently, while external stakeholders benefit from a clearer understanding of the Institution’s mandate and work. The MLS platform, on the other hand, has been well received as a practical tool for improving professional service delivery and supporting digital innovation within the sector.

Overall, the launch of the new website and MLS platform reflects ISK’s commitment to embracing technology in response to evolving professional needs. It represents a deliberate shift towards improved efficiency, stronger member engagement, and greater relevance in a rapidly changing digital environment.

## 6.11 Global Surveyor’s Day: Land Clinic, Procession & Professional Engagement

To commemorate Global Surveyors Day marked on 21st March 2026, the Institution organized a series of activities across its branches in the Country namely;

- a) On 24th March 2026, Nairobi hosted a land clinic at the Ministry of Lands, a procession, and a professional engagement session. The procession attracted close to 150 members lead by the President of ISK, and joined by Council members the CEO and staff of ISK. It was a unique experience for the Institution. The procession attracted the attention of the members of public as well Government and private sector members along the route and in the Country through media reporting and social media wave that it created. The procession started at Taifa Road, through Parliament Road, Kenyatta Avenue, Uhuru highway and university way. On the same day, Young Surveyors in Kakamega held a procession to raise awareness about the surveying profession in the Western region.
- b) On 25th March 2026, activities were held in Maua, Meru County, featuring a a procession and a land clinic which also attracted members of the public and County Government on the role of ISK and landed professionals in economic development of our Country. The Coast and Western Branches also conducted land clinics on the same day.
- c) On 27th March 2026, the South Rift Branch held a successful land clinic in Bomet County amplifying the role of land and real estate professionals in the South Rift Region.

Overall, the Global Surveyors Day activities were highly successful across all participating branches with over 450 people reached and more acknowledgement and recognition of land and real estate professionals in Kenya.



**Members during the Global Surveyors procession on 24th March, 2026**

## 7.0 Human Resource Committee

### 7.1 Introduction

The Human Resources Committee demonstrated a strong commitment to its mandate of promoting staff welfare and well-being throughout the year. The Committee implemented a range of initiatives and participated in strategic discussions focused on improving the work environment and supporting employee well-being. These efforts played a key role in fostering a positive, supportive, and productive workplace for all staff members.

### 7.2 Transition at the Secretariat

During the review period 5 staff have transitioned. Audrey Achieng left after serving for over 5 years latest as Training and Examination Officer. The Finance and Administration Officer and Membership Assistant Daniel Mwai also left the organization in December 2025 to pursue other career goals. Further, Laureen Muthoni ICT intern left the organization after the end of internship program in March 2026. Finally, Kevin Kipchoge left ISK at the end of April 2026 for greener pastures. The organization saw the onboarding of the following staff:

Table 19: New Staff at ISK

No.	Name	Position
1	Faith Agneta Juma	Finance and Administration Officer
2	Jacinta Wanjiru	Membership Services Intern
3	Bonface Muli	ICT intern
4	Jared Barake Onkuuri	Training and Examination Intern

### 7.3 Staff Annual Appraisal

The ISK has established a framework to set targets and appraise staff to ensure performance is improved. The new forms have been implemented and staff appraised on annual basis. The appraisal has shaped target setting and achievements which has improved staff performance. Further the institution has improved work environment by improving on the office environment through acquisition of IP phones, new computers which has enhanced communication and timely production of work output. The office was also decluttered and extra examination materials dispatched and stored in Branch Office libraries. The Coast and Western office have also received new chairs which will improve the work environment.

### 7.4 Staff Training

Early in January 2026 staff were trained on customer service, communication and use of computer software such as Microsoft word and excel. The staff were also trained on report writing skills. Overall, the topics covered include the following: Microsoft Office (Excel & Word); Workplace etiquette; Introduction to performance management; Effective Communication; Introduction to Customer Service; and ISK Strategic plan, HR Policies and Procedures.

### 7.5 Staff Welfare

The Institution renewed its staff medical insurance cover with General Accident Insurance (GA). The decision was guided by GA's competitive pricing, value-added services, and high-quality service delivery.

## 8.0 Young Surveyors Committee Report

### 8.1 Introduction

The Young Surveyors Committee (YSC) continues to serve as a vital link between the Institution and emerging professionals within the surveying sector. This role remains critical in shaping the future and sustainability of the profession. The Young Surveyors Committee is made up of the following members:

- Fridah Ngure- Chairperson
- Doreen Kimutai- Land Surveyors Chapter
- Samuel Musya- Valuation Chapter
- John Mbogo- Land Administration and Management Chapter
- Sharon Okoyh- Engineering Surveyors Chapter
- Colins Kibet- Geospatial Information Management Surveyors Chapter
- Brian Thiga- Estate Agency Chapter



### 8.2 Key Activities

#### a) Committee Meetings

During the period under review, the YSC held regular meetings to plan activities, address issues affecting young surveyors, and align its initiatives with the broader objectives of ISK.

Notable outcomes included petition for reduction in subscription charges by the institution, petitions for reduced participation costs in ISK events including conferences and the CPD makeup seminar, and increased involvement in institutional and academic events.

The committee also organized of a Young Surveyors Connect meeting where a presentation on Smart Investing for Young Professionals was done by Mr. Patrick Wameyo Odhiambo, ACIB. The facilitator basically summarized investments as a series of lifetime choices and should begin as soon as one starts earning with whatever little they can spare.

The meeting also provided Young Surveyors an opportunity to air out some of the pain points they go through as Young Professionals in the sector. The Committee hopes to host a physical baraza along with a social day in the coming year.

### **b) Events Participation**

The Committee actively participated in various ISK conferences and events, providing young surveyors with opportunities for networking, learning, and professional service. The committee hosted the 4th FIG Young Surveyors Africa Meeting (YSAM) with the theme "Lead. Innovate. Transform". The meeting had over 100 participants in attendance. This meeting brought together a diverse network of students, early-career professionals, grassroots mappers, researchers, policy advocates and tech developers from over 8 African countries. The meeting was organized under the following sub-topics:

- Leadership, innovation, and youth empowerment in surveying and geospatial professions.
- Surveying and geospatial data integration for evidence-based policy and sustainable development.
- Partnerships and collaboration: Public, private, and academic synergies for impact.
- Digital transformation: Leveraging emerging technologies in surveying and geospatial science development.
- Round-table discussion on young surveyor's challenges and potential solutions.
- Networking, technical tours, and social events.

Several Young Surveyors volunteered during the ISK member service week in October and land clinics in various places in March, contributing to public service and gaining experience. There was also a great number of Young Surveyors who participated in the Global Surveyors Day Walk and Conference on 24<sup>th</sup> March 2026.

### **c) External Engagements**

The Committee recorded strong engagement from members and young surveyors through participation in events, mentorship, and professional discussions. We participated in the JKUAT Geospatial Students Industry Interaction event on 18th February 2026 where the Chairperson spoke on membership to Professional Bodies and the importance of networking with those in industry for knowledge-sharing as well as increase opportunities for absorption in industry after their campus life. Other mentorship opportunities we took part in included dinners organized by students' associations in the University of Nairobi and JKUAT, and a career talk with RCMRD.

### **8.3. Challenges**

Some of the challenges faced by the committee included:

- Despite the Institution trying to subsidize events, there is still concern on their not being affordable for most of the Young Surveyors.
- There are limited resources to achieve some visions of the committee, especially as regards sponsoring more Young Surveyors to attend ISK events.
- We also feel there is need for greater inclusion of Young Surveyors in decision-making of ISK, especially in committees and possibly in the election of more council members.

#### 8.4. Achievements

In the past year, the Committee realized several notable milestones that contributed to the growth and empowerment of young surveyors within the Institution. These include:

- Increased visibility and recognition of the Young Surveyors members within ISK and the broader professional community based on our contributions. One of the Committee Members, Samuel Musya, played a key role in the organization of the Valuers Kamukunji. A Young Surveyor from ISK, Jecinta Wanjiru, was a recipient of the FIG Grant for attendance of the 4<sup>th</sup> FIG Young Surveyors Africa Meeting.
- Successful advocacy for the reduction of various fees, thereby improving accessibility and progression within the profession.
- Enhanced collaboration with the FIG Young Surveyors Network and other countries' Young Surveyors communities, fostering regional and international engagement.
- There have been better mentorship frameworks and plans in the institution, resulting in improved interaction between experienced professionals and emerging surveyors. There is a forthcoming ISK Students' Conference with YSC members chairing various groups in the organizing committee.

#### 8.5. Strategic Policies and Directions

In order to build on the progress achieved, the Committee proposes the following strategic actions:

- Development of structured capacity-building initiatives aimed at enhancing technical and professional competencies among young surveyors.
- Advocacy for greater inclusion and representation of young surveyors within ISK committees and decision-making platforms.
- Expansion of mentorship programs to reach more learning institutions, including colleges offering Geospatial and Real Estate courses.
- Strengthening of international linkages through active participation in global young surveyor networks and initiatives.

## 9.0 ISK Chapter Reports

### 9.1 Land Surveyors Chapter

#### 9.1.1 Introduction

During the period under review, the Land Surveyors Chapter remained focused on advancing professional standards, safeguarding the practice environment, supporting members, and engaging stakeholders on key land administration and geospatial policy issues. The Chapter undertook structured meetings, capacity building activities, regulatory engagement, and committee work in line with ISK's mandate.

#### 9.1.2 Chapter Meetings and Engagements

The chapter has held four (5) meetings, as follows: 22<sup>nd</sup> July, 2025; 14<sup>th</sup> October, 2025; 02<sup>nd</sup> December 2025, 10<sup>th</sup> February 2026 and 14<sup>th</sup> April 2026. In addition, the Chapter participated in a Joint Geospatial Chapters Kamukunji held on 14 March 2026, providing a platform for engagement on cross cutting professional and policy matters affecting the geospatial sector

#### 9.1.3 Membership Growth

The chapter membership grew from 2,657 members as at 31<sup>st</sup> December 2025 to 2,722 as at April 2026. The chapter admitted a total of 222 new members; 27 Full members, 78 graduate members, 70 technicians, 3 affiliate and 42 student members bringing the total number of members to 3,028.

#### 9.1.4 Professional Development

The Chapter successfully organized a Land Surveyors' Workshop in Naivasha in March 2026, attended by over 45 members drawn from the geospatial fraternity. The workshop facilitated professional development, peer learning, and engagement on emerging practice challenges.

#### 9.1.5 Member Practice Issues

The Chapter actively engaged members on key practice matters, including:

- a) Implementation and operational challenges of the ArdhiSasa platform
- b) Processing and approval of Sectional Property Surveys
- c) Professional standards in conducting due diligence surveys

#### 9.1.6 Stakeholder Engagement and Advocacy

The Chapter strengthened engagement with key stakeholders to advance enforcement of georeferencing requirements for long term leases and sectional property surveys. Stakeholders engaged included the Ministry of Lands, Council of Governors (County Governments), Kenya Bankers Association (KBA), Law Society of Kenya (LSK) and Universities. Key outcomes achieved include:

- a) Continued enforcement by the Ministry of Lands of georeferencing of proposed longterm leases prior to registration, increasing demand for surveying services.
- b) Ongoing engagement with the Kenya Bankers Association to enhance georeferencing of bank securities.
- c) Continued discussions with County Governments, including Nairobi City County and Kiambu County, aimed at harmonizing fees and requirements for endorsement of sectional plans.
- d) Engagement with the Law Society of Kenya to streamline georeferencing processes while safeguarding land transaction timelines.
- e) Development of professional fee charging guidelines for Land Surveyors, currently under consideration by the Land Surveyors Board for adoption and gazettment.
- f) Engagement with Universities offering geospatial courses to standardize the quality of the courses being offered.

### 9.1.7 Committees and Special Assignments

#### a) Sectional Property Survey Standards Committee

The committee have reviewed the Sectional Properties Act (SPA) Proposed Guidelines and Fees and submitted a draft report to members for comments.

#### b) Georeferencing Guidelines Committee

To support the transition toward fixed boundary surveys, a committee was formed to finalize georeferencing guidelines. The committee published their findings which have been shared with members for comments.

### 9.1.8 Way Forward

The Chapter will continue to:

- a) Engage regulators and stakeholders to standardize requirements and fees
- b) Finalize and publish sectional property guidelines
- c) Strengthen member capacity through targeted professional development activities
- d) Advocate for improved regulatory efficiency to support land surveyors' practice

## 9.2 Geospatial Information Management Chapter Report

### 9.2.1 Introduction

The GIS Chapter was established to address the growing importance of Geospatial Technologies and Spatial Data Management in national development such as Infrastructure planning, Climate change response, Natural resource management, and Smart city development.

The Chapter brings together professionals specializing in Cartography, Satellite-based Remote Sensing, Photogrammetry (Manned Aircraft & UAV/Drone-based), Geospatial Data Modelling, and Geospatial Information Systems (GIS)/Land Information Systems (LIS) development & Mapping among others spatial based services provider. Members are experts in acquiring, processing, analyzing, and visualizing spatial data to support evidence-based decision-making across sectors such as urban planning, land administration, environmental management, and disaster risk reduction. Currently the chapter is led by Solomon Michael Gitau Waiyego as the chairman and Simon Peter Ochieng as the secretary

### 9.2.2 Membership Growth

During this period, the Chapter admitted 119 members, distributed as follows: 4 Full Members, 76 Graduate Members, 11 Technician Members, and 28 Student Members.

### 9.2.3 Core Functions of the Chapter

GIS Chapter members provide a wide range of services, including Map Development & Visualization (Creation of maps, dashboards, and 3D models), Geospatial Data Acquisition (Using satellite imagery, aerial surveys, UAVs, and field data), Spatial Analysis & Modeling (Transforming raw data into actionable insights), Photogrammetry & Remote Sensing (Interpretation of spatial imagery), Data Management & Integration (Development of geospatial databases), and Decision Support Systems (Enabling data-driven planning and resource allocation).

### 9.2.4 Mission and Strategic Focus

The GIS Chapter is committed to promoting awareness of spatial information in national development, supporting geospatial tools in governance and service delivery, encouraging best practices in data management and visualization, advancing GIS in e-government and smart solutions, and upholding professional and data quality standards.

### 9.2.5 Workplan Implementation Overview

#### a) Sub-committee Activities

During the reporting period, the Chapter undertook several strategic initiatives including; development of GIS standards and Specifications, a guide on GIS/LIS implementation in counties, Manual to guide training and qualification of chapter practitioners, a guide on Ai in Land surveying and Mapping, GIS Scale of fee and the board, and review of GIS chapter full membership production jobs.

