



# **KENYATTA UNIVERSITY**

**SCHOOL OF ARCHITECTURE AND THE BUILT  
ENVIRONMENT  
(SABE)**

**2017-2019 BROCHURE**

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# **THE SCHOOL OF ARCHITECTURE AND THE BUILT ENVIRONMENT (SABE)**

## **Introduction and Rationale**

Kenya Vision 2030 development blueprint and the United Nation's Sustainable Development Goals have identified the need for training and research for the realization of sustainable human settlements. This is in view of the ever growing lacuna of technical manpower in the planning, design, construction and property development sectors in Kenya.

The need for specialized training is made even more urgent by the challenges posed by the devolved systems of government that aim at providing quality living environments at all levels. This is compounded by the fact that overall population projections indicate that by the year 2030 over 60% of all Kenyans will be living in urban areas.

The establishment of the School of Architecture and the Built Environment at Kenyatta University seeks to provide qualified personnel to achieve sustainability in planning and management of the built environment for the ever growing urban population through an integrated training process that meets the ever growing expectations of a progressive future urban population.

## **Goal**

The goal of the school of Architecture and The Built Environment is to provide quality training to meet the ever increasing demand for sustainable spatial planning, building, real estate development and urban management in Kenya, the region and globally. This will require a most comprehensive training and skills development approach that can apply in any place.

## **Objectives**

The specific objectives are;

- i. To provide a high quality curriculum, expertise and infrastructure for the training of professionals in these fields.
- ii. To nurture a high calibre of researchers in all fields within the school through continuous training and publication.
- iii. To promote networking and collaboration with stakeholders in all built environment related fields at all levels within Kenya and globally and
- iv. To promote innovation and invention while preserving the social, cultural and natural resources heritage.

## **Structure**

Currently, the school comprises of 3 departments offering 4 bachelors degree programmes in Architecture, Spatial Planning, Construction Management and Real Estates management. Goals, objectives, professional focus, careers and requirements for entry into each programme are provided below.

## **DEPARTMENT OF ARCHITECTURE AND INTERIOR DESIGN.**

### **Preamble**

Architecture is both the process and product of planning, designing, and construction, usually of buildings and other physical structures. Architectural works, in the material form of buildings, are often perceived as cultural symbols and as works of art. Historical civilizations are often identified with their surviving architectural achievements. The practice of the architect, where architecture means the offering or rendering of professional services in connection with the design and construction of buildings, or built environments; The design activity of the architect, varies in scale from the macro-level (urban design, landscape architecture) to the micro-level (construction details and furniture); Consequently, the term "architecture" is thus a description of the activity of designing any kind of system.

### **Rationale**

As an art, architecture is also essentially abstract and non-representational and involves the manipulation of the relationships of spaces, volumes, planes, masses, and voids. Time is also an important factor in architecture, since a building is usually comprehended in a succession of experiences rather than all at once. Architecture also encompasses the pragmatic aspects of realizing buildings and structures, including scheduling, cost estimating and construction administration. The architectural discipline is thus the basis upon which the structure and/or behaviour of a single building is defined which eventually has a definitive impact on the neighborhood and the whole city system that is to be or has been constructed.

In Kenya, an acute shortage of trained architects has led to the decline of building standards, with most housing developments being undertaken by unqualified persons and without approved building plans and skilled implementation control. Few County and urban authorities in Kenya have enough architects among their staff, yet the demand for architectural services is rapidly growing in the devolved system of government.

### **Objectives**

The Architectural course aims at training professionals that will be able to organize and shape spaces where human beings' lives develop. This implies an accurate command of building and an integrative conception of humanistic and technical disciplines that merge in the creation of capacity for creating, imagining and designing spaces for present and future uses and functions. The specific objectives are to:

- Educate and train architects through a methodology that engenders scientific, technical, humanistic and artistic perspectives within different contexts and complexities.
- Provide education, training and enhancement of skills and competencies in planning, designing and building of public and private spaces, buildings and their facilities.
- Equip learners with competencies in the documentation, study, programming and planning of urban works and enterprises.

- Develop capacities in the investigation, theory and criticism of the human habitat, technology and the environment.
- Develop the ability for technical consultancy and advice concerning financial and project development issues, technical and legal expertise, and the diagnosis and processing of building typologies.
- Develop supervisory and managerial capacities in the implementation of building projects.
- Develop administrative, institutional and cultural management capacities of trainees in both public and private spheres.

