

# BUILDERS MAGAZINE

MAY - JUNE 2024



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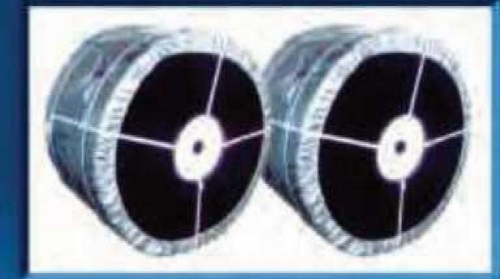
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**Publisher:**

BARAKA PUBLISHERS t/a BUILDERS MAGAZINE

**KENYA OFFICE**

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Email: [info@buildersmagazine.co.ke](mailto:info@buildersmagazine.co.ke) Website: [www.buildersmagazine.co.ke](http://www.buildersmagazine.co.ke)

### Contributions

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

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# Revolutionizing the Industry: The Latest Construction Technology in 2024

The construction industry has witnessed a significant transformation in recent years, driven by advancements in technology. As we step into 2024, the sector is poised to experience even more innovative solutions that will enhance efficiency, productivity, and sustainability. Here are some of the latest construction technologies that are making waves in 2024:

## 1. Artificial Intelligence (AI) in Construction

AI is being increasingly used in construction to analyze data, identify patterns, and make predictions. AI-powered algorithms can help optimize construction schedules, reduce costs, and improve safety. For instance, AI-driven drones can inspect sites, detect potential hazards, and provide real-time feedback to construction teams.



## 2. Modular Construction

Modular construction involves assembling building components in a factory and then transporting them to the site for assembly. This approach reduces waste, increases quality, and speeds up construction timelines. In 2024, we can expect to see more widespread adoption of modular construction, particularly in the residential sector.



## 3. 3D Printing in Construction

3D printing technology has made significant strides in construction, enabling the rapid creation of complex structures and buildings. In 2024, we can expect to see more large-scale 3D printing projects, including entire neighborhoods and commercial buildings.



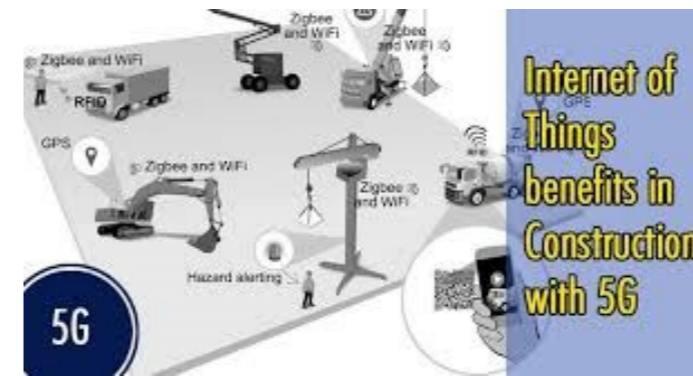
## 4. Virtual and Augmented Reality (VR/AR)

VR/AR technology is revolutionizing the construction industry by providing immersive experiences for architects, engineers, and contractors. These tools enable stakeholders to visualize and interact with building designs, identify potential issues, and make data-driven decisions.



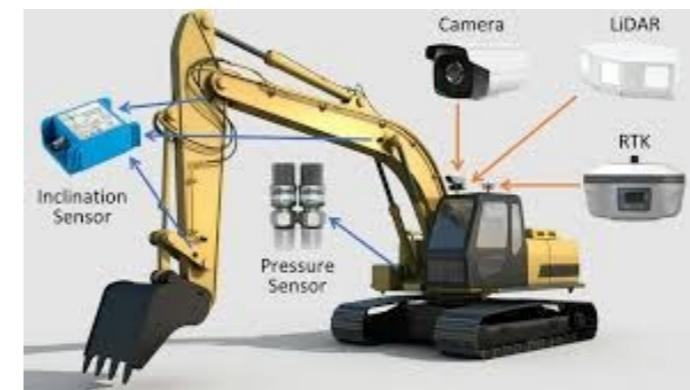
## 5. Internet of Things (IoT) Sensors

IoT sensors are being used to monitor construction sites, track equipment, and optimize energy consumption. These sensors can detect potential issues, such as structural weaknesses or water damage, and alert construction teams in real-time.



## 6. Autonomous Construction Equipment

Autonomous construction equipment, such as self-driving excavators and cranes, are becoming increasingly popular. These machines can work around the clock, reducing labor costs and improving site safety.



## 7. Sustainable Building Materials

The construction industry is shifting towards sustainable building materials, such as recycled plastics, bamboo, and low-carbon concrete. These materials reduce the environmental impact of construction projects and promote a more circular economy.



## 8. Cloud-Based Collaboration Tools

Cloud-based collaboration tools are enabling construction teams to work together more effectively, regardless of location. These platforms provide real-time access to project data, enabling teams to make informed decisions and reduce errors.



## 9. Robotics in Construction

Robots are being used in construction to perform tasks such as bricklaying, demolition, and inspection. These machines can work in hazardous environments, reducing the risk of injury to human workers.



## 10. Green Building Technologies

Green building technologies, such as solar panels, wind turbines, and green roofs, are becoming increasingly popular. These technologies reduce the environmental impact of buildings, promote energy efficiency, and enhance occupant health and wellbeing.



As we move forward in 2024, it's clear that technology will continue to play a vital role in shaping the construction industry. From AI and modular construction to sustainable building materials and robotics, these innovations will drive efficiency, productivity, and sustainability in the sector.

# STEELSTONE

## KENYA LTD.



### Our Products & Services

1. Mechanical Engineering
2. Auto-Mechanical
3. Fabrication division
4. Fluting Division
5. Solar & Wind Energy

#### Who we are?

At Steelstone (K) Ltd service is always priority number one. Having dealt with fabrication, auto and mechanical, supply and Installation of solar water heating systems for the past two decades; Steelstone (K) Ltd has provided specialist engineering services to Kenya's industry leaders.

