

PROJECTS MAGAZINE

MARCH APRIL 2022

Georgia Luxury Apartments





Construction of Iconic Rama Towers Set to Begin

GEOMAX CONSULTING ENGINEERS LTD.



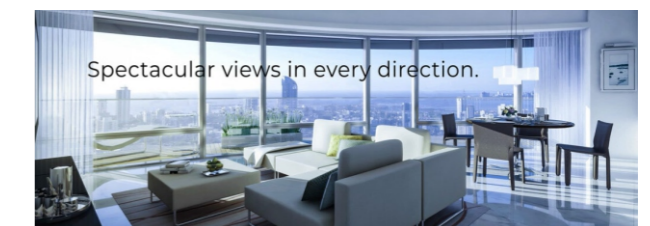
Construction of the much anticipated Rama Towers, an ultramodern mixed use development in Kilimani, Nairobi, is set to begin shortly.

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

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 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



Spectacular views in every direction.

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

Geomax Consulting Engineers Ltd offers the following services;

- i. Electrical Engineering Services
- ii. Mechanical Engineering Services
- iii. Electronic Engineering Services
- iv. Specialised Building Consultancy Services (Solar Power, Energy Audits, Energy Management etc.)

Membership, Affiliation and Accreditation

Engineer's Board of Kenya.
Ministry of public works
Ministry of Energy and Petroleum
Energy and Petroleum Regulatory Authority.
Association of Energy Engineers.
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St. Hellen Lane off
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+254 20 38 73430
/808/816
+254 722 207 236



P.O Box 53748 – 00200
Nairobi – Kenya

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



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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 021 447 7244
 info@swish.co.za
 www.swish.co.za

Publisher:

WOOTA PUBLISHERS t/a PROJECTS MAGAZINE

KENYA OFFICE

Tel: +254 70 155 2963 P.O.Box 178-20114, Kabazi, Nakuru, Kenya.

Email: info@projectsmagazine.co.ke Website: www.projectsmagazine.co.ke

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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Benefits of Shade Structures



Create a Comfortable Outdoor Space with Shade

Many consumers think about shade structures during the hottest months of the year — and for a good reason! Shade structures not only allow you to be outdoors longer but also provide the benefit of being shielded from the sun. But even when the temperatures cool off, one of these structures can increase your comfort outdoors. There are many benefits to having shade structures, such as relief from the elements (such as sun, rain, and snow), architectural aesthetics, protection of cars or equipment, and compliance with accreditation standards.

Reaping the Benefits Shade Structures

1. Shelter from The Sun. The most common need for a fabric shade structure is easily protection from the sun. Structures can shade everything from pool lounge chairs to bleachers, cars, and even whole playgrounds. In outdoor parks and recreation spaces, shade can prolong your time outdoors and allow children to play longer, keep playground equipment cool to the touch, and provide protection from harmful UV rays. Additionally, a shaded space can have temperature reductions of up to 25 degrees — now that's cool! Apartments, hospitals, office parks, and airports sometimes opt for shaded parking lots, keeping vehicles protected and their internal temperature cooler during hot summer months.

What's more, it's not necessary to change the entire landscape or exterior of your facility to incorporate a shade into your outdoor space. A simple hip structure can be erected almost anywhere on your property to provide a sheltered area for students, employees, or the community to enjoy. With sun protection from harmful UV

rays and skin cancer on everyone's mind, creating a shady place to relax will be appreciated.

2. Precipitation Protection.

Spend more time outside without being subjected to the rain — say at your child's baseball game? Additionally, providing vehicle protection from rain and sleet is a great way to add value to your property and boost membership fees, attract new residents, or charge more for car parking. A cantilever shade structure works perfectly in both situations. Today's cantilever structures are attractive as well as functional and can add practical and aesthetic value to your property.

3. Add Architectural Aesthetics or Additional Branding.

Making your space more visually interesting is



easy with the use of products such as shade sails or any other architecturally-designed canopy. In these applications, the shade not serves a practical use but beautifies your outdoor environment. What's more, shade fabric and the framework come in a variety of colors to support your brand's identity or



your team colors.

4. Be Compliant with Accreditation Standards.

For childcare centers, head starts, and even some public agencies, accreditation standards require a certain amount of square footage to be shaded, either naturally through trees or through artificial shade. If natural shade is not an option in your area, a shade structure like a hip end shade may be the best route to meet these standards. Not only are their accreditation standards for humans, but did you know zoos and aquariums must accommodate shade guidelines for their animals to become accredited?

