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JANUARY/FEBRUARY 2021

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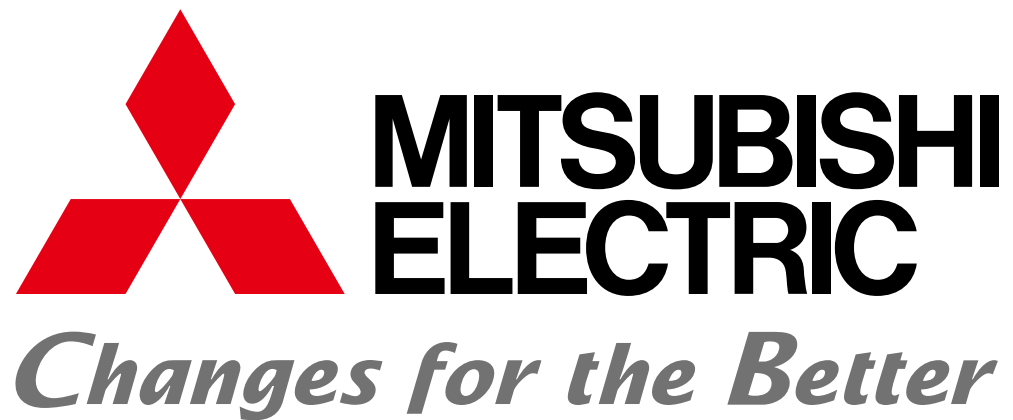
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Likoni floating footbridge in Mombasa, Kenya over 92% complete



The ongoing construction of the Likoni floating footbridge in Mombasa, Kenya is reportedly over 92% complete. This was announced following a recent site visit by the East African country Transport Cabinet Secretary (CS) James Macharia.

Of the 800 meters long infrastructure, only the 100 meters long movable part that will be opened and closed to allow for ships to pass through to and from the Mombasa port is yet to be constructed.

Built by the China Road and Bridge Corporation (CRBC) under the supervision of the Kenya National Highways Authority (KeNHA), the over US\$17M footbridge will be commissioned by the head of the state, President Uhuru Kenyatta, in January next year.

The footbridge will be managed by Kenya Ports Authority (KPA) and KeNHA and it is expected to cut the time it takes to cross the channel by 70%.

Construction of Mombasa Gate Bridge. On the other hand, the CS revealed that the government is set to begin the construction of the Kshs. 82 billion Mombasa Gate Bridge in June this coming year, saying that the 1.4 km long bridge will be a long-term solution to easing traffic along the busy Likoni channel.

“The bridge is being designed as we speak. We expect the design to be complete by June 2021 and the actual construction to start within the same year,” said CS Macharia.

The government of Kenya is collaborating with its Japanese counterpart through the Japan International Corporation Agency for the actualization of the project will take approximately four years to complete from the date of commencement.

According to the Transport CS, upon completion of the construction of the Mombasa Gate Bridge, the Likoni floating footbridge

will be brought down and set up in other areas, such as Lamu, to serve other Kenyans.

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- C. Lounge
- D. Bedroom
- E. Master Bedroom
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- G. Common Bath
- H. Utility

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THREE BEDROOM FLOOR PLAN 108m²



- A. Entry
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- C. Utility
- D. Common Bath
- E. Bedroom 01
- F. Master Bath
- G. Master Bedroom
- H. Bedroom 02
- I. Lounge

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THREE BEDROOM & DSQ GROUND FLOOR PLAN 126m²



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- C. DSQ entry
- D. DSQ bath
- E. DSQ bedroom
- F. Common bath
- G. Bedroom 01
- H. Master bath
- I. Master Bedroom
- J. Bedroom 03
- K. Utility
- L. Living Room

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- A. Utility
- B. Entry
- C. Kitchen
- D. Lounge
- E. Bedroom 01
- F. Bedroom 03
- G. SQ bath
- H. SQ bedroom
- I. Common bath
- J. Stair
- K. Master bedroom + balcony
- L. Walk in closet
- M. Master bath

Prices from Kes. 18,190,000/-

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- A. Lounge
- B. Kitchen
- C. Utility
- D. Entry
- E. Bedroom 01
- F. Bedroom 03
- G. SQ bath
- H. SQ bedroom
- I. Stair
- J. Common bath
- K. Master bedroom + balcony
- L. Walk in closet
- M. Master bath
- N. Hallway

Prices from Kes. 21,400,000/-

3 BEDROOM +DSQ DUPLEX A Not Cascading 164m²

Composed of two floors. The upper floor contains the main entry to the unit together with the lounge, kitchen, bedroom 01 and bedroom 02. The master bedroom on the floor below is accessed through an internal stair.



