

PROJECTS

MAGAZINE

PM FEBRUARY MARCH 2023



**GAHIR ENGINEERING
WORKS LTD.**

Mechanical Engineers & Manufacturers



GRIZZLY VIBRATING FEEDER



CONCRETE MIXER



BLOCK MAKING MACHINERY

Gahir Complex , Pate Road
P.O. BOX 78252 - 00507 Nairobi,
Tel: 0203540541/428, 0202042837, 0202333541
Cell: +254722510238, +254722510237,
+254722758299, +254729853376
Email: info@gahirdesco.co.ke



S&P SYLDON & PARTNERS

P.O. Box 664 00606 Sarit Centre,
Nairobi, Kenya.
Tel: +254 02044 51 422/44 53 089
Telefax :44 51 423
Mobile: +254 722 861 473 / +254 733 850 848
Wireless: +254020528 77 29
Email: info@sandpconsult.co.ke, sylدون@sandpconsult.co.ke

S&P Departments:

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 Olando.

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.



Last year Real Estate Trends and What to Anticipate in 2023



Kenya has the largest industrial base in East Africa and therefore offers an appealing investment opportunity. Over the years, Kenya has continued to draw a lot of investors due to its strategic position, diverse economy, and entrepreneurial force. Kenya is a regional financial hub and the main entry point for East Africa. These are some key factors investors wish to capitalize on. The real estate sector is a beneficiary of foreign investment and continues to grow as evidenced in the real estate trends witnessed in 2022.

Major focus here is to examine the industry's performance in 2022 and make predictions on what the market can anticipate in 2023 and how these trends will affect investors and developers.

Growth of the Real Estate Sector
Kenya's real estate sector has expanded rapidly,

as seen by the increase in its share of the GDP from 10.5% in 2000 to 12.6% in 2012 and 13.8% in 2016. This growth can be due to factors such as

- :
 - Infrastructural developments
 - Rapid growth in population and urbanization
 - Recovery of the economy from Covid 19
 - Increase in investor confidence

Infrastructural Developments



Improved infrastructure has been a major catalyst to the growth of the Kenyan real estate sector. Key developments witnessed include new and improved roads and upgrades of key airports.

Central Bank of Kenya recorded that the construction sector during the second half of the year was at 6.4 percent compared to 6.8 percent in the same quarter of 2021. This is due to the continued Government investment in infrastructure projects.

One of the most significant developments includes the 27.1km Nairobi Expressway, which was officially commissioned on the 31st of July 2022. The expressway opened up the region to investments and boost the country's economy. There has been a notable increase in demand for housing ranging from 15% in areas like Athi River to as high as 67% in Westlands.

Some of the other projects in the pipeline include the Nairobi Commuter Rail project, the Nairobi-Nakuru Highway project, the Lamu Port-South Sudan-Ethiopia Transport (LAPSSET) corridor (with the first 3 berths complete), Standard Gauge Railway Phase 2A, and the Nairobi Western Bypass. These projects will improve connectivity and increase property values in the respective areas.

Rapid Growth in Population and Urbanization



According to the World Bank Population Growth Data, Kenya's population currently stands at 54 million and is growing at 2.3%p. a which is 1.3 points higher than the global average of 1.0%p.a.

This has a direct impact on real estate, as the demand for housing especially rentals rises.

Areas with increased demand for rentals in Nairobi include Kilimani, Kileleshwa, Karen, Ngara, Kiambu Road, Ruaka, and Riverside. In the coastal area, demand has increased in Nyali.

Economic Recovery



As the Kenyan economy is gradually recovering from the effects of Covid 19, the Central Bank economic report records a 7.2% economic increase. This can be attributed to better business health.

The ripple effect has been felt by the commercial real estate sector which led to an increase in the demand of office space. Warehouse for storage demand has increased as the import and export sector opened up as well.

Increased Investor Confidence

Kenya's real estate industry offers the potential for better rates of return than other



jurisdictions. Additionally, foreign investors can very easily enter Kenya's real estate market. In Kenya, foreigners may purchase "commercial class" land.



