

BUILDERS

M A G A Z I N E

APRIL - MAY 2023


Serene Park
COUNTRY CHARM & SERENE OPULENCE



Welcome to
Serene Park
The Perfect Home Investment
Owned & built by Purple Dot International LTD

Full feature inside

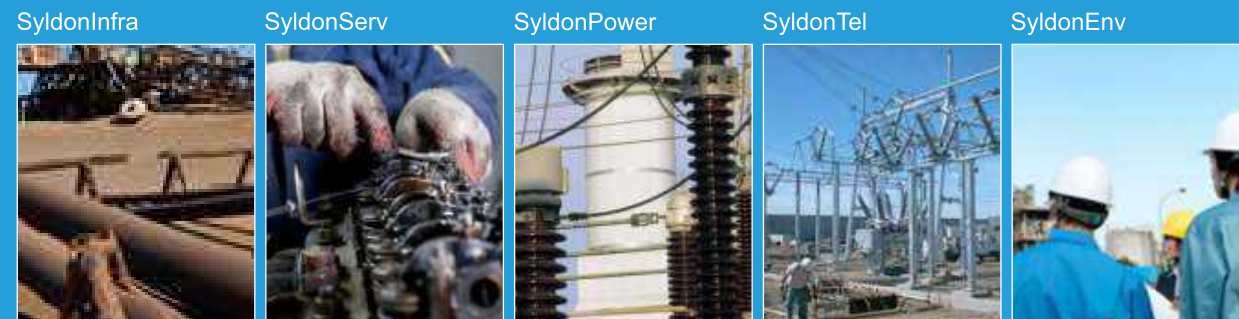


Country Charm & Serene Opulence

S&P SYLDON & PARTNERS

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S&P Departments:



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. Caleb 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 Ropra, 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.



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

Nairobi Railway City in Kenya



According to Kenya Railways, the first phase of The Nairobi Railway City's construction work has already begun. Phillip Mainga, managing director of Kenya Railways, said that the underway works include establishing a footbridge across the Nairobi Railway Yard, a new Nairobi Central Railway station, and a public square.

In addition, the railway station and public park site will be hoarded and secured. The Nairobi Railway yard will also undergo a thorough drainage overhaul, a new structural steel locomotive shed will be constructed (the CXR Sick shed) at Makadara Yard, and the old shed will be relocated at Nairobi Yard. Finally, the driveway and car park at Kenya Railways Headquarters will be paved.

The modern, all-weather pedestrian footbridge that traverses the Nairobi Railway yard will be convenient for those who have disabilities, he continued. In order to prevent any incidents, he also recommended that rail commuters and pedestrians use the designated pathways as they

enter and exit Nairobi Central Station.

The completion of the Nairobi Railway City project, which is being implemented in phases, is scheduled for 2030. The initiative is funded by both the Kenyan and British governments.

Scope of the Nairobi Railway Project
The Nairobi Railway project, which would cost Sh27.9 billion, was developed by the UK firm Atkins Global. It was unveiled by the UK Prime Minister's G7 and G20, Sherpa Jonathan Black.

During the ceremony, the government also disclosed that it is negotiating for up to Sh220 billion in UK Export Finance for Kenyan projects, with the new central station likely to be the first to benefit. UK Deputy High Commissioner Julius Court, Nairobi Metropolitan Services Director General Mohammed Badi, National Treasury Director for Public Investment Management Stanley Kamau, and Kenya Railways Managing Director Philip Mainga also attended the ceremony.



The proposed station is part of President Uhuru Kenyatta's larger Nairobi Railway City revitalization proposal, which the UK government backs. It aims to reconstruct 425 acres of central Nairobi in order to relieve congestion and boost economic growth. The Nairobi Railway City, according to the Court, is a flagship project in the UK-Kenya Strategic Partnership, which was agreed upon by President Kenyatta and UK Prime Minister Boris Johnson during the Africa Investment Summit in 2020.

According to Chris Crombie, Design Director for Atkins, the Nairobi Railway City is a very important showpiece project in the heart of the city and the entrance to East Africa. Crombie stated that the railway city project would help the Kenyan government generate jobs as well as green and sustainable infrastructure that promotes rehabilitation. The Nairobi Railway City is anticipated to be a world-class, climate-resilient



project that will provide transportation capacity to support future expansion and establish the groundwork for a Green City of the Future.

President Uhuru and British Prime Minister Boris Johnson originally agreed on the arrangement two years ago in London. At Sh17.6 billion, railway infrastructure will take the lion's share. The first phase contains the Central Railway Station as well as a business complex with two 5,000-square-metre buildings.

Background

In October 2019 the Government of Kenya announced plans for the construction of a US \$270m mega city. Draft plans for the "Railway City" that will see the expansion of Nairobi's Central Business District (CBD) have already been released thus paving way for project implementation.

According to Kenya Railways, the first phase of The Nairobi Railway City's construction work has already begun.

Upon completion, the Nairobi Railway City shall have multi-modal transit stations, mixed-use or commercial buildings, international offices, small and medium enterprise clusters, and high-tech industry buildings according to Transport Principal Secretary, Charles Hinga.

Other facilities planned for the city include residential buildings, community and government buildings, open spaces and plazas, and powerful non-motorized and pedestrian walkways.

The site stretches further to the locomotive and wagon workshops, and the section of Nairobi's Industrial Area that edges the southern boundary of the Nairobi Railway Station.

Groundbreaking ceremony held for Nairobi Railway City project, Kenya

A groundbreaking ceremony was recently held to mark the start of the construction of the Nairobi Railway City in Kenya. This comes approximately 6 months after the development's final design plan was unveiled by the UK and Kenyan government members at the Serena Hotel.

