

PROJECTS

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MAGAZINE

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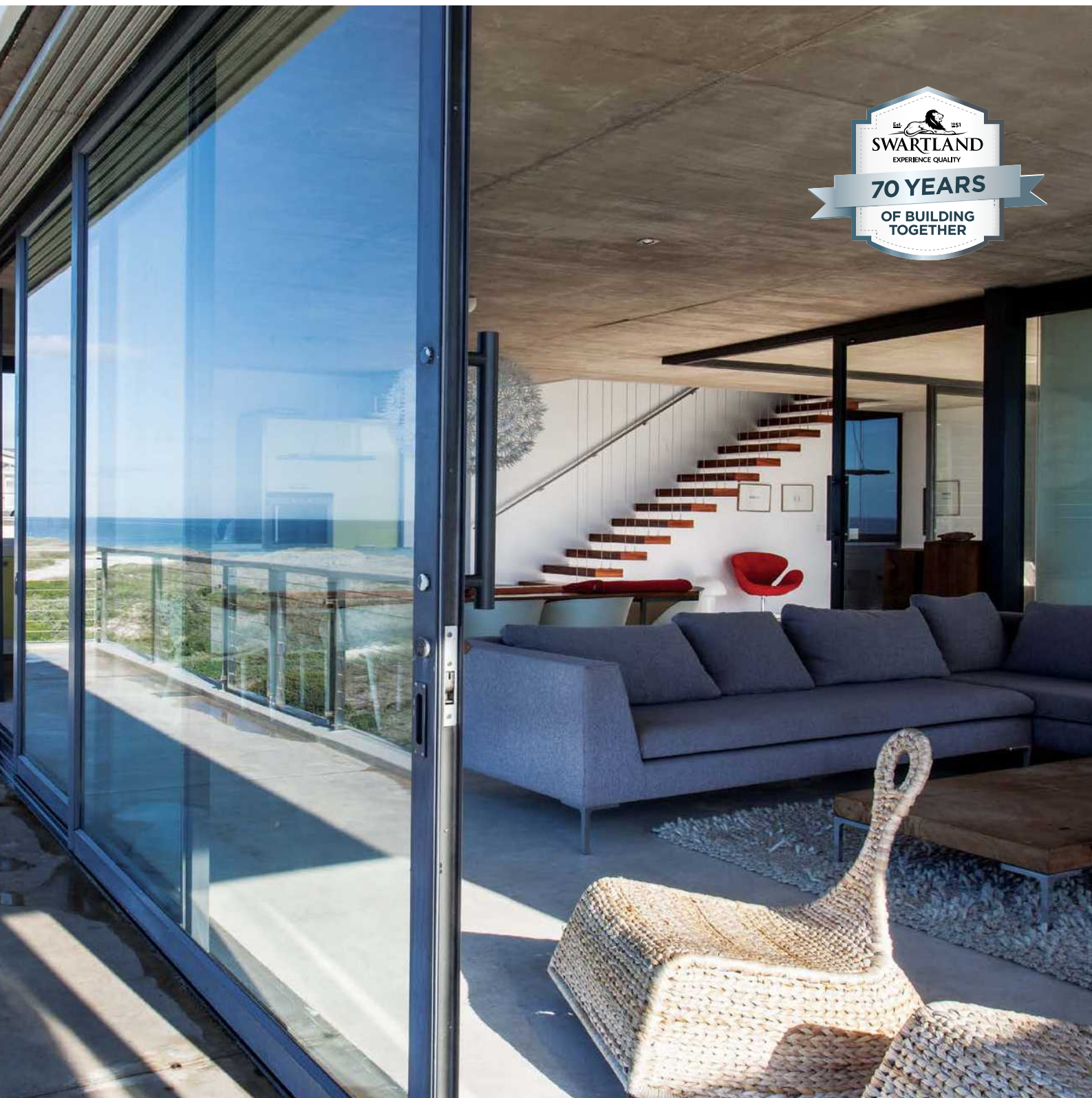
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Thiba Dam Water Project In Kenya Finally Complete



Sitting on a total area of 542 acres, spanning 1 kilometer long and 40 meters deep, the Thiba dam in Kirinyaga county, Kenya, has finally filled up. This was announced by Mr. Daniel Nzonzo, the head of corporate communications at the National Irrigation Authority. Nzonzo said that the dam took approximately three and a half months to be filled with 15.6 million cubic meters of water.