If you would like to learn more about the benefits of

shade structures, check out our Shade Uncovered: Using Fabric Shade in Public, Private, and Commercial Environments CEU course and presentation.

Choosing the Ideal Structure for Your Location

So how do you know which shade structure is right for you? The ideal shade canopy for you will depend on what you would like to shade, any limitations your site may have (like height clearances, etc.), and ultimately your budget. A shade professional can help you determine which structure will meet your needs and provide you with the enjoyment you seek. Check out three cost-effective solutions below or fill out the form at the bottom for more information.

Shade Structures

If you are looking for information about shade structures, below is a good place to start. We will provide interesting articles and case studies so you can decide which shade structure would be perfect to enhance your business or home.

Shade to Order are multi award winning designers and manufacturers of high tensile shade structures. Based in Newcastle you have seen their structures everywhere.

We custom design, manufacture and install all our shade structures in Newcastle NSW from high quality materials. Structures include Conicals, Barrel Vaults, Polyedges, Hypars, Umbrellas and Residential Custom Designs.

AUTHENTIQUE SHADES AND TECHNOLOGY

For modern Carshades, Sailshades and Canopies structures We are giving upto 30% discount also on CCTV Installation, Alarms, Gate automation, Cabros and Electric fence **30% DISCOUNT**

Canopies, Car parking shade, Screen fence and any customised tent We offer affordable prices at 4800/= per sq mtr for 100% waterproof For more info contact: 0725629840



Hotani – Kitisuru’s Bespoke Apartments



Hotani is located on Kirawa Road, off Peponi Road, Kitisuru. Overlooking the coffee estates of Kitisuru, Hotani comprises of 32 bespoke apartments inspired by boutique hotels. Construction started in May 2021 and is projected to be ready for occupancy from 31st December 2022. Hotani sits beautifully with its neighbouring development, The Residency which was completed three weeks ahead of schedule in June 2020 and sold out by December 2020.

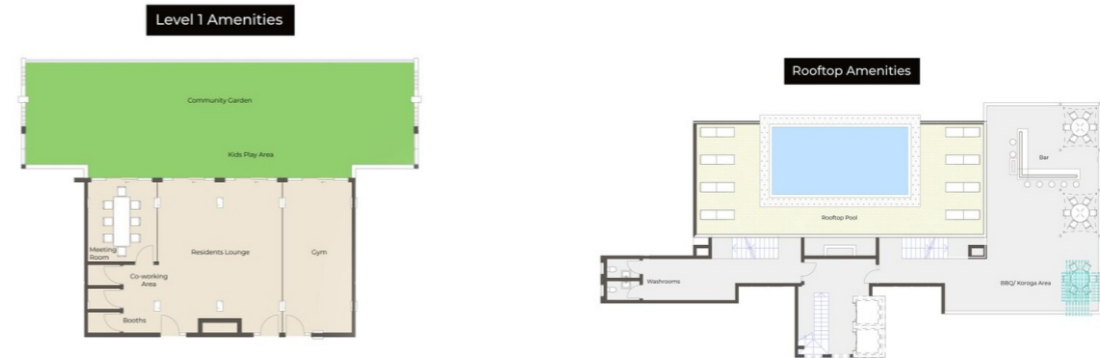


Hotani includes only 32 residences, ensuring privacy and the highest quality of living. The four unique apartment types are:
 - Garden Villa (3,111sq. ft)
 These are 4.5 bedroom all-ensuite duplexes with a private garden and optional plunge pool and DSQ. With a starting price of KES 31M

- H3+ (1,524 sq. ft)
 3 bedroom master ensuite + DSQ with pantry and laundry area as well as a guest cloakroom. Starting at KES 15.5M

- H2+ (1,180 sq. ft)
 2 bedroom master ensuite + DSQ with laundry area with a starting price of KES 9.5M, also available is a 1.180 sq. ft option which is already sold out.

Other amenities:
 Rooftop pool & Ground community garden.



Location

The developments is also well connected to key business nodes and social amenities:
 Located only 10 minutes to ABC Place/ Safaricom HQ via the new link road from Waiyaki Way (ABC Junction) to Nyari, 15 minutes to Sarit Centre and Westgate via Peponi Road, 15 minutes to Gigiri, the UN, and Village Market and 25 minutes to Nairobi CBD via Waiyaki Way and the Westlands-Redhill link road.

Hotani neighbours a variety of social amenities such as the International School of Kenya, APHRC Campus and several luxury villa & townhouse developments (Kihingo, Magnolia, Kitisuru Terraces etc), as well as The Residency.