Speaking at the ceremony, the then Transport Principal Secretary Joseph Njoroge revealed that the project implementation would begin in two months' time and that the government was committed to ensuring its smooth execution.

However, the government according to Chief Cabinet Secretary Musalia Mudavadi delayed in finalizing key documents consequently delaying the implementation of the project until recently when the sitting president of Kenya engaged with UK officials to strike Public Private Partnership (PPP).

As a result of the engagement, the United Kingdom committed £80 million to the Nairobi Railway City project.



Publisher:

BARAKA PUBLISHERS t/a BUILDERS MAGAZINE

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Contributions

The editors welcome news items, press releases, articles and photographs relating to the Construction Industry. These will be considered and, if accepted, published. No responsibility will be accepted should contributions be lost, damaged or incorrectly printed.

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ENKANG APARTMENTS PROJECT



Welcome Home
Set on Ngong Road, this exceptional development presents a rare opportunity to own property in one of Nairobi's fastest developing neighbourhoods.

Ngong hills, offering a variety of Studio apartments with luxurious amenities and finishing.

6 Blocks
11 Floors each
A total of 360Units

Enkang captures stunning views of the City and

● Enjoy the signature amenities of Enkang including the impeccably landscaped gardens that feature carefully crafted kids play areas, jogging track beside the tastefully finished floor path that leads to the entrance lobby ●●●



Recognizing how important space is to you, we designed all units such that there was maximum open-plan space. This will allow you free movement and to customize your interiors. The studios are 31 square meters while the 1B, 2B and 3B measure 50, 85 and 110 square meters respectively.

There is also a commercial center which will

feature a spa and salon, restaurants, a mini-mart, gym and clinic.

Explore our Options

Affordability is a main concern for us, we believe in the principle that good things don't need to be expensive. This is why our units are reasonably priced compared to any similar units in the area.



Side View



LOCATION

Enkang's unique setting offers unparalleled proximity to a number of shopping malls including The Junction Mall, Lavington Curve, and Lavington Mall, The Hub, Prestige Plaza, that offer a variety of fashion boutiques, restaurants, supermarkets and shops as well as entertainment for both the young and old, to meet all your lifestyle needs. Renowned schools like Riara, Makini, Cavina School and Rusinga School are also a stone's throw from Enkang.

Set on Ngong Road, this exceptional development presents a rare opportunity to own property in one of Nairobi's fastest developing neighbourhoods. Enkishon Mbaazi captures stunning views of the City and Ngong hills



Front View

Flexible Options

The 1 B and studio apartments are tailored for the young professional while the 2 and 3 Bedroom units are perfect for growing families.

- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



Payment Plan
 In addition, we have a flexible payment plan which gives you ample time to pay for the house. It is spread out in 3 phases;

- ✦ 20% deposit.
- ✦ 60% during construction.
- ✦ 20% upon completion.