### Two Tier Programme

The curriculum has been structured as a six year two tier programme. The first stage consists of a four year of full time study which at the time of completion the students can make an exit and are awarded a Bachelor of Architectural Studies. This is followed by another two year of full-time study where the student graduates with a Bachelor of Architecture. This is in line with worldwide trends that are recognized by the Common Wealth Association of Architects.

The two tier system is designed to enable the students to have a possible exit in between their studies to enable them to perform limited engagement in the professions and pursue specialization in various related fields or other interests. This is in line with ongoing trends including at the University of Nairobi and Jomo Kenyatta University of Agriculture and Technology that are accredited by the Commonwealth Association of Architects.

### Professional affiliation and Accreditation

The Board of Registration of Architects and Quantity Surveyors (BORAQS) register’s professional architects while the Architectural Association of Kenya is the professional body that represents Architects interests. The table below illustrates the programs in architecture and their associated professional focus and professional accreditation.

<i>Program</i>	<i>Levels</i>			<i>Profession</i>	<i>International Validation</i>	<i>Professional Accreditation</i>	<i>Affiliation</i>
	<i>Bachelors</i>	<i>Masters</i>	<i>PhD</i>				
Architecture	•	-	-	Architect	CAA	BORAQS	AAK

Internationally, the Commonwealth Association of Architects (CAA) is the validating body for the degrees in Architecture within the Commonwealth countries. Upon inspection of an architectural school, it considers its qualification to be a sufficient standard to recommend to National Authorities that they be accepted for recognition as meeting the academic requirements appropriate for registration, accreditation, or acceptance as an architect.

### Career Options

Professional development and progression of the graduates of architecture can be made both in public and private areas. In the building and construction sector, architects play a central role in the planning, designing and implementation of building projects. In the industrial field, architects

can work as professionals in research and production of materials. Besides, they can join real estate management and urban design. Architects also play a crucial role in the implementation and management of national, county and city projects. Architects are key participants in the design and planning of public space and facilities.

## **ENTRY REQUIREMENTS**

### **KACE Applicants**

A minimum grade of C+ in the Kenya Certificate of Secondary Education and have a minimum grade of C+ in the following subjects

- i) Mathematics
- ii) English or Kiswahili
- iii) Physics and any 2nd Group II (Biology or Chemistry)
- iv) Any Group III (Geography or History or Religious Education)
- v) Any group IV (Home Science or Art and Design or Agriculture or Aviation Technology or Computer Studies)
- vi) Any group V (French, German, Arabic, Music, Business Studies)

### **KACE or Equivalent Applicants**

Two Principal Passes in any one of the following subjects: Economics, History, Geography, Commerce, or any other relevant subject, and a credit pass in the English language and Mathematics at KCE level or equivalent.

### **Diploma Applicants**

Candidates with a Kenyatta University approved diploma or Kenya National Examinations Council (KNEC) Diploma with at least a credit in: Building Construction, Architectural Studies, Land Surveying and Civil Engineering; or Diploma in Estate Agency and Property Management; or Diploma in Technology (Dip. Tech) in Land Administration may be admitted into the first year of study.

## **DEPARTMENT OF CONSTRUCTION AND REAL ESTATE MANAGEMENT**

The Department of Construction and Real estate Management comprises of two programmes; Bachelor of Science in Construction Management and Bachelor of Science in Real Estates.

### **BACHELOR OF SCIENCE IN CONSTRUCTION MANAGEMENT**

#### **Preamble**

Construction management is a diverse discipline focused on the delivery of projects that compose the world's built environment. Included are the determination of project requirements, management of design, procurement, and management of the construction of the project within cost, time, and design parameters.

#### **Rationale**

The construction industry is heterogeneous and enormously complex. The major classifications of construction differ markedly from one another: residential, commercial, industrial, institutional and civil works as well as specialties such as electrical, mechanical, structural cabling and lift installations among others. Construction management is the study of how projects are conceived, designed and built. It also involves the types of materials and methods used; techniques for estimating the cost of construction; design and contract law; construction accounting; oral and written communications; safety requirements; project planning and project management. These requirements call for well trained personnel to ensure the timely delivery of projects within specific quality, cost and scope to avoid situations that lead to the abandonment of construction projects.