With a fantastic location and road links, Hotani attracts quality rental demand from Westlands' corporate executives as well as Gigiri's diplomats & NGO community. It is also poised to offer impressive & unmatched capital appreciation for buyers.



Who are we?

A Design Consultancy with experience in Mechanical, Electrical and Public Health Engineering Systems for the Built Environment for clients in Kenya, East Africa & the wider African region.

Our Services

- Mechanical and Public Health Services**
 - Cold and Hot Water Services
 - Mechanical Ventilation and Air Conditioning Systems
 - Fire Protection Systems
 - Rainwater Harvesting
 - Plumbing, Drainage and Sanitary fittings
 - Solar Hot Water Systems
- Electrical Services**
 - High and Low Voltage Electrical Distribution Systems
 - Diesel Generator Systems
 - Electrical Lighting and Small Power Systems
 - Lifts and Escalators
 - Building Management Systems
 - Lightning Protection Systems
 - Solar Photovoltaic Systems
 - Fire Detection and Alarm Systems
 - Security Systems

We are proud to be associated with the construction of Hotani Apartments Kitisuru

Contact us through:
 Designmatic Ltd
 admin@design-matic.com

Our philosophy is simple
 - integrity, efficiency and quality.



Simba Borehole Drilling



About:
 Simba Drilling Company Limited offers a full line of borehole drilling and pump installation services. We are experienced in residential, industrial, agricultural and municipal water wells. We have over 10 years of well drilling experience, which cover hundreds of wells throughout Kenya

- We combine Quality Workmanship, Superior Knowledge and budget friendly prices
- We Can Ensure a Job is Done on Time and on Budget
- Proven Results for Setting Exceptional Standards in Cost Control
- Professional Service for Private and Commercial Customers
- 10 Years' Experience and a Real Focus on Customer

Satisfaction

BOREHOLE DRILLING

At Simba Drilling we recommend all water boreholes are serviced and maintained regularly to safeguard their optimum and long-term performance. We offer a complete aftercare package for your entire borehole system, which ensures it continues to operate correctly, efficiently and safely. We also have the expertise to service third party borehole installations. We can service any borehole throughout Kenya. We do maintenance of borehole all over Kenya



HYDRO GEOLOGICAL SURVEY

At Simba Drilling we offer borehole hydro geological surveys and geophysical assessments in Kenya. Hydrogeological assessments can be undertaken on a number of levels and are usually a minimum requirement if an abstraction license is required.

The geophysical and hydro geological survey typically comprises of (but is not limited to) the following tasks: ascertain the requirements of the customer, location, yield and use; geological assessment, general geology, lithology and structure, Hydro-geology, implications of the geology in terms of water bearing horizons, anticipated yield, hydraulic properties of each aquifer, groundwater flow direction, pathways and rates of flow, aquifer availability, the Environment Agency's classification of the aquifer in terms of availability of water and license, boreholes and abstractions in the catchment and region, including borehole logs and aquifer parameters (where known), Data collection and collation,

Groundwater quality assessment, Catchment assessment, an understanding of the anticipated groundwater catchment, Catchment risk assessment, and risks to yield and quality, including the potential for planned activities to result in groundwater contamination and known or expected presence, distribution, concentration and risk from existing contamination, Anticipated yield and quality of abstracted water, Assessment of source, contaminant transport pathways and receptors for groundwater contamination, Initial assessment of health and environmental risk, Borehole design and recommendations

At Simba Drilling Kenya, we do professional geophysical and hydro geological surveys all over Kenya. We do design and installation of elevated steel tanks in Kenya, the tank consists of a welded steel container supported by multiple welded steel legs, perimeter columns, and a central



welded steel riser. These are reinforced with horizontal struts and diagonal bracing rods.

BOREHOLE EQUIPPING

Borehole Equipping is the most important stage in the borehole drilling process. At Simba Drilling we have a team of professionals who have equipped hundreds of boreholes across Kenya.

The borehole equipping consists of (but not limited to) the following: pump installation with its accessories like control panel, submersible and underground cables, galvanized pipes and main to the tank. We also elevated water tanks in Kenya.

BOREHOLE MAINTENANCE IN KENYA

At Simba Drilling we recommend all water boreholes are serviced and maintained regularly to safeguard their optimum and long-term performance. We offer a complete aftercare

package for your entire borehole system, which ensures it continues to operate correctly, efficiently and safely. We also have the expertise to service third party borehole installations

We can service any borehole throughout Kenya. We do maintenance of borehole all over Kenya

WORKS

- Tile & carpet
- Rubis kenya
- Arya girls
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STOPPING FIRES

BEFORE THEY START!