In Kenya, foreigners can acquire real estate in their names. However, subject to certain restrictions, the Lands Act (6/2012), the Land Registration Act (3/2012), and the Constitution (2010) all give anybody the right to purchase and possess land in Kenya, whether they act alone or jointly with others. This is important since a lot of international investors have been led astray into thinking they can't own real estate in their own names.

More foreign businesses are setting up more

local and regional operations in Kenya. This is because of Kenya's diverse economy, strategic location, and numerous aviation routes. Another attraction for foreign businesses is Kenya's strong human resource base. Kenya is a "young" nation, with over 79% of its citizens under the age of 35. Its cities, especially Nairobi, are renowned for having a huge number of highly educated, multilingual, and English-speaking professionals as well as a long history of entrepreneurship.

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.

© All rights reserved

Bene-
fits of



for buildings,
people, and
organisations

Sustainable facility management seeks to ensure that each building has a greatly reduced, or even neutral, impact on the environment. Generally, this implies several changes in the daily operations, as well as changes to the structure of the building itself. One of the possible alternatives to architectural changes is to use smart sustainable technology.

However, it has been shown that sustainable facility management is not just about minimising the impact of buildings. Sustainable facility management has repercussions for

buildings, people, and organisations. Therefore, it is worth exploring the benefits of sustainable facility management – tangible and intangible.

People

Promotes productivity
Facility Management influences working conditions and therefore productivity.



Helps attract and retain talent
As we have already seen, when Facility Management focuses on the user, it contributes

to productivity and well-being. A quality workplace with natural light, good ventilation and the right temperature can lead to people missing four fewer days a year. But it is not only this that makes FM a major ally in retaining talent.

People who are satisfied with their workplace are 18% more likely to stay with their company and 30% more likely to be attracted to their company than to their competitors.

Buildings

Decreases the environmental footprint of the company
Sustainable Facility Management looks at all this waste and explores ways in which it can be reduced. Sometimes it is enough to 'tackle' sources of waste – for example, through a more efficient HVAC system or with technology that monitors equipment in real time. In other cases, deeper changes are needed, such as refurbishing the building or installing renewable energy sources.

Generates savings for the company
As renewable energy becomes more affordable than fossil fuels, the return on investment is not long in coming. In the future, renewable and



non-polluting energy sources are still likely to be competitive.

Organisation

Return on investment



Sustainable Facility Management contributes to the company's profit. It increases productivity, which allows you to increase revenue. Besides, it reduces employee turnover, so companies can save on training new members. And it obviously generates energy savings, which lowers monthly expenses. Finally, because the public values sustainable companies, it brings notoriety.

Positive impact on the community
Buildings with green areas contribute to



well-being of those who occupy them and have a positive impact on the community.

Furthermore, green buildings can reduce the



temperature inside cities by 2°C. All it takes is 7% of roofs to be green to reduce urban heat islands! So, it's another example of how sustainable Facility Management connects the organisation with its community.

In conclusion, the smart thing to do is to invest in sustainable Facility Management. But, if you want to enter the smart Facility Management revolution, you need the right technology!

Facilities Management toward Sustainability



MAINTAINING YOUR HVAC AND ELECTRICAL SYSTEMS

All Out Group (Pty) Ltd is a reliable air-conditioning contractor, with a Head Office in Gauteng delivering the highest Standard of services with our highly trained staff to clients all over South Africa. All Out Group (Pty) Ltd believes in building trusted relationships with all our clients. We provide once off and contractual services to a variety of clients and industries. Delivering services as supply, install, repair and maintaining of HVAC systems of all sizes, Ventilating and Extract Systems, Water Treatment plants and sampling, Site Evaluations and inspections and a variety of pumps. Our unwavering objective is to strive for perfection and minimize client running cost by looking after your assets.