#### b) Members Engagement and Networking Forums

The Chapter has outlined key initiatives to enhance impact among them members progression seminars, chapter meeting (combining both physical & virtual), fireside panel discussions on chapter expertise, organize the Cartographers and Photogrammetrists Summit 2026, and celebrate GIS Week 2026 with increased visibility and engagement.

#### c) Trainings

The Chapter is implementing an extensive training program aligned to the workplan, including to institutionalize expert presentations during Chapter meetings. Other scheduled training includes on GIS standards, Maps production, Web and mobile mapping technologies, Digital photogrammetry and satellite imagery analysis, Geodatabases and spatial data infrastructure, Data analysis tools: Excel, R, Python, SPSS, Stata, Power BI, and Cloud GIS platforms (Google Earth Engine, ArcGIS Pro). These trainings are aimed to a strengthened technical capacity and industry relevance.

#### d) Members Professional Recognition and Registration

The Chapter has outlined key initiatives to enhance impact among them Intensify advocacy for professional recognition, and registration, the development of a bridging programs for professionals transitioning into land surveying, and create a clear qualification equivalency framework for international credentials.

Further enhancing competitiveness by providing for firm accreditation mechanisms, and advocate for removal or reform of single business permit requirements for Cartographers, Photogrammetrist, and Geospatial Data Managers.

### 9.2.6 Key Achievements

The chapter has held four (5) meetings, as follows: 23<sup>rd</sup> July, 2025; 15<sup>th</sup> October, 2025; 03<sup>rd</sup> December 2025, 11<sup>th</sup> February 2026 and 15<sup>th</sup> April 2026. The Chapter registered notable increase in total Chapter membership between December 2024 and April 2026 from 521 to 677, and successful introduction of topical professional presentations, with the inaugural session on LiDAR technology delivered during the 54th GIS Chapter Meeting on 15th April 2026.

Other notable achievements include progress in development of GIS standards & Specification manuals which is at final draft level, GIS scale of fees & Board at final draft level, Review of GIS production jobs guidelines pending approvals, and manual for GI practitioner and a guide on AI that are at an early stage. There is also a notable increased in member engagement through meetings and knowledge sessions within, and beyond the Chapter.

### 9.2.7 Challenges Facing the GIS Chapter

Despite progress, the Chapter continues to face several structural and professional challenges among them Limited Competitive Positioning. The lack of full recognition for GIS-related professionals in core surveying and mapping assignments, absence of a clear framework for firm accreditation for GIS services, and requirement for practitioners to obtain single business permits, increasing operational costs.

**Professional Recognition Gaps:** Cartographers, Photogrammetrists, and Geospatial Data Managers are not adequately recognized as key contributors in land surveying and mapping.

**Career Progression Barriers:** Lack of a bridging framework for professionals transitioning into land survey licensing and vice versa. Specific challenges affecting graduates with Bachelor of Science in Geospatial Information Science.

### Membership and Qualification

**Constraints:** Absence of an evaluation framework for foreign qualifications, and Restrictive two-year rule affecting diploma holders seeking full membership.

### 9.2.8 Proposed Solutions and Strategic Interventions

To address these challenges, the Chapter proposes the following actions:

Strengthening Professional Recognition by advocating for formal registration of Cartographers, Photogrammetrists, and Geospatial Data Managers, and Promote inclusion of GIS professionals in national surveying and mapping frameworks.

Regulatory and Institutional Reforms by advocating for a unified regulatory framework incorporating Cartographers, Photogrammetrists, Engineering Surveyors (ES), Land Surveyors (LS), and Satellite based Data Processing or Management Companies, Organizations or Individuals. This will reduce duplication of regulatory roles, Lower public expenditure, and promote specialization and growth.

### 9.2.9 Conclusion

The GIS Chapter remains a vital pillar in advancing geospatial practice and innovation in Kenya. During the reporting period, the Chapter made meaningful progress in strengthening professional engagement, advancing standards and guidelines, and aligning its activities with a structured Workplan. These efforts have enhanced the visibility and relevance of geospatial technologies in national development.

However, persistent structural challenges, particularly in professional recognition, regulatory frameworks, and career progression pathways, continue to limit the full potential of GIS professionals. Addressing these issues requires coordinated advocacy, institutional

reforms, and stronger collaboration across related disciplines.

The adoption and implementation of the 2025/26 Workplan has significantly improved the alignment between strategic priorities and operational delivery. Building on this foundation, the Chapter will continue to prioritize capacity development, policy influence, and professional accreditation.

With sustained commitment and targeted interventions, the GIS Chapter is well-positioned to drive geospatial excellence, support evidence-based decision-making, and contribute meaningfully to Kenya's socio-economic transformation.

### 9.3 Building Surveyors Chapter

#### 9.3.1 Introduction

The chapter has held four (5) meetings, as follows: 17<sup>th</sup> July, 2025; 23<sup>rd</sup> October, 2025; 04<sup>th</sup> December 2025, 12<sup>th</sup> February 2026 and 16<sup>th</sup> April 2026. The chapter continued addressing the various issues and needs of the members as detailed below.

#### 9.3.2 Membership Growth

The chapter admitted a total of 5 new members; 2 Full members, 1 graduate member and 2 affiliate members. The Chapter admitted 1 Full Member in 2024 bringing the total number of members to 116.

#### 9.3.3 General Issues

- a) Members were encouraged to always attend the chapter meetings.
- b) Members were encouraged to familiarize with National Building code
- c) Members agreed to issuance of occupancy certificates is a job for the Building Surveyors and not the County Governments.
- d) Members were challenged that national building maintenance should be their mandate.
- e) Members were encouraged to check on various talk shows on building survey done by Spice FM, Regeneration FM and even on YouTube.
- f) Members were encouraged to register in big numbers for the upcoming ISK Gala Dinner and excellence awards

#### 9.3.4 Building Surveyors' Workshop

The Chapter shall be organizing a Building surveyors' workshop to be held between 2<sup>nd</sup> and 3<sup>rd</sup> July, 2026.

#### 9.3.5 Legislation

The chapter is anchored on the Building Surveyor Act of 2018, which put the Building Survey fraternity in the legal framework. This illuminated the already existing light in the chapter giving the team unending hope. This was as a result of serious hard work and resilience. The Building Surveyor has also been anchored in the new Building Code which came into effect 1/3/2025. This inclusion has recognized that the role of a Building Surveyor cannot be wished away in the built environment. This is a great milestone in the Kenyan Building industry. Once a building has been built, it's left to a building Surveyor to maintain and taking care in terms of inspection and maintenance. This now creates the greatest task work for the BS fraternity.

### 9.3.6 BSRB Regulations

The chapter through a chapter meeting collated comments on the proposed Building Surveyors Regulations and forwarded them to the Building Surveyors Registration Board for incorporation. The chapter has been experiencing, slow growth which is expected to change in due course. The approval of the Building Surveyors regulations is still pending despite the establishment of the Building Surveyors Registration Board. There is need for strong advocacy to enlighten the society on the role of a Building Surveyor.

## 9.4 LAMS Chapter Report

### 9.4.1 Policy and Legislative frameworks

This report provides a summary of the key activities, achievements, and strategic focus areas of the LAMS Chapter for the period 2025 to 2026. It highlights progress made in policy engagement, professional development, membership growth, and participation in institutional activities under the Institution of Surveyors of Kenya (ISK).

The chapter has held four (5) meetings, as follows: 24<sup>th</sup> July, 2025; 16<sup>th</sup> October, 2025; 04<sup>th</sup> December 2025, 12<sup>th</sup> February 2026 and 16<sup>th</sup> April 2026.

### 9.4.2 LAMS Bill

The LAMS Bill is currently under review through a process spearheaded by ISK via a duly constituted committee mandated to refine and finalize the draft. Upon completion, the Bill was submitted to the Cabinet Secretary, Ministry of Lands, Public Works, Housing and Urban Development, incorporating input from Chapter members. The Ministry has since allocated budgetary resources to support the finalization of the legislative process.

### 9.4.3 Leadership and Governance

The Chapter strengthened its governance structure through the appointment of members to key committees, including PPE, ERC, EPR, Finance and Administration, HR, and Young Surveyors. These committees played a critical role in coordinating Chapter activities and supporting implementation of its mandate.

### 9.4.4 Strategic Focus Areas

- a) Enhancing member motivation and participation
- b) Improving compliance with annual subscription payments
- c) Emphasizing good standing for leadership eligibility
- d) Strengthening visibility and expanding membership

### 9.4.5 Membership Growth and Engagement

The Chapter recruited 8 new members (1 Full Member and 7 Graduate Members), most with backgrounds in Land Administration Efforts were also directed towards enhancing inclusivity in the admission process to accommodate professionals with relevant experience as per the LAMS admission guidelines. Additionally, members emphasized the need for strategic engagement with universities to attract and support young professionals, fostering learning, mentorship, and career development within the profession. The Chapter continued to admit and welcome new members throughout the year, strengthening the professional community and supporting growth in the field. The chapter managed to recruit a total of 7 members in various categories increasing the total number of members from 257 to 264.

#### 9.4.6 Professional Development

Members contributed to the development of a Community Land Act training manual. It was resolved that each meeting include technical presentations. A notable presentation on due diligence in land transactions generated significant engagement.

#### 9.4.7 Conferences and Events

Members participated in the 10th African Regional Conference (ARC) in Mombasa and other ISK meetings and trainings. Members were updated on ISK activities including trainings, partnerships, and welfare programs such as the last expense cover.

#### 9.4.8 Awards and Recognition

Dr. Winnie Mwangi received both the Chapter Excellence Award and Lifetime Achievement Award.

#### 9.4.9 Key Observations

The Chapter made steady progress in governance, professional development, and participation. Continued focus is needed on engagement and compliance. The following are the focus areas:

- a) Improve subscription compliance
- b) Strengthen mentorship
- c) Encourage participation and publications
- d) Promote members as speakers

### 9.5 Estate Agency Chapter Report

#### 9.5.1 Introduction

The chapter has held four (5) meetings, as follows: 23<sup>rd</sup> July, 2025; 15<sup>th</sup> October, 2025; 03<sup>rd</sup> December 2025, 13<sup>th</sup> February 2026 and 17<sup>th</sup> April 2026. A joint VEMS Chapters special meeting was held on 28<sup>th</sup> November 2025 for nominations to the ISK 2025 Excellence Awards. In addition, the ISK Property Expo planning committee held its inaugural meeting on 7<sup>th</sup>

July 2025, and the Bills Review Committee held a two-day retreat on 15<sup>th</sup> and 16<sup>th</sup> December 2025.

#### 9.5.2 Projects and Stakeholder Engagement

##### a) Multiple Listing Service (MLS)

The MLS, developed with Oakar Services, progressed from pilot to active use during the year. The system currently has 50 active agents and approximately 28 live listings. It has also attracted corporate interest, with 11 applications received from banks and other entities — 1 approved and 10 pending supporting documents. MLS training, registration and publishing sessions have been incorporated into Chapter meetings to reduce the 50% onboarding drop-off rate.

##### b) Property Expo

The Expo planning committee was constituted on 7<sup>th</sup> July 2025, with three sub-committees covering Media & Communication, Budget & Sponsorship, and Logistics. Owing to logistical and operational constraints, Council resolved to postpone the Expo to the following year.

##### c) EARB Engagement

The Chapter continued close engagement with EARB on regulation, licensing and compliance. Members participated in the EARB Estate Agents Conference held on 8<sup>th</sup> October 2025. The Chapter has sought audience with EARB leadership over the lengthy license renewal process, specifically on alignment of Professional Indemnity cover with the license period, accounting requirements for 2024 and 2025, and integration of FRC requirements.

##### d) Review of Estate Agency Related Bills

The committee chaired by Mr. Lawrence Gakwa concluded its work following a two-day retreat on 15<sup>th</sup> and 16<sup>th</sup> December 2025. The draft Bills have been circulated to members for comments ahead of public participation.

### **e) Review of the Estate Agents Act (Cap. 533).**

A follow-up with the Cabinet Secretary, Lands, confirmed that the review project has not yet received funding. In view of the forthcoming elections, the Chapter is considering targeted minor amendments as an alternative.

### **f) Affordable Housing Programme (AHP)**

Approximately 23 firms were awarded AHP agency contracts and are actively engaged in sales and management. Interns have been absorbed into AHP projects and attached to nominated agents. A dedicated link has been set up for selling agents to submit issues, with Chapter representatives on the AHB Board assisting in resolution.

### **g) Financial Reporting Centre (FRC)**

The Chapter continues to engage FRC on AML/CFT compliance. Concerns were raised during the year regarding the enforcement approach by FRC through EARB. The Chapter will seek audience with FRC to advocate for customized templates and better cooperation. An FRC Compliance and Registration Guidelines webinar was held on 11th November 2025.

### **h) Input into ISK Policies**

The Chapter reviewed and submitted comments to Council on the Draft ISK Marketing Guidelines and Draft ISK Corporate Membership Guidelines during the meeting of 17th April 2026, for consideration at the AGM.

## **9.5.3 Training & Capacity Building**

There were several trainings as follows:

- a) Continuous MLS registration and publishing sensitization during the 13th February and 17th April 2026 Chapter meetings.
- b) Chapter-level training on KYC in Letting and Sales, AML Reporting and Compliance on 13th February 2026.
- c) FRC Compliance and Registration Guidelines webinar, in partnership with EARB, on 11th November 2025.
- d) Members also participated in the AFRES Regional Conference (29th–31st October 2025, Mombasa) and the ISK Excellence Awards (11th December 2025).
- e) MLS training on property registration and publishing on 15th October 2025, attended by 122 members, with 12 new agents on-boarded.

## **9.6 Property Management Chapter Report**

### **9.6.1 Introduction**

The chapter has held four (5) meetings, as follows: 24<sup>th</sup> July, 2025; 16<sup>th</sup> October, 2025; 04<sup>th</sup> December 2025, 10<sup>th</sup> February 2026 and 14<sup>th</sup> April 2026.

### **9.6.2 Membership Growth**

During this period the chapter grew its membership from 63 in December 2025 to 68 in April 2026.

### **9.6.3 Excellence Awards**

The chapter nominated Evalyne A. Okoth and she was awarded for her Excellence in Property management at Konza in December 2025. Irene Tumbo also won the Emerging practitioner award.