Overflows into the river hannel are directed into the spillway, which acts as a safe evacuation route. According to Mr. Nzonzo, the river's hinterland has a 180 cubic meter catchment in the rainy season, most of which will flow via the spillay

Through the spillway, four cubic meters of water per second are released from the dam back into the river. He said that there isn't a

risk that there will be a spillover into the area, that the dam will break, or that floods will occur. Due to their strength, the walls can withstand water.

The dam is expected to boost the region's irrigation, in which rice farming is primarily carried out.

According to the National Irrigation Authority, an additional 10,000 acres of land are expected to be added to the Mwea irrigation scheme. The land will be used for the cultivation of rice since there is enough irrigation water.

The dam's capacity to provide irrigation during dry seasons to local rice farmers was good news. During dry seasons, according to Nzonzo, the gates of the dam will be opened to let water flow to the rice paddies



at the Mwea Rice Scheme. This is to maintain the output.

Background

The Thiba Dam project also referred to as Rukenya Dam, is a dam in Rukenya, Kirinyaga County, Kenya. The dam will be 1

km wide and 40 meters high. The dam's reservoir will at least have an area of 542 acres, having a water storage capacity of around 15 million cubic meters.



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Contributions
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URBANWOOD SUITES APARTMENTS



Artistically derived from its geological location, Urbanwoods Suites is located at the heart of Nairobi county in wood avenue Kilimani with its

developer as Blue Urban Limited. Kilimani which is a prime residential and commercial area approximately 7 Kms West of Nairobi CBD. The



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area prides in its rich mix of culture with a population consisting of individuals from diverse social backgrounds. It is a 17 storey mixed use development high-rise structure hosting commercial and retail spaces on the first six floors and 3 typologies of serviced apartments on the rest of the floors save for 16th and 17th floors which is characterized by amenities such as rooftop restaurant, massage parlour, steam bath, sauna, gym and laundry room on the 17th floor.

Residents in Kilimani are of both local and foreign descents and the area is home to a host of international schools such as the French, Japanese and Swedish Language Schools.

This development will harbor unique blend of modern serviced apartments, retail outlets, commercial units, office spaces and recreational amenities offering a one stop shop for goods and services while being accentuated by proximity to major shopping centers like Yaya Centre, Prestige Plaza, Hurlingham and Adams Arcade.

Some of the target market includes:

- ↗ Financial institutions
- ↗ Outpatient health services
- ↗ Fashion retailers
- ↗ Supermarkets
- ↗ Antique shops
- ↗ Private offices, serviced offices
- ↗ A Man's Parlor, a spa, with and executive barbershop with a Steam bath
- ↗ Coffee bar / Caeteria
- ↗ Mobile Money Transfer Retail Boutique with Assorted Cashless money Transfer shop
- ↗ Bakery, Cake centre.
- ↗ Health food store / Supplements
- ↗ Pet Supply Store Aqua and other assorted pets food stuffs
- ↗ Beauty Shop
- ↗ A woman's stop shop
- ↗ ECommerce Drop Off Store
- ↗ Cybershop / Print shop
- ↗ Fast food outlets
- ↗ Gadget Accessory Store, phones & Accessories
- ↗ Dry cleaning
- ↗ Retail Pharmacy