ASP Fire is able to conduct fire-risk assessments and Rational Fire Designs for shopping centers.

Fire plans have to be resubmitted for approval whenever a tenant changes, or if the internal layout of a shop changes.

Ceiling void smoke detection, void fire protection and the activation of smokes

by tenant fire panels are areas often ignored when shopping centers are built.

Most tenants are not aware of the specific requirements for automatic fire detection and alarm systems and their obligation to install them.



ASPFIRE

+27 11 452 2169

michael@aspfire.co.za



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S&P SYLDON & PARTNERS

P.O. Box 664 - 00606 Sarit Centre,
 Nairobi, Kenya.
 Tel: +254 020-44 51 422/44 53 089
 Telefax :44 51 423
 Mobile: +254 722 861 473 / +254 733 850 848
 Wireless: +254-020-528 77 29
 Email: info@sandpconsult.co.ke, syldon@sandpconsult.co.ke

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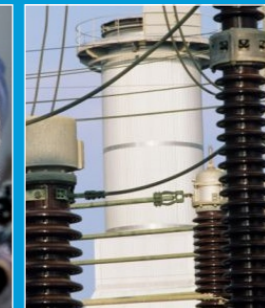
SyldonInfra



SyldonServ



SyldonPower



SyldonTel



SyldonEnv



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.



Off Upper Hill Road,
 Upper Hill, Near Citi Bank
 Opposite Church of Jesus Christ Of Later Day
 Saints, Mount Meru Court, Suite No. 4.

State says toll law to unlock Sh160bn for Nakuru road



The National Treasury Chief Administrative Secretary Nelson Gaichuhie.
PHOTO | JEFF ANGOTE | NMG

The State is pushing Parliament to approve the controversial toll fund law on grounds that it will unlock over Sh162 billion for the construction of the Nairobi Mau Summit highway.

Treasury told MPs that the creation of the National Roads Toll Fund will facilitate financial closure on the Nairobi-Nakuru-Mau Summit Toll Road Project.

Treasury chief administrative secretary (CAS) Nelson Gaichuhie said the attainment of the financial closure on the project will trigger the payment of an excess of \$3.5 million (Sh400 million) into the Public-Private Partnership Project Facilitation Fund.

"The establishment of National Roads Toll Fund...will facilitate the mobilization, off-balance sheet, of over Sh162 billion in road development funds, and the operation and maintenance of the Nairobi to Mau Summit Highway as a Public-Private Partnership toll road for 30 years, in pristine condition, and a return to the public of an asset with residual economic life in terms of the contracted obligations under the PPP agreement for the project," Mr Gaichuhie said.

The consumer's lobby group, Consumer Federation of Kenya (Cofek), on Monday petitioned parliament to reject the new law that will return toll fees on both old and new roads, on grounds that it failed on the public participation requirement.

"The said regulations fatally fail to meet the threshold of public participation as envisaged under article 10 of the constitution. Road tolls are discriminatory, especially where options do not exist," Cofek secretary-general Stephen Mutoro said. A parliamentary committee has already approved the Public Finance Management (National Road Toll Fund) Regulations 2021 which seeks to establish the Fund.

The regulations await the nod of the House to enable the Treasury to establish the kitty.

The State awarded the 233km Nairobi to Mau Summit Toll Road contract to a French consortium made up of Vinci Highways SAS, Meridian Infrastructure Africa Fund, and Vinci

Concessions SAS in 2020.

The project will see the road expanded into a four-lane dual carriageway through a Public-Private Partnership (PPP) model.

The consortium is expected to design, finance, construct, operate and maintain the express.



The firm will then recoup its finances using the revenues and income generated by the electronic toll collection system along the road for 30 years.

Mr Gaichuhie successfully lobbied the National Assembly's Committee on Delegated Legislation which has approved Public Finance Management (National Road Toll Fund) Regulations 2021.

The regulations, which will establish the National Roads Toll Fund, seek to implement the Public Roads Toll Act, Cap 407, which guides the imposition of toll fees on major national roads.

The Treasury is waiting for Parliament to approve the regulations to create the Fund.

The construction of the toll highway from Nairobi to Mau Summit is expected to begin in September and is expected to reduce traffic congestion on the northern corridor.

Transport Cabinet Secretary James Macharia says the project will widen the existing Rironi- Mai Mahiu-Naivasha road into a seven-metre carriageway with two-metre shoulders on both sides.

