

# PROJECTS

## MAGAZINE

MARCH/APRIL 2026



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## DMJ Architects: Shaping Spaces with Purpose, Precision, and African Context



For more than six decades, DMJ Architects has stood at the forefront of architectural excellence in East Africa. Founded in 1965 and headquartered in Nairobi, the firm has built a reputation grounded in elegance, sound construction, and cost effectiveness. What began as a professional practice responding to a rapidly developing East Africa has evolved into a respected architectural consultancy with experience across Kenya, Tanzania, Ethiopia, Uganda, Botswana, Rwanda, Sudan, Somalia, Namibia, and Ghana. Over the years, the practice has grown not only in geographical reach but also in technical depth expanding its capacity to deliver projects of varying scale, complexity, and sector focus.

From early urban commercial buildings to contemporary mixed-use developments, DMJ Architects has consistently demonstrated an ability to adapt to changing architectural demands while maintaining its founding principles. The firm's longevity is a testament to its reliability, professional integrity, and ability to foster long-term client relationships built on trust and performance. Its portfolio reflects a balance between private sector innovation and public sector responsibility serving investors, institutions, and communities alike.

Each project reflects a commitment to refined aesthetics, structural integrity, environmental awareness, and long-term usability.

While the firm encourages clients to embrace European standards in quality, planning efficiency, and design innovation, it remains deeply grounded in the practical realities of constructing in Africa. Factors such as material availability, climatic performance, skilled labor access, and cost logistics are carefully considered from the earliest design stages. This balanced approach ensures that visionary ideas translate into feasible, high-performing built outcomes.

Environmental responsiveness is embedded within the firm's methodology. Orientation, natural ventilation, solar shading, and the integration of landscape are treated as core design elements rather than afterthoughts.

This philosophy has allowed DMJ Architects to shape commercial, residential, institutional, and mixed-use developments that not only serve immediate needs but remain relevant for generations. Their buildings are conceived as long-term assets structures that deliver economic value, social function, and architectural distinction well into the future.

**Firm Background & Design Philosophy**

Established during a transformative era in East Africa’s development, **DMJ Architects** emerged at a time when cities were expanding and infrastructure investment was accelerating. From its Nairobi base, the firm positioned itself as a trusted partner for both local and international clients seeking reliability, technical competence, and contextual design expertise.

This collaborative structure ensures both creative leadership and technical precision across all projects, enabling the firm to manage developments of varying scale and complexity with confidence.



*Apollo Centre, Nairobi*

**Design Intelligence Rooted in Context**

Central to the firm’s philosophy is elegance. This is expressed not through extravagance, but through clarity of form, balanced proportions, and thoughtful detailing. Sound construction is equally fundamental. Buildings are designed to withstand environmental pressures while remaining functional and efficient over time.

**Cost effectiveness** does not imply compromise. Instead, it reflects intelligent planning, appropriate material selection, and design solutions that optimize value without sacrificing quality.

**Climate sensitivity** plays a vital role in every commission. Whether designing in coastal regions, highland environments, or arid landscapes, **DMJ Architects** integrates passive cooling strategies, natural lighting, and careful site orientation. The use of local materials is encouraged wherever possible supporting local economies while ensuring feasibility and resilience.



*Wilson Business Park*



*Oyster Bay Hotel, Dar Es Salaam, Tanzania*



*Tawi - Amboseli, Kenya*

**A Full-Scope Architectural Consultancy**

**DMJ Architects** offers a comprehensive range of professional services, ensuring continuity from initial concept through to project completion. The firm’s multidisciplinary structure allows it to guide projects seamlessly across all development stages enhancing efficiency, and safeguarding design integrity.

DMJ Architects delivers solutions that are not only architecturally compelling but also commercially viable and operationally sustainable.

**Design, Planning & Technical Expertise**

1. **Architecture**  
 The firm provides full architectural design services, transforming client vision into functional, refined built environments. Each project is tailored to site conditions, intended purpose, and user experience balancing aesthetics with performance.
2. **Feasibility Studies**  
 Before development begins, DMJ conducts detailed feasibility assessments to evaluate site conditions, regulatory frameworks, financial viability, and development potential. This early-stage analysis reduces risk and supports informed investment decision-making.

3. **Master Planning**  
 For large-scale developments, the firm delivers strategic master plans that integrate land use, infrastructure, environmental considerations, and long-term growth strategies creating cohesive, future-ready environments.
4. **Outline Proposal Designs**  
 Conceptual designs establish the architectural direction and spatial relationships of a project. These outline proposals provide clients with clarity and a structured development roadmap before detailed planning begins.
5. **Scheme Designs**  
 As ideas evolve, scheme designs refine layout configurations, structural systems, material palettes, and cost parameters bridging creative vision and technical execution.
6. **Detailed Design & Construction Drawings**  
 Precise technical documentation ensures clarity during construction. Comprehensive drawings and specifications safeguard design intent, guide contractors accurately, and minimize on-site ambiguity or delays.
7. **Interior Design**  
 Recognizing that architecture extends beyond the external envelope, DMJ offers interior design solutions that harmonize aesthetics, functionality, ergonomics, and spatial efficiency creating cohesive internal environments.
8. **Procurement & Construction Governance**  
 The firm advises clients on procurement frameworks to ensure transparency, competitiveness, and compliance with professional and regulatory standards.
9. **Administration of Construction Contracts**  
 During construction, DMJ oversees contract implementation, monitoring progress, workmanship quality, financial controls, and adherence to specifications ensuring projects are delivered as envisioned.

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**Kenya Office**

Call Us: +254 758 235 164  
 P.O.BOX 178--20114 Kabazi, Nakuru Kenya  
 Email: info@projectsmagazine.co.ke  
 Website: www.projectsmagazine.co.ke  
 Mon – Fri: 9:00 AM – 5:00 PM

**Uganda Agent**

Hawk Eye Technologies  
 Tel: +256 752 520 158 Plot no.6 Entebbe Road,  
 Kampala, Central, 00256, Uganda  
 Mon – Fri: 9:00 AM – 5:00 PM

**South Africa Office**

Mount Everest Publisher (pty) Ltd  
 Tel: +27 78 692 0826 Fax: +27 86 601 9195  
 Mon – Fri: 9:00 AM – 5:00 PM

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Taarifa Gardens and Suites, Nairobi

## Regional Presence, Partnerships & Contact

### Continental Reach and Expertise

With extensive experience spanning Kenya, Tanzania, Ethiopia, Uganda, Botswana, Rwanda, Sudan, Somalia, Namibia, and Ghana, **DMJ Architects** has cultivated a uniquely continental perspective. Each country presents its own regulatory frameworks, climates, and cultural contexts, and the firm's adaptability ensures that projects are delivered efficiently and with respect for local conditions.