DEVELOPER: BLUE URBAN LIMITED

MANDATED AGENTS: SUNLAND REAL ESTATES LIMITED

CATEGORY	PARTICULARS	DETAILS	BUILT UP AREA	
17 TH FLOOR	Amenity area	Gym and laundry room.	10,020 sqft	
16 TH FLOOR	Amenity area	Members' club, massage parlor, steam bath and sauna and swimming pool.	Rooftop restaurant	2225 sqft
			Massage parlor	930sqft
			Steam bath and Sauna	1,400sqft
15 TH FLOOR	Residential area	2no 2 bedroom and 3no 1 bedroom serviced apartments	Standard 1br 810 sqft	1.No. per floor
			1 br deluxe 940sqft	2.No. per floor
			2 br deluxe 1,460 sqft	2.No. per floor
7 TH - 14 TH FLOOR	Residential area	7no 1 bedroom (Standard and Deluxe) serviced apartments per floor	Standard 810sqft/unit	5 No. per floor
			Deluxe 940sqft/unit	2 No. per floor
6 TH FLOOR	Commercial space	Conference rooms	2,160sqft	
		Reception to residential and main management office	1,100 sqft	
		Serviced offices,	1,675 sqft	
2 ND - 5 TH FLOOR	Commercial space	Leasable office spaces	5,165 sqft per floor	
FIRST FLOOR	COMMERCIAL AREA	Restaurant and executive barber shop	6530 sqft	
		Restaurant: 5700 sqft		
		Barber shop: 830sqft		
GROUND FLOOR	COMMERCIAL SPACE	Commercial space and management/security office, guard houses, generator room and services	1,550 sqft lettable area	
BASEMENT 2	PARKING AREA	22 No. Parking Spaces		
BASEMENT 1		18.Nos Parking Spaces		

Economic sense

As a business entity, you can be assured of high return on investment owing to the support this development offers to local businesses due to increase in foot traffic and its proximity and convenience to new clientele.

It has the power to attract a lot of interest and foot traffic compared to stand-alone stores, strip malls, or shopping centers.

The objective of this development is to transform the neighborhood and bring residents and visitors to one location to live, work, eat, shop and play.

Restaurants and shops will thrive well owing to the shared community spaces which are incorporated to encourage people to get outside and mingle.

The key pull factors for this development is



2. Good transport network: The area is served by a host of well paved roads, such as the Argwings Kodhek road, Denis Pritt road, Lenana Road, Chaka road and Ngong roads that makes travelling convenient.

3. Growing middle class: An influx of higher middle income earners in the area has increased the demand for residential as well as commercial developments.

4. Security: Security in Kilimani is quite good and residents enjoy services offered by the Kilimani Police Station which is located at the heart of Kilimani.

5. Zoning: Kilimani Area was predominantly a low density residential area but has been rezoned to accommodate high-rise and high density residential and commercial uses.

derived from the fact that the area continues to grow and expand with myriad of investments opportunities with the following pull factors:

1. Proximity to Nairobi CBD: Kilimani is only 10 minutes away from Nairobi CBD making it a convenient residential location for individuals working in town.

This well thought out development mix would serve to maximize overall returns and given the current development trends, its excellent architectural designs would be the ultimate pull factor in the region.



Ways to Get More Work for Your Plumbing Business

more work for your plumbing business.



Thinking about growing your plumbing businesses. You might be looking to grow your customer base. Or you might be an experienced business who wants to maintain your income. Thankfully, in this modern world there are many opportunities to get more work for your plumbing business. Below are several ways to get

1 Word of Mouth



Word of mouth advertising is one of the oldest and trusted forms of advertising. Best of all it is 100% free. It is important to build trust with your customers. If you do a good job for them they could recommend you to their friends and family. In turn, if you do a good job for them your recommendations can grow and grow.

You could even encourage your customers to leave positive online reviews. To drive business further, you could offer customers a small payment for any new customers you secure as a result of their recommendation.



2 Get Your Branding Right



A clean and crisp company logo, website and advertising can be a world of difference in this modern age. There are many online companies that can revitalise your branding for affordable fees.

You could look at the following:

- ✦ Is my branding recognisable?
- ✦ Will people remember my branding?
- ✦ Does my branding look professional to customers?
- ✦ Are the colours right?
- ✦ Should I have a branded company van and work wear?

You should also look to get your website as high as possible on search engine results. For example, potential customers who search 'Plumber – Norfolk' in their internet search engine, will only look for the first few results. If your website or Facebook page appears much later, they are unlikely to find you.

3 Local Adverts

Some plumbing companies still find success from advertising in the Yellow Pages and others in construction oriented magazines like "Inventive Construction News Magazines" and "builders magazine" just to mention but a few.