- A. Lounge
- B. Kitchen
- C. Utility
- D. Entry
- E. Bedroom 01
- F. Bedroom 03
- G. SQ Bedroom
- H. SQ Bath
- I. Stair
- J. Common Bath
- K. Balcony
- L. Master Bedroom
- M. Master Bath
- N. Walk-in Closet
- O. Master Balcony
- P. Hallway

Prices from Kes. 23,000,000/-

3 BEDROOM +DSQ DUPLEX B Cascading 170m²

Composed of two floors. The upper floor contains the main entry to the unit together with the lounge, kitchen, bedroom 01 and bedroom 02. The master bedroom on the floor below is accessed through an internal stair.



- A. Lounge
- B. Kitchen
- C. Utility
- D. Entry
- E. Bedroom 01
- F. Bedroom 03
- G. SQ Bedroom
- H. SQ Bath
- I. Stair
- J. Common Bath
- K. Balcony
- L. Master Bedroom
- M. Master Bath
- N. Master Balcony
- O. Hallway

Prices from Kes. 24,500,000/-



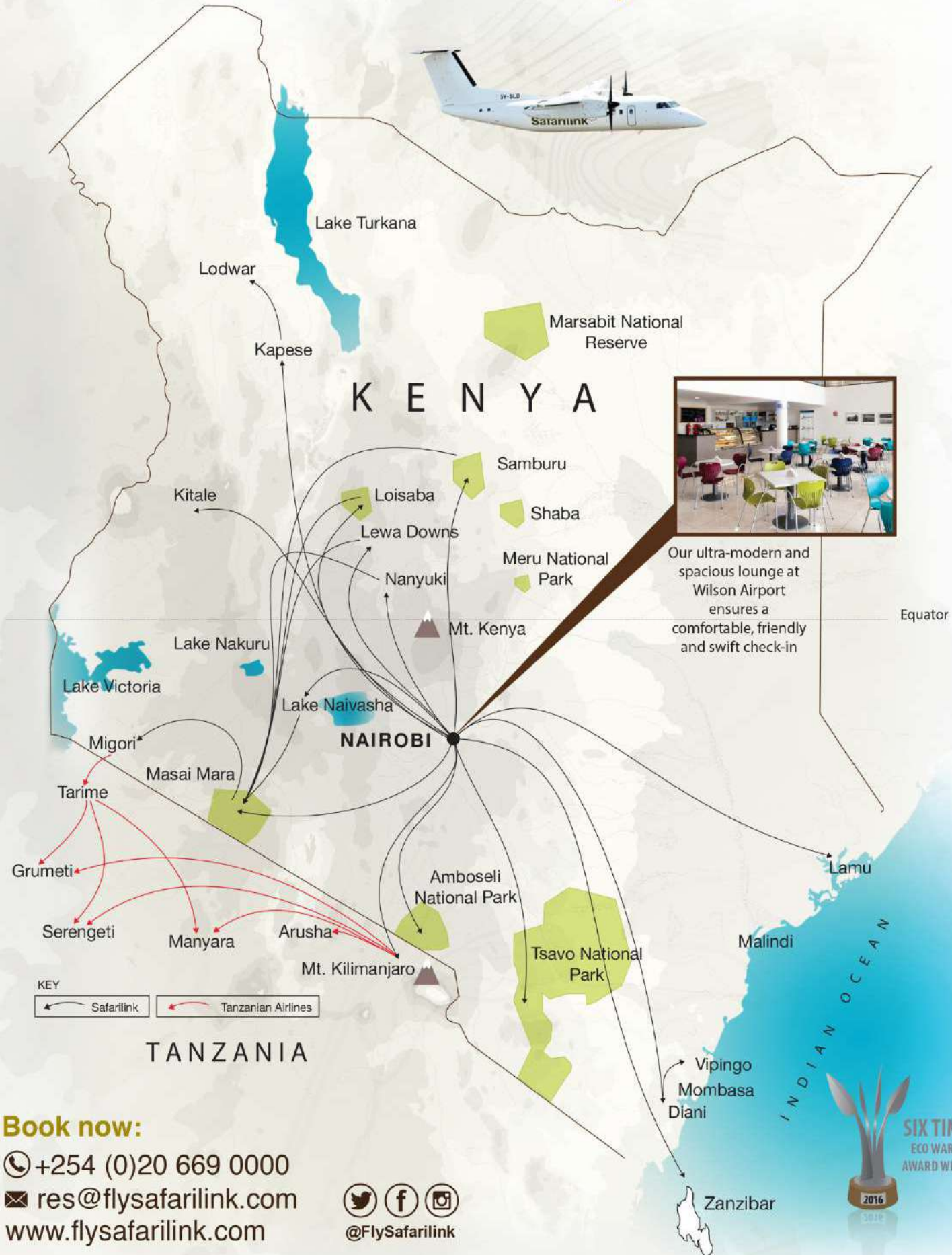
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88 Nairobi is designed by a top architect and interior designer from Turkey. The design includes heating and cooling, valet parking, 2.8m to 3.7m floor to ceiling superb spacious rooms, with large panoramic double glazed windows, generous balconies and high-end finishes.