All Out Group (Pty) Ltd has a revolutionary product that help fights the spread of Covid through Air-Conditioning and is the only company in South Africa delivering this essential service to clients.

Our Product is Proudly South African, Environmental friendly and SABS and NRCS approved. Certification provided after each treatment.

With our highly trained Electrical staff all Repairs, Installation or Electrical Certificates (COC) can be done through us.

COMING SOON Solar Air-Conditioning units by All Out Group (Pty) Ltd.

Tel: +27 (010) 141 0263 | 24Hr Cell: +27 (072) 607 2268

Email: admin@allout-group.co.za | Website: www.allout-group.co.za

Rentokil Initial

VIRUSKILLER™
brought to you by Rentokil Initial.

The only air purifier that kills Coronavirus in the air*

*When independently tested against Coronavirus DF2 (a surrogate for Coronavirus), Adenovirus, Influenza and Polio, the unit was found to kill 99.9999% of viruses on a single air pass

Call **Rentokil Initial** for more information on how you can protect your customers | visitors | sta.,
0800 77 77 88

SAPIENSTONE

dress your kitchen

SURFACES
ACTIVETM
design for a better life

GREEN
FROM
FACTORY
TO
FIXTURE

SapienStone and ACTIVE technology are engineered and manufactured in the first **ZERO emissions** factory of its kind, offering architects, interior decorators and the public, the **opportunity to make more conscious decisions** when selecting materials. **ACTIVE SURFACES effectively contributes to a better quality of life**, in aesthetically pleasing and healthier environments.



Zero Emissions Anti-viral Anti-bacterial Anti-odour Anti-pollution Self-cleaning



Kitale Airport in Kenya Reopens Following the Completion KSh 221M Upgrade Project



Architectural lighting has become increasingly accessible to the general public in recent years such that you're freely able to apply it throughout your property. Homes and offices are now better lit than ever before, with a marvellous visual experience.

Here are some things to know about modern architectural lighting innovations for a better world. Leverage this to your favour to take your home's lighting to the next level.

What is Architectural Lighting?

Architectural lighting is more than just having some cool looking light fixtures all over the place. Lighting design is based on both science and visual arts. Architectural lighting design is a field of work or study that is concerned with the design of lighting systems within the built environment, both interior and exterior.

The objective of architectural lighting design is to balance the art and the science of lighting to create mood, visual interest and enhance the user experience of a space or place whilst still meeting the technical and safety requirements.

With architectural lighting, the sum of the parts becomes greater than the whole to deliver an amazing spatial experience.

Architectural Lighting Design Advantages Building aesthetics

Often, the focus is to be on the fixture itself and not on the lights so we must be aware of any disruptions caused by the lighting. Light sources must aesthetically complement the architecture, not oppose it.

Architectural lighting innovations today enable us to maximise building appeal by emphasising



the textures, colours and forms of the space.

Ergonomics

As architect Louis Sullivan famously put it, form follows function. Architectural lighting design aims to maximise lighting effects to facilitate functionality and ergonomics, sufficiently addressing the needs of the inhabitants of the space first.

It's no secret that lighting can influence your wellbeing, spatial awareness and set the tone for the zone. Modern architectural lighting works to bring all this into a cohesive whole that boosts productivity and uplifts the overall environment.

Energy efficiency

If a lighting system isn't sustainable, you're burning money. Expert architectural lighting designers know how to maximise energy efficiency such as utilising natural lighting, the

type of bulbs and technology used along with proper placement.

Primary Types of Lighting

There are four primary types of lighting - ambient, task, accent and decorative lighting. To get the best results, you often need to mix and match these according to the architecture and fixtures in the area.

decorative and creative reasons. Modern architectural lighting innovations allow it to be at its best where it serves to create ambience, provide the required level of visual illumination and add embellishment.

Interior decorative lighting fixtures include staircase lighting, wall sconces, fans with light kits and table fixtures such as lamps. Exterior decorative fixtures include lawn lights, solar stake lights, fairy lights and so on.