1 Bedroom configuration



1 Bedrooms 1 Bath 1 Parking



2 Bedrooms configuration



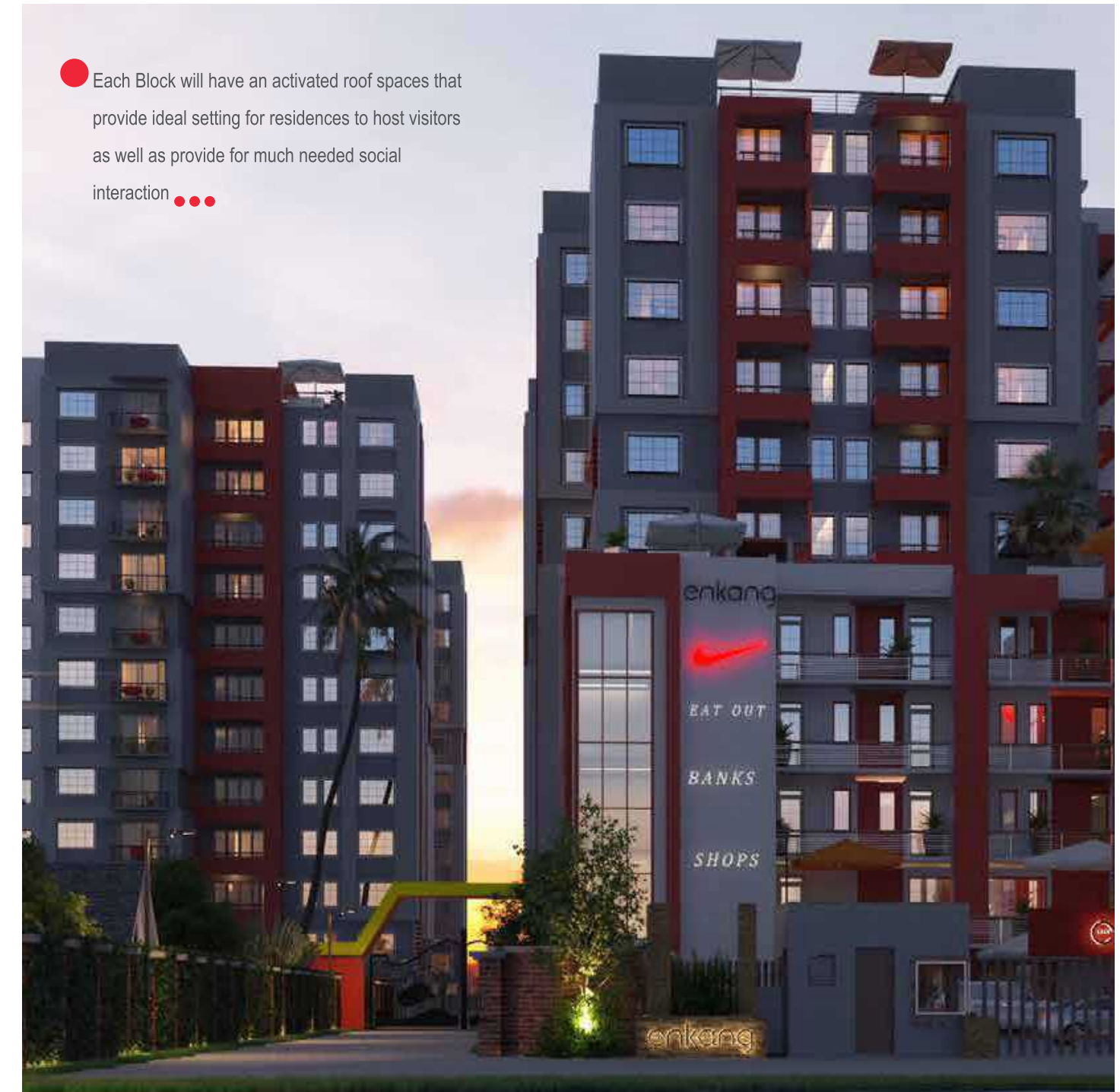
2 Bedrooms 2 Baths 1 Parking



3 Bedroom configuration



3 Bedrooms 2 Bath 1 Parking



Each Block will have an activated roof spaces that provide ideal setting for residences to host visitors as well as provide for much needed social interaction

TRANSHYDRO LTD

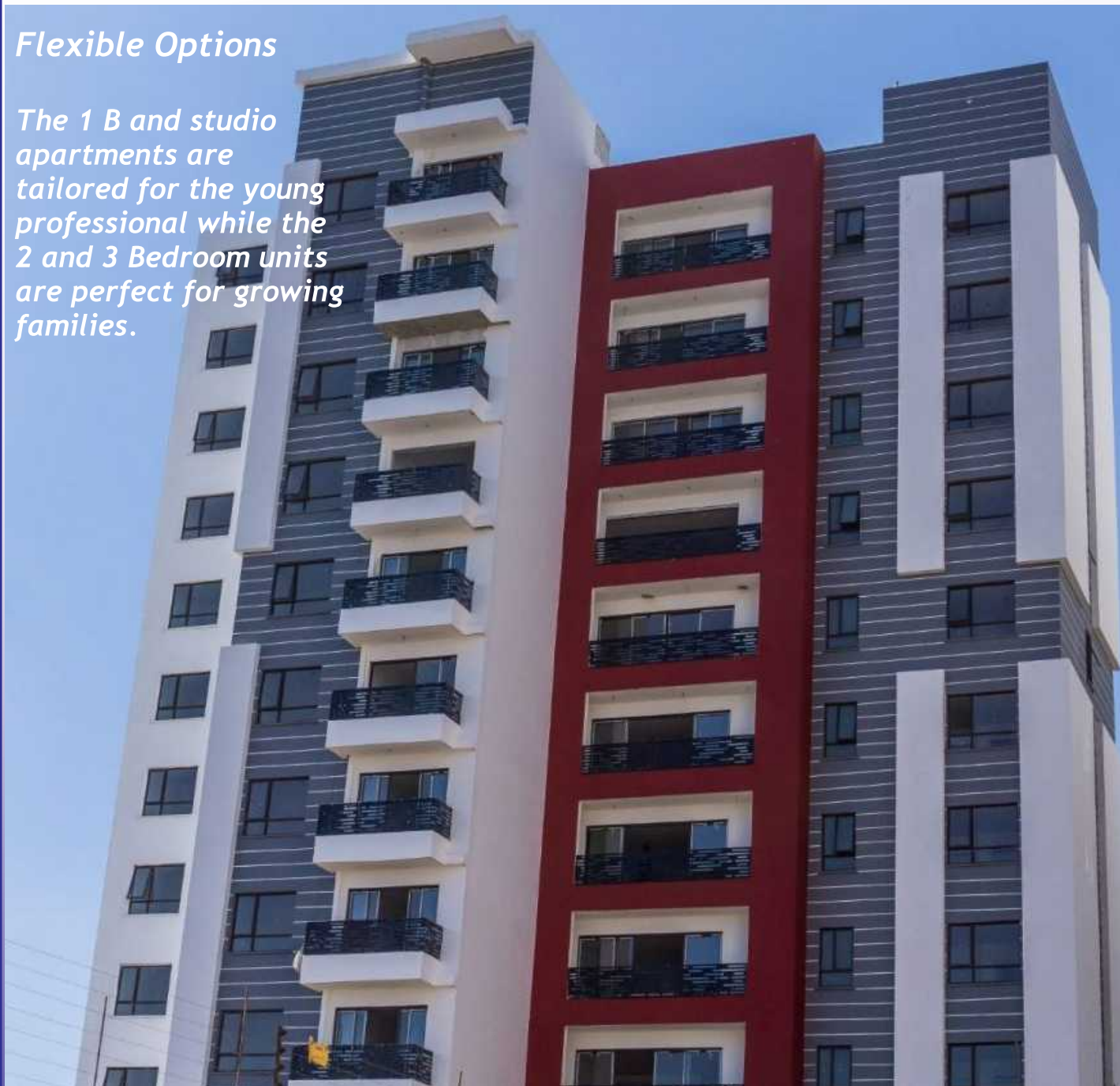
+254 720 892 450



3 BEDROOM PLAN

Flexible Options

The 1 B and studio apartments are tailored for the young professional while the 2 and 3 Bedroom units are perfect for growing families.



WE ARE PROUD TO BE ASSOCIATED WITH STERLING PROJECTS MANAGEMENT LTD AS THE MAIN CONTRACTOR FOR THEIR ENKANG APARTMENTS PROJECT

Careful consideration has been given to finishes throughout the apartment to ensure that the overall character and appearance is befitting these luxurious apartments. The open - free -flowing spaces within each unit represent an impeccable sense of design ...

