



MAGAZINE

# PROJECTS

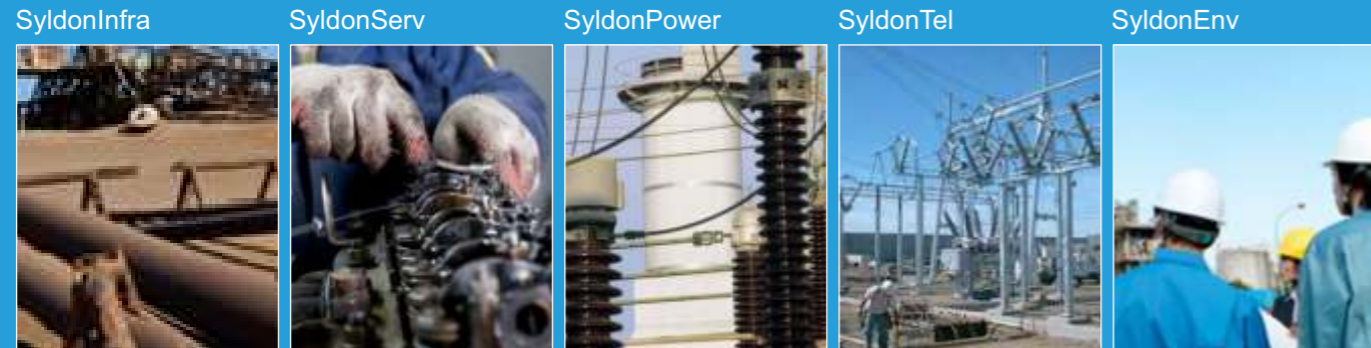
JANUARY FEBRUARY 2022

JAN MOUTON  
LEARNING CENTRE

# S&P SYLDON & PARTNERS

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## S&P Departments:



Syldon and Partners is a wholly Kenya owned limited liability firm established in May, 2000 in Kenya to undertake consultancy services in design, installation and maintenance of Electrical, Mechanical Services and Management Information Systems (MIS), Civil and Structural works.

There are two directors, Eng. G.N. Olando – Managing Director in charge of all Electrical Services and general management of the firm. Eng. Calleb Olali is Director in-charge of mechanical services. Other core staff members include Assistant Electrical Engineer John Ruddy Munda and Assistant Mechanical Engineer Felix Ollando.

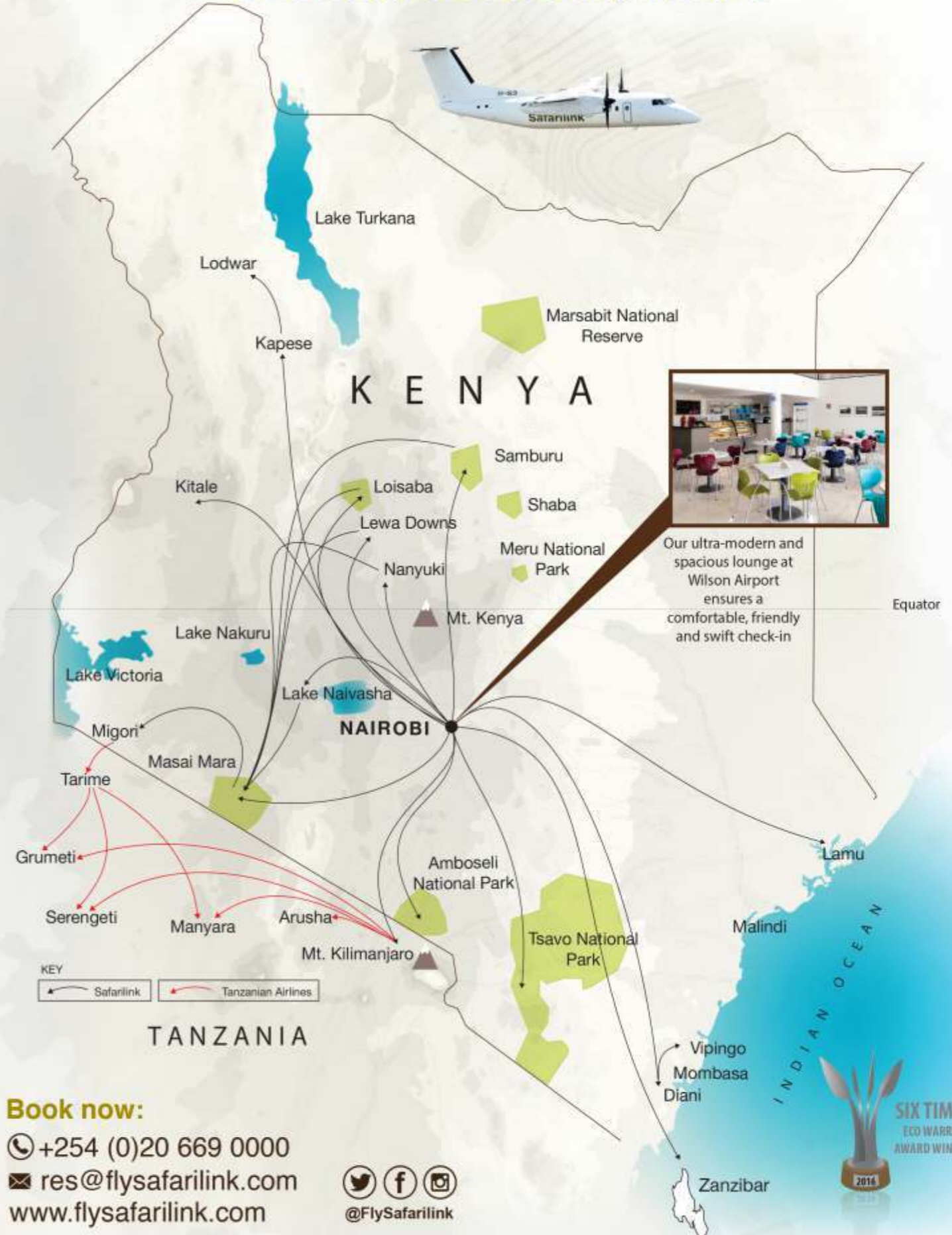
Eng. H.S Roopra, Eng. Peter Chege are associates of the firm and backstops Eng. Olando and Eng. Olali in all electrical and mechanical assignments respectively. Eng. Victor Ongewa and Eng. Cyrus Njungu are associates in-charge of power sub-stations and transmission/distribution lines respectively.