Modern-Architectural-Lighting

Common Forms of Architectural Lighting

To provide amazing ambient, accent, task and decorative lighting, architectural lighting is implemented in four common forms - cove, soffit, valance and daylighting.

Cove lighting

Cove lighting is a type of indirect interior lighting from incandescent or fluorescent lamps that bounce even light towards ledges, recesses, ceilings or upper walls. Although T5 luminaires are great for this, LED strips and fixtures are a more energy-efficient way to add accent lighting and colour to your rooms.

Soffit lighting

Soffit refers to the underside of a building. Soffit lighting is often exterior lighting installed to enhance your property and add a dramatic accent to the area. It can be added on roofs, between windows, around balconies and decking, or near the edges of the home where it washes the wall with light.

Valance lighting

Valance lighting is a type of indirect lighting that conceals the fixture behind a wooden, metal or glass valance. The light can be directed upward, downward, or in both directions where the top acts as a cove and the bottom as a soffit.

It generally runs along a wall and is great for bedrooms, kitchens and living rooms.

Daylighting

Daylighting, or natural lighting, uses exterior glazing such as windows and skylights alongside a daylight-responsive lighting system to efficiently bring natural light into your home and save energy. It facilitates a productive environment that's also visually stimulating and energy-efficient for building occupants.

Types of Light Bulbs & Lamps

There are eight of the most common ones.

Incandescent

Standard fluorescent & Compact Fluorescent (CFL)

Light-Emitting Diode (LED)

Halogen

Metal halide

Sulphur lamps

Sodium-vapour lamps

Smart lights

Selecting the right lumen value, the colour of light, as well as the use of transparent shades or fittings and the use of sensors or timers on external lights, can further reduce your lighting bill. Well designed architectural lighting covers off on all these considerations.





SADCON

BUILDING AND MAINTENANCE

We are a construction company, established in 2009.

With 12 years of experience, we have worked on many different projects such as, The Cape Good Hope Castle, Chelsea on Main, University of the Western Cape Life Science building, 32 on Kloof, Obs Court, just to name a few.

We offer services such as plastering, painting, building constructions, housing constructions, ceiling and partitioning, as well as renovation and maintenance services.

office@sadcon.co.za
073 766 337 / 0606 522 513

Djibouti to construct \$1bn Rocket and satellite launch site

A \$1 billion agreement was recently inked by Djibouti and Hong Kong Aerospace Technology to construct a rocket and satellite launch site in Djibouti. The agreement, which was reached recently and signed by the president of Djibouti, Ismail Omar Guelleh, and the Chinese company Hong Kong Aerospace Technology, will make way for the construction of the site's infrastructure.

The project will include the construction of port facilities as well as transportation corridors in Djibouti's Northern Obock. This is with an aim of facilitating the arrival of Chinese aerospace materials. President Guelleh has stated that the infrastructure could be

completed as soon as 2027.

Ownership of the rocket and satellite launch site in Djibouti

Djibouti will be granted ownership of it when the 30-year co-management agreement with Hong Kong Aerospace Technology ends.

With barely over a million citizens, Djibouti is one of the smallest countries in Africa. However, due to its proximity to the equator, it is an attractive site from which to launch satellites that may benefit from Earth's rotational speed and use less fuel during ascent.



- Bonding Agents
- Chemical Anchors
- Concrete Bonding
- Concrete Crack Repairs
- Concrete Release Agents
- Concrete Repair Mortars
- Curing Compounds
- Epoxy Adhesives
- Epoxy Grout
- Joint Sealants
- Non Shrink Grouts
- Pre Cast Repairs
- Water Proofing