#### **Objectives**

Graduates of BSc. in Construction Management from Kenyatta University will be able to:

- Effectively communicate technical information via written, oral, and graphic presentations.
- Function in multidisciplinary teams.
- Use knowledge of basic sciences as they apply to the design, integration, and installation of construction systems.
- Be knowledgeable on tender process and their evaluation since contracts carry legal consequences Use modern techniques, skills, and management tools, for the delivery of construction projects.
- Have an understanding of how and when to use various project delivery methods.
- Identify and solve construction related problems.
- Embrace safety practices standards as construction sites as construction sites are considered as the most dangerous working environments.
- Effectively manage resources associated with construction projects.

- Have an understanding of professional and ethical practice.
- Appreciate how construction impacts global and societal issues.
- Embrace lifelong learning and continuing education.

### Professional affiliation and Accreditation

During their studies, students are eligible to join professional bodies as members. Upon graduation they become eligible for graduate membership in the AAK (Construction Management Chapter) and Institute of Construction Project Management of Kenya (ICPMK).

Program	Levels			Profession	Professional Affiliation	Professional Registration
	Bachelors	Masters	Doctorate			
Construction management	✓	-	-	Construction project manager	ICPMK, AAK	CIOB-South Africa Chapter

### Career Options

Graduates from this program will be engaged in a variety of fields in the private and the public sector both at county and national level, these include International organizations, Non-Governmental Organizations, Real development firms, public and private institutions like banks, contractors, quantity surveyors offices, architectural firms.

### ENTRY REQUIREMENTS

Candidates shall be eligible for admission into the Bachelor of Science in Construction management degree in the School of Architecture and Built Environment in the following categories:

#### KCSE Applicants

The basic admission requirement shall be the minimum entry requirements set for entry into the public universities, which is at least an average grade of C+ in the Kenya Certificate of Secondary Education (KCSE).

In addition, candidates are expected to have obtained at least a grade C+ (plus) in each of the following subject clusters:

- Mathematics (alternative A or B)
- Physics
- Any Group III(History and Government and /or Geography)
- 2nd Group II/ 2nd Group III/ any Group IV/ any Group V

#### KACE or Equivalent Applicants

Candidate should have a minimum of two (2) principal passes in Mathematics and Physics and with a credit pass in English at O-Level

### **Diploma Applicants**

Candidates with a minimum credit pass in Diploma (Technical Education Project) in Construction management by the Kenya National Examinations Council or an equivalent qualification.

Candidates with a minimum credit pass in Diploma in Technology (Dip.Tech) in Construction Management from a recognized college or an equivalent qualification. Candidates with a minimum credit pass in Higher National Diploma (H.N. Dip.) in Construction of the Kenya National Examinations Council or an equivalent qualification.

## **BACHELOR OF SCIENCE IN REAL ESTATE**

### **Preamble**

Real estate sector is one of the most important sectors in the economy not only in Kenya but also across the globe. In Kenya, the real estate sector has rapidly expanded to become the fourth biggest contributor to the country's wealth. The contribution of real estate sector to Kenya's gross domestic product (GDP) has more than doubled to 10.6 per cent from the previous 4.9 per cent. Stellar growth over the past 10 years saw the real estate industry dislodge the retail sector as the fourth largest contributor to the economy even as traditional sectors such as agriculture, wholesale and financial services continued to diminish. (GOK, 2015). In the first quarter of 2015, the real estate sector grew by 11.3% compared to a 7.6% growth last year. At the same time, manufacturing grew by 3.5% and agriculture by 4.4%. This trend is likely to increase with the devolution of economic activities to the county levels and the growing population. The increased demand means an increase of demand of professionals in the real estate sector in development, valuation and management.

Banks and businesses are most likely to put their money in the property market in pursuit of higher returns from increased activity and growth in the sector over the past decade. The trend is projected to continue as the country witnesses increased investment over the foreseeable future. The ongoing devolved system of government is also fuelling the growth of the real estate sector as more functions are devolved creating demand for real estate in the counties.

