

PROJECTS MAGAZINE

MARCH APRIL 2025 ISSUE



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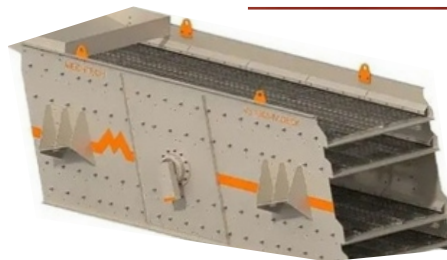
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Nakuru Office

Call Us: +254 758 235 164

Email: info@projectsmagazine.co.ke

Website: www.projectsmagazine.co.ke

Mon – Fri: 9:00 AM – 5:00 PM

Ol'kalou Office

Kanyiriri, Ol'kalou, Kenya Call us : +254 745 385 165

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Uganda Agent

Hawk Eye Technologies

Tel: +256 752 520 158 Plot no.6 Entebbe Road, Kampala, Central, 00256, Uganda

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MOUNT EVEREST PUBLISHER (PTY) LTD

Tel: +27 78 692 0826 Fax: +27 86 601 9195

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Contributions

The editors welcome news items, press releases, articles and photographs relating to the Mining 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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WATERSTONE

When you think of home, you think of comfort, style, and functionality with a dash of luxury. You envision a harmonious space fusing and complementing each other to create the ideal environment for your family.

The architectural design of Waterstone Garden seamlessly complements its pristine surroundings to create a stunning home that can only be described as a masterpiece. This property weaves functionality and style together to form the ideal homely environment.



Maisonette Design

Maisonette Design WATERSTONE holds 4-bedroom maisonettes, a semi-open plan kitchen with all rooms en-suite. In addition, the maisonettes are composed of a roof terrace and a family room to complete the essence of a contemporary modern family home, with functional and bright spaces throughout the maisonette.



In addition to the well-appointed interiors, WATERSTONE maisonettes boast ample parking, landscaped green areas, and secure gated access. The development emphasizes modern aesthetics and practical layouts, ensuring residents enjoy both luxury and livability. Whether entertaining on the terrace or relaxing in the family lounge, these homes offer a seamless blend of style and comfort.

FEATURES

- It is a gated community comprising 26 semi-detached, Four bedrooms with three ensuite and DSQ.
 - Located in Kamakis; 24km from the Central Business District, about 41km from the airport.
 - Two parking slots per unit.
 - Modern house with kitchen and pantry.
 - Naturally well-lit rooms.
 - Spacious lounge and separate dining.
 - Whole floor master bedroom with his and hers walk-in closet and private office.
 - Rooftop entertaining terrace with front-facing glass balconies.
 - Seven bathrooms with four ensuite.
 - Front and backyard green areas.
 - Detached servant quarters.
 - Children's green play area.
 - Individual house Biodigester.



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This is an Exquisite Development Comprising Excellently Designed 26Units 4BR+DSQ Townhouses within a gated community Nestled in Ruiru-Kamakis off the Eastern Bypass. The project is in close proximity to social amenities and establishments such as Schools, Universities, Shopping Malls, Hospitals, 20 minutes drive to Nairobi CBD via Thika Road and JKIA via Eastern Bypass.

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Waterstone Limited

Contractor:

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Legal Advisory:

Wangoko & Company Advocates

Architect:

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LOCATION

Located at Kiambu County, Ruiru Sub-County 800 Meters off Thika Super Highway, 2.2km from Green Spot Gardens off Eastern ByPass.

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QUBE CONSULTANTS LTD

A Decade of Excellence

Commemorating QUBE Consultants Ltd.'s 10th Anniversary

Introduction

As QUBE Consultants Ltd. joyously commemorates its 10th anniversary, we take pride in reflecting on a remarkable journey of innovation, growth, and unwavering commitment to excellence. From its modest beginnings to its current standing as a premier consulting services provider, QUBE's narrative embodies resilience, adaptability, and impassioned dedication to making a positive impact. This article navigates through the company's rich history, spotlighting key achievements, enduring values, and an inspiring vision for the future.