88 Nairobi has;

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- ii) Executive Plus apartments, consisting of 1- and 2-bedroom apartments; and
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INVESTMENT HIGHLIGHTS

- Attractive Rental yields from 12% to 20% (See attached Investment Returns for a 2-bedroom furnished Apartment).
- Construction started
- Anticipated construction program of 36 months (completion Q4 2023)
- Head Lease of 98 years remaining
- Main frame contractor – ZJCC has 100% success rate in delivering high-rise developments in Kenya.
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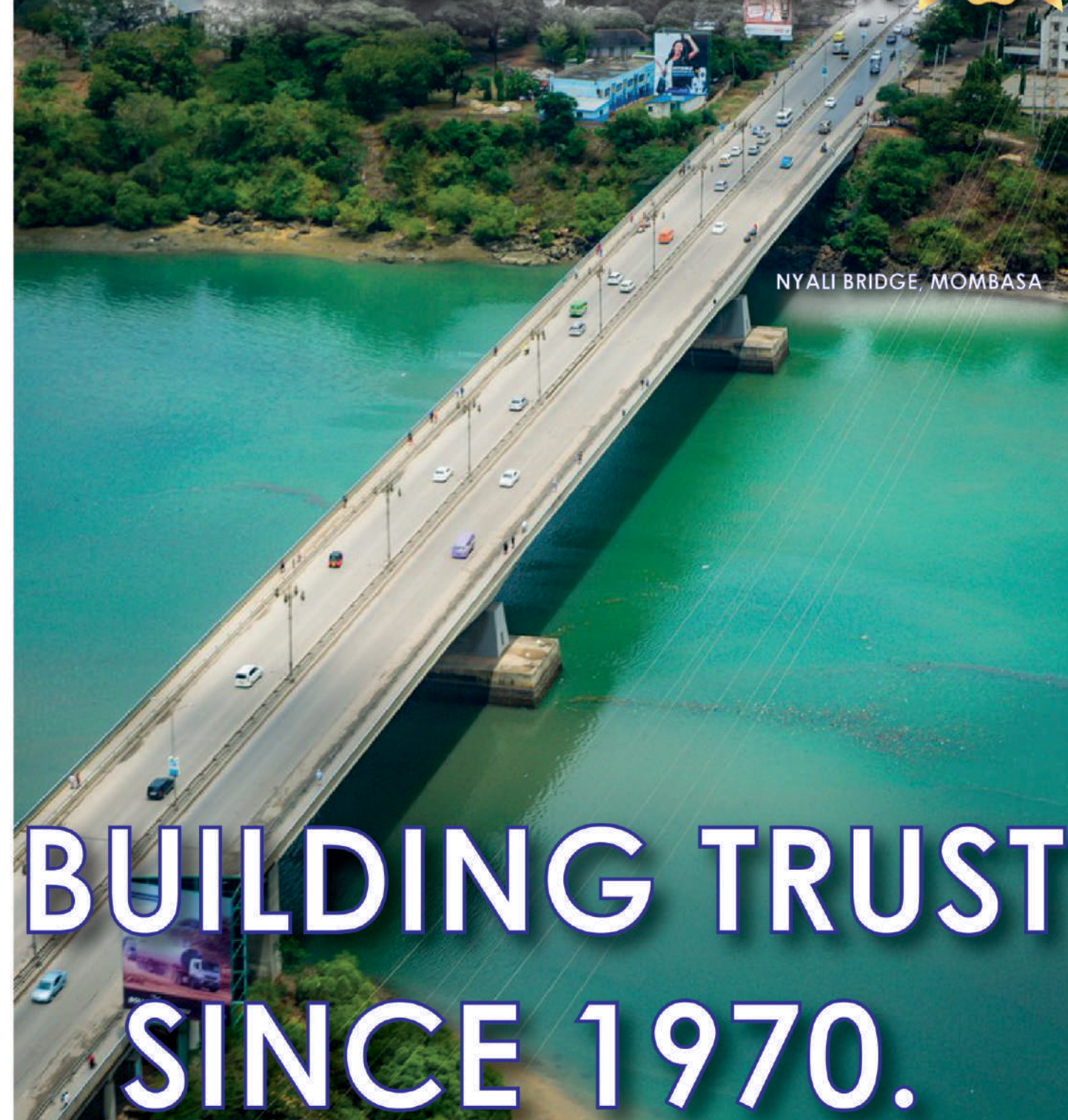
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TAKE A CLOSER LOOK

CHAIRMAN JONATHAN JACKSON'S BUYER VIDEOS:

August 2020, Betty Kyallo, My Journey to owning a home -Tallest high-end residential Building in Africa.