### Strategic Partnerships

**DMJ Architects** has worked with leading architectural practices in the United Kingdom, South Africa, Tanzania, Uganda, Kenya, and Botswana. These collaborations facilitate knowledge exchange, exposure to global design and construction trends, and access to specialized expertise, while preserving the firm's deep understanding of African construction realities.

These partnership networks enhance project quality and innovation, allowing **DMJ Architects** to deliver internationally informed designs that are locally practical and culturally responsive.

### Headquarters and Contact

For clients, partners, and collaborators, **DMJ Architects** operates from its Nairobi headquarters:

- 3rd floor New Muthaiga Mall
- Thigiri Ridge off Peponi Road
- Nairobi

This location enables seamless engagement with clients and stakeholders across East Africa and beyond.

### Looking Ahead

As Africa's urban landscapes continue to grow and evolve, the firm remains committed to designing architecture that is sustainable, adaptable, and responsive to future needs. **DMJ Architects** envisions a continent shaped by buildings that are not only functional and beautiful but resilient contributing lasting value to communities, economies, and the environment.

Through a combination of experience, collaboration, and forward-looking design, **DMJ Architects** continues to shape Africa's built environment, ensuring that every project reflects both contemporary standards and enduring relevance.



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# SUPER MALL CHANGES EA TRADE



*It has 1,500 retail stores, leading hospitals, banks, hotels, leisure parks, over 2000 parking slots, 5 Star Hotel and Serviced apartments to come in phase two.*

The Business Bay Square (BBS) Mall, recognized as East Africa's largest Hybrid mall infusing a modern Bazaar with a state-of-the-art world class Mall, has continued to attract thousands of traders and shoppers seeking stalls or household commodities. It is

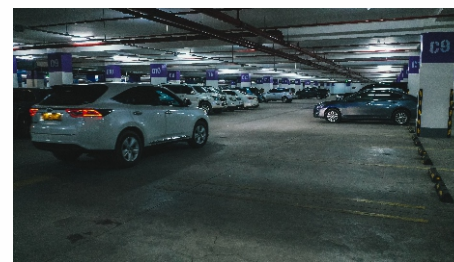
strategically located at the entrance of Eastleigh on the Pumwani roundabout along General Waruinge Street in Eastleigh, Nairobi. BBS Mall spans an impressive 165,000 square meters.

It is also the home to over 1,500 retail stores, showcasing a diverse array of products ranging from fashion and electronics to household essentials. With renowned international brands such as Carrefour, LC

Waikiki, Town Team, Gordano and Miniso among others gracing its corridors alongside national brands such as Safaricom, Java, Artcafe, Supercosmetics, Lintons, Simbisa food chains, all catering to the discerning tastes of the mall's diverse customers.

BBS Mall ensures seamless accessibility for visitors, with its secure parking space, which accommodates over 2,000 vehicles at once. Moreover, its strategic location along General Waruinge Street makes it easily accessible from various parts of Nairobi and beyond, further enhancing its appeal as a premier shopping destination. Business Bay Square has become a landmark facility in Nairobi, further making Eastleigh easily accessible.

Beyond its retail offerings, BBS Mall seamlessly integrates essential services within its premises, including three hospitals and a



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modern mosque, catering to the holistic needs of its patrons. This convergence of convenience underscores the mall's commitment to providing a comprehensive lifestyle experience to its visitors.

From state-of-the-art virtual reality experiences to classic bowling alleys and dedicated children's play areas, the mall provides ample opportunities for leisure and

recreation, making it a preferred destination for families and entertainment enthusiasts.

Recognizing the importance of financial accessibility, BBS Mall hosts over 10 esteemed financial institutions within its premises, offering a range of banking and financial services. This integration of financial amenities further enhances the convenience and utility of the mall as a one-stop destination for all needs.

With over 40 food and eatery options, BBS Mall caters to the diverse palates of its visitors, serving up a tantalizing array of cuisines from around the globe. Whether craving international flavors or local

delicacies, patrons are spoilt for choice, ensuring a culinary journey like no other.

The mall is home to the first-ever Gold Souk in the region, making Nairobi a premier destination for gold enthusiasts in East and Central Africa. This one-of-a-kind marketplace eliminates the need for far-flung travel, offering a convenient and centralized location for all gold jewellery enthusiasts and traders.



# MAESTRO

ARCHITECTS LTD

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**BBS MALL** AS THE LEAD ARCHITECTS



**Architect Charles Ogeto**  
Managing Director

*"Crafting spaces with precision, passion, and purpose."*  
—Maestro Architects

## ABOUT MAESTRO ARCHITECTS

**Maestro Architects Limited** is a dynamic team of professionals dedicated to delivering innovative and future-ready architectural design solutions. Since 2004, we have specialized in crafting exceptional designs that blend form, function, and sustainability.

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- ✓ Residential Apartments & Villas
- ✓ Hotels, Schools & Religious Facilities

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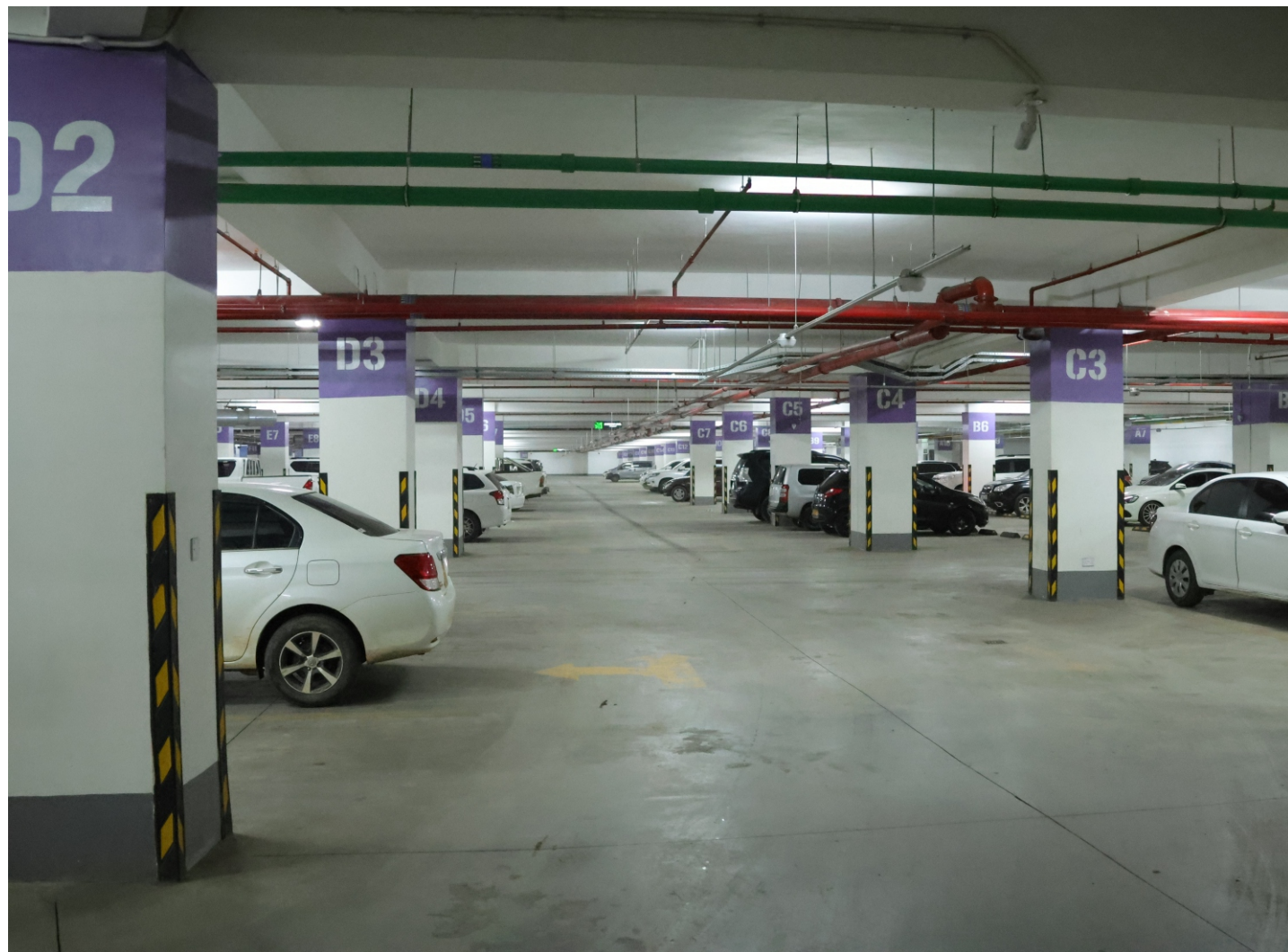
Wildside Centre, Kivulini Road, Off Mombasa Road, Syokimau