AMENITIES



Borehole



Wi-Fi



Power Generator



Code Access security system at Main Entrance



Card Access to the Lift Lobbies



Lifts



Sufficient Parking



Park Benches with Canopies



CCTV

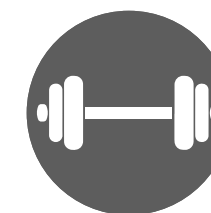
RETATIL AREA



Clinic



Coffee Shops



Gym



Mini Mart



Restaurants



Salon and Spa

The Perfect Home Investment



Serene Park Phase 2 is an Off-Plan project developed by Purple Dot International a fast growing industrial, commercial and residential developer with over 7 years in successful Off-plan projects. Serene Park Phase 1 & 2 is an exquisite gated community located just 35 kilometers away from the bustling city of Nairobi. Offering exceptional design, lush landscapes, and world-class amenities, Serene Park provides residents with a luxurious and serene lifestyle. Following the success of the totally sold-out Phase 1, the ground was broken for Phase 2 on January 28th, with the show house scheduled to open in August this year. This article explores the various aspects of this exclusive Off-Plan project, highlighting its stunning villas,

state of the art facilities, and the numerous advantages of living in this idyllic community.

Prime Location
The gated community is located on the main Machakos road, just 500 metres from the Machakos-Mombasa road junction commonly known as the Makutano junction. Nestled in a peaceful setting, 40 minutes away from the chaos of the city, Serene Park provides a tranquil oasis for its residents. The community's strategic location offers the best of both worlds - a serene environment surrounded by nature, yet close enough to access the conveniences of urban life. Residents can enjoy the city's amenities while returning to the peaceful ambiance of their private haven.

Modern Country Villas
Serene Park features a collection of 4-bedroom



+ DSq modern, all En-suite villas that exude elegance and sophistication. These villas offer spacious living areas and an abundance of natural light, with high-end finishes, premium fittings, and meticulous attention to detail. The open-plan living spaces create a seamless flow between the kitchen, dining, and lounge areas. Expansive windows offer breathtaking views of the landscaped gardens, allowing residents to connect with nature from the comfort of their homes.

World-Class Amenities

Serene Park offers an impressive range of amenities designed to enhance residents' quality of life and provide an unparalleled living experience. The exclusive clubhouse is a hub of social activities, where residents can gather, relax, and entertain guests. The fully equipped gym offers state of the art exercise equipment and personalized training programs, while the infinity pool provides a picturesque setting for relaxation and rejuvenation. The beautifully landscaped gardens throughout the community provide a serene environment for walks, picnics, or moments of solitude amidst nature's beauty.

Security and Convenience





**WE ARE HAPPY TO BE ASSOCIATED WITH
PURPLE DOT INT. LTD IN THEIR SERENE PARK
PROJECT**

About us:

Valmiki Builders Ltd is a reputable labour contracting company based in Nairobi, Kenya. With years of experience in the construction industry, the company is committed to providing high-quality labour services to its clients, including general contracting, skilled labour, and project management. Valmiki Builders Ltd is known for its professionalism, reliability, and attention to detail, making it the go-to choice for contractors and project owners looking for top-notch labour solutions in Kenya.

Our Services:

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3. Project management
4. Construction supervision
5. Labour outsourcing.

P.O Box: 1330-00600
Reach us through: Cell: 0726728514, Email: valmikiltd@gmail.com

At Serene Park, residents' safety and convenience are of utmost importance. The community is equipped with a comprehensive security system, including a guardhouse and CCTV surveillance, ensuring 24/7 monitoring and peace of mind for residents. The intercom facility further enhances security and facilitates easy communication within the community. Each villa offers three dedicated car parking spaces and ample visitors' parking, ensuring hassle free access to homes.

Sustainable Living
Serene Park is committed to sustainable

living and has incorporated environmentally friendly features into its design. The community's water supply is supported by a borehole, ensuring a reliable and independent source of water. Additionally, the villas are equipped with a solar water heating system, reducing reliance on conventional energy sources and minimizing the environmental impact. The common areas are powered by a generator, ensuring uninterrupted electricity supply even during power outages.

Conclusion
Serene Park, a country charm and serene Opulence is an excellent home investment for those seeking a contemporary and



serene lifestyle away from the hustle and bustle of the city, without sacrificing convenience and accessibility. Serene Park top notch amenities, elegant architecture and thoughtful design provide investors with a secure and profitable investment and residents with a peaceful and modern living experience.

Purple Dot



"Our business model has a twofold approach: the first is delivering a quality project at the lowest, most competitive price by planning and developing the building in partnership with a team of renowned architects, engineers, interior and building contractors, as well as administration and management support staff. The second is affordability with a clear and well structured inclusive approach to project payment plans for our investors. For the individual who wants to buy property for personal use or diversify investment portfolio we help realise a vision that may otherwise have been out of reach for most, with little to no experience in making their industrial, residential or commercial investments grow in value in a sustainable way."

Pravin Pindoriya
Managing Director



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THE RIVERSIDE CUBE



THE CUBE Riverside Drive, Nairobi

The Cube is an ultra-modern exclusive prime HQ office Development by London Town Group. The development comprises of a 6 floor office totalling approximately 77,876 sq ft (7,234 sqm) of modern environmentally sensitive office space. The office complex offers high quality office accommodation, designed to international standards, offering occupiers a secure, highly efficient and flexible working environment. The attractive amenities include; standby generators, borehole, passenger lifts, security check & CCTV surveillance, electric fence, fire alarm & detection system make it an ideal boutique office development for business.