Our goal has always been to produce the best products and provide impeccable customer service simultaneously as also to provide innovative, quality engineered solutions.

We guarantee on time delivery at competitive prices for every customer's order. We accomplish this by fostering an environment that stresses pride in our products, continuous improvement, team work, innovation, safety and growth.

Our facility incorporates the latest state-of-the-art equipment and technology, ensuring uncompromising commitment to quality and compliance to exacting engineering standards.

Our expertise and professionalism allows us to

offer our customers the very best in the trade. We have a highly trained team who are dedicated to maintaining our high standards and we have built up an impressive client list to back up our excellent reputation.

In all our practices we are guided by principles of:

- Integrity
- Team work
- Innovativeness
- Quality assurance
- Ethical practice

#### Brief History:

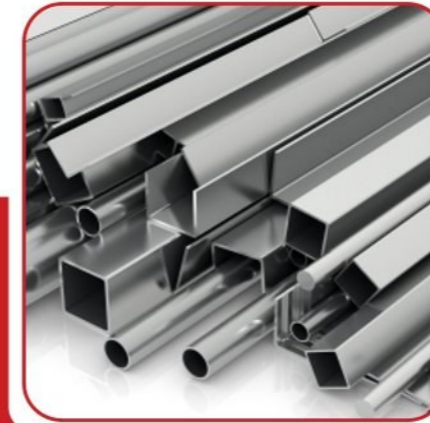
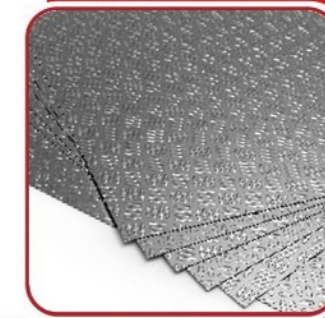
1992 - Steelstone Kenya Limited is established with only 2 employees.

1995 - The year Steelstone Kenya Limited was officially incorporated as a limited private company. Solar hot water system manufacturing starts.

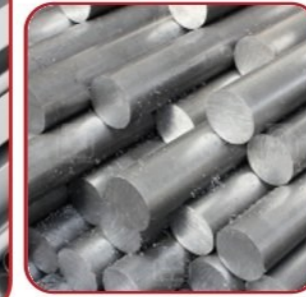
2011- Steelstone Kenya Limited had 40 percent market share according to a market research study conducted. This included handling more than 50%



#### ALUMINIUM



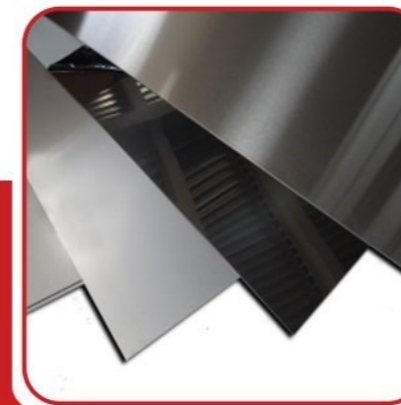
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We congratulate Steel Stone (K) Ltd in achieving this milestone and are proud to be associated with them for over 20 years

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of all building and construction companies, quarry companies and power plants and millers.

2014- After achieving steady growth over the years Steelstone Kenya Limited expanded its' workshop size to become the largest machine shop in Kenya.

- Current staff: 200
- Workshop size 63000 square feet. Making it the largest machine shop in Kenya.

### MECHANICAL ENGINEERING PRODUCTS & SERVICES

⇒ Gearing



- ⇒ Turning
- ⇒ Blades
- ⇒ Rollers & shafts
- ⇒ Bearings



⇒ Other spare parts



⇒ Quarry equipments



⇒ Press shop

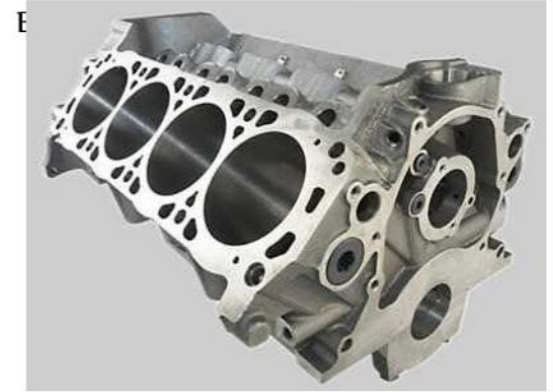


⇒ Heat treatment



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⇒ Crankshaft services



⇒ Cylinder heads



⇒



Our factory

⇒ Balancing services



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## FLUTING DIVISION

Fluting services



## SOLAR & WIND ENERGY

Sunheat solar & wind energy products



Investing in solar is a big decision. But not all solar companies are the same.

Steelstone has installed more than hundreds of thousands of systems and is backed by over 30 years as Kenya's free energy experts. We always start with a free onsite solar assessment, rigorously test our systems for the toughest Kenyan conditions, and guarantee the performance of every system we sell.

### Why Choose Sunheat Solar Water Heaters?

- ✓ Reduce your energy bills.
- ✓ Low Maintenance – Very little maintenance.
- ✓ Clean Energy - Derived from a renewable energy source
- ✓ Reduces Environmental Impact – No Pollution
- ✓ Backup service and maintenance
- ✓ Over 30 years of experience in the industry.