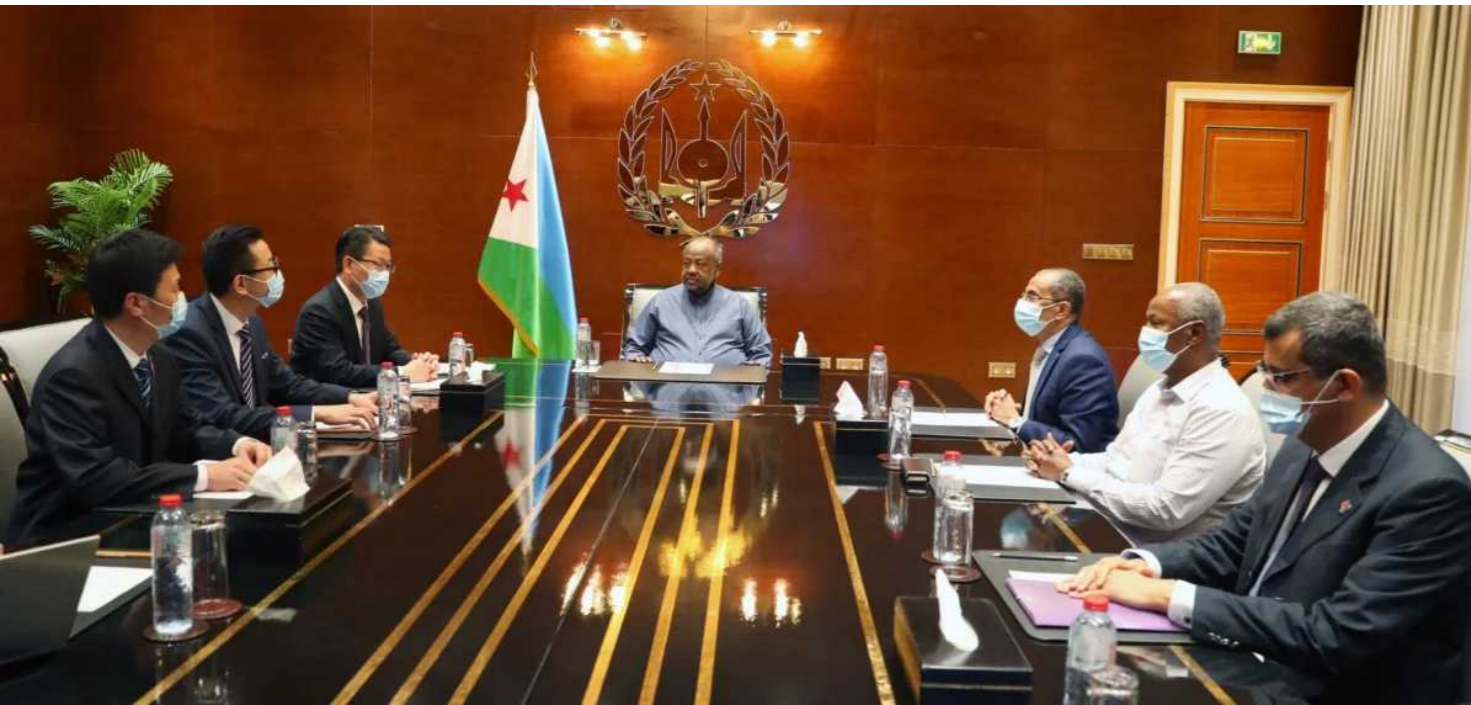
CREATIVE CONCRETE SOLUTIONS

... WHEN QUALITY MATTERS



Since 1958 we have been developing and producing world-class products for YOU
 • Tel: + 27 11 822 2320
 • Fax: + 27 11 822 2354
 • e-mail: info@ashak.co.za





President Guelleh expressed his pleasure to see the country taking part in such a promising technological and energy development initiative.

Experts claim that none of the 54 satellites launched by African countries originated in Africa. This comes after African countries expressed interest in the design as well as the construction of satellites in the past.