<https://www.youtube.com/watch?v=FMMezmFcDQ4>

January 2020, Jonathan Jackson : Born in Eldoret, Dared Abroad & Now Owns Nairobi City Stars.

<https://www.youtube.com/watch?v=wQ4G9jdugwU>

December 2019, Alex Chamwada, The Rising Upper Hill, Nairobi: Can one work and live in this neighborhood?

<https://www.youtube.com/watch?v=wLjAot3JhFw>

October 2019, Jonathan Jackson, Lordship Diaspora Conference

<https://www.youtube.com/watch?v=0eZvvohu-Kg&t=485s>

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http://virtualrealitymarketing.co.ke/virtualtours/88/#/scene_01_welcome



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Tanzania: US\$ 120M loan approved towards implementation of Malagarasi Hydropower project



The Board of Directors of the African Development Bank have approved a \$120 million loan to fund the construction of a 50 MW hydropower plant in Western Tanzania that will provide reliable renewable energy to households, schools, clinics and small and medium-sized enterprises in the Kigoma Region.

A US\$120M loan facility has been approved by the board of directors of the African Development Bank (AfDB) to fund the implementation of the Malagarasi Hydropower project in Tanzania. Adesina Akinwumi, the president of the bank, noted that the approval

“is a reflection of the Bank’s commitment to assist the government of the East African country to accelerate its transition to more inclusive and sustainable growth through the production of clean, reliable and affordable electricity.”

The project’s overall cost is estimated at US\$144.14M, and while the bulk of the funding will be sourced from the AfDB’s sovereign window, an additional US\$20M will be contributed by the Africa Growing Together Fund – a financing fund with resources from the government of China and which is administered by the AfDB. The government of Tanzania will



provide the remaining US\$4.14M

Components of the Malagarasi Hydropower project

The Malagarasi Hydropower project consists of the construction of a run-of-river hydropower facility and a 54-km-long 132-kV transmission line that will connect to Tanzania’s national grid. It also consists of the expansion of a distribution network operation which includes rural electrification and last-mile connections

The Malagarasi Hydropower project aligns with Tanzania’s National Development Vision 2025 and its Second Five-Year Development Plan (2016/17–2020/21). It also complements other regional initiatives, including the North West Grid 400-kV Nyakanazi-Kigoma transmission line project, which the AfDB is financing together with the South Korea Economic Development Co-operation Fund, administered by the Export-Import Bank of Korea and the Ministry of Strategy and Finance.

Other components include project management and contract administration support; and compensation and resettlement of affected persons.

Furthermore, the project will directly contribute to the AfDB’s Light Up & Power Africa High-5 development priority, which is being implemented through the institution’s New Deal on Energy for Africa strategy.

The project is expected to create about 700 jobs during the phase of construction, cut the region’s electricity generation costs to about \$0.04/kWh from the current \$0.33/kWh upon completion, and reduce reliance on greenhouse gas-emitting fossil fuels.

Contribution to Tanzania’s and the AfDB initiatives?



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Construction of new overpasses in Nairobi Kenya gathers pace



The government of Kenya through the Kenya Urban Roads Authority (KURA) has begun the process of constructing two overpasses and a series of road interchanges linking Upper Hill to the Nairobi Central Business District (CBD).

Of the two overpasses, one begins from valley road around the integrity center and ends at Kenyatta Avenue while the other will be in Upper Hill on Milimani close ending at the Haile Selassie Avenue. The project also involves the construction of an interchange at Ngong/Nyerere Road and other associated road networks.

The over US\$26M project, fully funded by the national treasury will be executed by the China Road and Bridge Corporation-Kenya within a span of 36 months at the most beginning from next year.

According to Kura resident engineer Benjamin Asin, the agency is at the moment, undertaking

the preparatory works that involve the relocation of works planning and geotechnical investigations.

The project's design Engineer Benjamin Asin stated that the design of the project was strategic such that the carriageways, would approach the Nairobi Expressway, which is slated to be completed in 2022, at lower levels and into the CBD through Haile Selassie and Kenyatta Avenues.

"The two will not be connected in any way because the Nairobi Expressway is for traffic that is going express. We do not want to mix the traffic," he explained.

Provision has also been made to cater for closed lanes, cycle tracks, and side lanes including two Bus Rapid Transport corridors along with Haile Selassie and Kenyatta Avenues.

Asin also explained that no buildings will be

pulled down to make way for the project. "We are optimising the existing corridors, so no major buildings are going to be affected, but just strips of land including All Saints Cathedral, where a 3-meter strip will be utilized," said Anim, adding that there was no provision for compensation in the contract.

Cathedral, where a 3-meter strip will be utilized," said Anim, adding that there was no provision for compensation in the contract.