PO. Box: 6644-00100 Nairobi

Tel: **+254 722 440 488**

Email: [info@maestroarchitects.co.ke](mailto:info@maestroarchitects.co.ke)

Website: [design.maestroarchitects.co.ke](http://design.maestroarchitects.co.ke)



In addition to its extensive retail and entertainment offerings, BBS Mall is deeply committed to corporate social responsibility (CSR) initiatives within the surrounding community. One of its key projects includes upgrading Eastleigh High School this includes a fully equipped borehole to ensuring a sustainable water supply for the students and staff. This significant contribution not only supports education but also enhances the school's overall wellbeing.

BBS Mall has also been privileged to host high-profile delegates from across the country and the region, further enhancing its reputation as a key player in both the business and diplomatic landscapes. Among the distinguished visitors are Kenya's President, William Ruto, Prime Cabinet Secretary Musalia Mudavadi, and Nairobi Governor Johnson Sakaja. These visits highlight the mall's importance as a commercial and social hub in Nairobi.

Additionally, the mall has welcomed officials from the East African Community (EAC) and hosted notable dignitaries from Somalia, including President Hassan Sheikh Mohamud and Prime Minister Hamza Abdi Barre. Such visits underscore BBS Mall's role in fostering regional ties, positioning it as a vital space for both business and diplomacy in East Africa. These high-profile engagements have further boosted the mall's visibility and cemented its status as a premier shopping and commercial center in the region.

The visits by these high-profile delegates underscores the grandeur of BBS Mall as the largest shopping center in East and Central Africa. During their tours, the dignitaries explored the mall's extensive retail offerings, state-of-the-art facilities, and vibrant atmosphere. They had the opportunity to witness the mall's unique blend of international brands and local businesses, as well as its diverse leisure and entertainment options.

The mall's impressive scale, modern design, and seamless integration of retail, dining, and essential services left a lasting impression on the visitors. By experiencing the mall's lively ambiance, these leaders recognized BBS Mall's pivotal role in shaping the future of commerce and lifestyle in the region, further solidifying its status as a landmark destination for both locals and international visitors.



Image plan for phase two



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

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In modern healthcare and industrial environments, reliable gas systems play a critical role in ensuring safety, efficiency, and uninterrupted operations. Hospitals depend on medical oxygen pipelines to support life-saving treatments, laboratories require specialized gas systems for research and diagnostics, and commercial facilities rely on safe LPG installations for daily operations.

As the demand for reliable gas engineering solutions continues to grow across Kenya, **EUROGASES AND TECH. SERVICES LTD** has established itself as a trusted provider of professional gas installation services and medical equipment supply. With a strong commitment to safety, quality, and technical excellence, the company continues to support hospitals, laboratories, and commercial institutions with dependable infrastructure solutions.

Operating from **Jogoo Road Plaza in Nairobi**, EUROGASES AND TECH. SERVICES LTD combines engineering expertise with practical solutions designed to meet modern safety standards and operational requirements.


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Gas installation systems require high levels of precision, technical expertise, and strict adherence to safety regulations. EUROGASES AND TECH. SERVICES LTD focuses on delivering specialized engineering solutions designed to meet the needs of institutions where gas systems are critical to daily operations.



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The company provides services to a wide range of sectors including:

- Hospitals and healthcare facilities
- Diagnostic laboratories
- Research institutions
- Industrial facilities
- Hotels and commercial kitchens
- Residential and commercial developments

Through careful planning, professional installation, and reliable technical support, the company ensures that clients benefit from gas systems that are both safe and efficient.



## Medical Gas Piping Systems

Medical gas piping systems are among the most critical components of modern healthcare infrastructure. These systems ensure that life-supporting gases such as oxygen, compressed air, nitrous oxide, and vacuum services are safely distributed throughout medical facilities.

EUROGASES AND TECH. SERVICES LTD specializes in the **design, installation, testing, and maintenance of medical gas pipeline systems** tailored to the needs of hospitals and healthcare institutions.

These systems deliver gases from centralized storage sources to key areas within a hospital, including:

- Intensive Care Units (ICU)
- Operating theatres
- Emergency departments
- Patient wards
- Maternity and neonatal units

Properly installed medical gas systems ensure that healthcare professionals have immediate and reliable access to the gases required for patient treatment and life-saving procedures.

The company adheres to recognized installation standards and safety protocols, ensuring that every project meets the strict requirements necessary for healthcare environments.



## LPG Installation Services

Liquefied Petroleum Gas (LPG) is widely used across homes, commercial establishments, and industrial facilities due to its efficiency and versatility. However, LPG systems require careful design and installation to ensure safety and reliable performance.

EUROGASES AND TECH. SERVICES LTD provides professional LPG installation services that prioritize safety, efficiency, and long-term reliability.

The company designs and installs LPG piping systems suitable for:

- Hotels and restaurants
- Commercial kitchens
- Industrial production facilities
- Residential complexes

Each installation is carefully engineered to ensure proper gas flow, pressure control, and system safety. By implementing high-quality materials and professional installation practices, EUROGASES helps clients minimize risks while maximizing operational efficiency.