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# Construction of Stoni Athi Waterfront City Kicks Off



Transport, Infrastructure, Housing, Urban Development and Public Works CS, James Macharia (right) and other guests during the launch (Image: Kenya News Agency) The National Housing Corporation (NHC) recently launched the construction of 10500 homes dubbed Stoni Athi Waterfront City in Athi River, Mavoko Sub County.

Speaking during the launch of Stoni Athi Waterfront city, Transport, Infrastructure, Housing, Urban Development and Public works CS, James Macharia noted that the houses are being developed on 150-acre land at a total cost of Sh20 billion.

Macharia observed that the houses which target low, middle, and high-income earners will be a multipurpose housing entity varying from residential, commercial, recreational facilities, schools and hospitals, adding that they will be a milestone in combating the crisis of affordable housing in the country.

“Today marks a key milestone in the affordable housing program as we launch the Stoni Athi waterfront city project. Upon completion, the project will have more than 10500 homes which will accommodate mixed use developments to fulfil the NHC mandate of housing the nation,” he said, while urging more private investors to engage in housing project.

“The Mavoko project comprises 5,000 affordable housing units costing between Sh1 million and Sh3 million per unit, and 5,500 units targeting middle and upper-income households for between Sh2 million and Sh8 million a unit,

added the CS, terming the project as a game-changer.

Macharia says the government has built more than 186,000 housing units in the past eight years as part of the efforts to provide decent housing for Kenyans.

He further disclosed that the NHC will also be developing 5,000 housing units in the Konza Techno City.

“NHC can enhance the use of innovative structures such as joint ventures and other collaborative enhancements to unlock the housing challenges facing the country. It has the capacity to provide vehicles through which county governments can facilitate the development of affordable homes,” he said.

Macharia noted that the NHC has potential in developing homes for Kenyans since it has appropriate policies and technical expertise in planning, designing and implementing housing projects.

Furthermore, the CS reiterated that the housing corporation has the ability to structure financial solutions and enhance the use of innovative structures to unlock the housing challenge in the country.

“NHC has the ability to structure financial solutions through collaborations with financial partners. It also has the expertise to develop and present vehicles through which the county government can facilitate the development of affordable homes within the area,” said Macharia.

# Your Next Home Could be 3D Printed



Kenya's first 3D printed home has been unveiled at Athi River.

UK-based firm, CDC Group, in conjunction with Bamburi Cement's parent firm Holcim in a venture named 14 Trees launched the house at a ceremony attended by Principal Secretary for the State Department for Housing and Urban Development, Charles Hinga.

The structure will act as a show house for a 52-unit housing development in Kilifi whose construction is scheduled to begin early 2022. The project, set to be Africa's largest 3D printing housing project, will offer 1, 2 and 3 bedroom units. Mr Hinga lauded the project, noting its potential in fast-tracking delivery of affordable houses in the country.

He added: “In line with the Affordable Housing Programme, and given the effects of climate change being experienced the world over, this project is indeed timely and opportune having

achieved EDGE Advanced Certification. This is evidence that the project will benefit both the planet and the house owner through the reduction of carbon emissions during construction and lowering the water and energy costs in the running of the home.”

3D-printing of houses is done using a giant 3D printer that ejects a special concrete using a nozzle, which makes it possible for a wall to be completed in just 12 hours compared to the conventional four days.

14 Trees is focused on building affordable houses, schools and social infrastructures in Africa. It was set up with the aim to accelerate the production and commercialization of environmentally-friendly, affordable construction solutions in Africa.

14Trees benefits from the expertise of Holcim's R&D centre, the world's leading building materials research centre, to accelerate the use of environmentally friendly solutions such as Durabloc® and 3D printing.

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**Contributions**

The editors welcome news items, press releases, articles and photographs relating to the Construction Industry. These will be considered and, if accepted, published. No responsibility will be accepted should contributions be lost, damaged or incorrectly printed.

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# Rains May Impact Nairobi Expressway Delivery

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*Restoring drainage after heavy rains on Mombasa Road*

There are concerns that the ongoing rains may slightly affect the delivery date set for the Nairobi Expressway. For the last few weeks, moderate to heavy rains have pounded Nairobi and other parts of the country. Rain almost always slows down construction projects. The forecast for December shows more rain is expected.

In October, Transport Cabinet Secretary James Macharia assured Kenyans that the much-awaited opening of the 27-km expressway would happen in April next year. By that time, the works were at nearly 65 percent. Since then, several other sections have already been completed and agonizing traffic jams have slightly eased.

Recently, heavy downpour caused major floods on Mombasa

Road, a situation that was partially caused by the ongoing works. However, KeNHA and the contractor moved quickly to address the problem.

The eagerly awaited road running from Mlolongo to James Gichuru intersection along Waiyaki Way has been under construction since mid last two years. The contractor has been under pressure from both Government and road users to hasten the pace of construction and ease major inconveniences on commuters and businesses that have been caused by the construction works.

The Nairobi Expressway will have a four-lane and six-lane dual carriageway within the existing median of Mombasa Road, Uhuru Highway, and Waiyaki Way as well as 10 interchanges.

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# SKF commits to net zero supply chain by 2050

SKF announced its commitment to have a supply chain with net zero greenhouse gas emissions by 2050.

Rickard Gustafson, President and CEO, says: "Having already made significant progress on our journey to reducing emissions from our own operations to net zero by 2030, we are today committing to an even more ambitious goal, spanning our full supply chain. Reaching this goal will require major focus and commitment from our own operations, as well as from our suppliers, partners and customers."

As milestones towards the new 2050 goal, SKF commits to reduce CO2 emissions in its supply chain by 45% by 2035 and by 60% by 2040. In addition, SKF has pledged to source at least 40% of steel from carbon neutral steel plants by 2040 and to reduce transport-related greenhouse gas emissions by 80% by 2040. This will align with the Paris Climate Agreement to reach net zero global emissions by 2050 and to limit global warming to 1.5°C.