Overview

QUBE Consultants Ltd. is a Kenyan-based consulting firm founded in 2014, that specializes in delivering comprehensive quantity surveying and project management solutions across the region's construction industry. Recognized for our unrelenting commitment to excellence in the projects we are involved in, our dedicated team is driven by a passion for innovation and a commitment to exceeding client expectations. At the core of our success are foundational values, including integrity, teamwork, and a customer-centric approach. QUBE Consultants Ltd. stands as a trusted partner, delivering strategic solutions that drive success in today's dynamic business landscape within the construction industry.

Founding Principles and Vision

Principles

1. Integrity
2. Teamwork
3. Customer-centricity

Our Team, Services, and Projects

Our Team

1. Luke Ombati - Partner



2. Sylvester Oluoch - Partner



3. Martin Simiyu - Director



- Preparation of cash flow projections throughout the project.
- Preparation of interim valuations and final accounts.
- Evaluation and advice on contractors' claims.
- Preparation of financial appraisals.
- Provision of contractual advice throughout the project.

We also carry out loss assessment and valuation for insurance purposes and prepare dilapidation reports for maintenance and massive renovation works

Vision

- Ascend to a Leadership Position in Consulting
- Distinguished by Expertise, Innovation, and Dedication to Client Success

Our Services

01. Quantity Surveying & Contract Management. Quantity surveying involves a wide array of cost-planning and cost-management techniques for construction projects. At QUBE, we provide support to our clients at every step of their investment. The quantity surveying services we offer include:

- Advice on tendering procedures, tender evaluation, and reporting.
- Preparation of bills of quantities and specifications.
- Negotiation with contractors.

A Selection of Our Projects

The Grove @Brookside





Loreto Convent Valley Road - Multi Pur-



Riachi Court





02. Development Consultancy

In a growing real estate industry like Kenya's, clients are in constant need of investment advice: where to invest and whether the investment will generate meaningful returns. At QUBE, we undertake to provide our clients with the most accurate information regarding all the above. We conduct market and feasibility studies for possible projects and advise our clients on their viability in terms of both the available finances and financing options and the market demand.



03. Project Management

We help in directing and coordinating the human and material resources throughout the life of a project to achieve predetermined objectives of scope, cost, time, and quality. Our role is to ensure that all the parties to the project - clients, contractors & consultants - come out of the project with positive experiences.

Our 10th anniversary marks a significant milestone in our company's remarkable journey, colored with the highs and lows that come with running a consultancy business in Kenya. We are grateful to all our Clients and partners who have trusted us with their projects and the numerous referrals we have received as a result of the previous work we have done. Unfortunately, it is not possible to list all of them here but we'd like them to know that we celebrate and appreciate each one of them. We look forward to continuing working with them and to new frontiers of partnerships and collaborations as we embark on the next chapter of our journey.

Welcome to the Silicon Savannah



Konza Technopolis, Africa's smartest investment destination will host the most creative, impactful technology that will disrupt industries and transform lifestyles.

Designated as a Special Economic Zone (SEZ), the Technopolis provides unparalleled opportunities to deploy game changing technologies, make data driven decisions and deploy sustainable smart water and energy use that will lower the cost of doing business and open up economic opportunities for Africa. Most of residential parcels in Phase One have already been taken.

All our parcels are fully serviced, with a plug and play utilities feature. The Kenya Advanced Institute of Science and Technology (KAIST), Africa's most forward university, has begun. A world class Digital Media City is on course. 262 acres of nature parks and recreational areas, keeping Africa's promise of everyday interaction with nature are set.

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Konza Technopolis: Kenya's Bold Vision for the Future. Will the project be actualized or is it a pipe dream?

Imagine a city where innovation knows no bounds, where technology thrives, and where businesses from around the world come to invest and collaborate. Konza Technopolis, a proposed smart city in Kenya, situated just 60 kilometers southeast of Nairobi, aims to turn this vision into reality.

Developed by the Konza Technopolis Development Authority (KoTDA), a government agency, this ambitious project is set to become a global hub for innovation and technology. The city is being meticulously planned in phases, with the first phase slated for completion by 2025.

So, what can we expect from Konza Technopolis?