#### 9.6.4 **Trainings**

The Property Management Chapter members participated and supported all the activities ISK had within the year from conferences to webinars and workshops. The inaugural valuation conference was very educative to property managers who participated in it.

#### 9.6.5 **Review of Bills**

There were various members appointed to ad hoc committees that reviewed various bills. The ad hoc committees that were set up to review below bills had completed them and the drafts had already been circulated to members for perusal and feedback/comments. The chair of the first four bills review was Lawrence Gakwa.

- a) Distress for Rent Act
- b) Rent Restriction Act
- c) Landlord and Tenant, Shops Hotels and Catering Establishments Act
- d) Developers bill (Proposed)

Facility Management standards committee chaired by Mary Kaaria had also completed their report and was also circulated to members for review and feedback. During the last meeting in April, members appreciated the progress made and requested for the bills to be recirculated to them so that they can share feedback.

#### 9.6.6 **Exam Briefing**

During the exam briefing that was done on 6th March 2026, the PM chapter had 9 members who registered (8 ladies and 1 gentleman) to sit for the examination later in the year.

### 9.7 **Valuation Chapter**

#### 9.7.1 **Introduction**

The chapter has held four (5) meetings, as follows: 22<sup>nd</sup> July, 2025; 14<sup>th</sup> October, 2025; 02<sup>nd</sup> December 2025, 09<sup>th</sup> February 2026 and 13<sup>th</sup> April 2026.

#### 9.7.2 **Membership Growth**

During this period, the chapter has grown its membership from 661 in December 2025 to 677 in April 2026.

#### 9.7.3 **Registration and Regulation for Firms by VRB**

The chapter congratulated VRB for finally indicating the firm where valuers work in this year's gazette of valuers. The chapter recommended that this may be improved by introducing registration and licensing of valuation firms.

#### 9.7.4 **Trainings**

The chapter held a valuation workshop on 26<sup>th</sup> and 27<sup>th</sup> March 2026. The workshop was successful, and attendees learnt about emerging areas of valuation practice. In addition, the chapter also held a training on Valuation of Plant, Machinery & Equipment on 9/2/2026 during the chapter meeting. These trainings have equipped members with relevant knowledge in valuation practice.

#### 9.7.5 **National Valuation Policy**

The treasury is coming up with a valuation policy. Initially, this started without the involvement of ISK, but after raising objections, we have been invited to the committee responsible for the preparation by the treasury.

#### 9.7.6 **Comments on Documents from Meetings Between ISK and Banks**

Members discussed the draft Valuation Certificate, Contents of Valuation Report, template SLA and KBA-ISK MOU with the following comments.

Document	Comments
Valuation Report Content	<ul style="list-style-type: none"> <li>Clarification of whatever formats that have been adopted will align with the Kenya Valuations Standards and IVSC. It was agreed that the reviewed valuation standards to be captured in the document.</li> </ul>
Valuation Certificate	<ul style="list-style-type: none"> <li>It is difficult to approximate the age for many buildings so there is need to re-look on why we include the approximate age.</li> <li>Why the size of the living room matters!</li> <li>Have land registration number/ title number but not both</li> </ul>
Template SLA	<ul style="list-style-type: none"> <li>In case of a dispute or there is an arbitration, it needs to be set clearly that an arbitration will go to the valuer</li> <li>Charging higher than the scale fees, we are going against the valuer's act. Consider not charging higher fees but stick to scale fees</li> <li>It is not clear who is the Valuer's customer and who will be paying the valuer. The Valuer's customer is the instructing party and payments must come from the instructing party and not any other person.</li> <li>Issuance of instructions: What do we mean when we tell a bank to issue clear instructions? Valuers should be the ones telling the banks what they produce because they are the experts.</li> <li>Come up with templates for valuations to avoid confusion</li> <li>Under optional details as per client instructions, the ESG report should be treated as a different report that should be charged</li> </ul>
KBA-ISK MOU	<ul style="list-style-type: none"> <li>On the blacklisting framework, sometimes the disputes could be malicious and so when you are blacklisted by one bank, and so all banks. This should be removed</li> <li>Instead of blacklisting, there should be options may be suspension for one year.</li> <li>Will we amend ISK constitution to bring on-board banks as one of the ways to punish our members?</li> <li>Under dispute resolution clause, arbitration should be done by a valuer and not under Kenyan law</li> </ul>
Corporate membership guidelines	<ul style="list-style-type: none"> <li>The fees charged should be lowered.</li> </ul>

### 9.7.7 Ethical Practice in the Profession

Valuation Surveyors Chapter has been for a long time afflicted by unethical practices among its members and in most cases in collusion with clients' representatives especially bankers. This has greatly reduced but there are few concerns being addressed for our members

## 9.8 Engineering Surveyors Report

### 9.8.1 Introduction

Engineering Surveying is one of the eight professional disciplines under the ISK umbrella body. Engineering Surveyors perform a crucial function in land development and construction. Their specialized knowledge serves as a link between abstract designs and tangible structures, which form a vital component for projects.

The Chapter brings together professionals who specialize in the planning and execution of surveys for the planning, design, construction, operation, and maintenance of engineering projects. The professionals have developed distinctive expertise and understanding of the special surveying requirements of the Civil, Agricultural, Electrical, Mechanical, Mining, and Aviation engineering industry, and any other non-title surveying.

The Engineering Surveyors (ES) Chapter was officially ratified at the 45th ISK Annual General Meeting held in Mombasa and launched on August 12, 2014. The current Chapter Chairperson is Edgar Selebwa Lugonzo, while the Chapter Secretary is Caroline Wachiuri. The chapter has held five (5) meetings, as follows: 24<sup>th</sup> July, 2025; 16<sup>th</sup> October, 2025; 04<sup>rd</sup> December 2025, 12<sup>th</sup> February 2026 and 16<sup>th</sup> April 2026.

### 9.8.2 Membership Growth

In the year, the chapter has grown its membership from 272 in December 2025 to 280 in April 2026.

### 9.8.3 Trainings and Seminars

Technical Presentations have been conducted during chapter meetings. The topic of these presentations ranges from Lidar Mapping Technology, CORS in Engineering Surveys, and Engineering Survey at KeTRACO.

### 9.8.4 Policy and Advisory Guidelines

ES Chapter has successfully developed the ISK Guidelines on Non-Titled Surveys. The draft document has been circulated to members for comments. The Chapter took the lead in drafting the advisory on flooding and its mitigations to help the Government combat the perennial flooding menace. The Chapter is actively participating in drafting proposal on how to combat the rampant phenomena of collapse of buildings.

The Engineering Surveyors chapter has participated in the following events

- a) ISK Surveyors Workshop in Naivasha.
- b) Participation in NCA Buildings Information Modelling Validation Workshop.
- c) Participation in Land clinics, GIS Day, Student Outreach events etc.
- d) The Chapter leadership played a critical role in the Surveyors' Kamukunji where pertinent issues affecting the industry were discussed.
- e) Consultation with the Director of Surveys and Land Surveyors Board concerning the changes in licensing requirements.

### 9.8.5 Media and Publicity Outreach

The Review of Guidelines for Non-Title Survey is an ad-hoc committee of ISK whose The Chapter has been involved in several media appearances to address various topical issues. This includes media roundtable on collapse of buildings, media breakfast with professionals in the built environment, Press Statement on National Land Commission (NLC) Appointments etc. The media and publicity is an avenue to advocate for the welfare of ES Chapter Members and enlighten other professional on the role of the Engineering Surveyor in the Built Environment.

### 9.8.6 Review of Examination Curriculum to align with Land Surveyors Board

The Chapter has reviewed the Full Member Curriculum. The review was undertaken to align the Production Job requirements for the Chapter, with the requirements of the LSB. This will ensure our full members can submit some of the ISK jobs to the LSB for License. During Chapter meetings, representatives of the LSB are given time to respond to concerns

by members and give direction to graduate members. The interaction is an ongoing engagement to support chapter members in their professional growth.

#### 9.8.7 Challenges

- a) Changes in Sponsorship mode by the Government on professional bodies have negatively impacted participation by ES members.
- b) Engineering Survey is infiltrated by unqualified persons. This includes persons with training in other fields like Geography, Planning, Building Construction etc.

#### 9.8.8 Way forward

- a) Continued advocacy to ensure members are licensed using the jobs they undertake in their usual practice. This includes Land Acquisition and Deformation monitoring.
- b) Outreach to members to ensure awareness of the possibility of Professional growth within the Engineering Survey practice.

## 10.0 ISK Branch Reports

### 10.1 Western Branch Report

#### 10.1.1 Trainings and Seminars

The Branch successfully held two seminars in 2025 and one in February 2026 for members in the region. The seminars were on:

- i. Artificial Intelligence Webinar (July 2025): Attracted 125 participants.
- ii. Compulsory Acquisition Seminar (December 2025): Delivered in person during the End-of-Year Gala Dinner.
- iii. Ethical Dispute Resolution in Land and Survey (February 2026): Attracted 110 participants.

#### 10.1.2 Western Branch 2025 AGM and Elections

The Branch held a successful Annual General Meeting (AGM) and Elections on 25 April 2025 at Pinecone Hotel, Kisumu, with 107 participants. The event was graced by the ISK President. Key agenda items included: 2024 Annual Reports and Activities; Branch Elections; and 2025 Calendar of Events and Activities. During the AGM, elections were held with the results as follows:

- a) Branch Chair: Surv. Nicholas Ongwae
- b) Branch Deputy Chair: Kenneth Otumba
- c) Branch Secretary: Val. Jamlax Mukudi Barasa
- d) Branch Treasurer: Dennis Dean Auma

#### 10.1.3 Western Branch 2026 AGM

The Branch held a successful Annual General Meeting (AGM) on 17<sup>th</sup> April 2026 at Pinecone Hotel, Kisumu, with 103 participants. The event was graced by the ISK President. Key agenda items included:

- 2025 Annual Reports and Activities
- Matters Arising
- 2026 Calendar of Events and Activities
- Western Branch Surveyors meeting with the President of ISK

#### 10.1.4 Branch Activities

##### a) Global Surveyors Day 2025

The Branch hosted a successful Land Clinic during the 2025 Global Surveyors Day at Nyamira County Headquarters, serving land professionals and the public. Branch officials paid a courtesy visit to District Surveyor Surv. Henry Owuor and County Director of Survey Surv. Robert Torori. Key discussion points included:

- a) Partnership with ISK for resolving land issues and enhancing visibility.
- b) Legal processes for surveyor-related adjudication disputes.
- c) Combating quacks by ensuring only registered surveyors operate and sensitizing non-members to join ISK.
- d) Engaging Kisii University to offer survey degree courses locally.
- e) No complaints received on single business permits.

##### b) Global Surveyors' Day 2026

A total of 91 people including members and non-members attended the Land Clinic on 25<sup>th</sup> March 2026 at Homabay County Headquarters. During the event, the Branch Officials paid a courtesy Visit to the CECM Lands – Homabay County, the Land Registrar and the Homabay Deputy County Commissioner's office. During the meetings the Branch Officials discussed

possible ways of partnership. The Branch Officials then held a joint meeting with both members and members of the public.

### **c) Customer Service Week 2025**

The Branch hosted a successful Land Clinic during the 2025 Customer Service Week at Busia County Headquarters, serving land professionals and the public. Officials paid courtesy visits to the Busia County Commissioner, Land Registrar, CECM Lands, and Chief Officer Lands, presenting a memorandum from the ISK President. **Key issues discussed included:**

- a) Partnerships with ISK for land and survey clarity and visibility.
- b) Combating quacks and sensitizing non-members to join ISK.
- c) More regional Land Clinics for membership promotion and public education.
- d) Single business permits for members.

### **d) End-of-Year Gala Dinner**

The Branch hosted a successful End-of-Year Gala Dinner on 5<sup>th</sup> December 2025 at Acacia Premier Hotel, Kisumu, graced by ISK Deputy President Nelly Mbugua as chief guest (keynote speaker). Other guest speakers included:

- Joel Ombati Nyamweya, Director of Land Valuation and Taxation, NLC
- Surv. Peter Okeyo Oraro, Director, Earthscopes Survey Services
- Wycliffe Ong'onge, Vice Chair, VRB

The event hosted 62 paid-up members.

### **10.1.5 Membership Growth and Recruitment**

Interest in joining ISK grew steadily in the region. By end-November 2025, 41 new members were admitted as follows: 13 New Graduate members; 24 New Technician members; and 4 New Student members. Additionally, 4 Graduate members registered for full membership exams and 6 students upgraded to Graduate membership. The Branch successfully held an induction for the new members in the region on 9<sup>th</sup> April 2026. A total of 11 out of 25 new members attended the Induction forum.

## **10.2 Coast Branch Report**

### **10.2.1 Training and Seminars**

The Branch held 2 successful seminars in 2025. The Land and Property Digest in July 2025, a virtual event with 33 participants with sub-themes on Land and Property Taxation Laws and Sectional Properties Survey. The Young Surveyors Challenges—Now and in the Future: Physical event during gala dinner (5<sup>th</sup> Dec 2025) with 36 participants. With sub-themes on: Positioning the surveying profession for global relevance, emerging markets, and new frontiers (e.g., valuation of green buildings); Professional integrity in surveying (Kenyan perspective); and Overcoming the 5 common job barriers for young professionals.

### **10.2.2 Coast Branch 2026 AGM**

The Branch successfully held its 22nd Annual General Meeting (AGM) on 20th February 2026 at Royal Castle Hotel, Mombasa, with 54 participants. The event was graced by the ISK President, with the following key agenda items:

- i. Discussion between the ISK President and regional land surveyors.
  - ii. Confirmation of minutes from the 21st AGM (2025).
  - iii. Matters arising.
  - iv. Chairman's Report and 2026 calendar of events.
  - v. Any other business (A.O.B.).
- Unfair land divisions.
  - Title deeds issued for incorrect allocations.
  - Accessing knowledge on survey-related issues.

**b) Member Service week (6th October 2025) at Kwale county cultural centre Hall**

**10.2.3 Branch Activities**

**a) Global Surveyors Day (Malindi, Kilifi County) 2026**

The Council paid a courtesy visit to Malindi Registry Ms. Pamella Lisasa, the Registrar and the District Surveyor, Mr. Hilary Rasymoi. The meeting discussed the following:

- a) Surge in duplicate title deeds and land grabbing, especially in some areas.
- b) Government acknowledgment of land cartels and corrupt staff colluding to manipulate records or issue "dubious" documents.
- c) Unfinished decades-old settlement schemes and adjudication processes, causing competing claims and ongoing squatter problems.
- d) The need for Due Diligence in the Registry.
- e) Sectional Titles

The key public concerns raised include:

- How registered titles change ownership without family consent.
- Long-term occupancy of land parcels without title deeds.
- Unequal land division in settlement vs. adjudication schemes.
- Identifying genuine surveyors.
- Applicable charges for land surveying services.