SKF has already taken an important step towards this goal by investing in more energy efficient manufacturing processes and requiring energy-intensive suppliers of steel and forgings to adopt the ISO 50001 standard for systematic energy management. 85% of all suppliers in scope now have this certification.

Rickard Gustafson continues: "SKF's heritage lies in products that reduce friction and thereby enable a more sustainable industry. Achieving our new, wider ambitions will require new forms of collaboration. For our part, we are approaching the task with determination, experience and technological innovation."

Progress within manufacturing and increased transparency From 2022, the Group's manufacturing site in Gothenburg, Sweden will become the third site to achieve net zero status. This will be achieved by utilizing green energy and investing in more energy efficient processes. The SKF sites that have already achieved this are Tudela, Spain, and Steyr, Austria. As part of its commitment to transparency and collaboration, SKF joined the Science Based Target Initiative (SBTI) in July 2021. The Group is also advocating for change through its engagement in the SteelZero, RE100 and ResponsibleSteel initiatives.

*SKF's mission is to be the undisputed leader in the bearing business. We do this by offering solutions that reduce friction and CO2 emissions, whilst at the same time increasing machine uptime and performance. Our products and services around the rotating shaft, include bearings, seals, lubrication management, artificial intelligence and wireless condition monitoring. SKF is represented in more than 130 countries and has around 17,000 distributor locations worldwide. Annual sales in 2020 were SEK 74 852 million and the number of employees was 40,963. [www.skf.com](http://www.skf.com)  
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Rickard Gustafson, President and CEO



## Electrical Contractors on Jan Mouton Learning Centre

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# Prefabrication and modular construction

Construction elements and modules are produced off-site in factory-like settings, transported to site and assembled there. The prefabricated units may be e.g. smaller elements in a façade or entire factory-fitted bathrooms.

The terms prefabrication and modular construction are often used interchangeably. Prefabrication refers to the manufacturing of construction elements away from the construction site and assembly on site. In principle, these prefabricated elements can be customized for the specific project. Modular construction specifically describes instances of prefabrication where the elements are standardized modules. Each modular unit can be e.g. a dorm room, a factory-fitted bathroom, or an element in a façade.

## Prefabrication and modular construction is especially relevant if:

1. The building consists of multiple similar units (e.g. office rooms) and/or has a complex design that is difficult to construct on-site (e.g. special façade elements or steel frames)
2. The construction site is very remote, or in a highly dense urban area.
3. There is access to an efficient off-site production site
4. The construction site planning is complex due to e.g. many stakeholders, limited space or time
5. The construction site has a short build season, e.g. due to the climate, or is on very expensive land.

## Benefits and challenges

- Faster construction
- Greater degree of predictability in cost
- Less dependency of weather and site conditions (leading to higher productivity of workers)
- Reduced material waste and transport carbon emissions
- Increased safety to workers
- Design options can to some extent be restricted by the use of standardized modules
- Over-engineering e.g. wall thickness as several modules are assembled

- Limited ability to change the structure through future renovations

## Application examples

Scanderbeg is a Danish market leader within industrially manufactured construction. They produce residential housing, office facilities and institutions by assembling prefabricated room-size modules on-site ([www.scandibyg.dk](http://www.scandibyg.dk)).

Baufritz is a European company based in Germany, which is well-known for producing sustainable turn-key homes based on modular elements, such as prefabricated timber frames ([www.baufritz.com/uk/](http://www.baufritz.com/uk/)).

## Development stage

In Europe, the prefabricated housing market has been steadily growing up by 6.1% compound annual growth rate (CAGR) between 2014-17. Germany remains the largest market in Europe with about 25,000 units in 2017. The market is expected to continue growing in the coming years.

In contrast, prefabrication and modular construction for permanent buildings is an emerging market in North America.

## Construction impact

The design phase is affected as the modules will somewhat restrict the number of possible designs. The construction phase will become more efficient, as more of this process will take place in factory-like environments.





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# Stecol Corporation Bags Kijani Ridge Infrastructure Tender



Chinese company Stecol Corporation has bagged a Sh1 billion tender to do infrastructure developments for the final phase of Kijani Ridge, which is part of the residential area of Tatu City. The deal will see the firm build 6km of tarmacked roads, 6km of footpaths, a five-kilometre underground storm water conduit network and water supply pipeline.

The Chinese firm will also fix 2.7km of sewer lines, hundreds of streetlights, 12km of fibre optic cabling and kilometers of 11kV medium voltage underground power lines.

Works on the project that starts immediately will see the contractor work within a timeline of 10-12 months.

The new city is expanding to meet the demand for businesses, homes and social amenities.

“We are delighted to extend our partnership with Stecol Corporation to the final phase of Kijani Ridge. Stecol has demonstrated its capability of delivering world-class infrastructure across Tatu City for many years,” said Samuel Gathukia, Head of Construction and Delivery at Tatu City.



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# Choosing the Most Suitable Floor for your Project



Flooring is an important component of any residential, industrial, hospitality, or commercial facility. It adds to both the functional capacity and aesthetic appeal of spaces, complementing the effect given by wall and ceiling finishes. The choice of a flooring solution is dictated by factors such as the budget, user function, maintenance, ease-of-installation, durability, among other factors.

While domestic flooring solutions such as stone tile, wood, vinyl, and laminate are more commonly known solutions due to their use in residential spaces, specialized flooring solutions for hospitality, medical, retail, education, and other commercial spaces exist locally.

#### *Sports and Recreation Facilities*

Recreational facilities such as gyms need tough and versatile floors to cope with wear and tear from human traffic and punching shear from equipment such as weights. These floors also need to be stylish and elegant and suited to the various

activities that take place in such spaces. Vinyl, rubber, linoleum, engineered hardwood, and poured polyurethane are some of the preferred solutions for sports facilities.