## THERMOSIPHON SYSTEM

Coupled System

Indirect/Coupled System

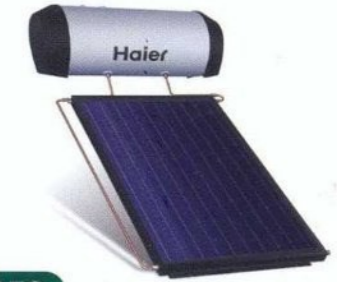
TP-180/300REF/L



### FEATURES

- ◆ It is direct system circulating water directly in thermosiphon model
- ◆ 180, 300 liters available
- ◆ Optional anti-freeze valve available: to be fixed at the bottom of the collector, it will drip water when temperature drop to 4°C and stop when it reaches to 7°C
- ◆ Optional thermo-arrest valve for over-heat protection available: to be fixed on the circulation pipe, it will stop water circulation when water temperature reaches to 80°C
- ◆ Mounting kits optional for flat or slope roofs available
- ◆ Optional electric heater available for all capacities
- ◆ Suitable for regions with temperature above freezing point

TP-180/300JEF/L



### FEATURES

- ◆ It is indirect system using glycol circulated in thermosiphon model, the tank and collector are integrated together on the roof
- ◆ 180, 300 liters available
- ◆ Adopt jacket tank for heat transfer from glycol to water
- ◆ Mounting kits optional for flat or slope roofs available
- ◆ Optional electric heater available for all capacities
- ◆ Suitable for frost regions and regions with bad water quality



## COMMERCIAL SOLAR WATER HEATING SYSTEM SPECIALISTS

### WHY CHOOSE US?

#### A Wealth of Experience

Steelstone has recognized the environmental benefits and financial savings of harnessing the sun's free energy to heat water over 30 years ago. Through years of experience, constant innovation and product development, we have built a reputation around East Africa for engineering and manufacturing high quality commercial solar water heating solutions.

#### Innovation drives performance

We have proven our ability to develop new designs and materials to improve efficiency, prolong product life, and ensure reliability and safety. Sunheat maintains its leading edge in the solar market being fully committed to design and manufacture of high quality solar water heating solutions. Our technical support teams work closely with architects and consultants throughout the specification process to custom design solar

water heating systems for a remarkable range of commercial applications. Our solar water heaters are reducing power consumption and infrastructure costs across East Africa.

#### Sunheat Commercial Solar Water Heating

Sunheat's Commercial Solar Water Heating range means that we are able to support a project from design stage to occupancy and beyond and in the process address the needs of architects, developers, builders, selling agents and consumers. We have successfully completed many commercial scale projects, working alongside our clients to share our expertise and to function as an integral part of their team. Sunheat Commercial Water Heating range of centralized solar thermal solutions is the latest result of our commitment to continuing product improvement and innovation. It has been developed to provide large volumes of low cost hot water that can be tailored to meet the specific needs of hotels, hospitals, apartment buildings, factories, etc. where hot water usage requirements exceed 1,000 liters per day.

### System Overview

Sunheat Commercial Solar Water Heaters combine our proven solar collectors with a centralised heat store to extract the sun's free energy and hold it ready for use. Highly efficient heat exchangers transfer the stored energy to the water supply to meet your hot water requirements on demand. A range of booster options ensures a continuous hot water supply regardless of the demand or weather. This combination of storage and controlled heat transfer allows the system to quickly deliver large volumes of water at a consistent supply temperature. Each system is specifically customised to best meet your requirements and existing infrastructure.

### Flexible Configurations

The flexibility of our commercial system

ensures it can be connected as a solar pre-heater to immediately reduce the running costs of almost any existing hot water plant with minimal disruption to the installation. Alternatively, the system can be tailored for new building projects or as a complete replacement for old, inefficient water heaters.

The modular nature of the system helps to simplify the design, allowing the flexibility to work within the constraints of existing plant room layouts. It can also be tailored to provide the most cost effective solution for your application.

The system is scalable and expandable, further modules can simply be added to the existing system to cater for growth in hot water demand.

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**Engineering Department:** 0727 273 111 or 0733 529 441

**Solar Department:** 0720 940 121 or 0717 968 820

**Accounts:** 020 8058094 or 020 2086025

**Purchasing:** 020 2325817

**Email:** info@steelstone.co.ke

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## Nairobi's Skies to Soar: Potential Boom in High-Rise Buildings on the Horizon

The Nairobi skyline is on the cusp of a major transformation. The Kenyan government's recent decision to scrap the floor limit for buildings has opened the door for a potential boom in high-rise construction. This trend, already underway in some pockets of the city like Kileleshwa, could reshape Nairobi's architectural landscape in the coming years.

### Drivers of the High-Rise Trend

The potential boom can be attributed to several factors:

**1. Land scarcity:** With Nairobi's population on the rise, there's a growing need for housing and commercial space. Building upwards becomes an attractive option as available land becomes scarcer.



**2. Economic growth:** A growing Kenyan economy means more investment in real estate, and high-rise developments can be lucrative for developers.

**3. Modern living preferences:** Many Nairobi residents, particularly young professionals, are drawn to the convenience and amenities offered by high-rise apartments, such as gyms, swimming pools, and secure living environments.

### Benefits and Challenges

A high-rise boom has the potential to bring several benefits to Nairobi. Increased development can create jobs, boost the economy, and provide much-needed modern housing options. However, challenges also need to be addressed:



**1. Infrastructure strain:** A surge in high-rise buildings could put pressure on existing infrastructure, like transportation networks and water supply.

**2. Social impact:** The influx of new residents may strain local amenities and resources. Careful planning is needed to ensure developments integrate seamlessly into existing communities.





**3. Aesthetics and urban planning:** Uncontrolled high-rise development could lead to a cluttered skyline and a loss of Nairobi's unique character. Urban planning regulations will be crucial in ensuring these new structures complement the city's aesthetics.

**The Road Ahead**

The potential boom in high-rise buildings presents both exciting opportunities and significant challenges for Nairobi. By carefully considering the social, economic, and environmental implications, the city can leverage this trend for a sustainable and prosperous future. As Nairobi looks towards the sky, responsible planning and development will be key to ensuring a future skyline that reflects the city's vibrancy and innovation.