A City of Diversity: Konza Technopolis is set to be a mixed-use metropolis, harmonizing technology, business, and education. The city's blueprint includes space for offices, residential units, schools, hospitals, and vibrant retail and entertainment facilities..

Sustainability at Its Core: This smart city is also designed with sustainability in mind. With a commitment to renewable energy sources, including solar and wind power, as well as a green building code, Konza Technopolis aims to be a trailblazer in eco-friendly urban development

Challenges on the Horizon

While the vision for Konza Technopolis is undoubtedly captivating, several hurdles must be overcome for it to become a reality.

1. **The Financing Conundrum:** One of the primary challenges is financing. This multi-billion-dollar project needs a clear financial plan, and it's currently unclear how the government intends to fund its construction.
2. **Infrastructure Imperative:** The city's success hinges on robust infrastructure, including connections to national road and rail networks, reliable power, and water supplies.
3. **Attracting Businesses and Investors:** To thrive, Konza Technopolis must entice businesses and investors. This requires creating a conducive business environment and offering incentives to make the city a magnet for commerce.



The government's unwavering commitment to the project is palpable. It has already allocated land and initiated construction on some vital infrastructure projects.

The Road Ahead

The road to realizing Konza Technopolis is certainly not without obstacles. However, with the government's dedication and the right strategies, this visionary smart city has the potential to be a game-changer for Kenya.

Konza Technopolis could elevate the country's economy, offer opportunities for international collaboration, and foster an environment of technological excellence. But should the government falter in addressing the challenges, this dream could become a mere mirage.

In Conclusion

Konza Technopolis is not just a project; it's a vision of a future where innovation and technology converge to create opportunities, prosperity, and sustainability. It's a testament to Kenya's ambition and determination to carve out a place on the global stage. As the city's story continues to unfold, we'll see whether it becomes a beacon of progress or remains a tantalizing dream.



In the heart of this project lies a transformative opportunity for Kenya – a chance to showcase its commitment to progress, innovation, and a sustainable future. As the city gradually takes shape, it will stand as a symbol of what a nation can achieve when it dares to dream big and, more importantly, when it has the tenacity to turn those dreams into reality.

Konza Technopolis is a testament to the power of vision, and its success will be a testament to the nation's ability to execute that vision. As the world watches and waits, it's not just a smart city that's being built; it's a legacy in the making, one that will define Kenya's future for generations to come.

The story of Konza Technopolis is a dynamic narrative, and the pages are turning towards a brighter, more prosperous future for Kenya. As the project continues to unfold, it serves as a powerful reminder that innovation knows no bounds, and a bold vision can indeed shape the destiny of a nation. Stay tuned, for the next chapter promises to be filled with innovation, opportunity, and the promise of a brighter future.

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About Konza City

Konza (Konza Technopolis) is a key flagship project of Kenya's Vision 2030 economic development portfolio. Konza will be a world-class city, powered by a thriving information, communications and technology (ICT) sector, superior reliable infrastructure and business friendly governance systems.

Early Bird investment
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For payment options please see overleaf



Cathedral Mall

A Catalyst for Economic Growth and Urban Development

Kakamega, a bustling town situated in the western region of Kenya, is on the verge of an extraordinary transformation with the development of the Cathedral Mall. This ambitious project, strategically located along the Webuye-Kakamega highway and adjacent to St. Joseph's Cathedral, is set to make a significant impact on the town's landscape. The mall will be an architectural marvel, featuring state-of-the-art design and modern facilities. However, beyond its aesthetic appeal, the mall's primary objective is to bolster economic growth and provide employment opportunities for the local community. This project is a testament to the town's commitment to progress and development.



In a recent statement, Governor H.E. FCPA Fernandes Barasa stated that the mall is anticipated to provide over 1,000 direct jobs, hence meeting a major labor shortage in the area. The initiative demonstrates a commitment to promoting investment opportunities within Kakamega County and neatly connects with the Governor's Mission for Wealth Creation and Infrastructure Development. At a Thanksgiving Mass officiated by Kakamega Catholic Diocese Bishop Rt. Rev. Joseph Obanyi Sagwe, Governor Barasa highlighted the project's collaborative efforts. In response, the Bishop praised the role played by his predecessor, Rt. Rev. Philip Sulumeti, recognizing their joint commitment from the mall's conception to its continued building. Highlighting the potential of the mall as a catalyst for further investment, Governor Barasa announced plans for collaboration with the Kenya National Highways Authority (KeNHA) to enhance safety infrastructure around the mall.