One specific polyurethane product that can be found locally is PVC sheeting from Kenbro Industries Limited, marketed as XL PU. This product combines high performance with an elegant aesthetic appeal. Different vivid colors are available, therefore clients can afford to be open-minded and try out different designs. XL PU consists of poured polyurethane that forms a single layer that is resistant to both abrasion and wear, thus providing a long-life surface. At the same time, the finished surface can be easily maintained.

Recycled rubber flooring and vulcanized rubber are other flooring options suitable for sports and recreation areas. These floors are durable against heavy impacts from equipment and athletes. These floors are also easy to maintain, water and stain-resistant, come in an array of colors and patterns, and have a seamless appearance.

#### *Commercial, Retail and Educational Spaces*

Commercial and retail spaces are not only prone to high traffic but are also exposed to dust, dirt, bacteria, and other pathogens. These floors should therefore be easy to clean, dirt and moisture-resistant, non-porous, slip-resistant, and visually pleasing.

Stone tiles and engineered hardwood are resilient options for commercial spaces, albeit pricier. Polished concrete is also a great option for clients looking for affordable solutions that are easy to maintain and durable. Concrete can also be further treated with bitumen to reduce the chances of slippage, moisture intrusion, and cracking.



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Education institutions need affordable flooring systems that are resistant to tear, functional against slip, and are low maintenance. In addition, flooring acoustics is an important part of large span education spaces such as libraries as the noise function should be reduced to the minimum levels possible. Schools are composed of different areas and spaces, for example, cafeterias, hallways, gyms, offices, classrooms, and libraries. Different flooring solutions may therefore be applied depending on the functional needs. Rubber sheet or rubber tile flooring is a cost-effective and low-maintenance solution for most functional spaces within schools. They can also be obtained in different patterns and colour combinations, making them especially suitable for facilities such as schools with a large number of use cases.

**Aviation, Industrial, Healthcare and Manufacturing**

Industrial flooring is usually composed of low to medium duty flooring systems and in some cases high duty systems. These protect against several factors including heavy wear and tear, abrasion, corrosion by chemical substances, and staining by greases, oils, and other types of liquid substances.

Epoxy seamless poured flooring is one type of resilient system that gives floor spaces a spotless look that is easy to maintain. Epoxy is a type of self-smoothing solution that is composed of advanced solvent-free epoxy and advanced fillers. The result is a smooth, aesthetically pleasing surface that is impervious to fluid spillages and is highly resistant to abrasion. Due to their versatility and ability to control the substitute components, the strength of the epoxy substrate can be varied depending on the needs of the client. Strengthened epoxy floors are especially suitable for use in aircraft hangars, airport terminals, and distribution facilities.

In industries and spaces where a high level of hygiene is required, for example, food-packing facilities, epoxy flooring is the ideal solution as the epoxy system retards bacterial growth and is resistant to fluid spillages. Kenbro Industries Limited is a leading provider of epoxy flooring in Kenya, going as far as availing the expertise for installation.

**Choosing the Best Flooring Solution**

Functionality and budget are key to your choice of flooring. While most of these solutions seem costly, some are affordable and rates of installation can also be negotiated by specialist sub-contractors. A combination of flooring solutions such as vinyl floor and stone tile can be meshed together in a single premise to provide an optimum aesthetic effect and reduce costs.

**FLOORING SOLUTIONS BY KENBRO INDUSTRIES LIMITED**



**Epoxy Flooring**

EPOXY is a seamless, self-smoothing, flooring system based on advanced solvent-free epoxy system and selected graded fillers. The cured floor exhibits excellent resistance to abrasion and finishes to a smooth, impervious surface that can be easily

maintained in a hygienic condition.

Epoxy is recommended for floors where a high level of aesthetics is essential and bacterial growth or chemical spillage raises the risk of an unhygienic environment or floor erosion. It is ideal for floors in:

- Pharmaceutical
- Cosmetic industries
- Food industries
- Hospitals and Laboratories
- Any medical facilities and sterile areas
- Production plants and Warehouses

Correct substrate preparation is critical for optimum performance. Remove oil, grease and wax contaminants by mechanical cleaning. Cement laitance, loose particles, mould release agents, curing membranes and other contaminants must be removed from the surface by shot blasting, grit-blasting followed by vacuum cleaning.

After pre-treatment of the substrate, the bond strength of the substrate must be at least 1.5 N/mm<sup>2</sup> (check with an approved pull-off tester at load rate 100 N/s). Fill surface irregularities such as blowholes, cracks, honeycombs, etc., please consult Kenbro Industries sales representative. Protect walls and columns against resin splashes using masking tape and polythene sheeting.



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XL PU achieves an A+ rating in major sectors such as health, education. XL PU is 100% recyclable and contains 25% recycled material. Ideally suited for heavy traffic areas, XL PU is recommended for public, institutional and commercial buildings where ease of maintenance and long life under heavy traffic are required, eg hospitals, schools, laboratories and offices.



# Sustainable Container Farmhouse



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- Container Offices
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# Why Centum Is Selling Its Sh17bn Property Company

*Firm wants to cut its exposure to volatility of property prices.*



*Centum CEO James Mworira.* Centum Investment Co. PLC is planning a stake sale of its property subsidiary as it seeks to unlock capital gains while reducing its exposure to the volatility of property prices.

According to group chief executive James Mworira, Centum is open to selling part or all of its stake in Centum Real Estate to rebalance its portfolio that is now concentrated in real estate. The proceeds of the sale will be used to acquire private equity and marketable securities.

“The money raised will be reinvested in marketable securities and private equity to reach our allocation target in these two segments,” Mr Mworira told the Business Daily.

Centum invested Sh7.8 billion in acquiring and developing the assets under Centum Real Estate – which was valued at Sh16.6 billion in the year ended March 2021.

As a result of massive gains in land and property prices, Centum now holds about 63% of its Sh47.5 billion wealth in real estate – exceeding its target maximum of 55%.

“We have gone above the target not because of increased investment in real estate but because of the gains in the land and properties,” Mr Mworira said.

The rapid growth of the real estate portfolio has cut Centum’s allocation in private equity and marketable securities to 20.5% and 16%, respectively – trailing the target of 40% and 20%. Most of the company’s real estate assets, comprising of land and residential houses, are concentrated in Nairobi, Vipingo in Kilifi County, and Entebbe in Uganda.