You could also leave leaflets or business cards in local cafes, restaurants and shops. Here you could catch the eye of someone looking for a local plumber.

4 Lead Generation Websites

There are a number of lead generation websites which can be used by plumbers. These include:

- ✦ Rated People

- ✦ Check A Trade
- ✦ My Builder
- ✦ Local Hero's
- ✦ And many, many more.

These are a great way to capture people who are searching the internet for plumbers. For example a user might search in Check a Trade for an outdoor drain unblocker in their local area. If your account is set up to match with this search, they might contact you for a quote.

While this is a great way of gaining new leads, you will need to factor in that many of these websites charge fees for referrals. As such, you will need to factor this into your marketing strategy.

5 Social Media



Social media has become big business, plumber advertising is no exception. The number of daily social media users in the UK is staggering, and you can use it to gain new work leads. Having a Facebook and Twitter page is a good start, but it is important to share relevant and engaging content. This could include:

- ✦ Before and after pictures of your jobs
- ✦ Customer feedback
- ✦ Helpful videos
- ✦ Special promotions

On top of this you can use paid social media ads to target a certain type of customer base in your local area.

6 Local Radio

For many companies a TV advertising campaign is out of reach. However, local radio adverts are likely to be much cheaper. If big commercial radio stations are too expensive, smaller radio stations – such as hospital radio stations – can be more affordable.

7 Team Sponsorship

Sponsoring a local sports team can be an excellent way to get more work. You could sponsor local amateur or semi-professional teams such as:

- ❖ Football team
- ❖ Rugby team
- ❖ Cricket team
- ❖ Hockey team

❖ Netball team



In addition to this some golf courses offer sponsors the opportunity to sponsor a hole on the course. Alternatively, a squash club might want sponsors for a tournament they are holding.

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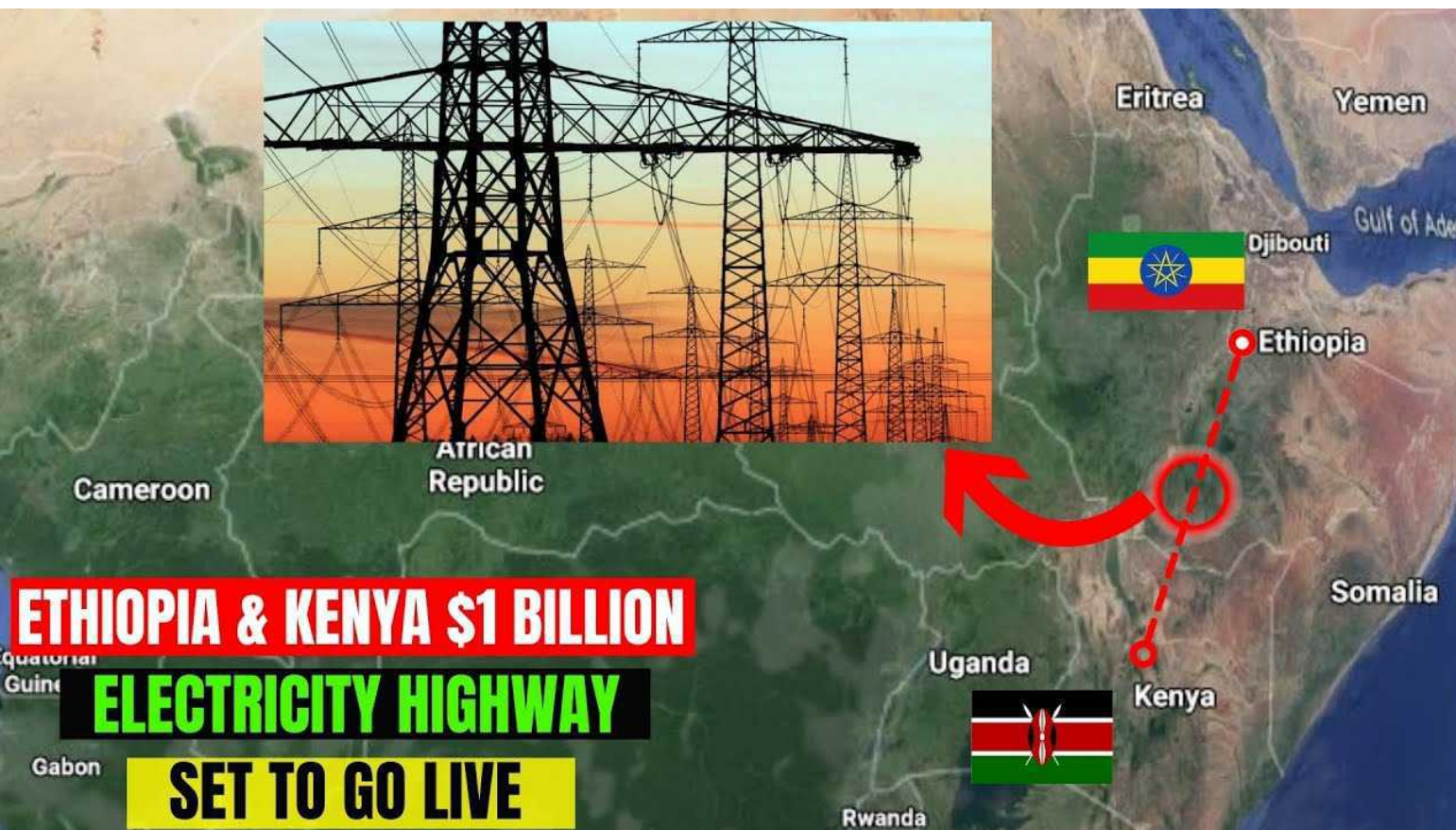
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Extending Your Roof's Lifespan - Residential Roofing Tips