### **Rationale**

The real estate sector is facing increased demand of professionals working in this sector. Currently, real estate courses are offered in the University of Nairobi and The Technical University of Kenya. Kenyatta University intends to add onto this pool of professionals due to the increased demand of professionals working in this sector. Upon completion of the programme in Real Estate, graduates will have acquired:

- ✓ Excellent knowledge of both the traditional and modern valuation methods. Each method is examined from both the theoretical and the practical perspective as it relates to the real estate market. Students become also very well acquainted with both local International

Valuation Standards (with emphasis on the Standards developed by the Royal Institute of Chartered Surveyors and how they apply to the local market)

- ✓ Comprehensive knowledge of the theoretical framework and methods that are used internationally for analyzing scientifically local and national real estate markets, real estate portfolios and individual real estate investments
- ✓ Full understanding of the legal framework and particular laws that apply to real estate ownership and transactions in Kenya
- ✓ The basic technical knowledge for estimating the cost, evaluating, operating and managing a real estate development
- ✓ All those analytical skills and critical thinking that are necessary qualifications for professional advancement
- ✓ Knowledge and appreciation of the rules for professional conduct and sensitivity to the needs of society

## Objectives

The departmental goal is to train, conduct research and publish on matters related to the efficient performance within the real estate industry. The programs' specific objectives are to:

- ✓ Provide students with sound theoretical knowledge and practical skills to enable them think analytically and conceptually in finding solutions to real estate development, valuation and management.
- ✓ Train students to provide independent, objective, accurate and reliable information on matters related to land development in all areas.
- ✓ Create the capability to analyze investments and developments for the guidance of project owners, financiers and contractors.
- ✓ Provide training in specialized skills and techniques which students use to interact with other professionals in the real estate industry.
- ✓ Train students on techniques for oversight in the organization, scheduling, and implementation of real estate projects.

## Professional affiliation

Students graduating from programs in this department are eligible for membership in the ISK (Institution of Surveyors of Kenya). For professional practice and licensing, they are registered and licensed by the Valuers Registration Board, the Estate Agents Registration Board and Internationally the Royal Institute of Chartered Surveyors (RICS).

<i>Program</i>	<i>Levels</i>			<i>Profession</i>	<i>Professional Accreditation</i>	<i>Affiliation</i>
	<i>Bachelors</i>	<i>Masters</i>	<i>PhD</i>			
Real Estate Development and Valuation	✓	-	-	Valuer, Estate Manager, Land Manager, Estate Agent, Real Estate Developer	VRB, EARB RICS	ISK

## **Career Options**

Graduates from these programs will be engaged in a variety of fields in the private and the public sector. These include; real estate development, valuation of land and buildings, management of real estate, feasibility study, maintenance officer, housing estate officers and land manager.

## **ENTRY REQUIREMENTS**

### **KCSE Applicants**

The basic admission requirement shall be the minimum entry requirements set for entry into the public universities, which is an average of C+ in the Kenya Certificate of Secondary Education (KCSE).

In addition, candidates are expected to have obtained at least a grade C+ (plus) in each of the following subject clusters:

- Cluster I: Mathematics
- Cluster II: English or Kiswahili
- Cluster III: Physics or Chemistry or Biology or Accounts or Commerce or Economics
- Cluster IV: Geography or Agriculture or History or Building Construction or Drawing and Design or Woodwork

### **KACE or Equivalent Applicants**

Two Principal Passes in any one of the following subjects: Economics, History, Geography, Commerce, or any other relevant subject, and a credit pass in the English language and Mathematics at KCE level or equivalent.

### **Diploma Applicants**

Kenya National Examinations Council (KNEC) Diploma or its equivalent in: Building Construction, Architectural Studies, Land Surveying and Civil Engineering; or Diploma in Estate Agency and Property Management from Kenyatta University or any other institution of higher learning recognized by Kenyatta University Senate. Candidates with a Diploma in Technology (Dip. Tech) in Land Administration from an institution recognized by Kenyatta University senate.

## **DEPARTMENT OF SPATIAL PLANNING AND URBAN MANAGEMENT**

### **Preamble**

Spatial planning refers to the methods used by any planning authority to influence the distribution of people and activities in spaces of various scales. Discrete professional disciplines which involve spatial planning include land use, urban, regional, transport and environmental planning. Other related areas are also important, including economic and community planning. Spatial planning takes place on local, regional, national and inter-national levels and often result in the creation of a spatial plan.

Undergraduate training in spatial planning leads to the professional practice referred to as Physical planning or just planning. A Practicing Physical planner is referred to as a Planner. Planning is a dynamic profession that works to improve the welfare of people and their communities by creating more convenient, equitable, healthful, efficient and attractive places for present and future generations. Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating communities that enrich people's lives. Good planning helps create communities that offer better choices for where and how people live. Planning helps communities to envision their future. It helps them find the right balance of new development and essential services, environmental protection, and innovative change.