This includes the establishment of a foot-bridge and the installation of road signage, ensuring a secure environment for visitors and residents. The ceremonial blessing of Naivas supermarket, an anchor tenant within the mall, marked a significant milestone ahead of its official launch. The presence of key figures, including Bishop Obanyi and Rt. Rev. Philip Sulumeti, underscored the importance of community collaboration in

realizing such transformative projects.

However, the Kakamega County faces challenges in its commercial real estate sector, with numerous complexes and plazas experiencing high vacancy rates. The Patience Plaza along Mumias road, Mega Mall opposite the county headquarters, and Ambwere Towers exemplify this trend. To address this issue, stakeholders need to collaborate, making concessions to create a win-win situation for both developers and potential tenants.



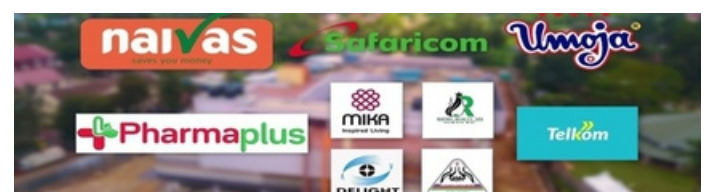
As the Cathedral Mall prepares for its first phase opening, stakeholders must learn from past experiences and set reasonable pricing to ensure the sustained success of the project. The mismatch between rental income expectations and clients' budgets has contributed to vacant spaces in existing structures, a trend the new mall aims to rectify through strategic planning and collaboration.



Moreover, with the emerging middle class in Kakamega, there is a growing demand for commercial buildings equipped with modern amenities such as elevators, especially beyond the third floor. Understanding the preferences of this discerning demographic will be crucial for the success of real estate ventures like the Cathedral Mall.



All things considered, the Cathedral Mall offers a ray of hope for future economic expansion and a noticeable change in the town's environs. This initiative has the potential to reinvent Kakamega as a thriving hub of business and culture by creating job opportunities, encouraging stakeholder engagement, and making adjustments to meet evolving community needs. The mall is a tribute to the hopes of the Kakamega community as well as a symbol of development, as building moves forward and the vision is realized. The Cathedral Mall is a potential new phase in the town's development toward sustainability and prosperity because of its perseverance, teamwork, and forethought.