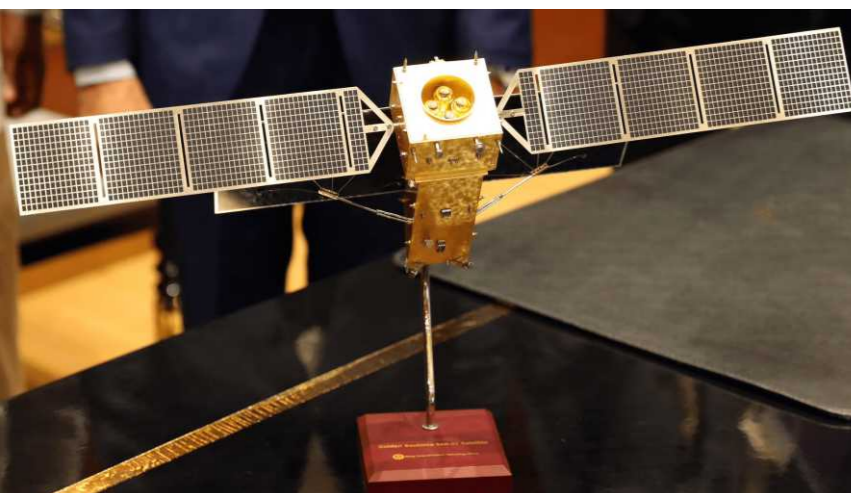
After the deal, Djibouti will become the latest African country with an established space program. 14 African countries have successfully launched more than 50 satellites in recent years.

Temidayo Oniosun, managing director of the consultancy Space in Africa, said that the effort will facilitate the launch of the first Africa-made

satellite from the African continent.

If the project is successful, it will also have a positive impact on the industry in a number of countries and segments. The project will result in the development of new enterprises. Additionally, it will also result in spinoffs and eventually be crucial to the implementation of a continental space program.

Several African countries are currently developing their space technology. This is because they need to strengthen their economies. Most modern devices, like mobile phones and navigational systems, rely on satellites to function.



GREEN RUNS IN OUR FIBRES

High
performance
product
properties

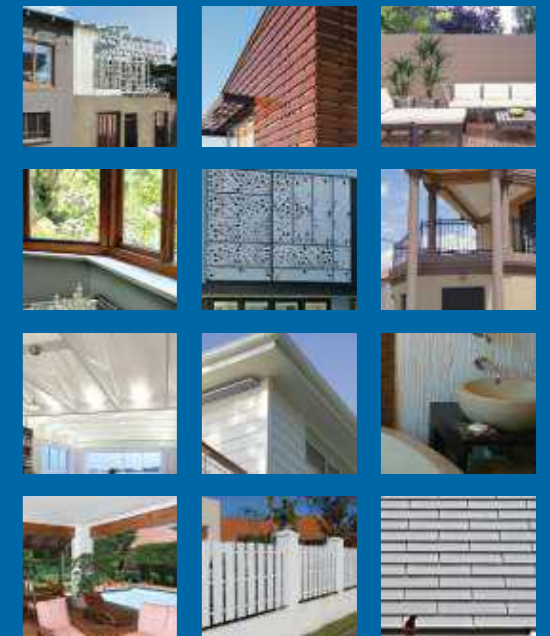
Lasting Strength with fibre cement

▶ Everite Building Products has over the years established a reputation for producing a variety of outstanding quality products which have been used in a wide range of external and internal applications.

Nutec is the registered name for products manufactured without asbestos as a raw material. Nutec fibre cement product are manufactured using a mixture of cellulose fibre, cement, silica and water.

Everite is renowned for its comprehensive range of Nutec Roofing and Cladding Solutions and includes fibre-cement roofing, cladding, ceilings and building columns amongst others.

Nutec fibre-cement high performance properties and added benefits include: the use of safe renewable fibres; considerable tensile strength with enhanced dynamic load bearing properties; excellent thermal properties; water-and wind resistance; hail resistance; fire resistance and resistance to fungus, rodents and acid.



➤ 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.

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.



Writing Cheques only? The Role of the Owner in the Construction Project.