Port Harcourt Refinery to get a facelift in Q1 2021 – NNPC



Mallam Mele Kyari, the Group Managing Director at the Nigerian National Petroleum Commission (NNPC) has disclosed that the second phase rehabilitation of the Port Harcourt refinery would commence in the first quarter of next year.

Addressing media parley with Energy Correspondents in Abuja, the MD said, "I am happy to announce that the funding challenge which had stalled the second phase of the rehabilitation of the Port Harcourt Refinery has been resolved and the contract for the implementation of the works will be awarded soon. The project should commence in Q1 2021."

Revamping pipeline network Kyari also disclosed that the company is in the

process of strengthening the products distribution system by revamping its pipeline network through a Build, Operate and Transfer (BOT) model whose process is already at an advanced stage.

Also Read: Nigeria: Construction work begins on a natural gas plant at Ilo State

"NNPC's vision of revamping the pipelines is in tandem with the Refineries Rehabilitation Project that aims to ensure that four refineries are up and running in the course of the next three years," he explained.

Efforts to boost exploration and production The GMD said that much had been put in place to boost oil exploration and production with an aim of raising national reserves to 40



according to Kyari.

What you should know
Nairametrics had reported that the first phase rehabilitation was to take place 2 years ago and to be executed by Milan-based Maire Tecnimont S.p.A. in collaboration with its Nigerian affiliate, Tecnimont Nigeria.

It was expected that after the phase-1 of rehabilitation, the Refinery complex should be able to reach its 60% capacity utilization. Further rehabilitation of the PHC refinery is expected to enhance its production capacity to meet its production targets. Putting the refineries in good shape to produce optimally would stem down the huge imports of the refined petroleum products, considering that about 90% of the refined petroleum products consumed in Nigeria are imported.

billion barrels and daily production to 3 million.

"A number of disputes that hampered production activities such as the one involving Shell and Belema Oil that shut in over 30,000 barrels per day production in OML 25 have been resolved and we, therefore, expect an increase in production to meet the 3m barrels per day production target.

The cooperation is also supporting private sector investors who are driving refinery projects across the country to promote local refining. This is with a view of attaining self-sufficiency in refining and transforming Nigeria into a net exporter of petroleum products?

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Two Rivers is an award-winning mixed-use development at the 2018 African Property Awards. The design has been conceived by John R. Harris and Partners (part of Ackett Swanke Group), a renowned international practice of architects and engineers.



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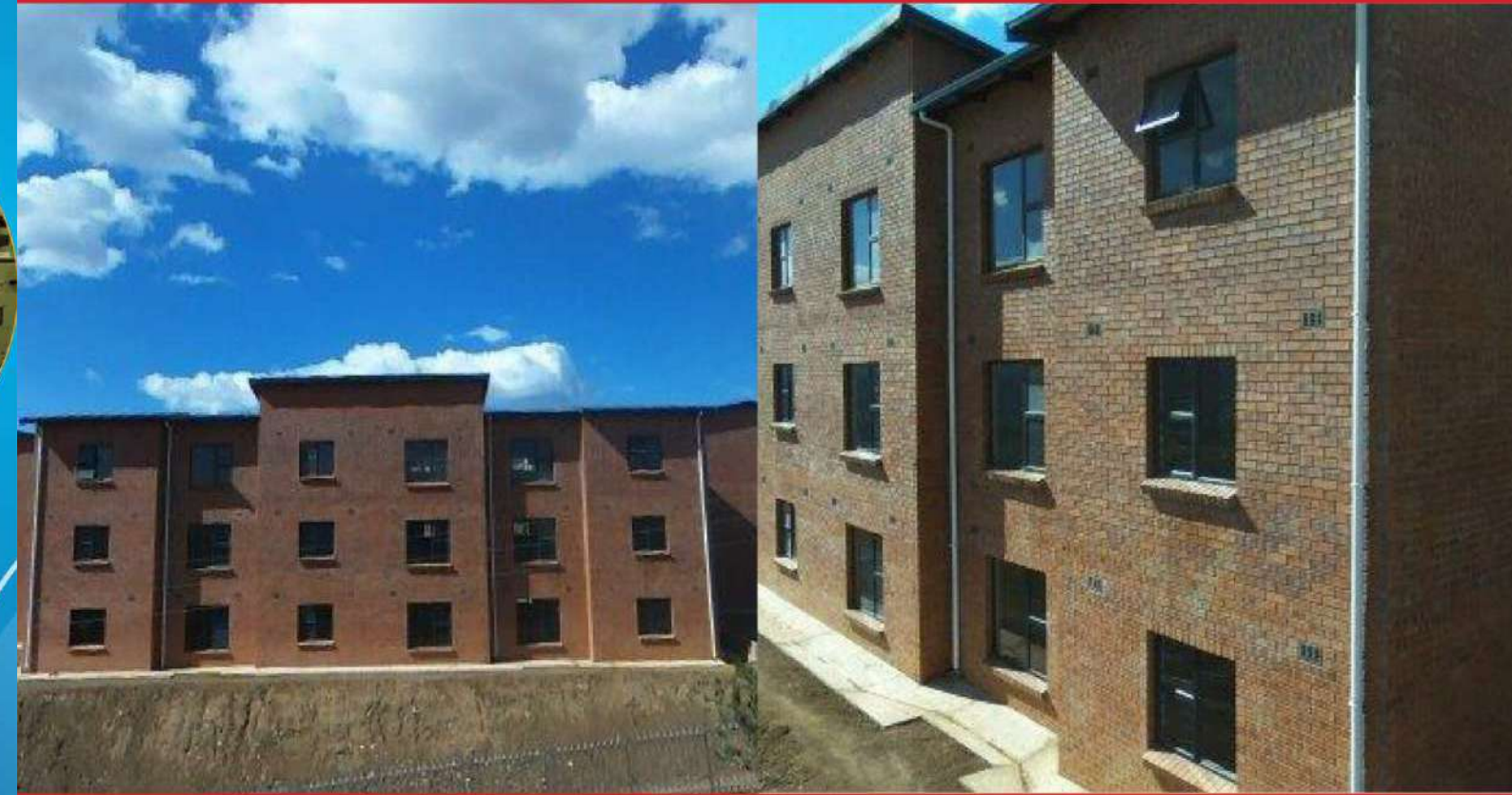
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Alex Campbell & Co Plumbers is a plumbing and drainage company that is involved in a broad spectrum of sanitary work. We are based in Pietermaritzburg but undertake sites throughout the country. Our company comprises of a maintenance division and a construction division. Our services range from basic maintenance, blockages & repairs, leaks & geyser replacements, to construction and industrial water reticulation. Alex Campbell & Co Plumbers prides itself on our workmanship, which is of the highest quality. We work neatly and efficiently, with client satisfaction at the centre of our company ethos. Our senior management team has over 30 years of experience in the plumbing industry, hence there is no challenge we will not deliberate, and we are always willing to advise our clients on the most cost effective solutions