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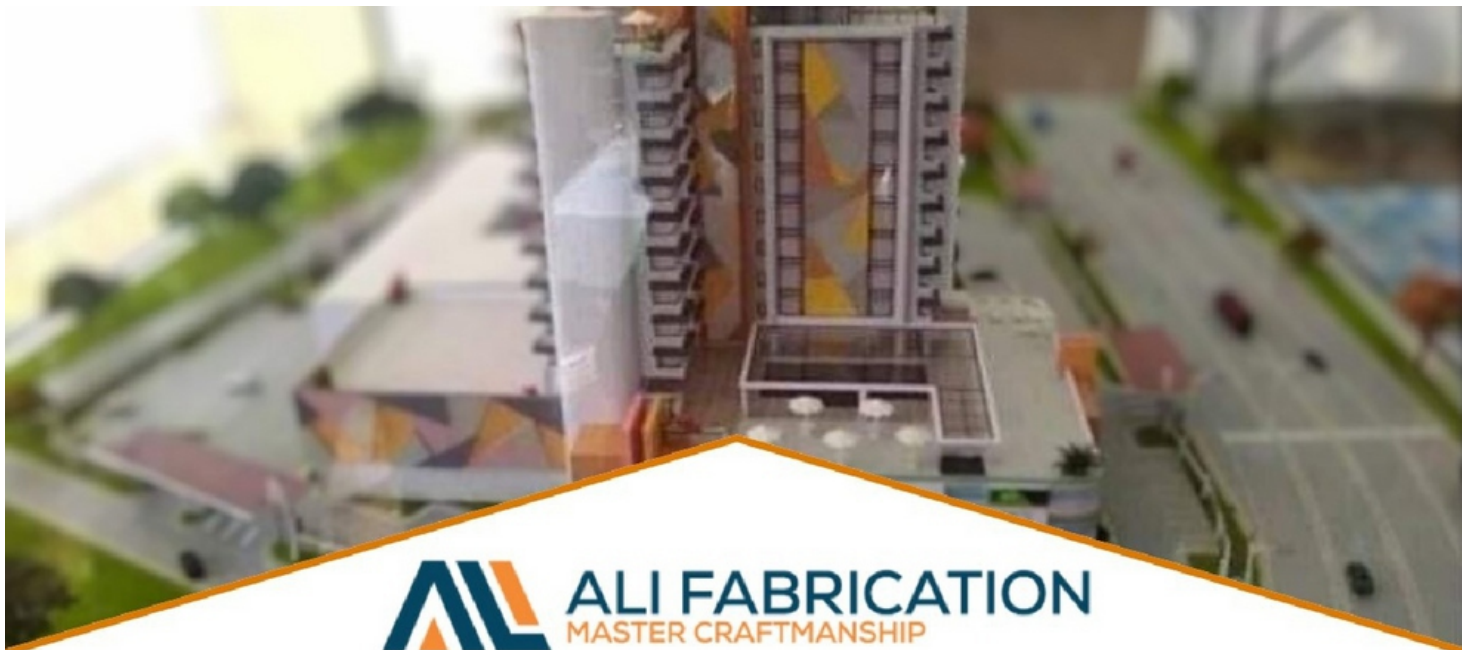


We are proud to be associated with Catholic Diocese of Kakamega, Cathedral Mall as the main contractor and the project manager



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KENYA BUILDING & CONSTRUCTION MARKET ANALYSIS 2024

Kenya stands as the proud home to Africa's towering skyscrapers, with numerous projects underway in both governmental and private sectors. A total of 17 skyscrapers have already surpassed the 100-meter mark, showcasing the nation's commitment to urban development.

In 2021, the Kenyan construction market exhibited a robust value of \$16.6 billion, and projections suggest an Annual Average Growth Rate (AAGR) exceeding 5% from 2024 to 2026.

This anticipated growth is attributed to strategic investments in pivotal sectors such as transportation, electricity, housing, and manufacturing.

A key initiative involves the construction of 10,000 housing units, contributing significantly to the sector's expansion.

The latest data from the Kenya National Bureau of Statistics (KNBS) for Q3 2022, coupled with leading indicators, indicates a robust economic performance.



The nation experienced a notable 4.7% increase in Real GDP during this period, primarily fueled by vibrant activities in wholesale and retail trade, education, electricity and water, as well as the real estate sector. The surge in construction activity can be directly linked to Kenya's flourishing economy.

The National Construction Authority (NCA) processed 8,154 project registration applications in the previous year, as revealed in the recent Status of the Build Environment Report by AAK. Notably, the approved projects carried a total cost of Sh280.9 billion.

Looking ahead to 2024, Kenya's construction landscape includes a 30 million euros (\$32 million) investment in constructing eight sports facilities.

A significant infrastructure project is the development of a 104km four-lane stretch from Kisian in Kisumu to the Busia border town, accompanied by an 11km link road between Kisian and Kisumu bypass. Additionally, a 127km stretch between Jinja and Malaba. This initiative is an extension of the \$1.48 billion Kampala-Jinja expressway, slated for completion by 2025.

Kenya Railways has initiated Phase 1 of The Nairobi Railway City project, an endeavor with an estimated cost of KES12 billion (\$95 million). The groundbreaking ceremony, held at the Nairobi Central Railway station in December, marked the commencement of this transformative urban development project. The Kenyan Government's vision for 'The Nairobi Railway City' involves the redevelopment of Nairobi Central Railway station and its environs into a multimodal, transit-oriented urban hub.