The Council paid a courtesy visit to the CECM for Kwale's Department of Environment, Natural Resources, and Urban Planning to explore partnership opportunities. Over 60 public members and potential members attended, most unfamiliar with ISK. The participants were provided with a brief institutional introduction as well as information pamphlets.

During the meeting the council engaged land surveyors from the County and National Government in Kwale, many of whom are not registered with ISK. In the meeting a register of 30 potential members (primarily technicians and graduates from the Land Surveying chapter) was compiled and they were guided on how to undertake online registration.

**c) End of year Dinner**

The Branch Gala was held on 5<sup>th</sup> December 2025 at Msa Sports Club with 36 members in attendance and ISK President the Chief Guest

**10.2.4 Membership growth**

In the year 2025, 5 Graduate members transited to full membership while 20 new members joined to different Chapters. 7 members inducted at the branch on 9<sup>th</sup> April 2026

### 10.2.5 **Community Social Responsibility**

The Branch organized a CSR effort to support former Chairman Valuer Rashid Shake with his Kshs 4.5 million hospital bill. Members contributed funds, and on 14th October 2025, the Council visited him at home during his recuperation to deliver support and express solidarity.

## 10.3 **South Rift Branch Report**

### 10.3.1 **Introduction**

The ISK South Rift Branch serves members across Nakuru, Baringo, Bomet, Narok, Kericho, and Nyandarua Counties from its office at Loncom House, Nakuru City with the core mandate of:

- Promote professional excellence and ethical practice in the South Rift region
- Advocate for sound, equitable, and transparent land governance
- Provide professional development and continuous education for members
- Engage government, civil society, and the public on land policy
- Foster camaraderie, professional networking, and community among members

### 10.3.2 **National Leadership Engagement**

ISK President Mr. Eric Nyadimo paid a courtesy visit to the South Rift Branch on 4th September 2025, received by Branch Chairman Mr. Joseph Mutua and Branch Assistant Mr. Daniel Mungai. Key matters discussed included:

### 10.3.3 **Public Outreach & Land Clinics**

Three major land clinic and outreach events were held across the South Rift region, serving over 400 members of the public and 300+ students with free professional land sector guidance.

### a) **Baringo County Land Clinic — 7th October 2025**

The Baringo County Land Clinic was held at Koibatek Land Registry Office Grounds, Eldama Ravine. This was the first-ever ISK Land Clinic in Baringo County. Over 500 residents from Koibatek and Mogotio Sub-Counties received free advice from qualified professionals. Key Issues Identified:

- Land ownership documentation;
- Succession & inheritance;
- Land fraud — double allotments, forgery, historical land grabbing; and
- Physical planning — uncontrolled subdivision of agricultural land, riparian encroachment

### b) **Bomet Town Land Clinic — 27th March 2026**

The Bomet Town Land Clinic was organized to commemorate the Global Surveyor's Day. Over 300 participants including 200+ students from Bomet University College and Sot Technical Training Institute participated in the event.

### c) **Nakuru County Stakeholder Engagement — 10th April 2026**

A comprehensive Situational Analysis Report was formally submitted to the Regional County Surveyor, District Lands Administration Officer, District Valuer, Chief Land Registrar, and County Chief Officers, documenting title deed fraud, historical land injustices, illegal subdivisions, and severely understaffed registries.

### 10.3.4 Member Training & Professional Development

The Branch held a training on the Role of a Valuer and a Surveyor in the Process of Property Valuation. The training was delivered by Dr. Collins Mwangi at the Nakuru Athletics Club. The seminar delivered valuable CPD to members and deepened professional understanding of the complementary roles of valuers and surveyors in real estate and development. A virtual training program on land and property succession is planned for in Q3 of 2026.

### 10.3.5 Member Engagement & Social Activities

The Gala Dinner was held on 5th December 2025 at the Nakuru Athletics Club with 31 members attending. The occasion was graced by Dr. Collins Mwangi, Chair Finance & Audit. The event successfully strengthened member bonds and professional networks and is now established as a flagship annual tradition.

### 10.3.6 Branch Operations & Office Infrastructure

The Branch office at Loncom House was progressively equipped during the reporting period. Items procured include an oval boardroom table, office furniture, HP desktop computer with printer, and a water dispenser.

**Table 20: Inventory of Assets and Equipment Purchased:**

#	Item	Cost (KES)
1	One Oval shaped boardroom table	23,495
2	One office table, mobile pedestal and counter top	35,485
3	9 No. Medium back, office chairs	112,455
4	HP Desktop computer, Dell Monitor and Epson L3250 printer	75,500
5	Mika water dispenser	7,000
<b>TOTAL COST</b>		<b>253,935</b>

### 10.3.7 Outlook & Priorities for 2026/2027

- Expand the Land Clinic program to additional underserved counties
- Deliver virtual CPD training on land and property succession
- Deepen advocacy with national and county government on Nakuru, Bomet, and Baringo land challenges
- Grow Branch membership through targeted recruitment, including in Baringo County
- Complete branch office fit-out with outstanding furniture and facility items

- Launch an ISK South Rift public awareness campaign on licensed surveyors and land rights

### 10.3.8 Conclusion

The ISK South Rift Branch has closed the April 2025–April 2026 period with a strong record across all areas of its mandate. From historic Land Clinics to robust advocacy, professional training, and vibrant member engagement, the Branch has demonstrated what regional professional service can achieve. The Branch looks forward to an even more impactful year ahead, deepening its impact in communities across the South Rift region.

# Annex I: The ISK Annual Work Plan for 2026

## 1.0 Enhance ISK Membership, recruitment and retention

### 1.1 To increase ISK Membership by 750 (Graduate – 200; Technician – 200; Affiliates – 50; and Students – 300

### 1.2 Develop leadership, mentorship programmes for student and young professionals by:

- a. Organize at least 6 career talks for universities (UoN, TUK, JKUAT, DeKUT, KU, MKU).
- b. Organize at least 3 career talks for middle level colleges.
- c. Participate and support at least 5 professional student activities (GIS Day and Real Estate Day)
- d. Develop a portal to support the ISK Internship and mentorship program for students and young professionals
- e. Participate and support at least 8 finalist dinners and/or events for the universities.
- f. Organize 6 new student's recruitment drives during 1st years registration
- g. Organize 1 student conference or exhibition per year
- h. Create an alumni database from the 6 universities and TVETS
- i. Develop and implement a communication plan to promote mentorship and leadership programs by designing digital posters, developing branded materials for campus career talks, (banners, brochures) and Events coverage (photography)

### 1.2 Strengthen continuing capacity building programs to meet member needs by:

- a. Conducting post-training surveys for feedback on all our training programs.
- b. Conducting an annual training needs assessment to gather members training needs

### 1.3 Increasing member engagement and participation

- a. Have 4 online and 2 physical Meetings for each Chapter
- b. Conduct four induction forums for new Members (2 physical & 2 online
- c. Have topical discussions and guests in at least 50% of the chapter meetings; (GIS, LS, ES), (EA, PM, VC), ES
- d. Visit 25 Member firms to improve the relationship with ISK
- e. Share weekly ISK News to keep members informed of ISK activities
- f. Conduct at least one survey to gather member feedback and track participation.

### 1.4 Ensuring members remain active and up to date with their annual membership subscription

- a. Ensure all invoices are sent out by Nov. 2026
- b. Improve subscription renewal rate from 91% to 95% in 2026
- c. Increase ISK subscriptions collection to ksh. 28 million for the year 2026
- d. Enhance income from entrance fee of new Members from kshs. 2.6 million to kshs. 4.2 million (based on 750 new members)
- e. 100% of those who pass ISK examination (from 2025) transition to full membership by April 2026

**1.5 Focus on supporting membership growth and development**

- a. Collaborate with at least two Institutions of Higher Learning and Technical Training Institutions to align their courses with industry requirements, resulting in the development of a curriculum alignment framework and the updating of courses for at least 2 institutions within one year

**1.6 Continuous engagement and sensitization of all interest groups, actors and stakeholders to create awareness and address issues affecting land management and professional services.**

<b>Organization</b>	<b>Frequency of Engagement</b>
Ministry of Lands	Quarterly
Ministry of Transport & Roads, KeRRA, KURA, KRB, KeNHA, Counties	Annually
LSK, KIP, IEK, AAK, KPDA, TCPAK, KBGS	At least 15 by Dec. 2026
NLC	Annually
	quarterly
<b>NHC annually</b>	
Banks	At least 12 by December 2026
Regulatory Boards -2026 (LSB, EARB, VRB, BSRB)	At least twice by Dec. 2026

**1.7 Strengthen, expand and promote membership benefits / partnership programs, such as insurance, education**

- a. Partner with 2 institutions such as insurance companies to offer subsidized members benefits such as insurance packages.
- b. Promote membership and networking in ISK as a business development benefit through referrals, prime-subcontractor relationships.
- c. Create a networking WhatsApp group with all members, where members can share opportunities and profiles for their firms.

**1.8 Enhance ISK Examination by:**

- a. Releasing the Examination Calendar for 2026 by Jan 2026 and ensure Examination process is concluded by December 2026.
- b. Mobilizing 200 Members to sit for full Membership Examination in 2026

## **1.0 To secure long term Financial Sustainability of ISK by:**

### **1.1 Enhancing revenue and raising KSh. 100 Million by end of December 2026 by:**

- a. Mapping and establishing at least 3 new partnerships with corporate entities, academic institutions, or development partners by December 2026.
- b. Achieving an Income of Kshs. 5.0 million from Examination
- c. Enhancing sponsorship from 4.2 million to Kshs 10 million.
- d. Enhancing income from regional tours from 5 million to 6 million
- e. Attaining a revenue of 1.0 million by selling ISK merchandise
- f. Attaining a surplus of at least ksh.5 million by end of Dec. 2026
- g. Achieve an income of Kshs. 15 million from Training & Seminars in 2026.
- h. Fundraise for projects to bring at least Ksh. 5 million in 2026
- i. Reduce administrative costs by 10% by end of Dec. 2026.
- j. Secure an own property for office use by developing financial feasibility studies and cost projections for acquiring or constructing office premises by April 2027

### **1.2 Capacity building & strengthening of the secretariat**

- a. Conduct quarterly staff trainings
- b. Pay membership fees to various professional bodies for the secretariat staff.
- c. Undertake Team building activities biannually.
- d. Prepare human resource instruments including job descriptions; staff establishment, description, and career guideline
- e. Training Needs Training (TNA) of staff

- and Skills Competence Analysis (SCA)
- f. Develop Framework for internship programme
- g. Develop a Staff reward policy (performance-based bonus, recognition, and commendations letters) to enhance motivation.
- h. Formulate procedures for: Membership Recruitment, Meetings, Customer Service, Communication, Tax education, Training & Examination by May, 2026
- i. Develop a service Charter by April 2026.

### **1.3 Developing the ISK'S information repository and knowledge management database by developing a comprehensive digital repository on the ISK Membership Management Portal for Research Projects, Technical Papers and Production Jobs by June 2026.**

### **1.4 Institutional strengthening by investing in critical and up-to-date infrastructure and equipment to enhance effectiveness of the secretariat.**

- a. Conduct cost estimates, procurement planning, and financial evaluations for ICT and office equipment by April 2026.
- b. Monitor and quarterly report on asset acquisition and depreciation.
- c. Maintain an updated asset register and ensure biannual asset verification

### **1.5 Developing a strong ISK brand, enhancing brand presence, creating awareness and visibility.**

- a. Run monthly campaigns on social media.
- b. Engage monthly on regional media (radio, TV, print, online) to cover ISK events and initiatives.

**1.6 Ensuring long term sustainability by acquiring new donors and maintaining good working relationship with stakeholders.**

- a. Map and acquire at least 5 donors to mobilize Kshs.5,000,000 by December 2026.
- b. Create a donor engagement guideline by May 2026
- c. Prepare and implement a donor resource mobilization program with specific thematic issues and budgets and host a donor round table by April 2026
- d. Prepare a resource mobilization strategy aligned with the strategic plan April 2025

**1.7 Automation of services at the secretariat**

- a. Liaise with Membership Management System service provider to automate categorization of active, inactive and de-registered members
- b. Online library for training materials by April 2026
- c. Automate registration for all ISK events & conferences Jan 2026
- d. Inform the members that CPD points have been awarded after all training.
- e. Complete automating examinations and online trainings system by December 2026.
- f. Liaise with the developer to have e-certificates for every training by March 2026

**3.0 Propel ISK Visibility and Enhance Communication**

**3.1 ISK to be the leading resource for the development of innovative practices for geospatial and real estate professionals in Kenya and E.A**

- a. Conduct 6 Branch Seminars – two in each branch targeting 50 participants each by Dec 2026.
- b. Conduct at least 4 free online Seminars for 150 participants each from Jan-Dec 2026.
- c. Execute at least 4 physical trainings for 50 participants each by Dec 2026.
- d. Attract a participation of 600 members to End Year Gala Dinner distributed as follows Nairobi – 300, Kisumu – 100, Mombasa – 100, Nakuru – 100.
- e. Organize a regional educational/benchmarking tour during 23th to 30th May 2026 during the XXVIII FIG Congress; The future we want-The SDGs and Beyond: Cape Town South Africa.
- f. Attract 500 ISK members to the Kenya Geospatial and Real Estate Conference in May 2026.
- g. ISK ADD to attract 600 members.
- h. ISK AGM to attract 1,700 members.
- i. Organize 11th ISK ARC with 600 local and 50 international guests.
- j. Participate in at least 3 quarterly opinion interviews in mainstream media.
- k. Publish at least 5 opinion pieces by December 2026.
- l. Organize for Monthly X space or Facebook live.
- m. Call for articles on Emerging Technology to be featured in the Surveyors Journal quarterly in 2026
- n. Organize ISK property Expo in August 2026
- o. ISK to participate in 5 exhibitions by December 2026 (Africa Urban Forum, Kenya Urban Forum, County Investment Conference, Homes Expo etc.)