Properties in Nairobi include Riverbank Apartments, and Cascadia Apartments, while those in Vipingo include Awali Estates and 1255 Palm Ridge. In Entebbe, Centum’s properties include, Mirabella Residences, Riviera Town Houses, and 256 Bella Vista Apartments.

Centum Investment directly holds a stake in Two Rivers Development Ltd., which in turn holds a controlling stake in the Two Rivers Mall on Limuru Road in Nairobi.

# Dubai Developer Unveils World’s First Net Zero Carbon Building

*The house will generate over 300% of its energy requirements.*



*An impression of the net zero building.* A Dubai property developer has unveiled plans for the world’s first net zero carbon building as the race to meet the United Nations’ target of net zero carbon emissions by 2050 heats up. Diamond Developers said the building, which will host SEE Institute – its sustainability research, development, and professional training subsidiary, will be located in Sustainable City 18 miles outside central Dubai in the United Arab Emirates.

Plans for the state-of-the-art building were made public at WETEX & Dubai Solar Show, an annual trade expo hosted by Dubai Electricity and Water Authority at Expo 2020.

The Sustainable City’s net zero carbon building will be offsetting all its embodied carbon emissions from construction and interiors prior to operations, based on an offset scheme.

According to Diamond Developers, the building will generate more than 300% of its operational requirements through renewable energy sources such as solar and biogas.

Out of this, 100% of power will cover the building’s operational energy requirements, 150% will offset emissions from commuting workers, water desalination, and consumable products.

The remaining 50% will help the building to become carbon positive, with the surplus energy exported to neighbouring buildings and facilities.

This will help Sustainable City to set a new precedent in transforming houses from being pollutant, energy consumers into environmentally friendly power generators.

“SEE Institute is the embodiment of our mission to spearhead the global movement towards sustainable knowledge and learning advancement, in line with the aspirations of the Paris Climate Agreement,” Faris Saeed, CEO of Diamond Developers said.

“It also paves the way for bringing the UN 2050 targets forward and achieving a Net Zero Carbon future today,” he added.

The 50,000-square-foot building will be completed in the next few months.

FAQ: What is a net zero carbon building?  
A net zero building is a structure designed to cut its carbon emissions, across its complete life cycle, to zero. The UN has set a 2050 global target for net zero carbon emissions.

# Why rich Kenyans are buying Dubai's most coveted homes

Wealthy families are buying apartments in Dubai to facilitate residence for their members.



A house for sale in Dubai.

Wealthy Kenyans are increasingly acquiring highly coveted properties in the heart of Dubai to house family members pursuing higher education or to accommodate business partners who often tour the United Arab Emirates.

This has prompted several Dubai property developers to arrange road shows and meet people trips in Nairobi as they seek to cut multi-million shilling deals with Kenyans eyeing property abroad.

Dubai-based Danube Properties, for example, was in Nairobi recently to scout for buyers – a tour that saw the company selling five properties to Kenyans in just four weeks. The success of the trip prompted the company to plan a second clients' meet in the city.

“Kenya is emerging as an important market for us where affluent families are buying apartments to facilitate residence for their members pursuing an education or to house business partners who often visit Dubai,” said Danube’s international property consultant Alice Maigida.

According to Maigida, a majority of Kenyans buying property in Dubai are interested in holiday homes and residences for children attending college.

“Some also seek to own fully furnished homes as an investment that can be leased to other Kenyan families visiting Dubai for holiday,” she said.

Dubai laws facilitate tax-free purchase of property and an

automatic issuance of two-year residency visa for buyers and their family members.

“It is automatically renewable after every two years and the Dubai government is actively involved in every step of construction where their task is to ensure the building is up to the required standard,” says Danube’s Arslan Arshad.

Payments made are received by the Dubai Lands Office, which registers a buyer’s interests. The office issues a title deed on completion of payment.

“As a developer, you never touch the buyer’s cash until you have delivered on the project. This ensures all transactions are above board,” Arshad said, adding that the company is scouting for off-plan buyers of upcoming properties.

Emaar Properties, the largest property developer in Dubai, has been marketing its three properties in Nairobi: The Address Residence Sky View, Burj Vista II and The Hills where prices starts at Sh66 million for a one-bedroom unit.

Other Dubai-based property developers; Damac Properties, Deyaar and Seer Acquisition have also toured Nairobi to promote houses sales in the city.

A past report by Knight Frank showed that Dubai is the second favourite investment destination after the U.K. where 25 per cent of super-rich Kenyans invest in property.



# China Delivers Major Blow to Kenya's Mega Projects Plan

Beijing has cut financing for Belt and Road Initiative projects.



Workers at a construction site.

Kenya’s ambitious plan to undertake tens of mega projects across the country has been dealt a major blow by a decision by China to reduce financing for projects under the Belt and Road Initiative, a brainchild of Chinese President Xi Jinping. The shocking decision means Kenya, which has been relying on Beijing to fund its key infrastructure projects, will have to find new ways to finance planned developments.

China has lent Kenya billions of dollars to, among other things, construct its standard gauge railway (SGR) as part of the Belt and Road Initiative, which envisages Chinese banks’ financing of projects mainly in developing countries. However, the funds have been drying up in recent years especially with the coming of the coronavirus pandemic – making things tough for a country that is already facing a huge annual infrastructure investment deficit.

## Sh380 billion loan

In September 2018, for example, China declined to approve a Sh380 billion loan for the Naivasha-Kisumu SGR, despite all the formalities having been completed – a decision that forced the new railway to end abruptly in Naivasha.

This was shocking since Kenya and China Communications Construction Company (CCCC) had in August 2018 agreed on construction of the 267km railway, with only the finer details of the deal set to be finalised weeks later during President Uhuru Kenyatta’s visit to China.

## That did not happen.

Instead, Chinese Premier Xi Jinping asked the parties to defer making the approval until Kenya undertook a commercial viability study on the entire Mombasa-Kisumu railway.