He said the project will also include the construction of a four-kilometre elevated highway through Nakuru town, and the building and improvement of interchanges along the highway.

The Rironi-Nakuru-Mai Mahiu road forms a vital part of the most important transport corridor in Kenya — the Northern Corridor— which originates in Mombasa and terminates in Malaba.

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).

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/mm² (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.



PVC Sheeting

XL PU, with its extensive proven pedigree, combines high performance with optimum style and enables the transformation of any commercial environment through the selection of vivid colours. Featuring a specially formulated polyurethane surface treatment, XL PU is available in a duotone marbled decoration. XL PU features a polyurethane surface treatment which provides an excellent foundation for an easy, ongoing maintenance regime. Polyflor Homogeneous ranges demonstrate outstanding durability and abrasion resistance. XL PU achieves the excellent abrasion.

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.



Customer standardises on SKF bearings and grease thanks to the astute eye of SKF South Africa's Authorised Distributor, Bearing Services Springs (Pty) Ltd

The professionalism and thoroughness of SKF South Africa's Authorised Distributor, Bearing Services Springs, during a basic lubrication inspection, has resulted in the supply of lubrication solutions, grease as well as SKF bearings to a leading building materials manufacturing customer.

"While we were assisting with on-site demonstrations of our Mapro products on the customer's request, we identified a number of lubrication issues," explains SKF Product Manager for Maintenance Products, Eddie Martens. "In addition to the fact that lubrication was not being carried out reliably on their equipment, we also discovered that up to nine different types of grease were being utilised."

The team from Bearing Services Springs immediately recommended that the customer standardise their grease which would be more cost effective and logistically savvy. "We also suggested the use of SKF System 24 as the best lubrication solution as it offers a host of time- and cost-saving advantages," says Melissa Verster, Branch Manager at Bearing Services Springs. The System 24 LAGD and TLSD lubricators can be adjusted to ensure that the correct quantity of lubricant is carried correctly to the required lubrication points during a pre-determined time. This gives the customer accurate control over the amount of lubricant supplied. "Moreover, the amount of lubricant required is reduced and so too is wastage which is also an environmental benefit," notes Verster.

"We are extremely pleased that on top of the fact that the customer is using System 24 and now only stocking SKF bearings, they also took our advice to standardise on SKF LGWA 2 and LGHQ 2 grease," continues Verster. She adds that the Bearing Services Springs team is in the process of setting up consignment stock for the customer and that they have been presented with a large RFQ for the supply of SKF power transmission products - chain and sprockets.

"The customer is so satisfied with our product and service solutions that they have requested us to duplicate these successes at another one of their plants located South of Johannesburg," discloses Verster. "Planning is already in place to commence with a CNA-Lube and also on the cards is a Fan solution focused on optimising Rotating Equipment Performance (REP) as well as training for our customer's staff."



SKF allocates EUR 300 million to green investments

SKF has reached a significant milestone, with a total of EUR 300 million now allocated to investments in accordance with SKF's Green Finance Framework. The funding comes from the Group's 10-year Green Bond and is an important part of SKF's focus on reducing its own emissions as well as increasing investments in R&D, production, testing and remanufacturing capacity for products used in industries such as renewable energy generation, electric vehicles and railway applications.



Niclas Rosenlew, Senior Vice President and CFO, says: "It's fantastic to be able to

see the impact and wide breadth of projects which this funding is supporting. These investments are essential in contributing to the transformation of SKF and the industries which we support."

SKF's Green Finance Framework has been independently evaluated by the Center for International Climate Research (CICERO).

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
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▶ Everite Building Products, is an appointed licensee by the Xella Group to manufacturer Hebel Autoclaved Aerated Concrete (AAC). Everite Building Products is the only manufacturer of AAC in Africa.



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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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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.

Rains May Impact Nairobi Expressway Delivery



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.

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.

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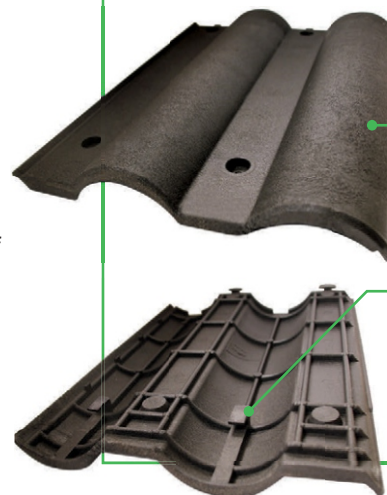
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