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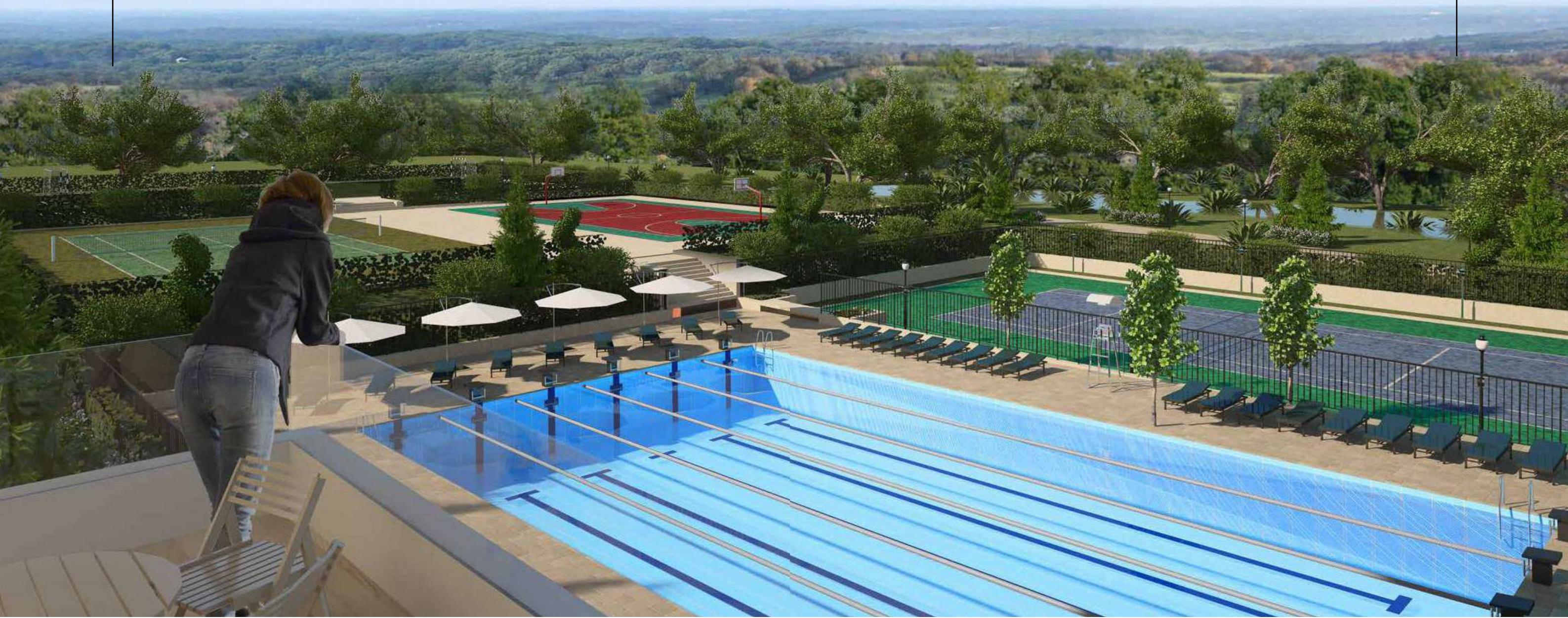