Accommodation

FLOOR	LETTABLE AREA (SQ.FT)	LETTABLE AREA (SQ.M)	TERRACE (SQ.FT)	TERRACE (SQ.M)	AVAILABILITY
Grd	7,363	684	4,230	393	Available
1st	11,700	1,087	420	39	Available
2nd	11,700	1,087	420	39	Available
3rd	11,700	1,087	420	39	Available
4th	11,700	1,087	420	39	Available
5th	9,645	896	2,303	214	Available
6th	9,645	896	420	39	Available
Total	73,452	6,824	8,633	802	

Approximate Gross Lettable Area which is subject to on site verification

Lease

A lease for a minimum term of 6 years.

Rent

Office Space: US\$1.20 per sq ft per month (Plus VAT)
Terrace Space: US\$0.60 per sqft per month (Plus VAT)

Service Charge

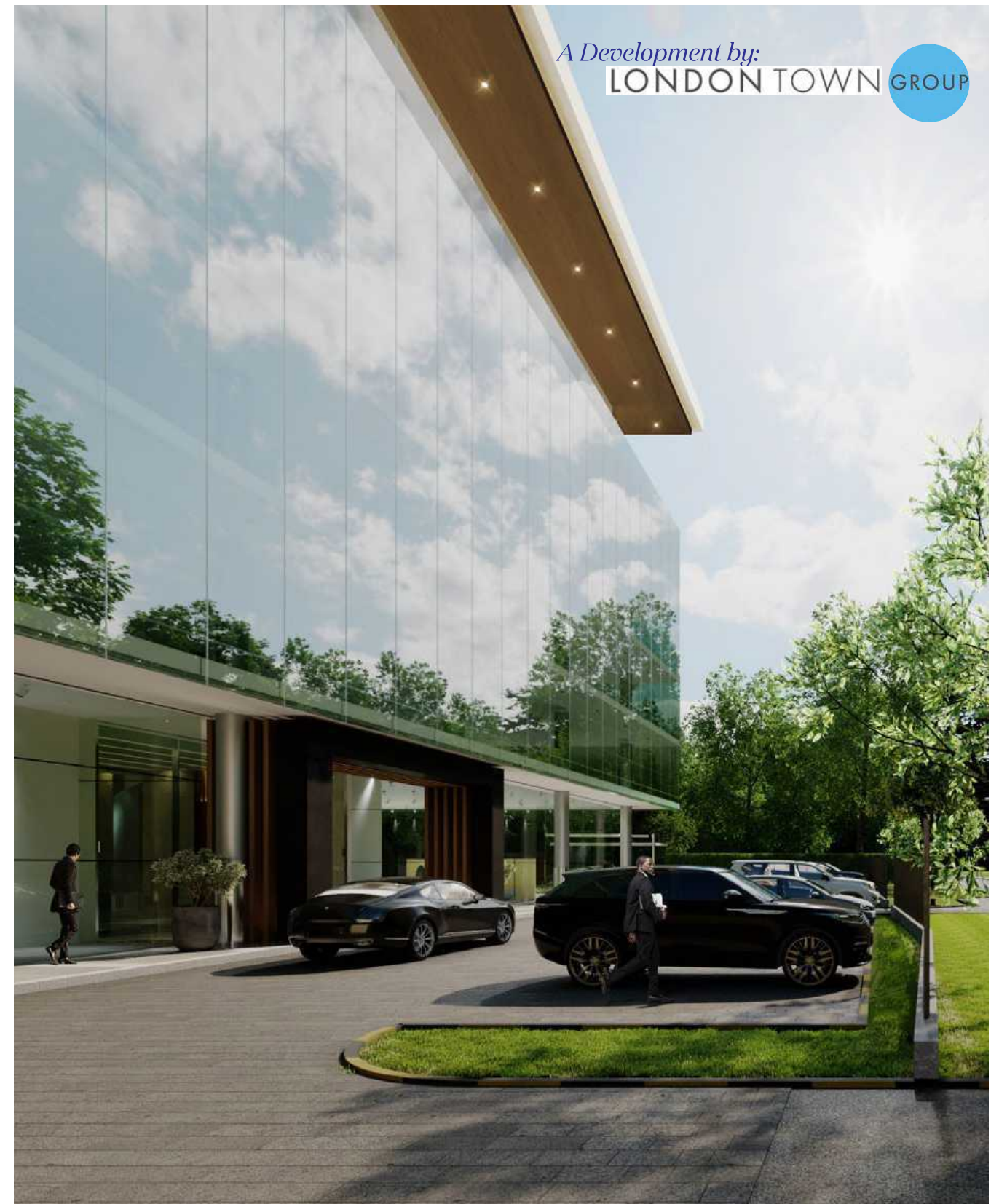
Kshs. 20 per sq.ft (Plus VAT)

Parking

US\$100 per parking bay per month (Plus VAT)

Escalation Rate

5% per annum on Rent & Parking



Civil Engineering Design (K) Ltd

CONSULTING ENGINEERS



STRUCTURAL AND CIVIL ENGINEERS.