**Government Initiatives and Regulations**

In response to the anticipated surge in high-rise construction, the Kenyan government has an essential role to play in guiding and regulating this development. Implementing effective policies and regulations can help mitigate potential challenges and maximize the benefits of high-rise construction.



One crucial aspect is infrastructure development. As high-rise buildings increase the demand for utilities and transportation, the government must invest in upgrading and expanding infrastructure to accommodate the growing population density. This includes improving roads, expanding public transportation systems, and upgrading water and sewage networks.

Moreover, the government should prioritize sustainable urban planning practices. Encouraging mixed-use developments that integrate residential, commercial, and recreational spaces can help create vibrant and livable neighborhoods while reducing the need for long commutes. Additionally, incorporating green building standards and promoting energy-efficient designs can mitigate the environmental impact of high-rise construction.



Community engagement and participation are also essential in the planning process. Consulting with local residents and stakeholders can help identify their needs and concerns, ensuring that new developments align with the community's vision for their neighborhoods. Furthermore, promoting affordable housing initiatives within high-rise developments can address housing affordability issues and prevent the displacement of low-income residents.



Enforcing zoning regulations and building codes is paramount to maintaining safety and preserving the city's architectural heritage. By setting clear guidelines for height limits, setback requirements, and architectural design standards, the government can prevent haphazard development and protect Nairobi's skyline and cultural identity.



**Conclusion**

The potential boom in high-rise buildings represents a significant opportunity for Nairobi to meet the evolving needs of its growing population and stimulate economic growth. However, realizing these benefits requires careful planning, proactive government intervention, and collaboration among various stakeholders.

By embracing sustainable development practices, investing in infrastructure, and fostering community participation, Nairobi can ensure that its skyline transformation contributes to the city's long-term prosperity and enhances its reputation as a vibrant and dynamic metropolis. With the right strategies in place, Nairobi's skies are poised to soar to new heights, symbolizing the city's resilience, innovation, and commitment to sustainable urban development.



# The Saruni: Setting a New Standard for High-End Residential Developments in Nairobi



## Introduction

Nairobi, Kenya's vibrant capital, is leading the development of Kenya and the overall East Africa region with its huge growth in urbanization. Urban living has been on an upward trend due to the influx of people and the economy. Hence, the city's property demand for high-end housing has skyrocketed in the previous couple of years. An epitome of this trend is the Saruni, a high-end development project by the Riverside Strand Property Development Company Ltd. This article intends to show you the exceptional features, design aspects, and prospects relating to the Saruni, the reason why it nowadays is an icon of real estate's competitive market in Nairobi.



## Riverside Strand Property Development Company Ltd: A Trusted Developer

Riverside Strand Property Development Company Ltd has earned a reputation for delivering premium-quality residential and commercial projects in the US and now embracing the real estate market in Kenya. The company's ethos revolves around creating sustainable and innovative living spaces that not only meet the needs of modern residents but also contribute to Nairobi's urban landscape. The Saruni is one of the company's latest projects, designed to set a new benchmark for luxury living in Nairobi.



## Prime Location

The Saruni enjoys a prime location along the picturesque Riverside Drive, providing residents with easy access to Nairobi's key business districts, entertainment hubs, and essential amenities. The development is within a short driving distance of the Central Business District (CBD), Westlands, Kilimani, and Lavington, making it ideal for professionals and families who value convenience and a high-end lifestyle. Despite its central location, The Saruni offers a serene and tranquil environment, allowing residents to escape the city's hustle and bustle. Its proximity to the Nairobi River and lush green parks enhances its appeal, providing scenic views and opportunities for outdoor activities.

## Exceptional Design and Amenities

The Saruni stands out for its thoughtful design and luxurious amenities. This low-density development comprises 95 spacious apartments, with a mix of 1, 2, 3-bedroom, and 4-bedroom penthouses units. Each apartment is crafted with meticulous attention to detail, incorporating top-of-the-line finishes, modern appliances, and ample natural light.



Derived from the Samburu word meaning "sanctuary," The Saruni reflects the project's core ethos of providing a luxurious refuge away from the fast-paced urban life. Just as a sanctuary offers solace and tranquility, The Saruni aims to create a serene environment where residents can escape the hustle and bustle of city living and immerse themselves in luxury, leisure, and rejuvenation. This concept aligns with the project's overarching goal of offering a high-end lifestyle experience that caters to the needs and desires of discerning urban buyers.

Each apartment at The Saruni features a spacious balcony with stunning views of the Nairobi skyline and the river. These balconies serve as an extension of the living space, offering a perfect spot to relax and entertain guests. The rooftop terrace at The Saruni is private to the penthouses only.

All amenities are on the ground floor except for our unique amenities which are the sky gardens on the 9th & 10th floor and 12th and 13th floor. A standout feature is equipped with a swimming pool, lounge area, and landscaped garden. This exclusive space is designed for relaxation and socializing, providing residents with a tranquil setting and panoramic city views.



The Saruni boasts a fully equipped gym with the latest fitness equipment, allowing residents to maintain their fitness routines without leaving the premises. The development also features high-speed elevators, providing seamless movement between floors. Residents and visitors benefit from ample parking, with designated bays for each apartment. The development is secured by a team of professional security personnel working around the clock, ensuring residents' safety and peace of mind.