The average roof is built to last between 20 and 30 years, but there are some things – like storm damage and rapid temperature changes – that can cause it to age poorly.

The good news? You can extend your roof's lifespan by using these residential roofing tips from the pros.

Residential Roofing Tips to Extend Your Roof's Lifespan

A little bit of maintenance goes a long way when it comes to residential roofing. Use these residential roofing tips to take care of your roof and help protect your investment:

- Clean your gutters frequently
- Have regular roof inspections
- Prune overhanging tree branches
- Repair storm damage immediately
- Replace damaged or worn shingles right away

1. Clean Your Gutters Frequently

Gutters can easily become clogged with leaves and other debris. Alone, that's fine – but when it rains, those clogs can cause water to back up. Backed-up water in your gutters can damage your shingles and the actual roof beneath them. Most experts recommend cleaning out your gutters at least twice each year. If you maintain your

gutters in the spring and fall, they'll be ready when the water starts pouring through (either from spring rains or melting snow).

2. Have Regular Roof Inspections

You can conduct a small visual inspection from the ground or climb up on your roof to get a birds-eye view, but nothing beats a residential roof inspection conducted by a professional. You want a roofing company that provides a 45-point inspection, which means they check everything, and that documents and photographs any damage on the roof – that way, you'll know exactly what needs to be fixed.

3. Prune Overhanging Tree Branches

Overhanging tree branches can bang up against your roof during high winds or storms, or they can brush against your shingles repeatedly and degrade their integrity. In some cases, overhanging tree branches can create ideal conditions for algae or mold to grow, which can eventually cause leaks if left untreated. If you see branches or other debris on your roof, remove it immediately to protect your roof's surface.

4. Repair Storm Damage Immediately

If left untreated, even minor damage can cause major problems. A tiny leak from a lifted, broken or missing shingle can let water into the roof deck, where it'll cause the wood to swell – or worse, trickle down into your home and cause major water damage. Sometimes storm damage has a domino effect where one herring leads to another. If you suspect a storm, rain, hail or high winds have damaged your roof, schedule a roof inspection immediately. Making small fixes now can save you thousands of dollars in repair and replacement costs later.