- 3.2 Increase awareness of the surveying profession and ISK through the use of print and social media**
- Enhance followership on various social media platforms.
  - Weekly content update on the website and social media.
  - Host 2 sessions with media houses/radio stations every quarter
  - Review the existing communication Plan by April 2026.
  - Develop a brand manual by April 2026
- 3.3 Enhanced strategic partnerships and collaboration agreements**
- Sign at least 6 MoU's with partners and stakeholders by December 2026
- 3.4 Increasing CSR (Corporate Social Responsibility) by:**
- Organize 1 surveyors walk and a tree planting event by December 2026.
  - Organize at least 2 CSR activities for each branch by December 2026
- 4.0 Enhance Legislative Agenda, Strategic Policy Advocacy, Research & Projects**
- 4.1 Incorporation of Alternative Dispute Resolution (ADR).**
- Develop an ADR implementation guide for the 8 chapters by December 2026.
  - Develop template offer letter, sale and lease agreements with ADR clause included by December 2026.
  - Create an ad hoc committee to work on the proposal to judiciary for the appointment of its arbitrator in the court user committee by December 2026.
  - Draft a concept paper to adopt ADR to ISK mandate by April 2026
  - Adopt the ADR to ISK mandate during AGM
  - Conduct 1 physical mediation/arbitration training by December 2026
- 4.2 Enhance ISK's policy and legislative agenda by:**
- Following up on the enactment and implementation of the ISK bill August 2026.
  - Engage in all Bills that affect the Land and built Sector by submitting Memoranda - Dec 2026.
  - Use social media to highlight ISK's participation in consultations, policy forums, and research outputs in 2026.
  - Create a caucus/ meeting with legislators
- 4.3 Enhance ISK's visibility in the media and public affairs by:**
- Publishing Stakeholder engagement centered Newsletter quarterly
  - Create and distribute press releases, op-eds, and feature articles demonstrating ISK's role in policy discussions and thought leadership on monthly basis.
  - Organize media roundtables or interviews with ISK leadership to reinforce the Institute's authority once every quarter.
  - Support lobbying events, conferences, or policy workshops with professional branding, coverage, and communication materials in 2026.
  - Develop targeted communication materials (briefs, position papers, policy notes) highlighting ISK's expertise in land administration quarterly.
  - Share case studies, research findings, and policy recommendations to strengthen ISK's credibility quarterly.
  - Capture and disseminate key outcomes from these events to reinforce ISK's visibility and influence in 2026.

#### 4.4 Developing a thought leadership role in the profession and public interest

- a. Include 1 session with a topic covering issues on Gender equity, youth, PWDs inclusive designs and social impacts in our conferences in 2026.
- b. Organize 15 land clinics by Dec. 2026.
- c. Identify 5 researchers in the surveying professions and share their findings with the members annually.
- d. Develop and pitch 6 concept papers for funding in key strategic topics such as climate finance, blue economy, GIS technology by June 2026.
- e. Make presentation in 4 conferences organized by various players (KAM, KEPSA, County Government and County Assembly Forum) in 2026
- f. Conduct at least three high level breakfast meeting for 30 participants from various stakeholders by Dec 2026.
- g. Develop a communications program to promote surveying news, information, awareness and relationships with key constituencies (developers, government, attorneys, insurance, land and homeowners, construction firms, utilities, agriculture, energy, emergency responders and others) in 2026

#### 4.5 Improve the business environment for members by:

- a. Creating target meetings with 15 county governments by December 2026.
- b. Engage at least 25 counties on creation of Valuation department and current valuation rolls and Land Information Management Systems
- c. Develop manuals and standards on Geo-referencing,
- d. Revise the non-title survey manual.
- e. Formulate GIS standards and specifications manual.
- f. Develop a guide/manual for GIS in the counties in 2026.
- g. Sign an MOU with KBA by April 2026

#### 4.6 Establish ISK as the voice of the landed professionals in Kenya

- a. Include 1 session with a topic covering issues on Gender equity, inclusive designs and social impacts in our conferences.
- b. Develop and implement anti-discrimination policy and sexual harassment in the workplace policy.
- c. Publish quarterly interventions that ISK has made for the benefit of members.
- d. Conduct 2 membership satisfaction surveys on ISK membership services by Dec 2026.
- e. Articulate the value of surveying to other businesses, industries, professions, economy, and the quality of life in 2026.
- f. Ensure monthly mentions of ISK in press (MyGov, Nation, Standard, digital blogs, Nairobi leo, K24 digital).

## Annex II: List of Full Members Admitted in 2025

Table 21: 2025 LS, GIS & ES candidates for Admission to Full Membership

No.	Name	Chapter
1	Calvince Omondi Olango	ES
2	Josephine Valerie Marani	ES
3	Robert Muturi Ruigu	ES
4	Samson Njoroje Kamau	ES
5	Dr. Anne Achieng Osio	GIS
6	George Mwengi Muange	GIS
7	Harriet Wanjiru Gakero	GIS
8	Jane Wambura	GIS
9	Marion Warau Mwaniki	GIS
10	Peter Kibet Kipkosgei	GIS
11	Regina Wambui Nganga	GIS
12	Sarah Adeya Kiarie	GIS
13	Peter Kariuki Wahome	LS
14	Abiud Kipkwemoi Mugun	LS
15	Adili Wasi Mwabaya	LS
16	Boris Andika Indakwa	LS
17	Caleb Yegon Kiprotich	LS
18	Catherine Wachuka Njigoya	LS
19	Cren Solitei Kipoopo	LS
20	Cyril Masinde Katasi	LS
21	David Mwangi Thuita	LS
22	David Omondi Okuthe	LS
23	Deborah Haggith Jepkoech	LS
24	Elijah Mwendia Nyamu	LS
25	Eliphas Mwiti Kiogora	LS
26	Elvin Omwoyo	LS
27	Eric Munene Njiru	LS
28	Eric Murithi Mwangela	LS
29	Fredrick Odhiambo Ochieng	LS
30	George Kevin Aganyo	LS
31	Hezron Seya Ndiege	LS
32	James Mtua Chao	LS
33	Joseph Wachira Kariuki	LS

No.	Name	Chapter
34	Karoki Collins Githui	LS
35	Kelvin Mwangi Karanja	LS
36	Kennedy Kiprop Tarus	LS
37	Kevin Mkinisu Wakhisi	LS
38	Linda Kathambi Kirera	LS
39	Marius Cherambos	LS
40	Martin Kamau Kariuki	LS
41	Mercy Ndungwa Mulei	LS
42	Obadiah Claudias Mwanzighe	LS
43	Particia Wanjiku Kaguongo	LS
44	Tom Ombok Nyang'or	LS

Table 21: 2025 VS, PM, BS & LAM candidates for admission to Full Membership

No.	Name	Chapter
1	Emily Wayua Ngina	BS
2	Laura Kinya Ng'olua	BS
3	Jacinta Muthoni Gitau	LAM
4	Angella Wanja Mwangi	PM
5	Benson Gathuku Ndungu	PM
6	Collins Ngetich Kipruto	PM
7	Rosemary Kamene Musyoka	PM
8	Alex Bisera Moseti	VS
9	Alfred Ruto Lelterit	VS
10	Ann Wairimu Karanu	VS
11	Annetty Wanjiku Waweru	VS
12	Barack Oluoch Oguta	VS
13	Benjamin Odhiambo Ominde	VS
14	Benjamin Ondeng Okoth	VS
15	Benson Gitonga Gichuki	VS
16	Benson Karugu Wachira	VS
17	Beth Mwongeli Muoki	VS
18	Boaz Nyakwama Ongeru	VS
19	Caroline Wanjiru Wahome	VS
20	Chelsea Luvaritsa Munubi	VS
21	Danish Onyango Orech	VS
22	Elishaphan Onyango Odondi	VS

No.	Name	Chapter
23	Eric Kithinji Kinyua	VS
24	Eric Ndungu Kinyanjui	VS
25	Florence Kavula Nzamba	VS
26	Gabriel Kago Ndungu	VS
27	George Amol Ouma	VS
28	Godwill Kimoli	VS
29	Guyatu Bonsa Tache	VS
30	Isaac Kiptum Rono	VS
31	Ivy Wangari Mugi	VS
32	Jackson Mugo Kihara	VS
33	Joan Waithira Murimi	VS
34	John Chege Nyaga	VS
35	Kelvin Kiprop Sirimo	VS
36	Kelvin Murithi Raibuni	VS
37	Ken Mwangi Chege	VS
38	Kingsley Adams Motonu	VS
39	Lucy Mueni Ndeti	VS
40	Marisin Kipkorir Langat	VS
41	Mary Chemutai Ronoh	VS
42	Maureen Wairimu Mundia	VS
43	Moses Muchiri Gachihi	VS
44	Moses Mukira Macharia	VS
45	Rosalyn Nyaguthi Migwi	VS
46	Samuel Mulwa Kitavi	VS
47	Timothy Mbaabu Gituma	VS

## Annex III: 2026 Proposals for Fellow Members of ISK – CITATIONS

### 1. Surveyor Alex Njuki

Alex Njuki is a Full Member of ISK and a Licensed Surveyor. He served in high-ranking government positions, including as the **Director of Survey** for Kenya. He has been active for several decades, with significant involvement in land administration and surveying policy development. Outside of government, he has provided expert consultancy through private practice, specializing in land sector professional services. He is one of the first African Surveyors being a graduate of the University of Nairobi. He served as an ISK official and has contributed significantly in the surveying profession through a great number of publications. He maintains a significant presence amongst licensed surveyors often helping to explain the historical perspectives of various issues.

### 2. Surveyor David Macoco

**David K. Macoco** is a Full Member of ISK and a Licensed Surveyor. **David Macoco** is a highly prominent licensed land surveyor and academic in Kenya, often referred to as the “father” of many practicing surveyors in the country. He is a retired Senior Lecturer from the **University of Nairobi**, where he taught for several decades in the Department of Geospatial and Space Technology. As a senior lecturer and former department chair at the University of Nairobi, he specialized in **Geodesy**. David Macoco also served as the Dean Faculty of Engineering at the University of Nairobi. He has authored significant number of professional papers for the Institution of Surveyors of Kenya (ISK) and served as a moderator for the **East African Land Survey Examination Board**, shaping the standards for surveying across the region. He served as Chair of ISK and also represented the institution at APSEA for many years.

### 3. Surveyor John Maina

John Mwangi Maina, is a licensed land surveyor with the Survey of Kenya where he has worked for many years and currently serves as a Senior Deputy Director. John Maina has been an active member of ISK, where he has served in many committees including the Education Functions Committee (EFC), ISK Africa Regional Conference Local Organizing Committee and the Education Research Committee (ERC) where he has served as Chair. John Maina has been very instrumental in revolutionizing the ISK examination processes and has mentored many young surveyors. John Maina holds a BSc. Degree in Surveying from the University of Nairobi and a Master of Science in GIS from University of Nairobi.

### 4. Valuer David Masika

**David Masika** is a highly prominent professional in Kenya’s real estate and valuation industry, best known as the founding partner and chairman of **Lloyd Masika Limited**. He is a registered and Licensed Valuer and Estate Agent with extensive expertise in agricultural valuations, feasibility studies, and commercial property management. He began his career in 1974 at **Tyson’s Habenga Limited**, rising to Director position, before resigning in 1979 to co-found Lloyd Masika with John Lloyd. His firm has handled iconic Kenyan properties including **Sarit Centre, Corner House,**

**The Mall, Barclays Plaza, and Nyayo Estate.** He has also served as:

- a) Chairman, Kenya Power and Lighting Company (KPLC);
- b) Chairman, National Bank of Kenya (NBK);
- c) Chairman, Kenya Meat Commission (KMC);
- d) Managing Trustee of the National Social Security Fund (NSSF); and
- e) Managing Director of the Tana and Athi Rivers Development Authority (TARDA).

David currently serves as the Chairman of Cheshire Disability Services Kenya.

## **5. Valuer Josephine Osodo**

Josephine Osodo is a highly experienced licensed valuer and the CEO of **Phina Valuers Limited**, a real estate agency and valuation firm based in Mombasa. She has over 25 years of experience in the real estate industry, specializing in land and property valuation, as well as property management. Josephine holds a degree in Land Economics from the University of Nairobi.

Following her studies, she served in the Nyayo Youth Service (NYS) before joining Dato Kithiki Real Estate Limited, where she gained foundational experience in the real estate field. After 15 years in the industry, she founded Phina Valuers Limited. Her expertise includes valuing residential and commercial properties, advising on building compliance issues with the National Construction Authority, and managing rental properties. Josephine is a Registered Valuer and a very active member of the Institution of Surveyors of Kenya (ISK). Josephine was the first person to Chair the ISK Coast Branch and has been a great supporter of the branch to date.

## **6. Valuer Phillip Odongo Kabita**

Valuer Philip Odongo Kabita is a highly experienced registered licensed Valuer/ estate management surveyor doubling up as a managing Director; Odongo Kabita & Company Valuers; a real estate valuation firm domiciled in Kisumu with branches across the western Kenya counties. Valuer Odongo Kabita has over 46 years of experience in Valuation industry in both public service and private sector practice.

In his public service days; he served with high degree of integrity in different capacities under the ministry of Lands at the headquarters and in different field stations across the country and upon retirement in 2016, he embarked into private practice where he has continued to positively impact lives through consultancy services more especially in Western Kenya region. Some of the key projects that he has handled include Valuation for compensation purposes for expansion of Kisumu International Airport, Valuation for Bukura Agricultural & MawegoTTI assets, Kakamega County Valuation roll just to name but a few. His practice majors in property valuation for financing and real estate transactions, as well as real estate development plus general consultancy.

Valuer Odongo Kabita is the founder & first Chairperson of ISK Western Branch and remains a very active member in ISK activities. Valuer Odongo Kabita holds BA. Degree in Land Economics from the University of Nairobi, class of 1979.

## **7. BS Wafula Nabutola**

**Wafula Luasi Nabutola** is a highly distinguished Kenyan professional in the land and property sector, recognized as a veteran surveyor, management scientist, and leadership mentor. He is currently the Consultant-in-Chief at MyRita Consultants and serves as the Chairman of the Building Surveyors Registration Board in Kenya. Wafula Nabutola has served in various roles including:

- a) RICS (Royal Institution of Chartered Surveyors): He previously served as the Regional Director for Sub-Saharan Africa (2015–2017), where he helped establish the London-based body's presence in the region from its Nairobi office.
- b) KEPSA (Kenya Private Sector Alliance): He is a long-standing Governor and has served as the Security Sector Board Director.
- c) FIG (International Federation of Surveyors): He made history as the first African to chair a FIG Commission (Commission 8 on Spatial Planning and Economic Development).
- d) Chairman of the Nairobi Central Business District Association (NCBDA) from 2005 to 2008.