### **Rationale**

During the last four decades, Kenya has witnessed rapid urban growth rates of around 5%, which have seen the urban population rise from 8% at independence to 34% currently. It is projected that about 50% of the Kenyan population will be urbanized by the year 2030. About 70% of those residing in urban areas live in informal settlements lacking basic infrastructure and services, a situation that is likely to deteriorate in the absence of innovative planning solutions and adequate investment in infrastructure and services.

### **Objectives**

The bachelor's programme in spatial planning seeks to develop creative and innovative professionals that demonstrate competence in practice, research and academics. The programme will:

- ✓ Develop specialized skills in urban/city planning, regional/county planning, infrastructure planning, urban governance and management and urban economic development.
- ✓ Develop specialized skills in planning and management of urban systems, infrastructure planning, commercial/industrial environmental planning and management, natural resources management, and institutional planning & management.
- ✓ Develop specialized ICT skills in planning applications through hand on, practical and experiential learning using modern and innovative skills and technologies
- ✓ Develop a strong and dynamic research capacity that will spearhead topical issues in spatial planning and urbanization. Such topical issues will include urban forms and functions, sustainable urban communities, informal settlements, informality of urban economies, urban governance and management, county/planning and governance,

infrastructure and service delivery, urbanization and climate change adaptation, innovative environmental planning of urban and economic systems.

- ✓ Train planners that are
  - ✓ ‘enabling’ rather than control-focused;
  - ✓ able to do creative problem solving rather than just applying the rules;
  - ✓ Are more flexible; more empathetic and open to (cultural/economic) differences.
  
- ✓ Endeavour to build partnerships with stakeholders for continuous peer to peer review of content, delivery, practice, research and collaborations for the advancement of planning education, research and dissemination through active networking within and outside of Kenya.

### PROFESSIONAL AFFILIATION AND ACCREDITATION

The Kenya Institute of Planners (KIP) and the Town and Country Planners Association are the professional associations that represent physical/ spatial/land-use planners in Kenya. The Architectural Association of Kenya (AAK) also has a planner’s chapter. The Royal Town Planning Institute is among the global organizations for spatial/physical planners.

The regulation, registration and licensing for planners in Kenya is conducted by the Physical Planners Registration Board (PPRB). The board is mandated through the Physical Planners Registration Act, (Cap no.3 of 1996) to regulate the training and practice of the planning profession.

<i>Program</i>	<i>Levels</i>			<i>Profession</i>	<i>Professional Accreditation</i>	<i>Affiliation</i>
	<i>Bachelors</i>	<i>Masters</i>	<i>PhD</i>			
Spatial Planning	✓	-	-	Physical Planner/Spatial Planner/ Urban and regional planner, land use planner	PPRB	KIP, TCPAK  AAK  RTPI

### CAREER OPTIONS

Graduates from programs in this department will be employed in both the public and private sector as physical planners, spatial analysts, land-use planners, urban planners, project managers among others in national and county governments. The national urban development authority NEMA will find skills of spatial planners crucial for development control to ensure sustainable development. Other opportunities for work exist in private consultancy after professional registration and licensing by the PPRB.

## **ENTRY REQUIREMENTS**

### **KCSE Applicants**

The minimum university entry mean grade of C+ in the Kenya Certificate of Secondary Education and have a minimum grade C+ in the following subjects:

- i. Group I: Mathematics
- ii. Group I: English/Kiswahili
- iii. Group II: Biology/Chemistry/Physics and one other subject from any of the following groups:
- iv. Group III: History and Government, Geography, Christian Religious Education/ Islamic Religious Education/Hindu Religious Education
- v. Group IV: Home Science, Art and Design, Agriculture, Woodwork, Metalwork, Building Construction, Power Mechanics, Electricity, Drawing and Design, Aviation Technology, Computer Studies
- vi. Group V: French, German, Arabic, Kenyan Sign Language, Music, Business Studies.

### **KACE or Equivalent Applicants**

At least two principle passes in Mathematics or economics and any of the following subjects: Geography, Biology, Physics, Chemistry, History and credit pass in English language at KCE or equivalent examination.

### **Diploma Applicants**

Approved Diploma recognized by Kenyatta University Senate in land surveying, cartography, GIS/RS, building construction, architecture, applied sciences or related fields with a credit pass may be admitted.

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