It was during one of those interminable construction site meetings that a comment was made that caused this writer to pause then agree. The architect and the general contractor were arguing as usual about the typical question of whether cost saving techniques proposed by the architect would actually save money or cause chaos and their dispute deteriorated into mutual recriminations then mutual protestations that each had the hardest task in the construction project and no one else on the project understood how hard their particular task was.

The Owner, who was suffering through his first real construction project broke in. "You guys have it easy. Each of you has a job that's tough. I have the job of supervising the big picture and getting the money...plus I have to handle you



guys as well."

He was right.

Risk allocation is a fundamental consideration in all contracts. Usually, parties to construction contracts will seek to include provisions that



limit and distribute their respective risks, duties, responsibilities and liabilities. Such provisions can be unreasonable in their attempts to shift responsibilities from one party to another, and should, therefore, be scrutinized very closely during contract formation and negotiation. Even where express contract provisions are provided, the law generally imposes implied warranties, duties, and responsibilities on the parties. See the other articles on this web site on Construction Law and Litigation.

The person "in charge" of the overall project is usually termed the "Owner" and is often the only nonprofessional in the entire project. It is critical for each Owner, until he or she has built numerous projects, to understand that they are operating under a significant handicap. Not only must they contend with professionals who do these types of projects (and create form contracts) for a living, but the various builders and suppliers have finite tasks while the Owner must assume financial responsibility for the success of the entire project.

Owner duties and responsibilities that have arisen in typical disputes include:

1. Providing financing for the project.
2. Providing site surveys.
3. Securing and paying for easements.
4. Warranting the plans and specifications.
5. Warranting owner furnished materials.
6. Disclosing superior knowledge.
7. Acting on clarifications and changes.
8. Interpreting the documents.
9. Cooperating with the contractor.
10. Selecting all professionals on the project.
11. Interacting with various governmental bodies.
12. Interacting with real estate professionals to sell the finished project.



13. Interacting with title companies to facilitate the sales.

Conclusion

The creation of improved property can be one of the most satisfying of all occupations. One sees land developed capable of providing homes or offices for people; one can participate in the creative process and be part of those who create beautiful things that may last for generations. Consider: when you think of great cities or civilizations, more often than not it is the buildings that seize the imagination and most buildings of most great cities were built not by the government but by private owners much like here. Paris may have beautiful public buildings but it is the private apartment houses and homes that give the city its unique charm.

But to counter that creative and often profitable advantage is the need to take risk and master a entire galaxy of skills and the above list is only the beginning. Getting experienced assistance is a must for the new developer and retaining a flexible mind, keeping alert to the innumerable problems that inevitably arise...and keeping a sense of humor are all central metal



preparation for this remarkable challenge.

But if one stares at the landscape and sees the tens of thousands of structures built in just the last twenty years it is clear that the challenge, while major, is by no means impossible and after the first project is completed one can create systems that often work on their own to control the project. As with most things, it is the first steps that are the hardest. And, as with most things, it is well worth while for many people to take up the challenge. No pain-no gain.

What Does “Workmanlike Manner” Mean? In Reference To Construction Contracts.



Almost every construction contract contains the term “workmanlike manner.” If you’re in the industry, I’m sure you’ve signed and completed numerous contracts containing that language.

But the end of the job, how do you know if the work was performed in a “good and workmanlike manner?” Read on for a discussion of this ubiquitous contract term.

Good and Workmanlike Manner Defined
The phrase refers to the acceptable standard for quality for work and materials on a construction project. Initially, courts defined it as, “the way work is customarily done by other contractors in the community.” Well, what if your community does crappy work?

Many jurisdictions have moved away from the above definition. They’ve moved onto a new one: “that degree of efficiency and knowledge which is possessed by those of ordinary skill, competency, and standing in a particular trade or business for which the contractor is

employed.”

The first part of understanding a “good and workmanlike manner” is understanding that it’s a bit of a moving target. The phrase itself is vague. Determining whether something has been done in a good and workmanlike manner can be incredibly subjective.