Wafula Nabutola holds a Bachelor of Arts in Land Economics from the University of Nairobi and a Master of Science in Construction Management from the University of Reading, UK. His over 30-year career includes high-level roles at Standard Chartered Bank, Kenya Wildlife Service, and the Athi Water Services Board.

Nabutola is a passionate mentor, particularly through eMentoring Africa, where he guides youth on leadership and emotional intelligence. He is also a vocal advocate for using agriculture as a tool for economic empowerment and national transformation.

## **8. Valuer Timothy Njehia**

Timothy Njehia is a veteran professional in Kenya's land and property sector, best known as a Registered Valuer and the Managing Director of Crystal Valuers Limited. He has been a prominent figure in high-stakes property appraisals and receiverships for over two decades. In 2008, he was famously appointed by the Cockar Commission as an independent valuer to re-appraise the Grand Regency Hotel during a high-profile investigation into its sale. He has been frequently cited by media outlets like the Daily Nation for his insights on property trends, such as the rapid appreciation of real estate in Nairobi areas like Eastleigh and the impact of diaspora remittances on the Kenyan market.

## Annex IV: ISK Representation in Boards and Committees

The following have been appointed to various boards and committees in the period 2024/2025.

Year of Nomination	Committee/Board	County/Municipality	Nominee
2025	Regulatory Board	LSB	1. Fred Oduor 2. Erastus Chege 3. Kombo Mweru 4. Christopher Kinyua
2023	Regulatory Board	BSRB	1. Wafula Nabutola 2. Cyprian Kirera Riungu 3. Peter Bhoyo Kones 4. Margret Obonyo Motiri
2024/25	Regulatory Board	EARB	1. Stephen Omengo 2. Ayub Naburi 3. Eunice Macharia
2024	Regulatory Board	VRB	1. Wycliffe Ongonge 2. Mary Warigia 3. Antony Mutisya 4. Rashid Shalke
Nov. 2025	KeNHA	N/A	Gloria Awinja
Nov. 2025	KURA	N/A	Kenneth Wando
Nov. 2025	KeRRA	N/A	Geoffrey Kiprotich Koros

## Annex V: ISK Adhoc Committees

### a) ISK Welfare Committee Members

No.	Name	Role
1	Ayub Naburi	Chairperson
2	Peter Adipo	Member
3	Joycelyn Makena	Member
4	Erastus Chege	Member
5	Mary Warigia	Member
6	Fridah Ngure	Member

### b) Review of Diploma & Certificate Curriculum for Land Surveying & Allied Courses

No.	Name	Role
1	Frederick Ouma	Chairperson
2	Jane Maina	Member
3	Kevin Namudeche	Member
4	Nicholas Ongwae	Member
5	Livingstone Asala	Member

### c) Development of a Manual and Guidelines on Sectional Properties Surveys

No.	Name	Role
1	Eric Nduhiu	Chairperson
2	Nancy Mwangi	Member
3	Chris Kinyua	Member
4	George Arwa	Member
5	Emily Njeru	Member
6	Eric Nyadimo	Member
7	Erastus Chege	Member

### d) Committee for the Review of Geo-referencing guidelines

No.	Name	Role
1	Kennedy Kubasu	Chairperson
2	Sammy Matara	Member
3	Moses Onchanga	Member
4	Dr. Mark Boit	Member

#### e) ISK Property Expo Committee

No.	Name	Role
1	Anthony Maina	Chairperson
2	Shirline Nthiga	Member
3	Judyleah Gathoni	Member
4	Stephen Muchiri	Member
5	Joel Simiyu	Member
6	Sharon Tuti	Member
7	Edel Loko	Member
8	Dr. Samuel Nthuni	Member
9	Esther Mwangi	Member

#### f) Committee for Engagement with Universities

No.	Name	Role
1	Joel Odhiambo	Chairperson
2	Dr. Winnie Mwangi	Member
3	Agatha Wanyonyi	Member
4	Frederick Ouma Oduor	Member
5	Dr. Collins Mwange	Member
6	Dr. Felix Nzive Mutua	Member
7	Kirk Kimaru	Member
8	Maiko Ogutu	Member
9	Michael Okello	Member
10	Joel Simiyu	Member
11	Esther Mwangi	Member

#### g) ISK Professional Excellence Awards Committee

No.	Name	Role
1	Ibrahim Mwathane	Chairperson
2	Robert Kilimo	Member
3	Hellen Wawira	Member
4	Paul Kiome Matumbi	Member
5	Mary Warigia	Member
6	James Kimani Horeria	Member
7	Evans Omagwa	Member
8	Nicky Nzioki	Member
9	Elizabeth Mokamba	Member

#### **h) Review of the Diploma in Real Estate by Pioneer International University**

<b>No.</b>	<b>Name</b>	<b>Role</b>
1	Ayub Naburi - Chairperson	Chairperson
2	Joel Simiyu	Member
3	Patrick Munene	Member
4	Esther Mwangi	Member
5	Stephen Omengo	Member
6	Dr. Victor Olonde	Member
7	Stephen Mutiso	Member

#### **i) Development of Drafts for National Standards for Green Building**

<b>No.</b>	<b>Name</b>	<b>Role</b>
1	Christopher Macharia	Chairperson
2	Nelly Mbugua	Member
3	Prof. David Kuria	Member
4	Christopher Kinyua	Member
5	Patricia Gatere	Member
6	John Kabuye	Member
7	Mary Warigia	Member

#### **j) ISK Central Branch Committee**

<b>No.</b>	<b>Name</b>	<b>Role</b>
1	Priscilla Nyaga	Chairperson
2	Nicholas Mbugua	Member
3	Dr. Collins Mwange	Member
4	Erastus Chege	Member
5	Nicholas Ongwae	Member

#### **k) Development of Facilities Management Standards**

<b>No.</b>	<b>Name</b>	<b>Role</b>
1	Mary Kaaria	Chairperson
2	Epafrus Thinwa Kagai	Member
3	Diana Wacuka Gachuhi	Member
4	Patrick Mbagaya	Member
5	Dominic Mwinzi	Member
6	Evans Wele Muema	Member
7	Michael Mbeshi	Member
8	Gikonyo Gitonga	Member

### **l) Committee on the Review of Estate Agency Laws**

<b>No.</b>	<b>Name</b>	<b>Role</b>
1	Lawrence Gakwa Gitau	Chairperson
2	Collins K'Owuor	Member
3	Evalyn Okoth	Member
4	Kauthar Hagi	Member
5	Joel Simiyu	Member
6	Emily Nungari Koigi	Member
7	Nelly Mbugua	Member
8	Ayub Naburi	Member
9	Nancy Siror	Member

### **m) Review of guidelines for Non-Title Survey**

<b>No.</b>	<b>Name</b>	<b>Role</b>
1	Edgar Selbwa	Chairperson
2	Ken Wando	Member
3	Caroline Wachiuri	Member
4	Martin Kareithi	Member

### **n) Committee on the LAMS Bill**

<b>No.</b>	<b>Name</b>	<b>Role</b>
1	Pricilla Nyaga	Chairperson
2	Collins K'Owuor	Member
3	Joycelyn Makena	Member
4	Erastus Chege	Member
5	Ibrahim Mwathane	Member
6	Janet Aluoch	Member
7	Zablon Mabea	Member

## Annex VI: List of Deceased Members since the last AGM on 30<sup>th</sup> May 2025

Name	Date of passing
Peter Polokoi Delewa	July 22, 2025
Abraham Gichuki Mwangi	July 18, 2025
Valuer Ellis Houghton Ominde	August 4, 2025
Valuer Simeon Rono	September 9, 2025
Valuer Mosei Moindi	October 1, 2025
Surv. Peter Mbutei Gota	October 2, 2025
Valuer Jobson Joshua Ngari Kabugua	October 9, 2025
Valuer Dominic Odondi Auma	January 1, 2026
Dr. Mary Wambui Kimani	April 21, 2026

# Annex VII: Proposed Central Kenya Branch

## 1. Executive Summary

The Institution of Surveyors of Kenya (ISK) is formally exploring the establishment of a new regional branch in the Central/Eastern region. This initiative aligns with ISK's strategic goal of expanding regional presence and enhancing service delivery to its 7,500+ members. Currently, ISK operates through three branches (Coast, Western, and South Rift); the proposed branch will serve as a cornerstone for improved member engagement in the Mt. Kenya and Upper Eastern regions.

## 2. Goal and Objectives

The overall goal is to facilitate the establishment of a branch to improve member training, networking, and oversight. Key objectives include:

- a) Assess and determine counties to be served by the proposed branch.
- b) Select and evaluate an appropriate location for branch headquarters.
- c) Establish the baseline of existing members and potential for growth.
- d) Prepare a detailed budget and financial implication report.

## 3. Membership Analysis (Current Baseline)

A study identified 174 existing members in the proposed region:

- Top Counties: Meru (34), Nyeri (31) and Embu (19).
- Discipline Distribution: Land Surveyors (94) and GIS (23) represent the largest chapters.
- Category: Graduate Members (76) and Full Members (36) form the core demographic.

## 4. Proposed Headquarters and Details

Evaluated Headquarters:

### a) Nyeri Town:

Identified as a strategic choice due to the existing presence of regional institutional bodies (such as KRA and diverse government offices), which offers a professional hub for the branch.

### b) Embu Town:

Evaluated as a strong alternative due to its geographical centrality for members traveling from the wider windward and leeward sides of the mountain.

### c) Regional Scope:

The branch is designed to serve a total of nine counties: Nyeri, Kirinyaga, Embu, Meru, Tharaka Nithi, Laikipia, Isiolo, Marsabit, and Samburu.

The ISK council proposes the headquarters to be in Embu Town.

## 5. Proposed Names:

**Mt. Kenya Branch** or **Mt. Kenya and Upper Eastern Branch**

## 6. Budgetary Framework

The establishment and running of the new branch require a collaborative budget involving the finance committee. Key financial considerations include:

- Operational Costs: Office rent, utilities, and administrative supplies.
- Human Resources: Initial coordination through pro-bono County Coordinators.
- Capacity Building: Revenue from 50-pax training sessions and local land clinics.
- Strategic Investment: Funding for GIS Labs and Valuation Roll sensitization for County Assemblies.

## 7. Branch Office Establishment Budget

The total estimated expenditure for the first year is **Kshs 1,689,200**.

### a) Personnel Costs: Kshs 738,000

- **Salaries & Wages:** Kshs 720,000 (Allocated at Kshs 60,000 per month).
- **Annual Airtime:** Kshs 18,000.

### b) Operational Expenses: Kshs 433,500

- **Rent:** Kshs 300,000 (Paid quarterly at Kshs 75,000).
- **Branch AGM:** Kshs 87,500 (Conference package for 35 pax).
- **Internet:** Kshs 36,000 (Kshs 3,000 monthly).
- **Office Imprest:** Kshs 10,000 (Reimbursable).

### c) Office Assets & Setup: Kshs 517,700

- **Furniture:** Kshs 140,000 (Desks and chairs).
- **IT & Equipment:** Kshs 222,700 (Desktop, Printer, Projector, and Water Dispenser).

### d) Office Setup: Kshs 155,000 (Painting, tiling, and window blinds).

**Total Budget Requirement: Kshs 1,689,200**

# Annex VII: Audited Accounts

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

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**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

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**INSTITUTION INFORMATION**

**COUNCIL MEMBERS**

Eric Nyadimo	President
Nelly K. Mbugua	Deputy President
Dr. Collins Mwangi	Chair, Finance and Audit Committee
Joycelyn Makena	Chair, Professional Practice and Ethics Committee
Ayub Naburi	Chair, Education and Research Committee
Anthony Maina	Chair, Editorial and Public Relations Committee
Priscilla Nyaga	Chair, Human Resource Committee
Frida Ngure	Chair, Young Surveyors
Edgar Selebwa	Chair, Engineering Surveyors Chapter
Caroline Wachiuri	Secretary, Engineering Surveyors Chapter
Solomon Gitau	Chair, Geospatial Information Management Chapter
Simon Peter Ochieng	Secretary, Geospatial Information Management Chapter
Nicholas Mbugua	Chair, Valuation Chapter
Patrick Munene	Secretary, Valuation Chapter
Livingstone Asala	Chair, Land Surveyors Chapter
Eric Mithamo	Secretary, Land Surveyors Chapter
Stephen Matete	Chair, Building Surveyors Chapter
Evans Mutinda	Secretary, Building Surveyors Chapter
Janet Orego	Chair, Land Administration Management Chapter
Elizabeth Nelima	Secretary, Land Administration Management Chapter
Esther Mwangi	Chair, Estate Agency Chapter
Moses Muturi Wanjohi	Secretary, Estate Agency Chapter
Joel Simiyu	Chair, Property Management Chapter
Nancy Siror	Secretary, Property Management Chapter
Blaise Musau	Chair, Coast Branch
Dennis Malembeka	Secretary, Coast Branch
Nicholas Ongwae	Chair, Western Kenya
Jamlax Barasa	Secretary, Western Kenya
Joseph Mutua	Chair, South Rift Branch
Leonard Wamalwa	Secretary, South Rift Branch
Augustine Munialo	Acting Chief Executive Officer & Secretary to the Council - Exited in Feb 2025
Peter Biwott	Chief Executive Officer & Secretary to the Council - Joined March 2025

**REGISTERED OFFICE**

Reinsurance Plaza, 10th Floor  
P.O. Box 40707-00100  
Nairobi, Kenya

**INDEPENDENT AUDITOR**

Ronalds LLP  
Certified Public Accountants (K)  
136 Manyani East Road, Off-Waiyaki Way  
P.O. Box 41331-00100  
Nairobi, Kenya

**PRINCIPAL BANKERS**

ABSA Bank Kenya PLC  
Queensway House  
P.O. Box 30120-00100  
Nairobi, Kenya

Kingdom Bank  
Ngong Road  
P.O. Box 22741-00400  
Nairobi, Kenya

KCB Bank  
Kencom House, Moi Avenue  
P.O. Box 48400-00100  
Nairobi, Kenya

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

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**REPORT OF THE COUNCIL**

The Council submits its report together with the audited financial statements for the year ended 31 December 2025, which disclose the state and affairs of the Institution.

**Principal activities**

The principal activity of the Institution is to promote and advance the acquisition of knowledge for the surveyors' profession in Kenya and to promote the general interest of its members.