## Laboratory Gas Installation

Modern laboratories require highly controlled gas distribution systems to support research, diagnostics, and scientific testing. Laboratory gas installations must be precise, reliable, and compliant with safety regulations to ensure accurate results and safe working environments.

EUROGASES AND TECH. SERVICES LTD offers specialized laboratory gas installation services designed to support a variety of scientific and medical applications.

These installations may include:

- Nitrogen supply systems
- Oxygen distribution systems
- Specialty research gas pipelines
- Vacuum systems for laboratory procedures

By providing tailored laboratory gas solutions, the company supports research institutions, hospitals, and educational facilities in maintaining efficient and safe laboratory environments.

## Supply of Medical Equipment

In addition to its engineering services, EUROGASES AND TECH. SERVICES LTD also supplies a range of medical equipment to healthcare institutions.

Reliable medical equipment plays an essential role in ensuring effective patient diagnosis, monitoring, and treatment. Hospitals and clinics require dependable suppliers who understand the technical demands of healthcare environments.

By combining equipment supply with engineering expertise, the company provides a comprehensive solution that supports both infrastructure development and clinical operations.

This integrated approach enables healthcare institutions to obtain reliable equipment alongside professionally installed gas systems.



## Commitment to Safety and Quality

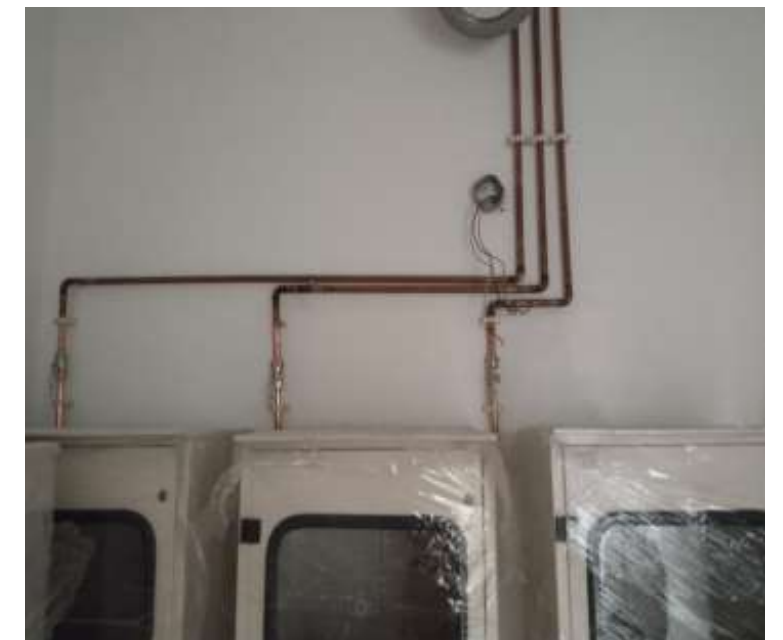
Gas installation systems require strict adherence to safety standards, especially in environments such as hospitals and laboratories where reliability is essential.

EUROGASES AND TECH. SERVICES LTD places safety and quality at the center of every project. From system design to installation and maintenance, the company ensures that all work is carried out using high-quality materials and professional engineering practices.

Key safety measures include:

- Proper system design and engineering
- Compliance with recognized safety standards
- Use of high-quality installation materials
- Thorough system testing and inspection
- Professional maintenance support

These practices help ensure long-term system reliability while minimizing operational risks for clients.





## Supporting Healthcare Infrastructure in Kenya

As Kenya continues to expand its healthcare infrastructure, the demand for reliable medical gas systems is increasing rapidly. Hospitals, clinics, and laboratories require dependable technical partners capable of delivering safe and efficient installations.

EUROGASES AND TECH. SERVICES LTD contributes to this growth by providing essential engineering services that support healthcare delivery across the country.

From oxygen pipelines in hospitals to laboratory gas systems used in diagnostics and research, the company plays an important role in strengthening healthcare infrastructure and improving service delivery.

## Location and Contact Information

EUROGASES AND TECH. SERVICES LTD is conveniently located in Nairobi, enabling the company to serve clients across Kenya efficiently.

### Office Location

Jogoo Road Plaza  
2nd Floor, Room S17  
Off Jogoo Road, Nairobi

### Postal Address

P.O. Box 50775 – 00200  
Nairobi, Kenya

### Telephone

020 2001200

### Mobile

0720 978321

### Email

eurogastect@yahoo.com  
[roggers.eurogases@gmail.com](mailto:roggers.eurogases@gmail.com)

### PIN Number

P051707893B

## Looking Ahead

As industries evolve and healthcare services expand, the need for professional gas installation and supply services continues to grow. EUROGASES AND TECH. SERVICES LTD remains committed to delivering high-quality technical solutions in medical gas piping systems, LPG installations, laboratory gas systems, and medical equipment supply.

Through technical expertise, dedication to safety, and a commitment to excellence, the company continues to support hospitals, laboratories, and industries in building safe, efficient, and reliable gas infrastructure for the future.



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# Kigali Green Complex: *Delivering a Benchmark Sustainable Mixed- Use Development in Rwanda*



By MWK

### Project Overview

In recent years, Rwanda has positioned itself as one of Africa's most forward-thinking countries in urban development, infrastructure delivery, and sustainability-led growth. At the heart of this transformation is Kigali, the capital city, whose rapid urban expansion is being guided by structured planning frameworks, strong regulatory oversight, and a clear national vision for long-term development.

One of the most notable private-sector-led developments aligning with this trajectory is Kigali Green Complex, a large-scale mixed-use project designed to integrate residential, commercial, business, and recreational functions within a single, sustainable urban ecosystem. The project represents a new generation of developments in East Africa—where engineering excellence, environmental responsibility, and economic viability are treated as interconnected priorities rather than competing objectives.

Kigali Green Complex is being positioned not merely as a real estate development, but as a model urban project demonstrating how African cities can deliver climate-resilient, resource-efficient, and socially inclusive infrastructure at scale.

### Strategic Location and Urban Context

The project is strategically located within Kigali's expanding urban footprint, benefiting from proximity to key transport corridors, commercial nodes, and public infrastructure. Kigali's master planning approach emphasizes controlled density, mixed land use, and infrastructure efficiency—principles that strongly inform the layout and configuration of Kigali Green Complex.

From a project planning perspective, the location offers several advantages:

- Access to existing road networks and utilities
- Alignment with designated urban growth zones
- Reduced pressure on city transport

- systems through mixed-use integration
- Compatibility with Kigali City Master Plan guidelines

The site selection process considered not only land availability but also long-term urban integration, ensuring that the complex complements surrounding developments rather than operating as an isolated enclave.

### Project Vision and Development Objectives

The overarching objective of Kigali Green Complex is to deliver a future-ready urban development that meets current market demand while remaining adaptable to long-term demographic, environmental, and technological shifts.