**Amenities at The Saruni Include:**

- EV Charging Station
- Balcony Bib Taps
- East and West Sky Gardens
- Infinity heated swimming pool
- Sauna
- Steam room
- Modern fitted gym
- Reception lobby and management office
- 2 high-speed lifts
- Ground level manicured and landscaped courtyard garden
- Full backup generator
- 24Hr CCTV
- 24Hr security services at the gate and on property intercom
- Perimeter electric fence
- Borehole
- Ample parking

**Apartment Details**

**One Bedroom Apartments**

- Starting from 77 sqm (829 sqft)
- Beautiful west side facing courtyard views
- Open plan kitchen fitted with European appliances

**Two Bedroom Apartments**

- Starting from 132 sqm (1421 sqft)
- DSQ with private access
- Open plan kitchen fitted with European appliances

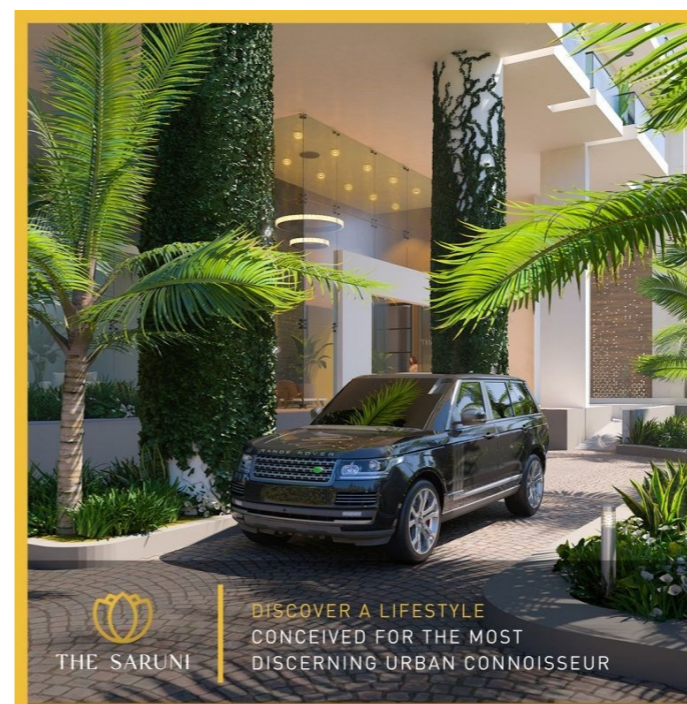
- Well-ventilated laundry yard
- Beautiful usable sizeable balconies
- Amazing views of either east side city or west side courtyard views

**Three Bedroom Apartments**

- Starting from 218 sqm (2347 sqft)
- DSQ with private access
- Open plan kitchen fitted with European appliances
- Well-ventilated laundry yard
- Beautiful usable sizeable balconies
- 3 bedrooms have spectacular views of both suburb on the north and either east side city view or west side courtyard views

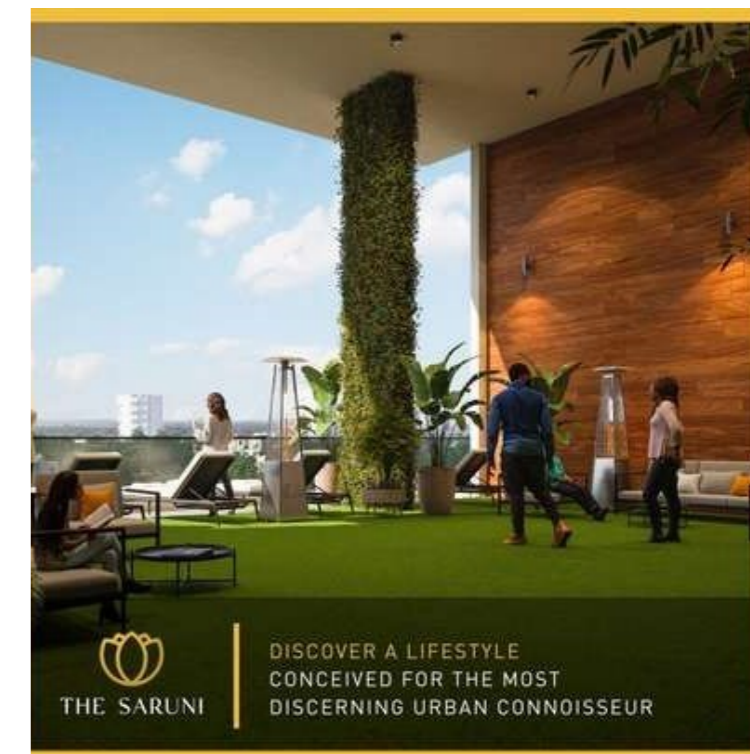
**Duplex Penthouses**

- Starting from 623 sqm (6706 sqft)
- Private rooftop terrace
- Beautiful generous balconies
- DSQ with private access & well-ventilated laundry yard
- Open plan kitchen fitted with European appliances
- Luxurious west side facing courtyard views, east side facing city views, north side facing suburb view



**Project Team**

- Client:** Riverside Strand Property Development Company Ltd
- Project Manager:** Turner & Townsend Consulting Ltd
- Architect:** Innovative Planning & Design Consultants Ltd
- Interior Designers:** Grasp Design Ltd
- Quantity Surveyor:** Tower Cost Consultants Ltd
- Civil & Structural Engineer:** Abba & Wandu Engineers
- Mechanical and Electrical Engineer:** Infraplus Ltd
- Main Contractor:** Solitaire Construction Ltd
- Plumbing Subcontractor:** Jaisham Ltd
- Electrical Subcontractor:** Master Power Systems Ltd
- Lift Installation Subcontractor:** Euro-Lifts Ltd





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- Construction Supervision



We are proud to be the civil and structural engineers for the Saruni, Riverside Drive high-end residential development in Nairobi.

## Contact Us

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P.O. Box 17085-00100 Nairobi. Tel: (+254) 775 875347  
Email: [info@abbaconsult.co.ke](mailto:info@abbaconsult.co.ke)



## About US

**Solitaire Construction Ltd** is a Kenya-based construction company specializing in General Building and Civil Contractor works. Since our establishment in 2018, we have been entrusted by developers, funding agents, and development organizations from all sectors to deliver dependable and high-quality construction projects throughout Kenya.