Replace Damaged or Worn Shingles Right Away

Shingles are there to provide a layer of protection to your roof, and by extension, your entire house. You need to replace damaged or worn shingles immediately, particularly if they're:

Curling up at the edges

Cracked

Missing granules (your shingles will look like they have "bald spots")

Covered in dark streaks, which can be algae growth

Hosting moss or mold





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- 100% Recyclable
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- Community Projects

Ethiopia to build largest Airport in Africa



Plans for the largest airport in Africa first announced in 2020 continue to be on the back burner two years later. The project site was identified in Bishoftu hicch is locate 38 kilometers from Addis Ababa. Ethiopian Airlines Group(EAG) has twice issued Requests for Proposals but the response has not been enthusiastic causing EAG to return to the drawing board. A new proposal is expected once a review of its masterplan is done

Back in 2020 Ethiopian Airlines Chief Executive Off icerewewolde brbremariam revealed the ambitious plan. Reportedly, the airport will be the largest of its kind in Africa. It will have the capacity to handle 100 million passengers every year.

The airport will be built on 35 square kilometers piece of land at a lower elevation. The airport is expected to reduce jet fuel consumption and enable flights of a greater distance. This is mainly because of the lower elevation.

Athe new airport to be the largest in Africa is set to relieve pressure at the Bole Airport. As it stands, Bole International Airport has the capacity to handle 19 million passengers annually. The rapid growth of Ethiopian Airlines, being the largest airline in Africa by fleet size and evenue, has not kept up with the air infrastructure.

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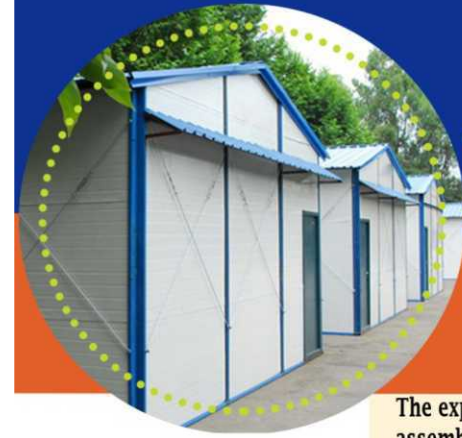
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PREFAB HOUSE AND EPS PANEL



The expanded polystyrene (EPS) technology involves construction of houses by assembling ready-made EPS foam, sandwiched between a galvanized steel wire mesh that is plastered on both sides with concrete



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AAC as a building material has gained a considerable share of the international construction market since its inception in 1923 in Sweden and today maintains its reputation of the building material of the future. It is viewed as a revolutionary material that offers a unique combination of strength, light-weight, thermal insulation, sound absorption, unsurpassed fire resistance and unprecedented ease of construction.

Since commissioning the AAC plant in 2017, Everite Building Products has enjoyed considerable success in specification of the product to landmark projects in South Africa.



Metal vs Timber – Why in construction it is better to use timber trusses

Choosing other roof structures with timber trusses has already become the standard choice for building construction, especially for residential buildings. When it comes to the roof, there is no doubt that there is a need for stable and high-quality structure, and the roof trusses offer a number of advantages in this regard, as compared to, for example, traditional rafter solutions.

Timber trusses are incredibly strong and can be installed much faster, saving time and resources. They effectively move the entire load to the outer walls of the building. However, it is also important to choose the right solution here, since in the construction world it is possible to choose both timber and metal roof trusses.

structure with the slope. Metal roof trusses are usually much more expensive than timber trusses. Although they tend to serve a little longer, they occasionally require maintenance. Experienced professionals will be able to build it quickly and efficiently, but their installation requires a lot of skills, practices and resources. The metal does not tolerate heat as well as wood, so it can expand and cause damage to the roof at very high temperatures. At 400-500 degrees, it loses up to 50% of its strength. If you want better sound insulation, then the metal construction will not be the best solution. And, of course, everyone knows that the metal is rusty, so it requires proper maintenance, which is undoubtedly more expensive than the maintenance of wooden trusses.

Metal trusses



On the market, there are available two types of metal trusses- flat structure and with

Pluses:
Resistant to cold weather;

Concrete Cutting, types and Its Uses



A concrete cutting saw is a tool that runs on gasoline, pneumatic pressure, hydraulics or an electric motor. It is also known as a road saw, consaw or a slab saw.