Key development objectives include:

- Delivering a high-density, mixed-use complex that optimizes land use
- Reducing lifecycle environmental impact through green building strategies
- Supporting Kigali's transition toward a low-carbon urban economy



residential, commercial, and business users

- Enhancing liveability while maintaining operational efficiency

The project is intentionally designed to align with Rwanda Vision 2050, the National Green Growth and Climate Resilience Strategy, and international sustainability benchmarks applicable to large urban developments.

### Master Planning and Design Strategy

**Integrated Mixed-Use Configuration**  
Kigali Green Complex adopts a vertically and horizontally integrated mixed-use model, combining residential units, office spaces, retail outlets, hospitality facilities, and communal amenities within a cohesive master plan.

This configuration reduces dependence on external infrastructure, shortens travel distances, and improves overall project efficiency. From a development standpoint, mixed-use integration also diversifies revenue streams and enhances asset resilience.

The master plan prioritizes:

- Pedestrian circulation over vehicle dominance
- Clear separation of service and public access routes
- Efficient zoning of residential, commercial, and recreational areas
- Centralized green and communal spaces
- Architectural and Engineering Approach

Architectural design emphasizes functional efficiency, climate responsiveness, and constructability. Buildings are oriented to maximize natural ventilation and daylight

while minimizing heat gain—an essential consideration in tropical urban environments.

Engineering considerations include:

- Optimized structural systems for multi-storey construction
- Modular design elements to improve construction efficiency
- Durable materials selected for lifecycle performance
- Compliance with local building regulations and international standards

The architectural language is contemporary, restrained, and purpose-driven—reflecting Kigali's evolving urban identity while remaining practical for long-term operation and maintenance.

### Sustainability Framework and Green Infrastructure Environmental Performance as a Core Metric

Sustainability is treated as a measurable performance outcome rather than a branding exercise. Environmental targets were incorporated early in the project planning phase, influencing design decisions, material selection, and systems engineering.

The sustainability framework addresses:

- Energy efficiency
- Water management
- Waste reduction
- Urban heat mitigation
- Biodiversity integration
- Energy Systems and Efficiency

Kigali Green Complex integrates energy-efficient building systems supported by renewable energy generation, primarily through solar photovoltaic installations.

- Energy demand is further reduced through:
- High-performance building envelopes
  - LED lighting systems
  - Smart metering and monitoring
  - Energy-efficient HVAC solutions



These measures reduce operational costs while contributing to Rwanda's broader clean energy objectives.

### Water Resource Management

Given increasing pressure on urban water systems across Africa, the project incorporates a robust water management strategy, including:

- Rainwater harvesting infrastructure
- Low-consumption plumbing fixtures
- Greywater reuse for landscaping
- Stormwater control measures

This approach reduces reliance on municipal supply and improves long-term resource resilience.

### Landscape Design and Green Spaces

Green infrastructure plays a functional role beyond aesthetics. Landscaped areas help manage stormwater, reduce heat accumulation, and improve air quality. Tree-lined corridors, green roofs, and open spaces contribute to environmental performance while enhancing user experience.

### Smart Systems and Digital Infrastructure

Kigali Green Complex integrates smart technologies to improve efficiency, safety, and asset management. These systems support both operational control and end-user

Key smart features include:

- Integrated building management systems (BMS)
- Digital access control and security monitoring
- Smart lighting and energy optimization
- High-capacity ICT infrastructure

From a project management perspective, smart systems also support predictive maintenance and long-term cost control.

### Residential Component: Engineering for Liveability

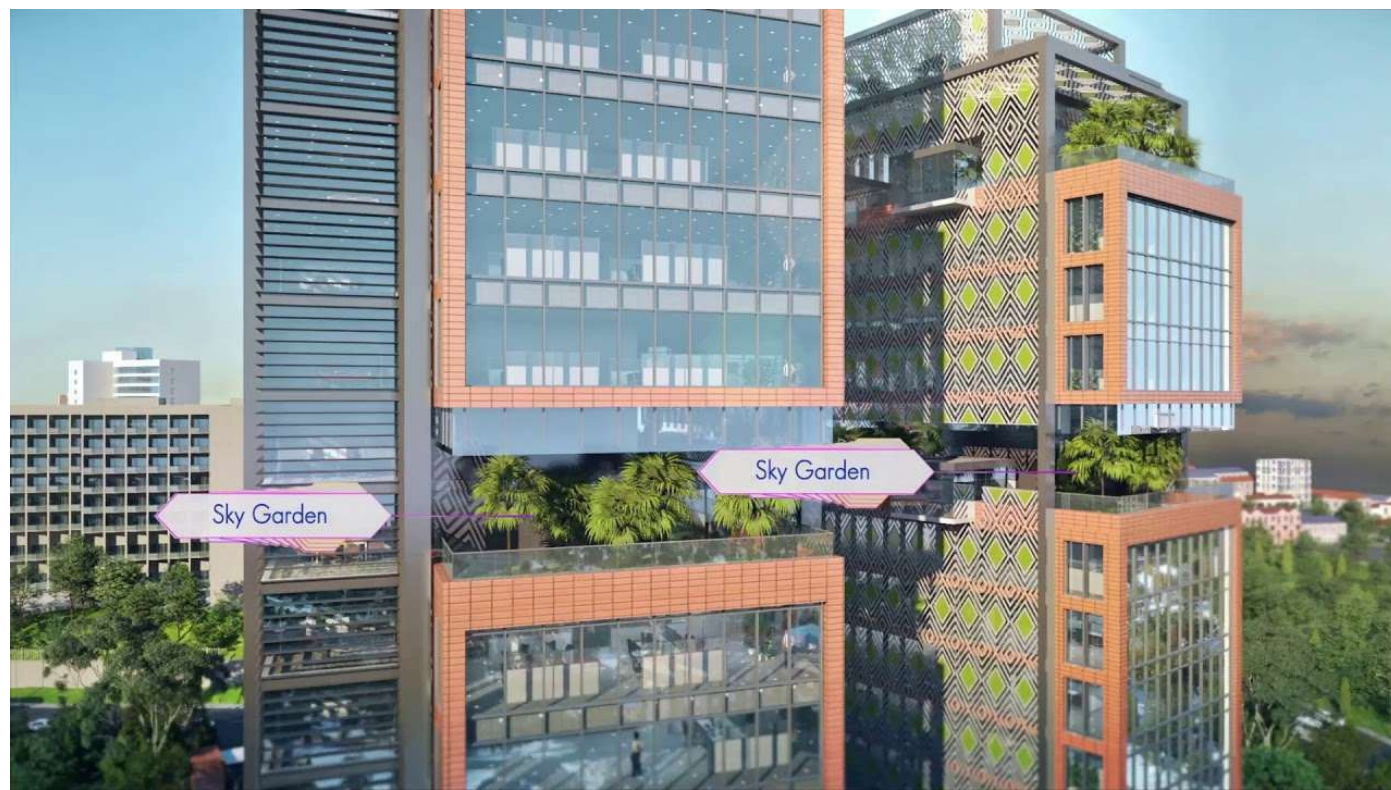
The residential component is designed to meet the needs of Kigali's growing urban

population, including professionals, families, expatriates, and long-term residents.