## Our Services

- Commercial Construction Services
- Infrastructure Development Services
- Residential Construction Services

**WE ARE PROUD TO BE ASSOCIATED WITH THE SARUNI, RIVERSIDE DRIVE HIGH-END RESIDENTIAL DEVELOPMENT IN NAIROBI**

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# Building a Better Future: Top Trends Shaping Construction in 2024



The construction industry is in the midst of a profound transformation as we progress through 2024. Numerous key trends are reshaping the sector, emphasizing efficiency, sustainability, and safety as paramount considerations in building projects.

## 1. Sustainability Takes Center Stage

In 2024, sustainability has evolved from being a mere buzzword to a fundamental principle driving construction practices. Some notable trends in this regard include:



- **Green Building Materials:** There is a growing demand for construction materials that are recycled or have minimal environmental impact. Builders are increasingly sourcing materials that contribute to reducing the carbon footprint of their projects.
- **Energy-Efficient Technologies:** Buildings are now being designed with a focus on minimizing energy consumption. Features such as solar panels, advanced insulation systems, and smart building technologies are becoming standard to enhance energy efficiency and reduce operational costs.

- **Focus on Resilience:** With the escalating frequency and severity of extreme weather events, there's a heightened emphasis on constructing buildings that can withstand environmental challenges. Resilient design principles are being integrated to ensure buildings remain



## 2. Tech Drives Transformation

Technology continues to be a catalyst for change within the construction industry. Several trends are at the forefront of this technological revolution:

- **Building Information Modeling (BIM):** BIM has emerged as a powerful tool for streamlining the construction process. By creating detailed 3D models of buildings, stakeholders can collaborate more effectively, anticipate challenges, and optimize project workflows.



- **Construction Robotics and Automation:** Robots are increasingly being deployed to perform repetitive or hazardous tasks on construction sites. This not only enhances worker safety but also boosts productivity by automating labor-intensive processes.
- **AI and Data Analytics:** Data-driven insights are revolutionizing decision-making in construction. Artificial intelligence and advanced analytics tools are used to analyze vast amounts of data, enabling better project planning, risk management, and performance optimization.

## CONSTRUCTION INDUSTRY STATISTICS

- > Construction industry of USA: **\$1.8T**
- > Global construction industry: **\$8.9T**
- > Robot market is to reach **\$3.81B** by 2032
- > Global residence to reach **\$8.3T** - 2032
- > Increasing investment in **Drones & AR/VR**



### 3. Prefabrication and Modular Construction Gain Ground

Prefabrication and modular construction techniques are gaining traction as builders seek more efficient and cost-effective ways to deliver projects:

- **Faster Completion Times:** By manufacturing building components off-site in a controlled environment, construction projects can be completed more swiftly compared to traditional methods. Prefabricated and modular construction allows for parallel workflows, reducing overall project timelines.



- **Reduced Waste:** Off-site construction generates less on-site waste, as materials can be precisely cut and assembled in factory settings. This contributes to a more sustainable approach to construction by minimizing environmental impact.
- **Improved Quality:** Prefabricated components are manufactured to stringent quality standards, leading to greater consistency and reliability in the finished product. Modular construction also allows for greater precision and accuracy in assembly, resulting in higher-quality buildings.



### 4. Safety First

Despite advancements in technology and practices, safety remains a top priority in the construction industry. Several trends are aimed at enhancing worker safety and reducing job site hazards:

- **Wearable Technology:** Smart devices such as watches and vests equipped with sensors monitor workers' health and safety in real-time. These wearable technologies can alert supervisors to potential risks and ensure prompt intervention in case of emergencies.
- **Virtual Reality (VR) Safety Training:** VR simulations offer immersive training experiences for construction workers, allowing them to familiarize themselves with job site hazards and practice safety protocols in a controlled environment. This hands-on approach to safety training enhances worker preparedness and reduces the risk of accidents on-site.



### The Future of Construction

The construction industry in 2024 is characterized by innovation, efficiency, and sustainability. By embracing these trends and leveraging cutting-edge technologies, construction companies can pave the way for a more sustainable, resilient, and safer built environment. As we continue to push the boundaries of what's possible in construction, the future holds exciting possibilities for building a better world.



### Challenges and Opportunities Ahead

While the trends shaping the construction industry in 2024 offer promising opportunities, they also present challenges that must be addressed to fully realize their potential.

**1. Adoption Barriers:** Embracing new technologies and sustainable practices requires a cultural shift within the construction industry. Many firms may be hesitant to invest in unfamiliar technologies or change established workflows. Overcoming resistance to change and fostering a culture of innovation will be crucial for widespread adoption.

**2. Skills Gap:** The rapid evolution of technology in construction necessitates a workforce with specialized skills in areas such as BIM modeling, robotics programming, and data analytics. However, there is a shortage of skilled professionals with expertise in these fields. Investing in training and education programs to upskill the workforce will be essential to bridge the skills gap and ensure the industry remains competitive.

**3. Regulatory Compliance:** As construction practices evolve, regulatory frameworks must keep pace to ensure projects adhere to safety, environmental, and quality standards. Government agencies play a vital role in developing and enforcing regulations that promote sustainable and safe construction practices while balancing the need for innovation and economic growth.

**4. Cost Considerations:** While sustainable and technologically advanced construction methods offer long-term benefits, they may entail higher upfront costs compared to traditional approaches. Builders and developers must carefully weigh the initial investment against the potential savings and benefits over the project lifecycle. Access to financing mechanisms and incentives for sustainable construction can help offset these costs and encourage adoption.

**5. Environmental Impact:** While sustainability is a driving force behind many trends in construction, there is a need to ensure that green building practices are genuinely environmentally beneficial. This includes considering the lifecycle impacts of materials, minimizing construction waste, and mitigating the carbon footprint of projects. Collaboration across the industry to develop standardized metrics for measuring environmental performance will be essential to drive meaningful progress.