RESIDENTIAL DISTRICT

- Football field (seven-a-side) 42m x 22m
- Swimming pool (adults) 24.75m x 13m
- Kids pool
- Kids play area (sand pit, swings, slides and obstacle course)

SPORTING FACILITY

- Tennis court (24 m x 11m)
- Basketball court (28 m x 15m)
- Gym and changing rooms with entertainment area



The Riverbank Apartments is supported by a variety of amenities and facilities on its back doorstep, providing perfect places to spend active time with family, friend and neighbours.

From your point of entry to Two Rivers, to the concierge desk of your Riverbank apartment, security is of the highest global standards. No compromise. A fibre optic link makes Wi-Fi, internet and telephony work super-fast. Electricity is reliable, your water constant, clean and fresh. There's plenty of parking space both for residence and visitors.

NATURAL STONE, WARM
WOOD INTERIORS &
EXPANSIVE WINDOWS



Building Amenities:

- *?Fiber?optic?lik?to?digital?telephone? exchange,?DSTV?and?internet?provision
- *?European?high-speed?lifts?in?each? block?(total?of?6?lifts)
- *?Reliable?water?provided?by?Two? Rivers?Water?and?full?bakup?power? provided?by?Two?Rivers?Power? Company
- *?Ample?car?parking?for?both?residents? and?visitors
- *?Private?storage?area?in?the?basement? for?every?resident

***?Provision?for?Smart?Home?Facilities**

- *?Wheelchair?access
- ?

Security Amenities:

- *?Access?controlled?entry?to?the? apartment?blocks
- *?Video?door?phone?wlt?intercom
- *?CCTV?camera
- ?

Lifestyle Amenities:

- *?Beautifully?landscaped?grdens?and? dams
- *?European?branded?sanitary,?kitchen? equipment?and?tiles
- *?Two?Rivers?Recreational?and?Sport? Club?which?will?offer?:
- *?Fully?equipped?gym
- *?Spa?with?Jacuzzi,?Steam?and?Sauna
- *?7?aside?socer?pitch
- *?Tennis?Courts
- *?Yoga?Studio
- *?Swimming?pools

***?Meditation?area**

- *?Children's?play?area?located?in?a?safe? and?secure?area
- *?Indoor?and?outdoor?entertainment? area
- *?Outdoor?barbeque?area
- ?

Business Amenities:

- Business?centre?with?two?meeting? rooms?and?TV?virtual?offes.

Unit Types:

- 1?bedroom-?From?KES?16?Million
- 2?Bedroom-From?KES?23?Million

OUR 1 BED ROOM
APARTMENT PERFECTLY LAID OUT
1 BEDROOM



936 SQ. FT
OR
87 Sq Meters
1 CAR PARKING SPACE

1 BEDROOM



936 SQ. FT
OR
87 Sq Meters
1 CAR PARKING SPACE



OUR 2 BED ROOM
APARTMENT PERFECTLY LAID OUT
2 BEDROOM



1400 SQ. FT
OR
130 Sq Meters
1 CAR PARKING SPACE

2 BEDROOM



1400 SQ. FT
OR
130 Sq Meters
1 CAR PARKING SPACE



OUR 3 BED ROOM
APARTMENT PERFECTLY LAID OUT
3 BEDROOM

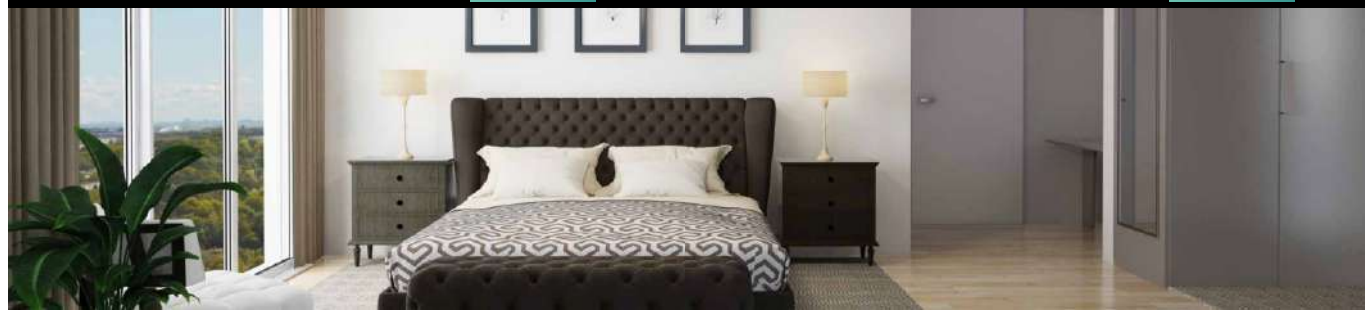


1991 SQ. FT
OR
185 Sq Meters
2 CAR PARKING SPACES

3 BEDROOM



1991 SQ. FT
OR
185 Sq Meters
2 CAR PARKING SPACES



AMENITIES

Riverbank residents are assured of reliable power and potable water provided by Two Rivers Power and Two Rivers Water companies respectively.

BUILDING AMENITIES

Fiber optic link to digital telephone exchange, DSTV and internet provision

2 high speed lifts per tower

Reliable water provided by Two Rivers Water Company and full backup power provided by Two Rivers Power Company

Ample car parking for both residents and visitors

Provision for Smart Home Facilities

Wheelchair access

SECURITY AMENITIES

Access controlled entry to the apartment blocks

Intercom

CCTV camera

LIFESTYLE AMENITIES

Multipurpose room with barbeque area.

Beautifully landscaped gardens and dams.

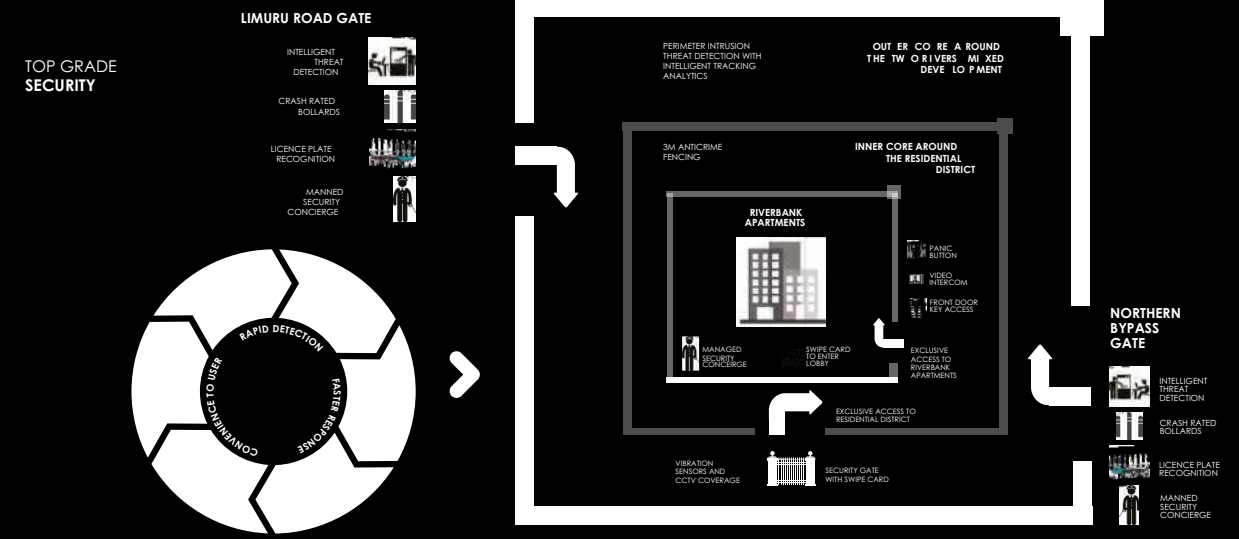
UNIT	SIZE	PARKING PER UNIT	SELLING PRICE (KSHS)	LIMITED OFFER (KSHS)	YIELD	PROJECTED MONTHLY RENTAL
1 Bedroom	936 sq. Feet (87 sq. Metres)	1	16,000,000	14,000,000	8%	110,000
2 Bedroom	1400 sq. Feet (130 sq. Metres)	1	24,000,000	20,000,000	8%	150,000
3 Bedroom +dsg	1991 Sq. Feet (185 sq. metres)	2	30,000,000	26,500,000	8%	200,000

RENTAL RETURNS

Projected rental yield on the units is 8% and capital appreciation per annum is 5%.

PAYMENT PLAN

- 10% upon reservation/booking
- 10% upon signing the sale agreement
- 80% spread out equally either monthly or quarterly during construction period



FROM BRICKS TO BRILLIANCE WE BUILD!



CONTACT DETAILS: BUCO PINETOWN, CNR. HENWOOD & STEPSTONE ROAD,
PINETOWN. TEL: [031] 713 7500

TRADING HOURS: MONDAY – FRIDAY: 07H00 – 17H00
SATURDAY: 08H00 – 12H00 | SUNDAY: CLOSED



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