Design priorities include:

- Functional floor layouts
- Adequate natural light and ventilation
- Acoustic and thermal comfort
- Energy-efficient appliances and fittings





Shared amenities such as fitness facilities, recreational areas, and green courtyards support community interaction while maintaining controlled operational costs.

### Commercial and Business Infrastructure

#### Office and Enterprise Spaces

The commercial component provides modern office and flexible workspace solutions suitable for:

- Corporate tenants
- SMEs and startups
- Professional service providers

These spaces are designed with productivity, connectivity, and sustainability in mind, supporting Kigali's ambition to become a regional business and innovation hub.

#### Retail and Service Areas

Retail spaces are integrated at ground and podium levels, activating public areas and improving overall project vibrancy. The tenant mix is structured to support daily needs while maintaining steady foot traffic.

#### Construction Strategy and Project Delivery

The project adopts a phased construction approach to manage risk, optimize cash flow, and ensure quality control. Construction methodologies prioritize:

- Efficient sequencing
- Locally sourced materials where feasible
- Skilled local labor engagement
- Compliance with safety and environmental standards

Strong coordination between developers, consultants, contractors, and regulators has been essential in maintaining project timelines and performance targets.

### Economic Impact and Value

#### Creation

##### Employment and Skills Development

Kigali Green Complex contributes directly to job creation across construction, engineering, facility management, retail, and professional services. Indirect benefits include skills transfer and supply chain stimulation within Rwanda's construction sector.

##### Investment and Asset Performance

From an investment perspective, the project benefits from:

- Rwanda's political and economic stability
- Transparent regulatory environment
- Growing demand for quality urban developments
- Strong sustainability credentials enhancing long-term value

Mixed-use developments of this nature are increasingly favored for their resilience against market fluctuations.

##### Regulatory Compliance and Policy Alignment

The project aligns with national and city-level development frameworks, including:

- Kigali City Master Plan
- Rwanda Vision 2050
- National construction and environmental regulations

This alignment reduces approval risk and enhances long-term project viability.

##### A Replicable Model for African Cities

Kigali Green Complex demonstrates how large-scale urban projects in Africa can successfully integrate sustainability, commercial viability, and social value. The project provides a practical reference for:

- Developers
- Urban planners
- Policymakers
- Infrastructure financiers

Its design and delivery approach offers lessons applicable beyond Rwanda.

#### Conclusion

Kigali Green Complex stands as a significant milestone in Rwanda's urban development landscape. By combining strong master planning, sustainable engineering, smart systems, and mixed-use efficiency, the project delivers a comprehensive response to the challenges facing fast-growing African cities.

For *Projects Magazine* readers—developers, engineers, and decision-makers—the project illustrates how clear vision, disciplined execution, and sustainability integration can result in infrastructure that is not only functional and profitable, but also future-ready.

As Kigali continues to evolve, Kigali Green Complex will remain a reference point for responsible urban development in Africa.



This connectivity positions **Vipingo Development** as a critical node in Kenya's coastal economic belt, serving both domestic markets and export-oriented industries targeting Africa, Asia, Europe, and the Middle East.

### A Master-Planned Integrated Development Concept

**Vipingo Development** distinguishes itself through its holistic master-planning philosophy. Unlike conventional developments that focus on a single land use, Vipingo has been conceptualised as a self-sustaining, mixed-use urban ecosystem. The development integrates:

- An industrial and manufacturing zone
- High-end and mid-market residential communities
- Commercial and retail facilities
- Leisure and hospitality amenities

- Green spaces and environmental conservation zones
- Supporting infrastructure including roads, utilities, and security systems

This integrated approach reduces urban sprawl, minimises travel distances, improves efficiency, and enhances quality of life for users across all sectors. From a planning perspective, **Vipingo** reflects global best practices seen in modern economic cities and special development zones.

#### Vipingo Free Trade Zone: Driving Industrialisation and Export Growth

One of the most significant components of **Vipingo Development** is the **Vipingo Free Trade Zone (FTZ)**, which has emerged as a cornerstone of Kenya's industrial growth strategy.

The **FTZ** is designed to attract export-oriented manufacturers and value-addition industries, offering investors a highly competitive operating environment supported by modern infrastructure and regulatory incentives. Industries operating within the zone include:

- Pharmaceuticals and medical supplies
- Food processing and agro-industrial manufacturing
- Packaging and plastics
- Light engineering and assembly
- Fast-moving consumer goods (FMCG)

From an infrastructure standpoint, the **FTZ** is engineered to international standards. It features:

- Reliable, high-capacity power supply
- Industrial-grade water and sewerage systems
- Internal paved road networks designed for heavy logistics
- Waste management and environmental compliance systems
- 24-hour security and access control

For Kenya's industrialisation agenda, **Vipingo FTZ** plays a strategic role in reducing import dependence, increasing exports, creating skilled employment, and decentralising industrial activity away from congested urban centres.

### Engineering and Infrastructure Excellence

Large-scale developments succeed or fail on the strength of their infrastructure, and **Vipingo Development** places significant emphasis on engineering quality and long-term resilience.

Internal road networks are designed to handle both light residential traffic and heavy industrial logistics. Drainage systems are engineered to manage coastal rainfall patterns, mitigating flooding risks and supporting climate resilience.



# Vipingo Development: A Flagship Integrated Mega Project Transforming Kenya's Coastal Growth Corridor



By MWK  
**Vipingo, Kilifi County – Kenya**  
 Kenya's coastline has long been celebrated for its tourism appeal, cultural richness, and maritime heritage. Yet, in recent years, the region has begun to take on a new identity—one defined by strategic infrastructure investment, industrial expansion, and master-planned urban development. At the heart of this transformation stands **Vipingo Development**,

a landmark integrated project on the Kilifi Coast that is reshaping how large-scale developments are conceived and executed in Kenya.

Located along the Mombasa–Malindi Highway, approximately 40 kilometres north of Mombasa, **Vipingo Development** is more than a real estate project. It is a multi-use economic zone, combining industrial, residential, commercial, leisure, and logistics components into a single, carefully



coordinated master plan. For policymakers, investors, engineers, planners, and developers, Vipingo represents a new generation of African mega projects—one designed for long-term sustainability, economic resilience, and regional competitiveness.

**Strategic Location: Anchoring Development Along the Coastal Growth Axis**  
 The success of any large infrastructure or real estate project begins with location, and **Vipingo Development** occupies one of the most strategic positions on Kenya's coast. Situated within Kilifi County, the project lies directly on the main northern coastal transport corridor linking Mombasa, Kilifi, Malindi, and Lamu.