### Conclusion

As we navigate the complexities of the modern construction industry, it is clear that innovation, sustainability, and safety are at the forefront of industry trends in 2024. By embracing technological advancements, adopting sustainable practices, and prioritizing worker safety, the construction sector can build a better future for communities around the world. With collaboration, investment, and a commitment to continuous improvement, the industry is poised to overcome challenges and seize opportunities to create a built environment that is resilient, efficient, and environmentally responsible.

## A Pioneer in East Africa's Real Estate and Private Equity Market

Fusion Capital Africa is a distinguished regional private equity firm that has made significant strides in East Africa's real estate and private equity markets for over 18 years. Headquartered in Nairobi, Kenya, the company has a robust presence in Kenya, Uganda and Rwanda, which enables it to effectively manage and grow its diversified portfolio. Fusion Capital Africa has cemented its reputation as a premier financial services provider in the region through a combination of strategic investments, innovative projects, and a deep understanding of the local markets.



The firm's approach is characterized by a strong commitment to excellence and sustainability. Fusion Capital Africa seeks to create long-term value for its stakeholders by investing in high-potential sectors and leveraging its extensive regional expertise. This article delves into Fusion Capital Africa's multifaceted investment strategy, highlights some of its flagship projects, and explores its ambitious plans for expansion within East Africa. Through a detailed examination, we gain insight into what makes Fusion Capital Africa a leader in the industry.



Fusion Capital Africa's investment strategy is centered around three core areas: private equity, macro-finance, and real estate. The company's diversified approach not only mitigates risks but also capitalizes on the varied growth opportunities within East Africa's dynamic economic landscape. Real estate, which accounts for about 90% of Fusion Capital Africa's investments, is the cornerstone of the firm's portfolio. This includes a range of residential, commercial, and retail properties that cater to different market segments and demographic needs.

In private equity, Fusion Capital Africa focuses on identifying and nurturing high-potential businesses. The firm provides not only capital but also strategic support to help these businesses scale and succeed. This dual approach ensures that investments are not just financially sound but also contribute to the overall economic development of the region.

Fusion Capital Africa's macrofinance division addresses the significant demand for financial services in East Africa. By offering tailored financial solutions, the firm supports individual and corporate clients, fostering economic inclusivity and growth. This comprehensive investment strategy enables Fusion Capital Africa to create a balanced and resilient portfolio that can withstand market fluctuations and deliver consistent returns.

One of the firm's hallmark investments is Kigali Heights, a mixed-use development in Rwanda that epitomizes Fusion Capital Africa's strategic vision. The project, which involved the development of a high-quality real estate asset, was aimed at meeting the growing demand for premium office and retail spaces in Kigali. The success of Kigali Heights underscores the firm's ability to identify lucrative opportunities and create substantial value for its investors.



Kigali Heights, which opened its doors in 2016, has emerged as a landmark Grade A building in the region. This mixed-use development boasts approximately 30,000 square meters of prime office and retail space. The development has achieved a remarkable 98% occupancy rate, attracting a diverse range of tenants, including multinational corporations, local businesses, and retail brands. This success can be attributed to Fusion Capital Africa's strategic foresight, meticulous planning, and deep market understanding.

The development process of Kigali Heights involved extensive market research and stakeholder engagement. Fusion Capital Africa identified a significant gap in the market for high-quality office and retail spaces, driven by Kigali's economic growth and increasing demand from businesses looking to establish a presence in the city. The firm capitalized on this opportunity by developing a property that not only met but exceeded market expectations.



Despite the challenges posed by the COVID-19 pandemic, Fusion Capital Africa leveraged its early market entry to secure tenants and build a competitive edge. The firm's proactive management and adaptive strategies ensured that Kigali Heights remained attractive to tenants even during economic downturns. As the company prepares for an exit from the development, it anticipates strong interest from both local and international investors. Kigali Heights stands as a testament to Fusion Capital Africa's ability to deliver high-quality, profitable projects that significantly impact the local economy.

The firm is particularly focused on expanding into the affordable housing recognizing the burgeoning demand in these areas. Affordable housing remains a critical need across East Africa, with rapid urbanization driving the demand for quality housing at accessible prices. Fusion Capital Africa aims to address this need by developing residential projects that offer affordable, yet high-quality living spaces.





To fuel these ambitious plans, Fusion Capital Africa is in the process of raising new capital. The firm is engaging with both local and international investors to secure the necessary funds for its expansion projects. This capital will be instrumental in acquiring land, developing new properties, and enhancing existing assets. With a strategic emphasis on affordable housing, Fusion Capital Africa is well-positioned to drive significant growth and make a meaningful impact on the region's real estate landscape.

Daniel Kamau, Group CEO of Fusion Capital Africa, offers valuable insights into the evolving East African real estate sector. He notes a significant shift towards build-to-suit models, highlighting the necessity for innovative strategies to propel sector growth. Build-to-suit projects, which are tailored to meet specific tenant requirements, have become increasingly popular as businesses seek customized solutions to their real estate needs. This trend reflects a shift toward more flexible and adaptive real estate solutions.

Kamau also emphasizes the importance of sustainable development practices. As environmental concerns become more prominent, there is a growing demand for green buildings and sustainable construction methods. Fusion Capital Africa is committed to incorporating these practices into its projects, ensuring that they not only meet current market needs but also contribute to long-term environmental sustainability.



**Daniel Kamau, Group CEO of Fusion Capital Africa**

Kamau remains optimistic about the opportunities in Rwanda, attributing this to the country's supportive government policies and promising exit prospects. Rwanda's government has implemented a range of measures to attract investment and stimulate economic growth, including tax incentives, streamlined regulatory processes, and infrastructure development. These initiatives have created a favorable environment for real estate development and have positioned Rwanda as an attractive destination for investors.