It later turned out that China declined to make the approval as part of its policy changes that seek to manage debt default

risks by countries or projects.

According to Green BRI, a China-based think-tank that analyses the initiative, Chinese investments in the 138 targeted countries fell 54% to \$47 billion in 2020 from the 2019 levels.

This is the lowest level since the initiative was inaugurated in 2013.

Interestingly, the Chinese bank funding for infrastructure projects in 40 African countries targeted by the Belt and Road Initiative fell to \$3.3 billion last year from \$11 billion in 2017, according to a study by global law firm Baker McKenzie.

## Harsh financing terms

Although Beijing officials attribute cutting of funds to debt risk management, analysts believe the initiative is facing hostility in many countries who balk at the harsh financing terms.

“A growing number of policymakers in low and middle-income countries are mothballing high-profile BRI projects because of overpricing, corruption and debt sustainability concerns,” says Brad Parks, a researcher at the College of William and Mary in the United States.

In 2018, for example, Pakistan pulled back over the financing terms of its railway. Malaysia has also cancelled more than \$11 billion in projects between 2013 and 2021, while almost \$2.5 billion has been cancelled in Kazakhstan and Bolivia.

Kenya is, however, optimistic that – after spending nearly \$5 billion on the Mombasa-Naivasha standard gauge railway – it will still get the additional \$3.7 billion needed to extend the railway to its border with Uganda.

“This standard gauge railway will still be completed because it is part of what we call the Belt and Road Initiative,” Transport Secretary James Macharia said.



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# Workers Race to Complete Upgrade of JKIA Terminals

Chinese firm CJIC was awarded the contract mid last year.



## Ongoing works at JKIA Terminal 1B.

A partial renovation of the Jomo Kenyatta International Airport in Nairobi is well underway as the airport manager, Kenya Airports Authority (KAA), seeks to modernise the facility.

China Jiangxi International Economic and Technical Cooperation (CJIC), which has been undertaking works on site since January, is now racing to finish the project as the 12-month completion deadline fast approaches.

The JKIA upgrade project involves the refurbishment of the airport's departure halls to improve check-in, screening procedures, retail operations, and traveller lounge experience. The project is expected to cost Sh963,541,535.

According to KAA, the renovation of Terminal 1B and IC is aimed at enhancing the traveller experience in the two terminals to match what is offered at Terminal 1A.

"The project will modernize Terminal 1B&C to improve check-in, security screening, retail operations and passenger lounge experience," KAA said in a statement. The project is now 60% complete.

## Breaking the law

Shortly after concluding the tendering process last year, KAA was accused of breaking the law in awarding the contract to CJIC, which some bidders claim did not submit any bids.

In an application filed at the Procurement Administrative

Review Board, Ms Flooring & Interior, which submitted a joint bid with other local firms, said the evaluation of the tender was not done in accordance with the law and the requirements of the tender documents.

The company said the tender record indicated that the entity that bid for the contract was named China Jiangxi International Economic at a sum of Sh963,541, 535 and not CJIC.

"Looking at the tender register, CJIC did not submit a bid. However, another entity China Jiangxi International Economic is indicated to have submitted," the company said in the suit papers filed at the Board on July 16, 2020.

The company maintained that the two entities were separate companies and that searches conducted yielded no information regarding the company that was awarded the contract.

"Its existence is in serious doubt thus necessitating the intervention of the Board to ascertain the true position and safeguard public interest and the interests of other bidders." The outcome of the petition was not shared with the public.

A total of 15 companies submitted their bids, with some of the lowest offers coming from China Civil Engineering and Construction Corp. (Sh975 million); Shaanxi Water Resources and Hydropower Engineering (Sh960 million); and China Wu Yi (Sh752 million).

# Construction of Iconic Rama Towers Set to Begin



Construction of the much anticipated Rama Towers, an ultramodern mixed use development in Kilimani, Nairobi, is set to begin shortly.

The building is strategically located along Wood Avenue in an area that is considered one of the most popular by young and upwardly mobile people who are either buying their first homes or renting as they move up the social ladder. All essential services including hospitals, shopping malls, entertainment spots, schools etc. are reachable within minutes. The development is by Rama Homes, a dynamic real estate company that identifies and develops off plan property, be it luxurious homes, apartments, offices space or high end commercial buildings.

Rama Towers consists of studio and one bedroom apartments of varying sizes and configurations. There are also offices and

retail spaces with a shopping mall and provision for businesses such as banks and restaurants.

Rama Homes offers rent to own arrangements with zero interest, making it much easier for home owners and investors to acquire property.

Architects: Constru Consultants Ltd  
Main Contractor: MBA Construction Ltd



# Mohammedia Student Housing Project in Morocco, Inaugurated



The Moroccan government recently inaugurated the Mohammedia Student Housing Project, a major university housing project at Mohammed VI University of Health Sciences in Mohammedia City.

The project creates an integrated university district designed to the highest international standards to provide high-quality accommodation for students from areas surrounding the city of Mohammedia in a bid to better enable them to complete their education at Mohammed VI University of Health Sciences, which is affiliated with the Sheikh Khalifa Bin Zayed Foundation in Morocco.

With a capacity to accommodate a total of 866 students, the Mohammedia Student Housing Project features 413 double rooms, 5 triple rooms, and 24 rooms for people of determination spread over three five-story residential

buildings. It also comprises 7 supply stores for student essentials, administrative and technical buildings as well as other supporting facilities.

**ADFD funds the Mohammedia Student Housing Project**  
Abu Dhabi Fund for Development (ADFD) provided US\$ 7M in financing for the Mohammedia Student Housing Project, which will provide housing for students and help advance the North African Country government's strategic investment in the nation's higher education sector.

"This funding builds on the more than 45-year rich history of strategic partnership between ADFD and Morocco in sustainable development and investment that has crossed over multiple sectors and contributed greatly to the nation's economic and social growth agenda," said Mohamed Saif Al Suwaidi, the Director-General of ADFD.

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# Belva Homes Apartments in Parklands



Conveniently located on 6th Avenue, Parklands this architectural gem portrays essence of simplicity. 3408 Belva has 3 bedroom, 5 bedroom simplex and 5 bedroom duplex apartments set to match international market standards with beautiful views.