Its proximity to key national and regional infrastructure significantly enhances its value:

- Port of Mombasa, East Africa's largest seaport, provides global trade connectivity
- Moi International Airport supports cargo and passenger movement
- Access to the Standard Gauge Railway (SGR) logistics network via Mombasa
- Direct frontage on the Mombasa–Malindi Highway, facilitating efficient road transport



Utilities infrastructure has been developed with future expansion in mind.

Power distribution networks, water supply systems, and data connectivity are scalable, ensuring the development can grow without compromising service delivery.

From an engineering perspective, **Vipingo** demonstrates how private-sector-led infrastructure development can complement national systems while maintaining high technical standards.

**Residential Development: Planned Living within a Mega Project**  
 While industrial and commercial components are central to **Vipingo Development**, residential planning plays an equally important role in the project's integrated vision.

Residential zones within **Vipingo** are designed to support professionals working in the industrial zone, as well as families, retirees, and international homeowners seeking secure coastal living. The development promotes low-density planning, with generous plot sizes, landscaped environments, and controlled access.

Key features of the residential component include:

- Gated neighbourhoods with 24-hour security
- Modern architectural guidelines
- Reliable water, power, and internet connectivity
- Proximity to workspaces, schools, leisure facilities, and healthcare

By combining employment centres and housing within one development, **Vipingo** reduces commuting pressure on regional infrastructure while improving work-life balance.

## Vipingo Ridge and Leisure Infrastructure

A notable feature of **Vipingo Development** is the integration of high-quality leisure and lifestyle infrastructure, anchored by Vipingo Ridge, a world-class mixed-use resort development.

**Vipingo Ridge** is home to a championship-standard golf course, internationally recognised and designed to global specifications. The course has hosted regional and international tournaments, placing **Vipingo** on the global sports and lifestyle map.

Beyond golf, the leisure infrastructure includes:

- Clubhouses and hospitality facilities
- Fitness and wellness centres
- Recreational parks and open spaces
- Access to pristine beaches along the Indian Ocean

For **Projects Magazine** readers, Vipingo Ridge illustrates how lifestyle infrastructure can coexist with industrial and residential uses, enhancing overall project value and international appeal.

## Sustainability and Environmental Stewardship

Environmental responsibility is increasingly central to large projects, particularly in ecologically sensitive coastal regions.

**Vipingo Development** integrates sustainability principles across planning, construction, and operations.

- Key sustainability measures include:
- Use of renewable energy solutions, particularly solar power
  - Water conservation and recycling systems
  - Preservation of indigenous vegetation and green buffers
  - Controlled land use to minimise environmental degradation
  - Compliance with environmental impact assessment requirements

By embedding sustainability into its core design, Vipingo aligns with global ESG (Environmental, Social, and Governance) standards, making it attractive to responsible investors and future-focused institutions.

## Economic Impact: Catalysing Regional Development

**Vipingo Development** has become a major economic catalyst for Kilifi County and the wider Coast region. The scale of construction activity alone has generated thousands of jobs, while operational phases continue to create long-term employment in manufacturing, logistics, hospitality, property management, and services.

Indirectly, the development has stimulated:

- Growth of local supply chains
- Expansion of small and medium enterprises
- Skills development and technology transfer
- Increased county revenue through rates and levies

From a development economics perspective, **Vipingo** demonstrates how anchor projects can transform regional economies, attract complementary investment, and reduce pressure on traditional urban centres.

## Investment Confidence and Market Performance

**Vipingo Development** has attracted strong investor confidence, both locally and internationally. Its phased development model, professional management, and clear regulatory framework have reduced risk and enhanced predictability—key factors for large





Industrial plots within the FTZ continue to experience high demand, driven by Kenya's export ambitions and regional market access. Residential properties have shown steady capital appreciation, supported by limited coastal supply and rising lifestyle demand.

For institutional investors, **Vipingo** offers:

- Long-term asset value
- Stable operating environment
- Alignment with national development priorities
- Scalable investment opportunities

#### Public-Private Collaboration and Governance

A critical success factor for **Vipingo Development** has been effective collaboration between the private sector and government agencies. Regulatory support, infrastructure alignment, and policy consistency have enabled smooth implementation and growth.

This collaboration provides a replicable model for future mega projects, demonstrating how clear governance frameworks and private-sector efficiency can deliver nationally significant outcomes.

#### Future Expansion and Long-Term Vision

Looking ahead, **Vipingo Development** is positioned for continued expansion. Planned phases include additional industrial capacity, expanded residential zones, enhanced commercial centres, and social infrastructure such as schools and healthcare facilities.

As Kenya deepens its industrialisation drive and positions itself as a regional logistics and

manufacturing hub, **Vipingo** is expected to play an increasingly strategic role along the coastal corridor.

#### Conclusion: A Benchmark Project for Kenya and the Region

**Vipingo Development** stands as one of Kenya's most successful and ambitious integrated projects. By combining industrial infrastructure, residential planning, lifestyle amenities, and sustainability, it has set a new benchmark for large-scale development in East Africa.

For **Projects Magazine**, Vipingo represents the future of development—planned, integrated, infrastructure-led, and globally competitive. It is a project that not only reshapes land but also redefines how Africa builds its cities, industries, and investment destinations.

As Kenya's coast continues to evolve beyond tourism into a diversified economic region, **Vipingo Development** will remain a flagship example of what visionary planning and disciplined execution can achieve.



# Building Chemistry: How A.Shak Keeps South Africa's Concrete Strong



From a single release oil in 1958 to a full catalogue of construction chemicals and specialist concrete solutions, **A.Shak Construction Chemicals (Pty) Ltd** has become synonymous with quality, technical reliability, and innovation. Its journey

represents the evolution of South Africa's construction chemical industry — where material science meets practical site performance. **A Legacy Built on Chemistry and Trust**

When the finish of a cast, the bond between old and new

concrete, and the longevity of an industrial floor is on the line, builders turn to chemistry. **A.Shak Construction Chemicals** has been a trusted name in South Africa's construction sector since the late 1950s. Its extensive range of bonding agents, waterproofing systems, mould release oils, and curing compounds continues to play a vital role in building infrastructure across the region.





By maintaining strong relationships with contractors, architects, and engineers, **A.Shak** has secured its position as one of South Africa's leading construction chemical manufacturers. Its focus on reliability, consistency, and technical support has built lasting trust across generations of industry professionals. From Release Oils to Construction Solutions **A.Shak** began its journey as a supplier of shutter release oils for the precast concrete industry. Over the years, the company expanded its offering to include bonding agents, cementitious admixtures, and waterproofing solutions — reflecting the changing

needs of an evolving construction industry.

Its continuous investment in research and product development has positioned A.Shak as a go-to provider for contractors seeking proven solutions that perform under real-world conditions.