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At Dhanya Construction Kenya Limited, we transform visions into reality through meticulous planning, superior craftsmanship, and unwavering commitment to excellence. Our areas of expertise include:

- **Commercial Construction:** From office complexes to retail spaces, we design and construct facilities that enhance business operations and reflect modern architectural trends.
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5. **Sustainable Practices:** We embrace eco-friendly practices in our projects, contributing to a greener future.

Notable Projects

Dhanya Construction Kenya Limited has successfully completed a variety of projects, ranging from multi-story commercial buildings to luxury residential homes. Each project stands as a testament to our commitment to quality and innovation.

Our Mission

To provide innovative and sustainable construction solutions that exceed client expectations while

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Our Vision

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- **Excellence:** Striving for perfection in every project.
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- **Customer Focus:** Putting our clients' needs at the heart of everything we do.
- **Innovation:** Embracing modern technologies and techniques to deliver superior results.

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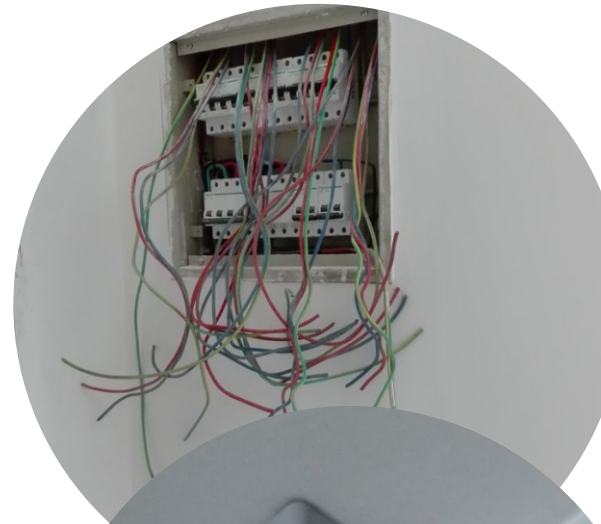


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- Lack of robust data infrastructure and internet connectivity can hinder the deployment of tech solutions.
- Initial investment costs for adopting new technologies can be a barrier for some companies.

However, these challenges are not insurmountable. With government initiatives, industry collaboration, and targeted investments in training and infrastructure, Kenya can overcome these hurdles and unlock the full potential of tech in its construction sector.



Building a Brighter Future: The Kenyan Way

Kenya's construction sector is poised for a transformative era. By embracing technology, the nation is not just building houses and roads; it's building a more efficient, sustainable, and inclusive future. From the bustling streets of Nairobi to the quiet villages beyond, the rhythm of technological progress is echoing in every brick laid, every beam raised, and every line of code written. This is not just Kenya's construction revolution; it's a blueprint for a brighter future, built smarter, greener, and one tech-driven innovation at a time.

Challenges and Opportunities: Paving the Way Forward

Despite the transformative potential of technology, challenges remain:

- Limited access to technology and training, particularly for smaller companies and rural areas.

Remember, this is just the beginning of the story. Further exploration could delve into specific technologies being used in Kenyan construction, case studies of successful tech-driven projects, and the potential impact of these innovations on the construction workforce and the wider Kenyan economy. The future of Kenyan construction is being built not just with bricks and mortar, but also with lines of code and the boundless potential of technology. Let's watch this exciting story unfold, brick by digital brick.



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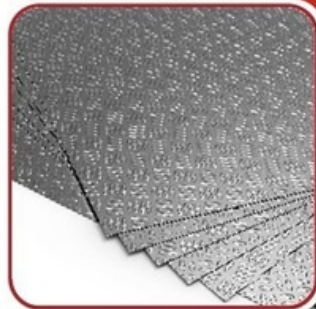


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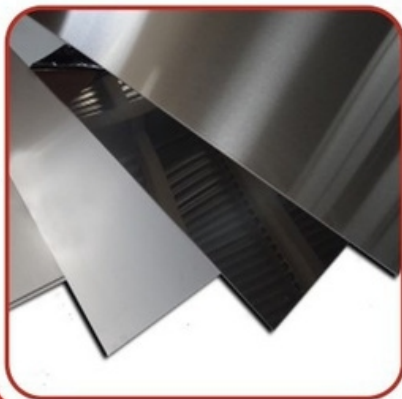
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