Parklands is considered one of the middle to high income residential areas of Nairobi. The area is clean, moderately leafy and well served by a good road network. Major shopping malls, quality schools and hospitals can be found within the suburb and in the immediate neighborhood. It is therefore not surprising that quite often, residential units in this suburb are in high demand both for rental or home ownership.



The project's design has striking features that allude to the beauty of the neighboring Karura Forest, hence creating a serene atmosphere that distresses the mind and rejuvenates the body and soul. Through the incorporation of smart designs and natural components, Belva Homes aim to meet their client's objective of reducing the impact of human activity on the environment.

The apartments are designed by Symbion, a well-known architectural powerhouse with multiple projects across Kenya and beyond. According to Belva Homes, the architectural solution to the brief had to create a relaxing ambience within a dense, urban environment, whilst future proofing the building against future densification – especially on the western boundary – with developers building beacon to beacon.

The project consists of 68 units housed on 16 floors. There are 15 five-bedroom simplex apartments, 45 three-bedroom apartments and 8 duplex five bedroom apartments.

## Features at 3408 Belva



**Rhythmic vertical façade** – Varying from abstract, interlocking chains that descend from the penthouse levels or run across a floor to a neat, uniform pattern ascending from the mezzanine, the cantilevered balconies vivify the elevation of 3408 Belva by providing a visual rhythm. The careful inflections that adorn the building's composition are designed to simulate the coordinated irregularity and ruggedness of Karura Forest's canopy.

**A vertical garden** – The forest narrative is enhanced through the installation of live plants on the edifice's walls. As Nairobi becomes more densely populated and the demand for apartment living increases, less people have access to green spaces in their homes to relax and rejuvenate the mind. Belva Homes' solution to this is the development of a vertical garden, which emulates the panoramic Karura Forest that is near the complex. Ferns, golden pothos and English ivies make up the vertical garden and help to remove toxins in the air.



The biophilic design features will make the spaces visually appealing and creatively stimulating and will enhance the air quality by eradicating harmful VOCs, reduce the urban heat island (UHI) effect and carbon footprint, and save energy and money by providing thermal insulation and protection of the building from the elements.



**Cascading waterfall** – This water feature gently trickles from the top deck to the ground floor to create a relaxing ambience and promote thoughtfulness, comfort, and sleep away from the noise and pollution of the city.

**Solar panel walls** – Photovoltaic cladding panels not only tap clean renewable energy, saving costs, but are also architecturally functional, adding pattern to the elevation as well as providing a variation in texture and colour. Furthermore, they act as a pergola for the penthouse levels defining the terraces spaces.



Belva Homes intended their development to be sustainable and therefore took deliberate steps to achieve green living conditions for the 3408 Belva residents.

**These include:**

**LED light fixtures:** These save energy and are longer lasting than fluorescent fixtures, being more cost-effective in the long run.

**Daylighting:** To minimize the need for artificial lighting, windows of varying sizes have been placed to allow for adequate natural lighting whilst shading strategies prevent solar gain. To make the rooms brighter, light wall and ceiling colours have been used.

**Climate Control:** Most of the building's openings and main spaces look towards the North and East, with few of them facing the West to minimize solar gain from the harsh afternoon sun. Natural ventilation will be maximized. The building will rely on cross ventilation for passive heating and cooling, for reducing the build-up of moisture and odours within closed spaces, and for promoting good air quality.

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**Solar heating:** There will be active solar thermal systems that allow the supplying of sanitary hot water, and heat the swimming pool, which aid in lowering 3408 Belva's carbon footprint.

**Rainwater harvesting:** Rainwater will be collected and partially used to maintain the plants on the vertical garden. The rest of the harvested water will be stored for events when a backup supply of water is needed for non-drinking purposes. Adopting this system reduces environmental damage to groundwater and supplements the County's water supply. Water-efficient sanitary fittings will be installed. Grey water is recycled for gardening and cleaning.

**Using recyclable alternatives:** In addition to its longevity and energy efficiency, LED tubes and light bulbs largely consist of plastic lenses that can be disassembled and recycled – the same case for the LED tube's aluminium backbone. Furthermore, the LED light bulbs and tubes are made from non-hazardous materials that are free of lead, mercury, or other toxic substances, hence ensuring safety for everyone if they break.

**The building structure:** The superstructure of the building is a concrete frame with masonry infill. The masonry blocks can be easily recycled if the building is eventually demolished.

**Interior Finishing**

**Flooring:** Full body porcelain tiles to entrance, wet areas, terraces and yard with matching skirting, engineered wood to living areas and bedrooms with matching skirting.

**Walls:** Full body porcelain tiles to sections of wet areas, Glass railing to terraces with stainless steel balustrade and fittings.

**Ceiling:** Painted soffit, Suspended gypsum plasterboard to select areas

**Kitchen Fittings:** Post-formed MDF with scratch-proof laminate with union or equivalent accessories, Granite worktop, stainless steel sink with chrome plated Cobra mixers, Ariston kitchen extractor hood.

**Bathroom fittings:** Jaquar/Grohe sanitary ware, including wall-hung WC with concealed cistern, bathtub and countertop wash hand basin with granite/quartz vanity tops, Chrome-plated Jaquar/Grohe or equivalent faucets, mixers, overhead and telephone showers, including rain shower to master bathrooms, Eurobath soap dish, toothbrush holder, coat hook and towel rail, 10mm toughened glass shower screen to shower, with linear drain. Electrical fittings: Recessed LED lights, ceiling mounted and wall mounted decorative light fixtures with Panasonic switches.

**Facilities**

- 4 high speed elevators
- Full power backup generator
- Double exit and entry points
- Security intercom & CCTV cameras
- Lighting control system
- Complete firefighting and alarm system in the basement
- Booster pump for pressurized water for all bathrooms
- Free Belva valet trash

**Other features of 3408 Belva include:**

- Grand reception & 24hr concierge
- Garden Courtyard
- Espresso Bar & Lounge
- Salon & Wellness Centre
- Solar heated swimming pool
- Games Room
- Boardroom
- Indoor play area & Day care centre
- Belva Sporting activities i.e. jogging track, bike storage unit, lap pool

**Accessing 3408 Belva–**

The development has 2 access points, 5th avenue parklands and 6th avenue Parklands. The residents of 3408 Belva can be assured of convenience not only within but outside their home due to the complex's proximity to restaurants, malls, schools, and petrol stations, as well as the Aga Khan University.