Obviously, everyone feels like they’ve performed a job well done. In most cases, that’s true! Still, it’s common for property owners to dispute payment because, as they allege, work is defective or done poorly.

Unfortunately, there’s not really a cut and dry standard of what’s considered workmanlike. The standard even varies state by state! Instead of worrying about what’s considered “workmanlike”, adopting a higher standard for quality of work might be a good idea.

That’s why, as a contractor, it’s crucial to understand the standard that your performance



will be evaluated against. Even if those words don't appear in your contract, every construction contract imposes on the contractor the duty to perform in a workmanlike manner.

When work is provided free from defects, done according to plan, and performed to industry-accepted standards, that work will very likely be considered done in a good and workmanlike manner.

When and Why Does Matter?

You already know the answer to this question. It's obvious. Every job must be performed up to this standard. Here's why.

It's Probably in the Contract

It's extremely common for contracts to require work be done in a good and workmanlike manner. That's true, even though no one seems to really nail down what exactly that entails.

At times, you might run across a contract that's extremely thorough and defines what that standard means, exactly, for the purposes of that job. That's great! Chances are, you're already holding yourself to that standard anyway.

Even When It's Not in the Contract...It's Still in the Contract

You read that right. The good and workmanlike manner standard doesn't even need to appear in the contract. It's actually read-into construction contracts as an implied warranty. In other words, any time a construction contract is executed, it's already legally assumed that the job must be done in a good and workmanlike manner.

What If the Work Isn't Workmanlike?

As mentioned above, even if it's not in your contract...it's in your contract. So what happens any other time when contracts are breached?

The lucky ones might have a chance to correct the work. Many states have construction defect procedures on the books, and in many cases, a contractor or sub get the opportunity to fix whatever issues are present with the work. Plus, having the work repaired or replaced will almost always be easier than starting a legal battle. Still, there's a strong chance that the customer will want to bring someone else in to do the repairs or replacement. If that's the case, they'll want to deduct any costs from what was owed for the work.

For the unlucky ones, failure to complete work in a good and workmanlike manner could get them sued for damages. Any costs caused by the flawed work could be in play. If that sounds bad, keep in mind what that might entail. Every trade is intertwined in some way or another, so it's not hard to see how one party's poor work on a project could have a dramatic ripple effect across multiple parties working on the same project. The work of multiple trades might have to be ripped out and replaced – and the party who performed shoddy work might have to foot the bill.

Conclusion

Ultimately, the biggest problem with "good and workmanlike manner" is that it's an incredibly vague standard. But being precise can help avoid workmanship disputes altogether (for the most part, at least). Whenever possible, it may be helpful to include specific expectations instead of relying on the vague workmanlike standard.

sustainable & long term
WATER STORAGE SOLUTIONS

PRESTANK
Pressed Steel Sectional Water Tanks

Prestank is manufactured by
STRUCTA technology
www.structatech.co.za

STRUCTA TECHNOLOGY is part of the STRUCTA GROUP of Companies

Structa Technology (Pty) LTD • P.O Box 2538, Vereeniging, 1930 • Tel: (016) 362 9100
e-mail:
Sales and Marketing: tanks@structatech.co.za • Estimator: watertanks@structatech.co.za
Director: rodney@structa.co.za

CIS **Conveyor & Industrial Supplies (PTY) LTD**
Reg. No. 1982/011524/07

Tel: +27 11 306 3118
713 van Dyk Street, Boksburg East
info@cisjhb.co.za • www.cisjhb.co.za

Level 2 BEE Compliant

33 YEARS OF SERVICE
MANUFACTURING HIGH QUALITY CONVEYOR MECHANICALS SINCE 1982 FOR ALL MINING AND INDUSTRIAL SECTORS.

GEARBOXES Manufacturing & Repairs

CONVEYOR IDLERS AND FRAMES

CONVEYOR PULLEYS Manufacturing & Repairs

CONVEYOR BELTING

YOU CREATE THE VISION WE CREATE THE BRICK

DISCOVER THE POSSIBILITIES.