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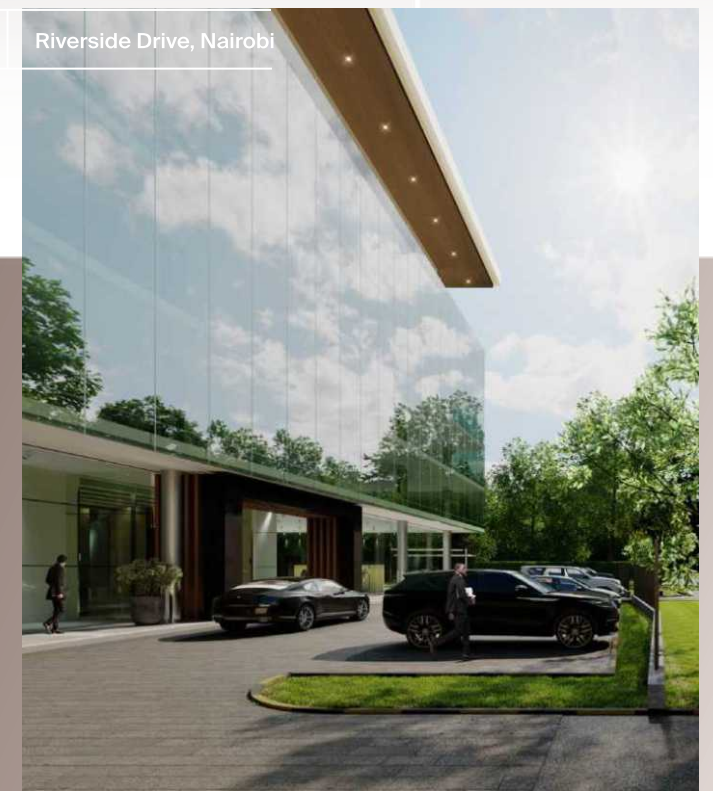
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PLUMBUILD & ENGINEERING LTD



THE CUBE



Riverside Drive, Nairobi

Some of our past projects;

- Mwatha Plaza, Wood avenue Hurlingham Nairobi
- Fair field garden estate Syokimau - Nairobi
- Purple Haze apartments, Kitale lane Kilimani - Nairobi



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Summary

- ◆ A low-rise standalone office building at a prime address along Riverside Drive in a well established and popular location for multinationals, Embassies, commercial banks, and NGOs.
- ◆ Grade "A" Office with a total lettable area of 77,876 sq.ft (7,235 SqM) of modern open plan flexible floor plates offering extremely functional column-free space with generous balcony/terrace spaces.
- ◆ The building offers a grandiose outdoor breakout terrace on the ground floor.
- ◆ Generous onsite parking with an excellent parking ratio of 3.3:1000 sq.ft and additional free visitors parking.
- ◆ Main power connections with 500KVA and 300KVA Backup Generator.
- ◆ 3 - High speed passenger lifts.
- ◆ Highest standards in security incorporating access control to each floor, 24 hour security and provision for CCTV surveillance.
- ◆ Provision for Fibre-optic connectivity and full trunking for data/ power/voice.
- ◆ The Cube has achieved Advanced EDGE green building certification standards with 41% reduction in energy consumption, 50% reduction in water consumption and 21% reduction in energy embodied in materials. The building has an unrivalled commitment to the environment with the following key sustainability features:
 - High thermal performance glazing
 - LED efficient lighting for all lighting
 - Lighting control systems
 - Solar PV system
 - High efficiency flush/flow fixtures



Mahesh & Tirth Construction





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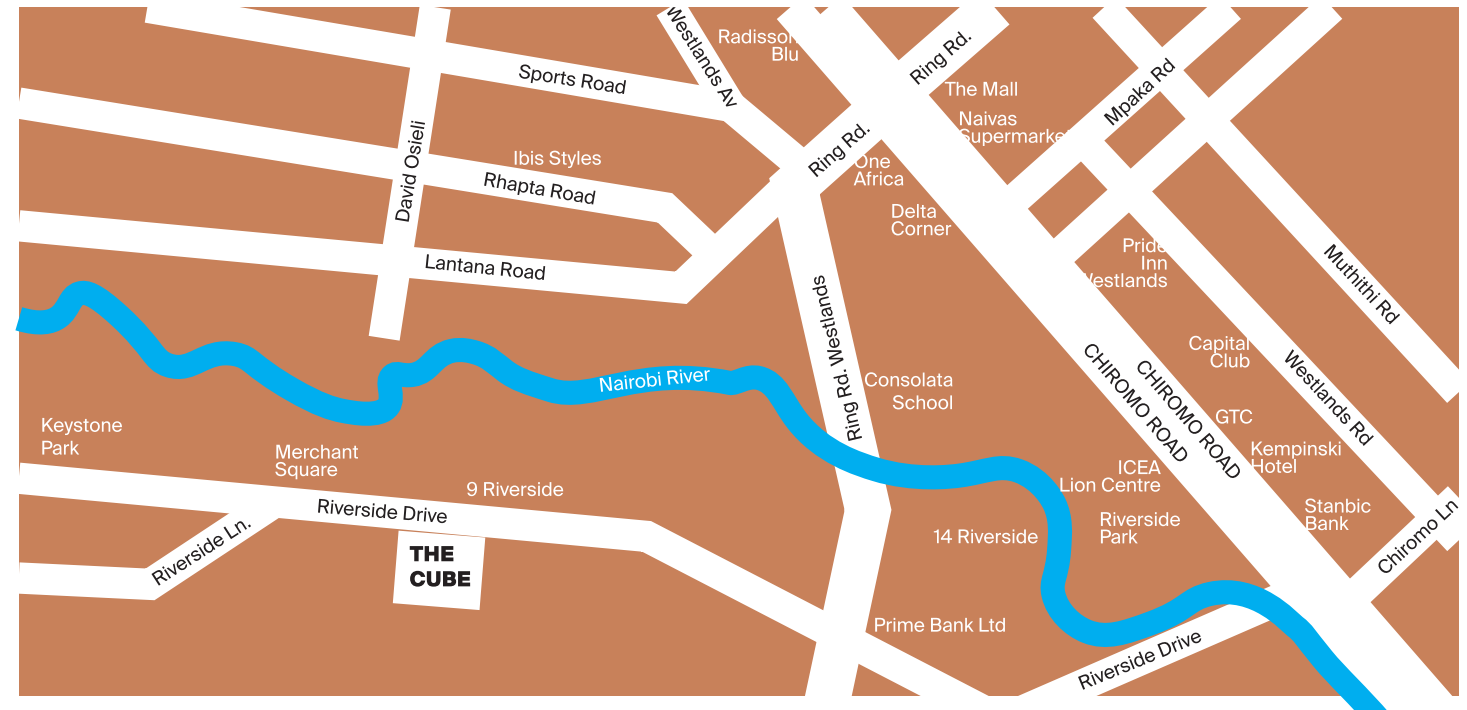
P.O. Box 688 - 00606, Sarit Centre Nairobi, Kenya