The project broke ground on 5th December 2020 and is scheduled for completion in December 2023.

**Pricing and buyer options**

As of May 2021, the prices were as follows:

**Block A**

Unit 1 – 5 bed 3700 sqft – 33M  
 Unit 2 – 3 bed 2510 sqft – 24M

**Block B**

Unit 3 – 3 bed 2700 sqft – 23M

Unit 4 – 3 bed 2800 sqft – 26M  
 Unit 5 – 5 bed duplex 3200 sqft – 32.5M



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# Heartland Garden Residential Development, Kilimani



Payment Plans  
 Booking: Deposit 20%  
 2nd Payment: 20% within 6 months,  
 Balance: 50% on completion  
 Average Rental Income  
 Studio room: Kshs. 35,000 per month  
 1 bedroom Ksh 50,000  
 Bedroom (Small): Kshs. 55,000 per month  
 ASKING PRICE 7.5M2  
 Bedroom (Standard): Kshs. 70,000 per month  
 ASKING PRICE 9.5M  
 Location\*

The Project is ideally located near Yaya Center in Kilimani.\*  
 The development is also near the French School\* Easy proximity to social, medical, religious & educational amenities.  
 The Apartment Description\* It is a high-end estate in Nairobi, fully equipped with best living facilities  
 Common Internal Features\* Living room opening to the spacious balcony\* Fitted kitchen opening to laundry area\* Quality

flooring\* High quality finished cabinet, drawer & wardrobes  
 Additional Features\* DSTV & internet connection\* Luxurious decoration\* Kids playground\* High speed Lift\* Borehole\* Standby Generator\* Adequate Parking\* Gym



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# Alina Villas



Luxury & greenery embrace you with open arms at Alina Villas. This breath-taking community is home to unseen marvels inspired by nature. Enclosed within 5 acres of sun-kissed gardens & rich flora are 10 individual luxury homes, built to perfection.

Alina Villas comprises of beautiful, private, detached & opulent modern styled duplex villas for those who enjoy the good life.

Equipped with a private plunge pool, spa & gym, posh interiors with branded fittings, fixtures & approximately 500 sq. ft. of ardden area, our lavish 5 bedroom villas promise a truly grand life for you and your family.

Alina Villas includes the latest technology in home automation. A convenient life in a



sophisticated high performance villa through modern, fully customizable touch panels and security systems.

Each of the ten freestanding villas is built on beautiful natural surroundings and features en-suite rooms with balconies, a kitchen, dining room and a spacious living room as well as a private plunge pool that is partly nested within the villa.

Directly adjoining it are various luxuries including a sauna, gym, dedicated home cinema room, kids' play room and a socializing area. All rooms, including the living room & bedrooms, enjoy panoramic views of beautiful natural gardens that will leave even those with the most sophisticated of tastes moved.

## Luxury

Welcome to Alina Villas...our ten luxurious villas with stylish interiors is about more than just creating the overall modern home experience.

## Alina Villas features

**Ground Floor** – The grand foyer leads you directly into your private spacious lounge area. A fully fitted Italian kitchen and dining area with a beautiful balcony overlooking scenic views and gardens.



**First Floor** – Features three gorgeous all en-suite bedrooms. The boutique style bedrooms all have Italian fitted wardrobes and double doors leading out onto the balcony - providing a perfect finishing touch. The en-suite bedrooms also features an Italian designed bathroom with a bath and shower.

**Lower Ground Floor** – At rear of each villa is a private space with a plunge pool, sun loungers, BBQ space and an outdoor shower



with two guest en-suites. Each Villa also features a gym, sauna & cinema room. We have thought of everything, so whether you want to relax and make use of the BBQ, dine under the glorious setting sun, or take your morning coffee on the beautiful balconies, the choice is yours.



The villas provide every modern and luxury convenience to make you feel like your home is tailor-made for you.



## Kitchen

This is the heart of any home. Not only can one be creative here but also this is where the family comes together.





The Kitchen has some of the best fittings sourced from one of the best electrical appliance manufacturers in Italy, Snaidero. What's more, there is an outdoor kitchen too for the times that you are entertaining guests. A pantry is enclosed within the area to store rations.

### The Deep slumber

This is where you begin and end your day. Each Villa has 5 bedrooms comprising of 1 Master Bedroom with walk in wardrobes and dressing area, 2 en-suite rooms and 2 guest bedrooms. Each bedroom has been designed with comfort and peace in mind.



Walls so quiet that you will not even hear a whisper!  
Tranquillity is the only experience across all the rooms in the Villa. Your guests will never want to leave.

### The throne room

Each room has its own kingdom. Italian tiles that are named after the roman emperor himself, Kohler sanitary ware, adorn all the bathrooms.



You don't need to leave home to have fun. A state of the art home cinema room with projection screen and a surround sound system - it's the cherry on top!

Each villa has its own plunge pool. Watch the sunset or have a sun downer as you take a dip in the cool waters of your pool.





Looking for solitude or a place to entertain your guests? A private garden awaits you - the area is big and secluded for privacy.

Automated curtains and lights, wi-fi and centralized locking systems are some of the modern conveniences you will enjoy.

**Fitness**

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**Peace of mind**

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An entrance security feature is found at the main gate. August Smart Locks and a centralized locking system ensure that no part of the house is left open once activated. There is a provision for back up generators

(30-50kvA) at the premises and each villa is installed with solar powered water heating systems. There are 2 servant's quarters per villa, which have their own bathroom and toilet.

**Peponi & Co** are proud to be the exclusive marketing agents for Alina Villas.

Prospective buyers are encouraged to reach out to us directly on the following phone numbers so as to schedule viewings of these exquisite and exclusive properties.

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