**Formation**

The Institution is domiciled in Kenya where it is formed as an Institution under the Kenyan Societies Act, Cap 108. The address of the registered office is set out on page 1.

**Results**

The Institution recorded a surplus for the year of Kshs 7,753,159 (2024: Kshs 10,168,722). The results for the year ended 31 December 2025 are shown on page 7.

**Council Members**

The members of the Council who held office during the year and to the date of this report are set out on page 1.

**Independent Auditor**

The auditor, Ronalds LLP, has expressed its willingness to continue in office in accordance with the provisions of the Institution's Constitution.

**BY ORDER OF THE COUNCIL**

  
.....  
**President**

**07/05/2026**  
.....  
**Date**

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

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**STATEMENT OF COUNCIL'S RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS**

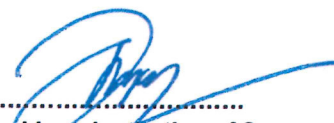
The Kenyan Societies Act, Cap 108 requires the Council to prepare financial statements which give a true and fair view of the state of affairs of the Institution as at the end of each financial year and of the operating results of the Institution for that year. It also requires the Council to ensure that the Institution keeps proper accounting records, which disclose with reasonable accuracy the financial position of the Institution. They are also responsible for safeguarding the assets of the Institution.

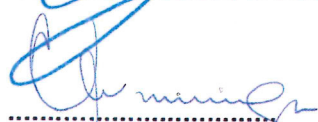
The Council accepts responsibility for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standard for Small and Medium-sized Entities (IFRS for SMEs) and in the manner required by the Societies Act, Cap 108. This responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error, selecting and applying appropriate accounting policies, and making accounting estimates that are reasonable in the circumstances.

The Council is of the opinion that the financial statements give a true and fair view of the state of the financial affairs of the Institution and of its operating results as at 31 December 2025. The Council further accepts responsibility for the maintenance of accounting records which may be relied upon in the preparation of financial statements, as well as adequate systems of internal financial control.

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

The financial statements were approved by the Council on .....<sup>7<sup>th</sup></sup> May .....2026 and signed on its behalf by:

  
.....  
**President, Institution of Surveyors of Kenya**

  
.....  
**Chair, Finance and Audit Committee, Institution of Surveyors of Kenya**

**REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE INSTITUTION OF SURVEYORS OF KENYA ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025**
**Report on the Financial Statements**
**Opinion**

We have audited the financial statements of the Institution of Surveyors of Kenya which comprise the statement of financial position as at 31 December 2025, and the statement of profit or loss, statement of changes in fund balances and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 7 to 18.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Institution of Surveyors of Kenya as at 31 December 2025, and of its financial performance and its cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities (IFRS for SMEs) and the requirements of the Societies Act, Cap 108.

**Basis for Opinion**

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

We have fulfilled our other ethical responsibilities in accordance with the IESBA Code and in accordance with other ethical requirements applicable to performing audits in Kenya. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Key Audit Matters**

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

The following matters were identified as key audit matters:

<b>Correction of Accounts Receivables</b>	<b>How our audit addressed the matter</b>
<p>The Institution's accounts receivable balances in the Xero accounting system were inconsistent with data from the Members Management System, resulting in a prior year adjustment of Kshs. 3,182,725. This arose due to the absence of prior reconciliations, compounded by system synchronization issues. These discrepancies impacted revenue recognition and receivables balances, requiring manual adjustments to align figures with Members Management System data. The financial impact of these adjustments is disclosed in Note 9, which affects the statement of changes in fund balances.</p>	<p>Our procedures included performing opening balance analysis, verifying the reconciliation process between Member system and Xero, testing the adjustments made to the prior year balances, and ensuring that revenue was correctly recognized in accordance with the system's data and active members.</p>
<p><b>Why it is a Key Audit Matter</b>            The adjustment was quantitatively material to the Institution, as it accounts for a significant portion of total receivables. The lack of reconciliation over prior periods in the accounting system introduced complexity and audit risk.</p>	<p>We also evaluated the adequacy of the related disclosures in Note 9 to ensure transparency regarding the prior year adjustment. Given the systemic nature of the issue, management was advised to strengthen reconciliation practices and resolve integration challenges to ensure accurate financial reporting in future periods.</p>

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## Report of the Independent Auditor – Continued

### Other Information

The Council is responsible for the other information. The other information comprises Institution information, report of the Council and statement of Council's responsibilities for the financial statements that form part of the annual report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements 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 during the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Council's Responsibility for the Financial Statements

The Council is responsible for the preparation and fair presentation of the financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities (IFRS for SMEs) and the requirements of the Societies Act, Cap 108. This responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error, selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

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

### Responsibilities for the Audit of the Financial Statements

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.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.  
The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Institution's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Council.

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**Report of the Independent Auditor – Continued****Responsibilities for the Audit of the Financial Statements - Continued**

- Conclude on the appropriateness of the Council'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 Institution'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 Institution to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

**Report on Other Legal and Regulatory Requirements**

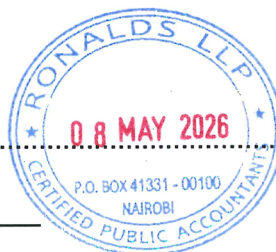
As required by the Societies Act, Cap 108, we report that the financial statements are in agreement with the books of account kept by the Institution and that, based on our audit:

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

The engagement partner responsible for the audit resulting in this independent auditor's report is **CPA Evelyn Kanjagua, Practising Certificate No. 2944.**



For and on behalf of Ronalds LLP  
Certified Public Accountants  
Nairobi, Kenya  
Date: 08/05/2026



UNIQUE CODE: 38402260508

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**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

**STATEMENT OF INCOME AND EXPENDITURE**

	NOTES	2025 Kshs	2024 Kshs
<b>Revenue</b>			
	<b>3</b>	86,986,961	72,769,291
<b>Total revenue</b>		<u>86,986,961</u>	<u>72,769,291</u>
<b>Expenses</b>			
Administrative expenses	<b>4(a)</b>	(32,438,472)	(25,906,797)
Operational expenses	<b>4(b)</b>	(45,993,639)	(35,881,422)
Financial cost	<b>4(c)</b>	(166,507)	(99,634)
<b>Total expenditure</b>		<u>(78,598,618)</u>	<u>(61,887,853)</u>
<b>Surplus for the year before taxation</b>		<u><b>8,388,343</b></u>	<u><b>10,881,438</b></u>
Tax expense	<b>(Appendix i)</b>	(635,184)	(712,716)
<b>Surplus for the year after taxation</b>		<u><b>7,753,159</b></u>	<u><b>10,168,722</b></u>

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
AS AT 31 DECEMBER 2025**

**STATEMENT OF FINANCIAL POSITION**

ASSETS	NOTES	2025 Kshs	2024 Kshs
<b>NON-CURRENT ASSETS</b>			
Property and equipment	12	2,277,350	1,507,948
		<u>2,277,350</u>	<u>1,507,948</u>
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	5	3,488,649	2,843,740
Investments	6	20,007,016	18,199,465
Trade and other receivables	7	43,303,921	29,120,543
		<u>66,799,586</u>	<u>50,163,748</u>
<b>TOTAL ASSETS</b>		<u><b>69,076,936</b></u>	<u><b>51,671,696</b></u>
<b>FINANCED BY:</b>			
<b>EQUITY</b>			
Accumulated fund (Page 9)		39,786,972	29,399,171
		<u>39,786,972</u>	<u>29,399,171</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	8	29,289,964	22,272,525
		<u>29,289,964</u>	<u>22,272,525</u>
<b>TOTAL LIABILITIES AND EQUITY</b>		<u><b>69,076,936</b></u>	<u><b>51,671,696</b></u>

The financial statements on pages 7 to 18 were approved for issue by the Institution of Surveyors of Kenya Council Members on 7/10/ 2026 and were signed on its behalf by:

.....  
President, Institution of Surveyors of Kenya

.....  
Chair, Finance and Audit Committee, Institution of Surveyors Kenya

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

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**STATEMENT OF CHANGES IN FUND BALANCES**

	<b>ACCUMULATED FUNDS Kshs</b>	<b>TOTAL Kshs</b>
At 1 January 2024	29,893,941	29,893,941
Surplus for the year	10,168,722	10,168,722
Prior year adjustment (Note 9)	(10,663,492)	(10,663,492)
<b>As at 31 December 2024</b>	<b><u>29,399,171</u></b>	<b><u>29,399,171</u></b>
At 1 January 2025	29,399,171	29,399,171
Surplus for the year	7,753,159	7,753,159
Prior year adjustment (Note 9)	2,634,642	2,634,642
<b>As at 31 December 2025</b>	<b><u>39,786,972</u></b>	<b><u>39,786,972</u></b>

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

**STATEMENT OF CASH FLOWS**

	<b>2025</b>	<b>2024</b>
	<b>Kshs</b>	<b>Kshs</b>
<b>Cash flows from operating activities</b>		
Surplus from operations	7,753,159	10,168,722
Prior year adjustment	2,634,642	(10,663,492)
Adjustment for depreciation on assets	631,214	292,883
	<u><b>11,019,015</b></u>	<u><b>(201,887)</b></u>
<b>Changes in working capital</b>		
(Increase) in accounts and other receivables	(14,183,378)	(210,836)
(Decrease)/ Increase in accounts and other payables	7,017,439	(1,616,228)
	<u><b>3,853,075</b></u>	<u><b>(2,028,951)</b></u>
<b>Net cash generated from operating activities</b>		
<b>Investing activities</b>		
Purchase of property plant and equipment	(1,400,615)	(634,375)
Movement in investments	(1,807,552)	1,195,561
	<u><b>(3,208,167)</b></u>	<u><b>561,186</b></u>
<b>Net cash used in investing activities</b>		
<b>Movement in cash and cash equivalents</b>		
Cash and cash equivalents at the start of the year	2,843,740	4,311,505
Movements in cash and cash equivalents	644,909	(1,467,765)
<b>Cash and cash equivalents at the end of the year</b>	<u><b>3,488,649</b></u>	<u><b>2,843,740</b></u>

## **ACCOUNTING POLICIES**

### **1 General Information**

The financial statements have been prepared to reflect the financial position of the Institution in line with the requirements of the Kenyan Societies Act, Cap 108.

### **2 Basis of preparation and summary of significant accounting policies**

The financial statements have been prepared on a going concern basis and in compliance with the International Financial Reporting Standard for Small and Medium-sized Entities (IFRS for SMEs) by the International Accounting Standards Board. They are presented in Kenya Shillings (Kshs), rounded to the nearest shilling. The measurement basis used is the historical cost basis except where otherwise stated in the accounting policies below.

#### **a) Revenue recognition**

Revenue represents the fair value of consideration received or receivable for member subscriptions and other services. Revenue is recognised on an accrual basis on subscriptions receivable from active members.

#### **b) Recognition of expenditure**

Expenditure is recognised in the year to which it relates and is accounted for on an accrual basis.

#### **c) Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and balances held with banking institutions. Money market fund investments are classified separately as Investments on the Statement of Financial Position.

#### **d) Receivables**

Receivables are carried at the amounts due at year end, net of impairment provisions. Provisions for doubtful debts are made where the member has been deregistered or where collection is no longer reasonably assured.

#### **e) Payables**

Liabilities for accounts and other amounts payable are carried at cost, which is the fair value of the consideration to be paid in future for goods and services received, whether billed or not. Financial liabilities are initially recognised at the transaction price, i.e. the agreed service and other transaction charges.

#### **f) Provision for liabilities and charges**

Provisions are recognised when the Institution has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

**ACCOUNTING POLICIES (CONTINUED)**

**g) Financial liabilities**

Financial liabilities are initially recognised at the transaction price (less transaction costs). Trade payables are obligations on the basis of normal credit terms and do not bear interest. Interest-bearing liabilities are subsequently measured at amortised cost using the effective interest method.

**h) Property and equipment**

Property and equipment are stated at cost or valuation less accumulated depreciation and any accumulated impairment losses.

Any valuation increase arising on the valuation of such property and equipment is credited to the other comprehensive income and accumulated in the revaluation reserve, except to the extent that it reverses a revaluation decrease for the same asset previously recognized in income and expenditure, in which case the decrease is credited to the income and expenditure to the extent of the decrease previously expensed. A decrease in the carrying amount arising in the revaluation of such property and equipment is recognized in income and expenditure to the extent that it exceeds the balance, if any, held in the revaluation reserve relating to a previous revaluation of that asset.

Any accumulated depreciation at the date of valuation is eliminated against the carrying amount of the asset. Depreciation is calculated to write off the cost or valuation of each asset on reducing balance basis. The annual rate used for the are:-

<b>Per annum</b>	<b>Rate %</b>
Photocopiers and computers	30.0
Office Partitioning	12.5
Furniture, fitting & equipment	11.0

**i) Critical accounting judgements and key sources of estimation uncertainty**

In the process of applying the accounting policies, management has made judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors considered relevant.

**j) Retirement benefit obligations**

The Institution and employees contribute to the National Social Security Fund, a national defined contribution scheme. Contributions are determined by local statute and the Institution's contributions are charged to the statement of income and expenditure in the year to which they relate.

In addition, the Institution operates a private pension scheme for its staff under ICEA. Contributions to this scheme are expensed in the period to which they relate.

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

**ACCOUNTING POLICIES (CONTINUED)**

**(k) Financial management objectives and policies**

The Institution's activities expose it to a variety of financial risks including credit, liquidity and market risks. The Institution's overall risk management policies are set out by the Council and implemented by the management, and focus on the unpredictability of changes in the business environment and seek to minimize the potential adverse effects of such risks on the Institution's performance by setting acceptable levels of risk. The Institution does not hedge against any risks. The following are the risks:

**i) Credit risk**

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Credit risk mainly arises from financial assets, and is managed on an Institution-wide basis. The Institution does not grade the credit quality of financial assets that are neither past due nor impaired.

Credit risk on financial assets with banking institutions is managed by dealing with institutions with good credit ratings and placing limits on deposits that can be held with each institution.

Credit risk on accounts receivables is managed by ensuring that credit is extended to customers with an established credit history. The credit history is determined by taking into account the financial position, past experience and other relevant factors. Credit is managed by setting a credit limit and credit period for each customer.