#### Product Spotlight

- **Plaster Key** — the market-leading water-based bonding aid that eliminates hacking and ensures strong adhesion on smooth surfaces.
- **Tile Rite** — Professional-grade tile cleaners, sealants, and finishing solutions that simplify post-installation

maintenance.

- **Waterproofing Systems** — Flexible and cementitious water proofers ideal for basements, water tanks, and roofs.



- **Epoxy Floor Systems** — Multi-layer, abrasion-resistant coatings that ensure longevity and hygiene in industrial and food-processing spaces.
- **Grouts, Anchors & Repair Mortars** — Structural-grade formulations used to reinforce and restore concrete integrity.

#### Technical Expertise and Tested Performance

**A.Shak** invests heavily in laboratory testing and product validation. Its technical team follows ISO-aligned quality management standards and conducts rigorous testing for adhesion, hardness, and curing

consistency. These measures ensure that every product performs under South Africa's diverse climatic and operational conditions.

The company's technical support division complements this with expert advice and documentation — from product data sheets and safety guides to on-site application training. This combination of laboratory precision and hands-on guidance enables contractors to achieve consistently high-quality results, minimizing project risk and rework costs.

#### Case Study: Industrial Floor

**Upgrade, Gauteng**  
When a food processing facility in Gauteng needed to upgrade its worn and unhygienic floors, **A.Shak's** construction chemical





systems were used to deliver a durable, seamless, and chemical-resistant finish. The result was a long-lasting floor that met hygiene and durability standards while reducing future maintenance costs.

### Sustainability and Future Growth

Sustainability is increasingly central to construction, and **A.Shak** is taking proactive steps to reduce its environmental impact. Its transition toward water-based and low-VOC products aligns with global environmental standards while supporting South Africa's move toward greener, more efficient

construction practices.

Looking ahead, **A.Shak** remains focused on research, innovation, and training. New product formulations targeting green building certifications, improved energy efficiency, and local sourcing of raw materials are part of its strategic roadmap. By combining legacy, technical knowledge, and forward-thinking design, **A.Shak Construction Chemicals (Pty) Ltd** continues to build South Africa's construction future on a foundation of chemistry and trust.

**Contact Information**  
**A.Shak Construction Chemicals (Pty) Ltd**  
 Website: [www.ashak.co.za](http://www.ashak.co.za)  
 Email: [info@ashak.co.za](mailto:info@ashak.co.za)  
 Phone: 011 8 22 2320



# NEELCON CONSTRUCTION SERVICES LTD

*Winning Through Specialisation in a Complex Industry*



**Mr. Naran Hirani - Founder & Managing Director**

### Introduction

In an industry where many contractors compete on price, few choose to compete on capability. Fewer still build a reputation around doing what others cannot. Neelcon Construction Services Ltd has taken that path, carving out a distinct position in Kenya's construction sector by focusing on specialised projects that demand technical depth, precision, and multidisciplinary expertise.

Founded in 1991, the Nairobi-based contractor has evolved beyond conventional construction into a firm known for handling complex, high-stakes builds in healthcare and hospitality. This strategic shift has not only differentiated the company but also positioned it as a sought-after partner both locally and internationally.

### From General Contractor to Specialist Builder

For many construction firms, growth means scaling

volume. For Neelcon, growth meant redefining focus.

The company made a deliberate move away from standard building contracts into specialised construction, a decision that has paid off significantly. Today, it operates in niches where technical requirements are high and competition is limited.

According to Managing Director Naran Hirani, few companies in Kenya possess the expertise required for such projects. This scarcity has created demand not only within the country but also across Africa and even from international clients.

### Mastering Complexity in Healthcare Construction

One of Neelcon's most defining areas of expertise lies in the construction of



The Mara Enkaji Ecolodge - One of Neelcon's projects



radiation treatment centres require strict adherence to safety standards, technical accuracy, and a deep understanding of how medical equipment interacts with built environments.

Neelcon's ability to operate in this space is strengthened by its in-house expertise, including one of the few biomedical engineers within a Kenyan construction firm.

A standout example is the Cyberknife facility at



specialised medical facilities.

Healthcare infrastructure presents unique challenges. Facilities such as MRI rooms and



### Cyberknife Facility at Kenyatta University Teaching, Referral and Research Hospital.

Kenyatta University Teaching, Referral and Research Hospital. This advanced cancer treatment centre required highly specialised construction to safely accommodate radiation-based technology.

#### Building in Nature: The Eco-Lodge Expertise

Beyond healthcare, Neelcon has also established itself in high-end eco-lodge construction.

Eco-lodges are built in remote, environmentally sensitive areas where construction must minimize ecological impact while delivering premium hospitality experiences.

Neelcon has delivered such projects across locations including Maasai Mara, Amboseli, Samburu, and the Serengeti in Tanzania.

#### The Power of In-House Expertise

A defining feature of Neelcon's success is its multidisciplinary internal team.

The company combines engineering, architectural, and biomedical expertise within its structure. This

integrated approach allows for better coordination, faster decision-making, and more efficient project execution.

#### Design and Build as a Strategic Advantage

Neelcon's adoption of the Design and Build model further strengthens its position.

Under this approach, the contractor takes responsibility for both design and construction, creating a single point of accountability. This reduces fragmentation, improves coordination, and provides clearer cost visibility from the outset.

#### Navigating Industry Challenges

Kenya's construction industry continues to expand, driven by infrastructure and housing demand.

Yet, the sector is not without its challenges. Issues such as tendering inefficiencies and payment delays create a difficult operating environment for contractors.



**Inside the Cyberknife Facility at Kenyatta University Teaching, Referral and Research Hospital.**

Despite this, Neelcon has maintained stability by focusing on quality, professionalism, and strategic positioning.

**Consistency as a Competitive Edge**

While many firms chase scale, Neelcon's strength lies in consistency.

Whether delivering a high-value lodge or a specialised facility, the company applies the same standards across all projects.

**A Generational Transition**

As the company looks to the future, leadership is gradually transitioning to the next generation.

This shift brings fresh perspective while maintaining the principles that have defined the company's success.

**Looking Ahead**

The future of construction in Kenya is shaped by complexity, sustainability, and technology.

Neelcon's positioning within specialised construction gives it a strong foundation for continued growth.

**Conclusion**

Neelcon Construction Services Ltd stands as a clear example of strategic focus in a competitive industry.

By choosing specialisation, investing in expertise, and embracing complex projects, the company has built a strong and lasting position in Kenya's construction sector.



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- ▣ Geotechnical Survey and advise
- ▣ Construction project Management
- ▣ PPP Projects
- ▣ Technology construction and consultancy.
- ▣ Mining
- ▣ Construction water treatment and sanitation
- ▣ Development of Housing projects
- ▣ Development of Railway projects
- ▣ Construction of Airport projects
- ▣ EPCF (Engineering, Procurement, Construction, and Finance)



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