

# **Integrating of RICS Standards Into County Government Development Efforts In Kenya**

**Wafula Nabutola (Kenya) and James Kavanagh (United Kingdom)**

**Key words:** Access to land; Cost management; Legislation; Real estate development; Risk management; Standards; Disaster Risk Management

## **SUMMARY**

INTEGRATION OF STANDARDS IN COUNTY GOVERNMENT DEVELOPMENT EFFORTS  
IN KENYA by Wafula NABUTOLA, RICS Regional Director, East Africa

### 1.0 □ Standards

#### 1.1 □ Scope of knowledge and skill areas

Standards within the Real Estate industry can be said to operate in six knowledge and skill areas which are technology, physical planning, legal, real estate business, valuation and property management

Technology includes cadastre/land surveying, building technology, pathology, maintenance and environment studies. Outputs include cadastral maps, survey plans, maintenance manuals, topographical maps among others.

Physical Planning entails urban growth and zoning. It is concerned with development of urban centres and ensures land is put to its highest and best use (HBU).

The legal area is concerned with land and planning laws, tenant

ational standards

International standards are built around best practice examples and objective outcomes. Their purpose is to provide direction in planning, building, measuring, selling or buying. Using and adopting these standards added value can be created for all parties involved.

International standards are developed globally and are accessible globally for everyone

The Royal Institute of Chartered Surveyors (RICS) provides a great blueprint in developing and embedding international standards which are recognised throughout the world. These high-level standards sit across the real estate profession, providing a common framework for all practitioners.

There are four facets of standards which shall be highlighted below:

3.2.1 International Property Measurement Standards (IPMS)

3.2.2 International Construction Measurement Standards (ICMS)

3.2.3 International Land Measurement Standards (ILMS)

3.2.4 International Ethics Standards (IES)

4.0 Impediments to implementation of international standards

4.1 Devolved corruption

4.2 Supremacy wars

5.0 Recommendations

Capacity building

Conclusion

I am interested in standards because they drive every aspect of our lives and determine the enjoyment or otherwise of our very existence. In Kenya and in most of Africa, standards are seldom adhered to and as a result there are many compromises and short cuts in the way things are done.

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