The maximum exposure of the Institution to credit risk as at the balance sheet date is as follows:

	Fully performing 1 year Kshs	Past due but not impaired 2 years Kshs	Impaired 3 year Kshs	Total Kshs
<b>31/12/2025</b>				
<b>Financial assets</b>				
Cash and cash equivalents	3,488,649	-	-	3,488,649
Investments	20,007,016	-	-	20,007,016
Trade and other receivables	36,480,248	2,177,394	4,646,279	43,303,921
Maximum exposure to credit risk	<u>59,975,913</u>	<u>2,177,394</u>	<u>4,646,279</u>	<u>66,799,585</u>
<b>31/12/2024</b>	<b>Kshs</b>	<b>Kshs</b>	<b>Kshs</b>	<b>Kshs</b>
<b>Financial assets</b>				
Cash and cash equivalents	2,843,740	-	-	2,843,740
Investments	18,199,465	-	-	18,199,465
Trade and other receivables	24,195,162	2,704,490	2,220,891	29,120,543
Maximum exposure to credit risk	<u>45,238,367</u>	<u>2,704,490</u>	<u>2,220,891</u>	<u>50,163,748</u>

**ii) Liquidity risk**

Liquidity risk is the risk that the Institution will encounter difficulty in meeting obligations associated with financial liabilities. The board has developed a risk management framework for the management of the Institution's short, medium and long-term liquidity requirements thereby ensuring that all financial liabilities are settled as they fall due. The Institution manages liquidity risk by continuously reviewing forecasts and actual cash flows, and maintaining banking facilities to cover any shortfalls.

The following table summarizes the maturity analysis for financial liabilities to their remaining contractual maturities.

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

**ACCOUNTING POLICIES (CONTINUED)**

	Between 1-3 months Kshs	Between 3-12 months Kshs	Over 1 year Kshs	Total Kshs
<b>31/12/2025</b>				
Account payable	10,091,428	663,157	-	10,754,585
Benevolent fund	-	-	835,542	835,542
Prepaid subscription	2,418,886	-	-	2,418,886
Examination honoraria	1,138,870	-	-	1,138,870
ISK property contribution	-	-	7,428,985	7,428,985
Sacco contribution	-	-	977,500	977,500
Tax payable	408,597	-	2,037,334	2,445,931
Audit fee payable	150,000	-	-	150,000
Unidentified deposits	3,139,666	-	-	3,139,666
	<u>17,347,446</u>	<u>663,157</u>	<u>11,279,361</u>	<u>29,289,965</u>
<b>31/12/2024</b>				
Accounts payable	4,238,715	722,290	819,259	5,780,264
Benevolent fund	-	-	643,575	643,575
Prepaid subscriptions	2,300,370	-	-	2,300,370
Examination honoraria	1,125,050	-	-	1,125,050
ISK property contribution	-	-	7,021,585	7,021,585
Sacco contribution	-	-	977,500	977,500
Tax payable	2,037,334	-	-	2,037,334
Audit fee payable	150,000	-	-	150,000
Unidentified deposits	2,236,848	-	-	2,236,848
	<u>12,088,317</u>	<u>722,290</u>	<u>9,461,919</u>	<u>22,272,525</u>

**iii) Market risk**

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market price and comprises interest rate risk.

**Interest rate risk**

The Institution's exposure to interest rate risk arises from financial assets. Management consider that a change in interest rates of 1 percentage points in the year ending 31st December 2025 is reasonably possible.

**b) Capital management**

The Institution's objectives when managing capital are.

- To provide an adequate return to members by pricing services commensurate with the level of risk;
- To safeguard the entity's ability to continue as a going concern, so that it can continue to provide returns for members and benefits for other stakeholders.

The Institution sets the amount of capital funds in proportion to risk. The Institution manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

**NOTES TO THE FINANCIAL STATEMENTS**

	<b>2025</b>	<b>2024</b>
	<b>Kshs</b>	<b>Kshs</b>
<b>3 Revenue</b>		
Member subscription	23,128,183	25,506,600
Members entrance fee	2,648,626	2,252,200
Members penalties income	673,625	2,384,225
Regional conference	22,039,238	9,844,200
Regional tours	-	3,070,000
Annual dinner	4,666,483	2,752,500
End of the year gala dinner	1,447,075	1,357,625
Examination fee	3,848,700	4,348,000
Members forum and service week	100,000	25,000
Merchandise sale	628,775	245,013
Pre-AGM conference	16,942,927	11,210,000
Publications income	123,500	188,000
Seminars and training	7,908,550	5,869,525
Term deposit interest	2,117,279	2,375,719
African Real Estate Society (AFRES) conference income	-	522,684
Curriculum review program	700,000	700,000
Tender application fee income	14,000	118,000
	<b>86,986,961</b>	<b>72,769,291</b>
<b>4(a) Administrative expenses</b>		
Advertisement and promotion	245,395	77,894
Audit fee	150,000	150,000
Member Management System	437,450	400,800
Digital communication platform	433,947	327,994
Internet expense	496,509	451,373
Meeting expenses	3,917,984	3,258,275
Merchandise expense	1,116,888	126,870
Office expenses	524,670	245,988
Postage and printing and stationery	381,873	457,696
Provision for doubtful debt	2,425,388	720,891
Publication expense	338,960	302,095
Repair and maintenance	71,860	342,880
Sponsorship to affiliates bodies	155,840	128,000
Staff and official travel expense	321,097	194,308
International conferences & Travel	2,652,532	1,063,081
Regional tours expenses	-	2,859,490
Subscriptions affiliates	483,015	750,012
Telephone expenses	474,037	462,999
Website design and Branding	450,700	-
	<b>15,078,144</b>	<b>12,320,646</b>

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

**NOTES TO THE FINANCIAL STATEMENTS**

	<b>2025</b>	<b>2024</b>
	<b>Kshs</b>	<b>Kshs</b>
<b>4(a) Administrative expense (Continued)</b>		
Balance b/f	15,078,144	12,320,646
Salaries and wages	14,409,788	10,286,893
Medical cover	1,669,032	1,671,991
Legal fees	680,650	324,800
Strategic planning consultancy	20,000	432,730
Staff planning retreat	-	535,070
Gifts and donations	205,000	145,000
International surveyors clinic	375,858	189,667
	<b>32,438,472</b>	<b>25,906,797</b>
<b>4(b) Operational expense</b>		
Regional conferences	13,479,234	7,972,385
Pre - AGM conference expenses	9,822,109	7,018,350
AGM expenses	6,666,721	7,461,780
Annual dinner	4,014,685	2,484,770
End year gala dinner	574,880	623,822
Assets insurance expenses	-	30,187
Depreciation	631,214	292,883
Examination expenses	3,192,536	2,152,169
Membership forum	686,958	288,156
Rent and service charge	3,298,527	3,106,523
Seminars and training	3,408,422	3,347,593
African Real Estate Society (AFRES) expenses	218,353	1,102,804
	<b>45,993,639</b>	<b>35,881,422</b>
<b>4(c) Finance cost</b>		
Bank and M-pesa charges	166,507	99,634
	<b>166,507</b>	<b>99,634</b>

**INSTITUTION OF SURVEYORS OF KENYA  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025**

**NOTES TO THE FINANCIAL STATEMENTS**

	<b>2025</b>	<b>2024</b>
	<b>Kshs</b>	<b>Kshs</b>
<b>5 Cash and cash equivalents</b>		
ABSA - Main Account: 0948211246	499,270	412,312
ABSA - Property Fund: 2039128031	455,360	122,280
ABSA - Project Three: 202567721	91,792	8,996
ABSA - Project Two: 2022840102	-	16,915
ABSA - Project Account (SIDA): 0948947668	-	16,331
ABSA - Benevolent Fund: 0948393204	835,542	806,869
Co-operative Bank - 01100309157800	168,942	130,000
Kingdom Bank Ltd: 1151929567002	125,187	297,381
Mpesa Paybill	1,246,106	1,032,656
KCB - 1344946534	66,450	-
	<b>3,488,649</b>	<b>2,843,740</b>
<b>6 Investments</b>		
Britam money market	9,616,298	8,605,628
CIC Unit trust - Money market	10,390,718	9,593,837
	<b>20,007,016</b>	<b>18,199,465</b>
<b>7 Trade and other receivables</b>		
<b>a) Members subscriptions Receivables</b>		
Subscriptions receivable	21,430,977	17,759,863
Less: Provision for the year	<u>(4,646,279)</u>	<u>(2,220,891)</u>
<b>Net Members subscriptions receivables</b>	16,784,698	15,538,972
<b>Other Receivables</b>		
AGM receivables	6,811,138	5,353,575
Examination fees receivables	758,944	542,657
Regional conference receivables	15,785,367	6,490,450
Seminars and training receivables	739,295	567,296
Annual Dinner and Gala receivables	1,813,606	83,770
Rent deposit	610,873	543,823
<b>Total receivables</b>	<b>43,303,921</b>	<b>29,120,543</b>
<b>8 Trade and other payables</b>		
Accounts payable	10,754,585	5,780,264
Benevolent fund	835,542	643,575
Prepaid subscriptions	2,418,886	2,300,370
Examination honoraria	1,138,870	1,125,050
ISK property contribution	7,428,985	7,021,585
Tax payable	2,445,931	2,037,334
Sacco contribution	977,500	977,500
Audit fee payable	150,000	150,000
Unidentified deposits	3,139,666	2,236,848
	<b>29,289,964</b>	<b>22,272,525</b>
<b>9 Prior year adjustment</b>		
Prior year adjustment of relates to;		
Benevolent fund - Correction of balances	(191,967)	-
ISK property contribution - Correction of balances	(407,400)	-
Accounts payable - Correction of balances	-	(32,260)
Audit fee payable - Correction of balances	-	(149,640)
Accounts receivable - Correction of balances	3,182,725	9,948,421
Provision for doubtful debts 2023 - adjustment	-	1,500,000
Cash and cash equivalents - ABSA opening balance correction	12,342	(111,925)
Cash and cash equivalents - Cooperative opening balance correction	38,942	-
Cash and cash equivalents - Pay bill opening balance correction	-	(491,104)
	<b>2,634,642</b>	<b>10,663,492</b>

**INSTITUTION OF SURVEYORS OF KENYA  
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FOR THE YEAR ENDED 31 DECEMBER 2025**

**NOTES TO THE FINANCIAL STATEMENTS**

**10 Registration**

The institution is registered under Kenyan Societies Act, Cap 108 and has no share capital.

**11 Reporting currency**

The financial statements are presented in Kenya shillings (Kshs).

**12 PROPERTY, PLANT AND EQUIPMENT**

	Photocopiers and computers	Office Partitioning	Furniture, fitting & equipment	Totals
Rate	30%	12.5%	11.0%	
<b>Cost (2024)</b>				
As at 1st January 2024	2,426,803	1,301,383	2,272,970	6,001,156
Additions	459,760	-	174,615	634,375
Disposals	(193,000)	-	(60,500)	(253,500)
<b>As at 31 December 2024</b>	<b><u>2,693,563</u></b>	<b><u>1,301,383</u></b>	<b><u>2,387,085</u></b>	<b><u>6,382,031</u></b>
<b>Depreciation</b>				
As at 1st January 2024	2,068,856	1,035,925	1,729,919	4,834,700
Charge for the year	187,412	33,182	72,288	292,883
Eliminated on disposal	(193,000)	-	(60,500)	(253,500)
<b>As at 31 December 2024</b>	<b><u>2,063,268</u></b>	<b><u>1,069,107</u></b>	<b><u>1,741,707</u></b>	<b><u>4,874,083</u></b>
<b>Net Book Value</b>				
<b>As at 31 December 2024</b>	<b><u>630,295</u></b>	<b><u>232,276</u></b>	<b><u>645,378</u></b>	<b><u>1,507,948</u></b>
<b>Cost (2025)</b>				
As at 1st January 2025	2,693,563	1,301,383	2,387,085	6,382,031
Additions	979,780	124,950	295,885	1,400,615
<b>As at 31 December 2025</b>	<b><u>3,673,343</u></b>	<b><u>1,426,333</u></b>	<b><u>2,682,970</u></b>	<b><u>7,782,646</u></b>
<b>Depreciation</b>				
As at 1st January 2025	2,063,268	1,069,107	1,741,707	4,874,082
Charge for the year	483,022	44,653	103,539	631,214
<b>As at 31 December 2025</b>	<b><u>2,546,290</u></b>	<b><u>1,113,760</u></b>	<b><u>1,845,246</u></b>	<b><u>5,505,296</u></b>
<b>Net Book Value</b>				
<b>As at 31 December 2025</b>	<b><u>1,127,053</u></b>	<b><u>312,573</u></b>	<b><u>837,724</u></b>	<b><u>2,277,350</u></b>

**INSTITUTION OF SURVEYORS OF KENYA  
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**SUBJECT: TAX COMPUTATION**

**1. Tax computation**

Details	Business Income Kshs	Interest Income Kshs	Total Kshs
Profit as per the accounts	6,271,065	2,117,279	8,388,343
<b>Add:</b>			
Depreciation	631,214	-	631,214
Exempt expenses	77,967,404	-	77,967,404
	<b>84,869,682</b>	<b>2,117,279</b>	<b>86,986,961</b>
<b>Less:</b>			
Wear & tear Allowance	(528,829)	-	(528,829)
Members contribution and Donations	(84,869,681)	-	(84,869,681)
<b>Adjusted Profit/(Loss)</b>	<b>(528,828)</b>	<b>2,117,279</b>	<b>1,588,451</b>
Less: Losses brought forward	(302,739)	-	-
<b>Taxable Profit (Loss c/f)</b>	<b>(831,567)</b>	<b>2,117,279</b>	<b>1,588,451</b>

**2. Tax Account**

Tax Provision for the year @ 30%	-	635,184	635,184
<b>Less:</b>			
Withholding tax certificates	-	(226,587)	(226,587)
<b>Tax Payable</b>	<b>-</b>	<b>408,597</b>	<b>408,597</b>

**3. Wear And Tear Schedule**

	Photocopiers and computers 25% Kshs	Office Partitioning 10% Kshs	Furniture, fitting & equipment 10% Kshs	Totals Kshs
W.D.V as at 01.1.2025	613,280	238,912	645,899	1,498,091
Additions	979,780	124,950	295,885	1,400,615
	<b>1,593,060</b>	<b>363,862</b>	<b>941,784</b>	<b>2,898,706</b>
Wear & Tear Allowance	(398,265)	(36,386)	(94,178)	(528,829)
<b>W.D.V as at 31.12.2025</b>	<b>1,194,795</b>	<b>327,476</b>	<b>847,606</b>	<b>2,369,877</b>











**Institution of  
Surveyors of  
Kenya**



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