WE ARE PROUD TO BE ASSOCIATED WITH BAA ARCHITECTS AND THE RIVERSIDE TOWERS LTD AS THE MAIN CONTRACTOR FOR THEIR PROJECT ,THE CUBE AT RIVERSIDE

Location

The Cube is strategically located in an excellent location along Riverside Drive which is central and equidistant to Westlands, Lavington and Kilimani and 15 minutes to the CBD. The location has multiple access points and egress to various road networks and is easily accessible by both private and public transport offering access to banks, restaurants, hotels and residential areas making this a prime office address which is fast becoming a favoured area. The development enjoys close proximity to the Australian, Netherlands, German and Danish Embassies. Headquarters of major commercial banks such as Prime Bank, Standard Chartered Bank, CFC Stanbic and several others are close by whilst major corporates nearby include; BBC News, Thales East Africa, Dow Chemicals, Sumitomo Corporation, GIZ, Pioneer Hi-Bred Kenya Limited and Jetro, demonstrating the importance of the location and its popularity amongst multinationals.

Location Map



Mace YMR LLP

The Cube is an ultra-modern exclusive prime HQ office Development at Riverside



PO Box 2403-00606, 4th Floor Lion Place, Karuna Close off Waiyaki Way, Westlands, Nairobi, Kenya

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CONGRATULATIONS
to Bowman Associates and the entire team in the construction of The Cube, New Office Development on Riverside drive

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We are proud to be associated as the HVAC contractors for the project at the Cube at Riverside; with BAA Architects, The Riverside Towers and Mahesh and Thirth Construction Ltd.



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AS THEIR ELECTRICAL SUBCONTRACTOR IN
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Global smart building deployments to see growth of over 150% by 2026



Globally, the number of buildings deploying smart building technologies will reach 115 million in 2026, up from 45 million in 2022. This is according to a new study from Juniper Research which says that this growth of over 150% reflects increasing demand for energy efficiency from businesses and residents alike, as energy costs spike.

A smart building as a building that uses connectivity to enable economical use of resources, while creating a safe and comfortable environment for the occupants.

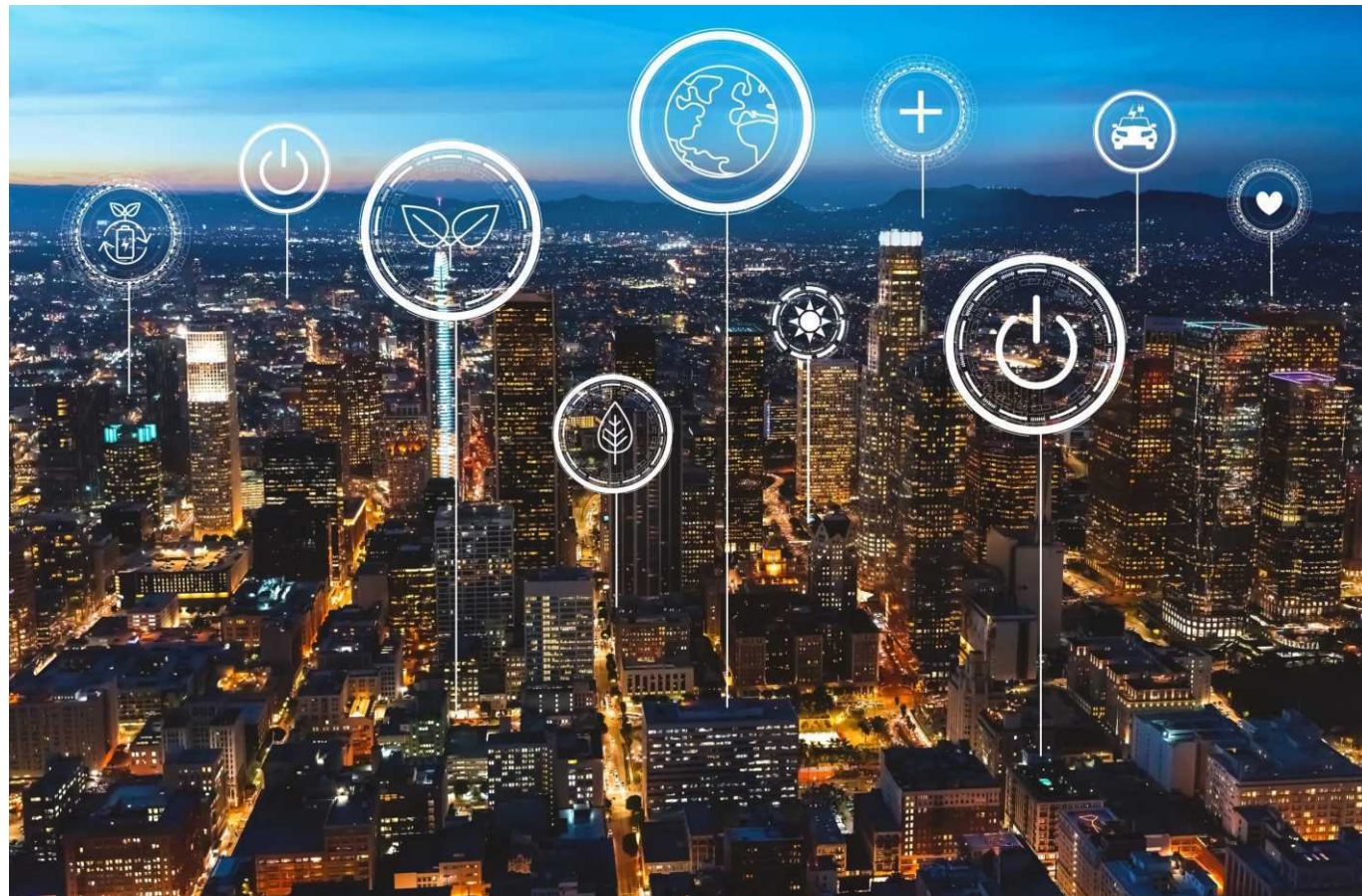
The new research, Smart buildings: Key opportunities, competitor leaderboard & market forecasts 2022-2026, found that by enabling buildings to monitor and automate common functions, significant efficiency gains can be made, while improving the environment for workers and residents. The report recommends that vendors focus on building analytics platforms for the most value to be driven from deployments.