A concrete saw is used for cutting hard materials like concrete, tiles, asphalt, brick, masonry, and other solid stuff.

There are different types of saws that range from compact handheld saws and chop saws to large walk-behind saws. The blades of concrete saws are commonly made from diamond for effective and precise cuts.

Diamond blades should be cooled due to the significant friction generated during the cutting project as well as reducing dust in the process.

This article provides information on the many uses of concrete saws and different

kinds of concrete saws on the market. We will take a look at the following:

Different Types Of concrete Saws

There are many types of concrete saws out there. Every saw will serve a purpose depending on the job you need to get done. It's important to understand the different types of saws out there so you can choose the best tool for your next concrete cutting project.

Hand saws are available in many sizes and shapes. They can help you to complete the concrete cutting project more efficiently. You can slice through brickwork and other masonry using this tool.

Wire saws are ideal when you have to deal with foundations, pillars, and depths underneath the concrete surface. Core drills

are effective when you have to cut through concrete surfaces.

Chainsaws are some of the most popular concrete saws on the market today. These



saws will give you an unmatched precision due to the hydraulics of the tool.

Hydraulics give the tool enough power to cut through concrete and reach more than two-feet deep in the concrete. However, you shouldn't use this type of saw to create lines and corners on concrete.

You can make small cuts with hand saws compared to chainsaws. Wire saws let you deal with a large amount of concrete at once. You can make precise cuts on large slabs and blocks of concrete with a wire saw.

Whether you need to cut one inch or up to 5-feet deep into the concrete, core drills are ideal for the project. You will need the core drill when you are laying down utility cables



and wiring a building.

Many Uses Of Concrete Saws

Concrete saws have many uses and benefits. You can use a concrete saw to cut through tiles, bricks, concrete, blocks of stone, and other hard materials.

They can be used to cut openings or channels through concrete blocks, walls, and slabs. Concrete saws can be handheld, mounted on a stand or wheeled manually or by an electric motor.

Working with a concrete saw will expose the worker to many hazards like cutting blades, push-back, kick-back, pull-ins, and silica dust. That's why training and proper work practices are the key to success and safety with a concrete saw.

You need proper training to safely and effectively use a concrete saw. The correct sized cutting blade should be installed properly and guarded before using the concrete saw.

The speed of the saw shouldn't exceed the manufacturer's suggested RPM. You should use the correct blade for the project and adhere to all safety rules and wear protective gear when using a saw to cut concrete.



Timber trusses

A large part of the metal trusses consists of recycled material.

Minuses:

Rust (requires frequent maintenance);
Due to the rapid heating of the metal, careful thermal insulation in the roof structure is required.

Timber trusses

Despite the controversial claims about the quality of wooden roof structures, this solution is becoming increasingly popular among both small and large projects and is considered a more economical option. This solution holds the heat longer than the metal, resulting in lower heating or power consumption, especially in winter.

Pros

1. Flexibility and versatility

Wooden trusses are very diverse and easily compatible with other structures, such as steel beams. The possibility of wide span creates wider opportunities that architects and designers are keen on.

2. Ecologically friendly material

Wood collects carbon but releases oxygen on the surface. And that's not all. Compared to other materials, wood consumes less energy that reduces air and water pollution. Moreover, timber is the only renewable building material that helps to ensure

sustainable development.

3. Economy

In most cases, wooden trusses can be installed without the help of heavy construction machines. Also, the time taken to make wooden roof constructions is surprisingly low, thus shortening the terms of a construction project. When it comes to working on a construction site – wooden trusses do not encourage the generation of so much waste that makes cleaning the construction site more comfortable.

4. Strength and sustainability

Accurate manufacturing and continuous quality control ensure that the truss size and shape are in line with project standards, ensuring the structural integrity of the building.

5. Energy efficiency

Wooden roof structures have excellent thermal properties when compared to other materials such as alumina or steel. It is also a dense material that creates good insulation.

6. Aesthetic freedom

The timber truss solution provides an unlimited variety of options, providing the customer with the freedom to experiment with the area, layout and aesthetic properties of the building.



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