Non-residential smart buildings driving spend The research found that non-residential smart buildings will account for 90% of smart building spend globally in 2026, at a similar level to 2022. This dominance is due to the larger economies of scale in commercial premises driving this spend, as well as the commercial focus of most smart building technologies.

Research co-author Dawnetta Grant explains: "Smart building platform vendors will understandably focus on non-residential use cases as these provide a stronger return on investment, but they should not neglect the importance of residential deployments as environmental concerns intensify."

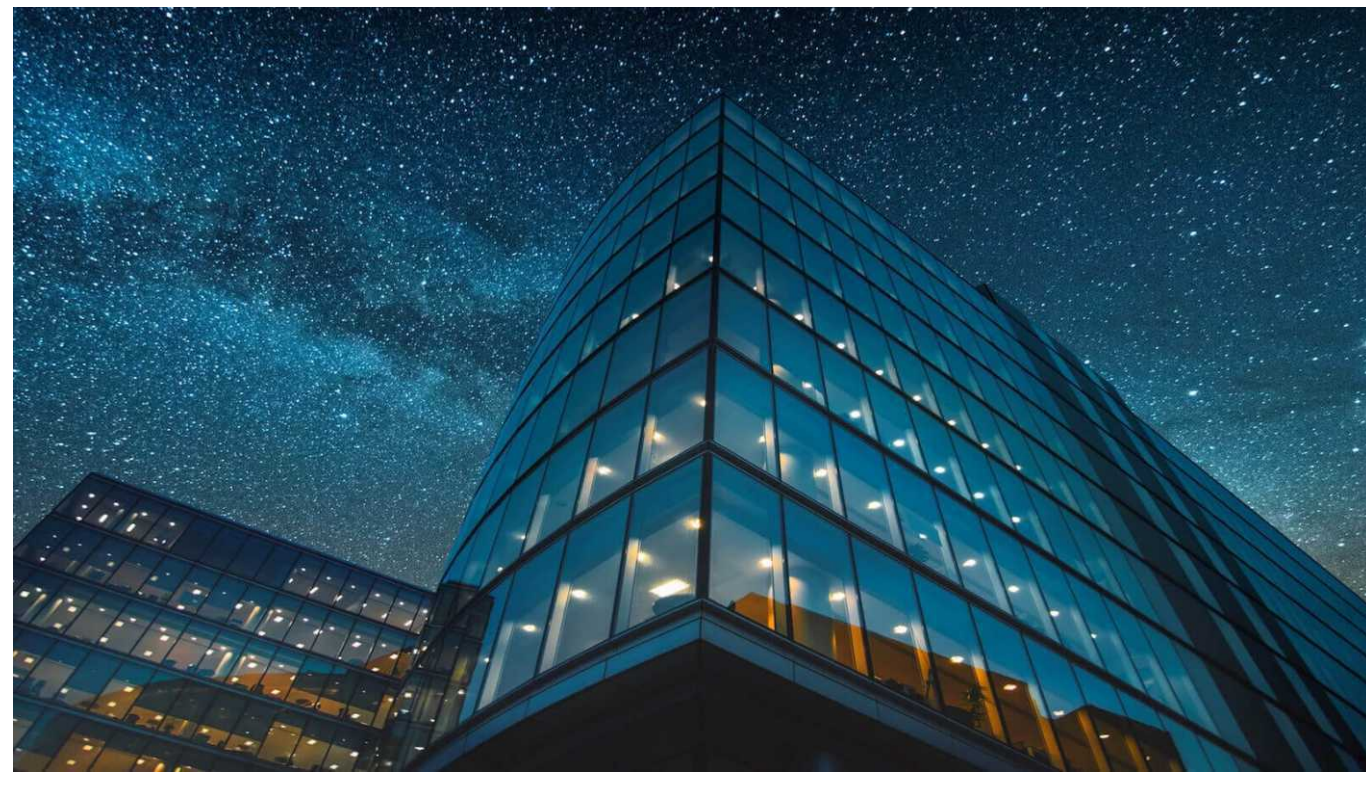
Smart building sensor shipments to accelerate quickly

The research found that the global shipments of



sensors used in smart buildings will exceed 1 billion annually in 2026 from 360 million in 2022, representing a growth of 204%. Sensors, when combined with intelligent management platforms, will allow smart buildings to adapt to conditions, matching elements such as lighting,

heating and ventilation to live requirements. The report recommends that smart building vendors partner with AI vendors to maximise the benefits of automation, such as reduced energy costs and improved working environments.



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