Moreover, Kamau points to the increasing urbanization and economic growth in East Africa as key drivers of demand for real estate. As more people move to urban areas in search of better opportunities, the need for residential, commercial, and retail spaces will continue to rise. Fusion Capital Africa is well-placed to capitalize on these trends, leveraging its expertise and strategic vision to deliver projects that meet the evolving needs of the market.

Fusion Capital Africa has firmly established itself as a trailblazer in East Africa's real estate and private equity markets.

With a proven track record of successful projects and a steadfast commitment to innovation, the company is well-positioned to spearhead further growth and development in the region. The firm's strategic focus on private equity, macro finance, and real estate allows it to create a balanced and resilient portfolio that can withstand market fluctuations and deliver consistent returns.

As Fusion Capital Africa continues to expand its footprint in Rwanda and other East African nations, it is poised to attract a diverse array of investors and partners. These stakeholders will be drawn by the firm's vision of sustainable development and its ability to deliver substantial returns. In a region ripe with opportunities, Fusion Capital Africa stands out as a leader, ready to shape the future of East African real estate and private equity.

The company's commitment to innovation, sustainability, and market-driven solutions positions it at the forefront of the industry. By embracing new trends, adapting to market changes, and maintaining a strong focus on stakeholder value, Fusion Capital Africa is set to drive significant growth and development across East Africa. As the firm continues to build on its successes and explore new opportunities, it remains a key player in the region's economic transformation, contributing to the prosperity and well-being of the communities it serves.

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**SIR PAUL COLLIER**  
-FUSION ADVISORY BOARD MEMBER

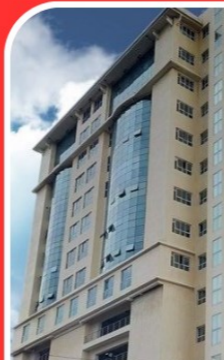
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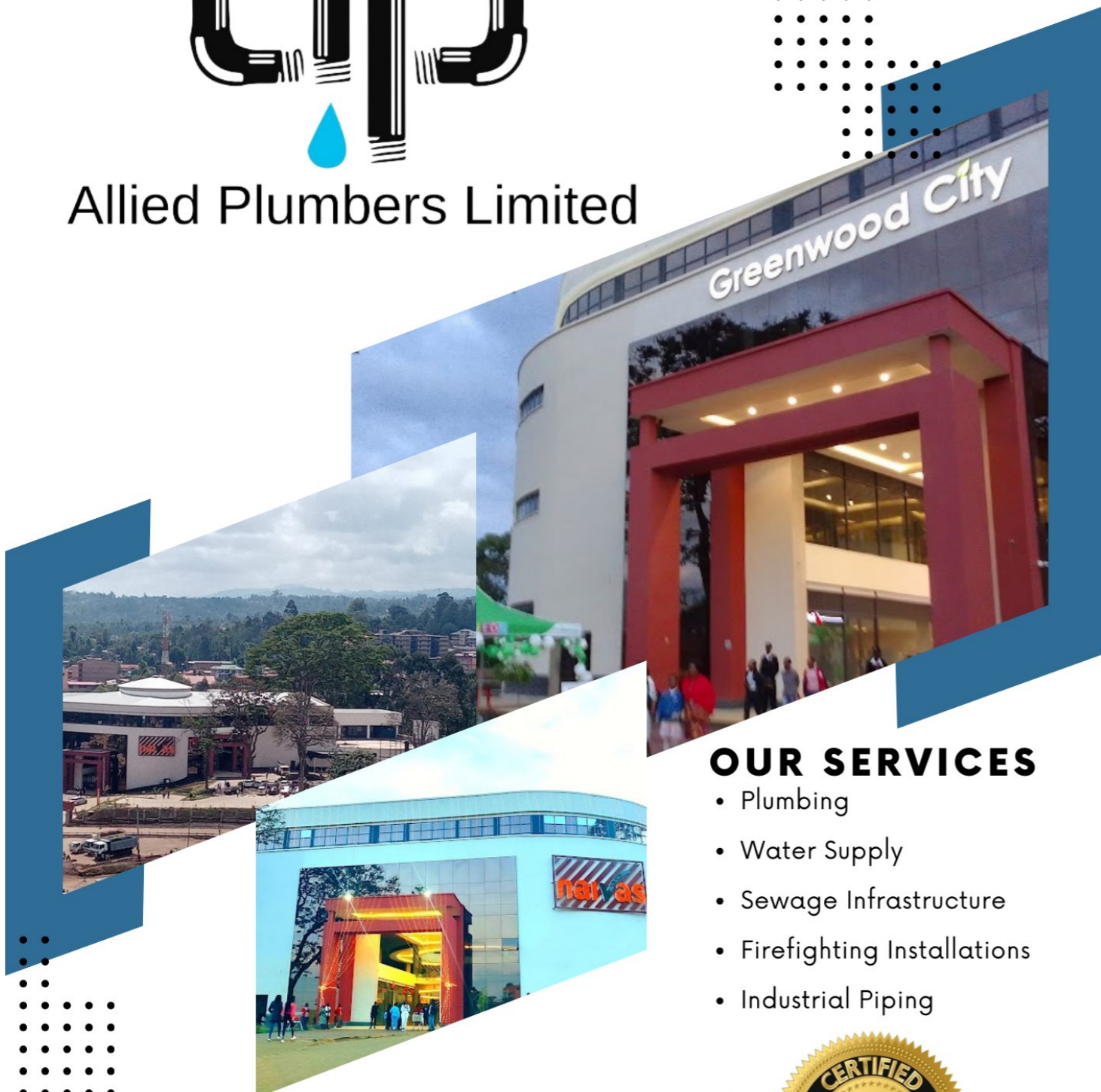
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## KENYA BUILDING & CONSTRUCTION MARKET ANALYSIS 2024

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.



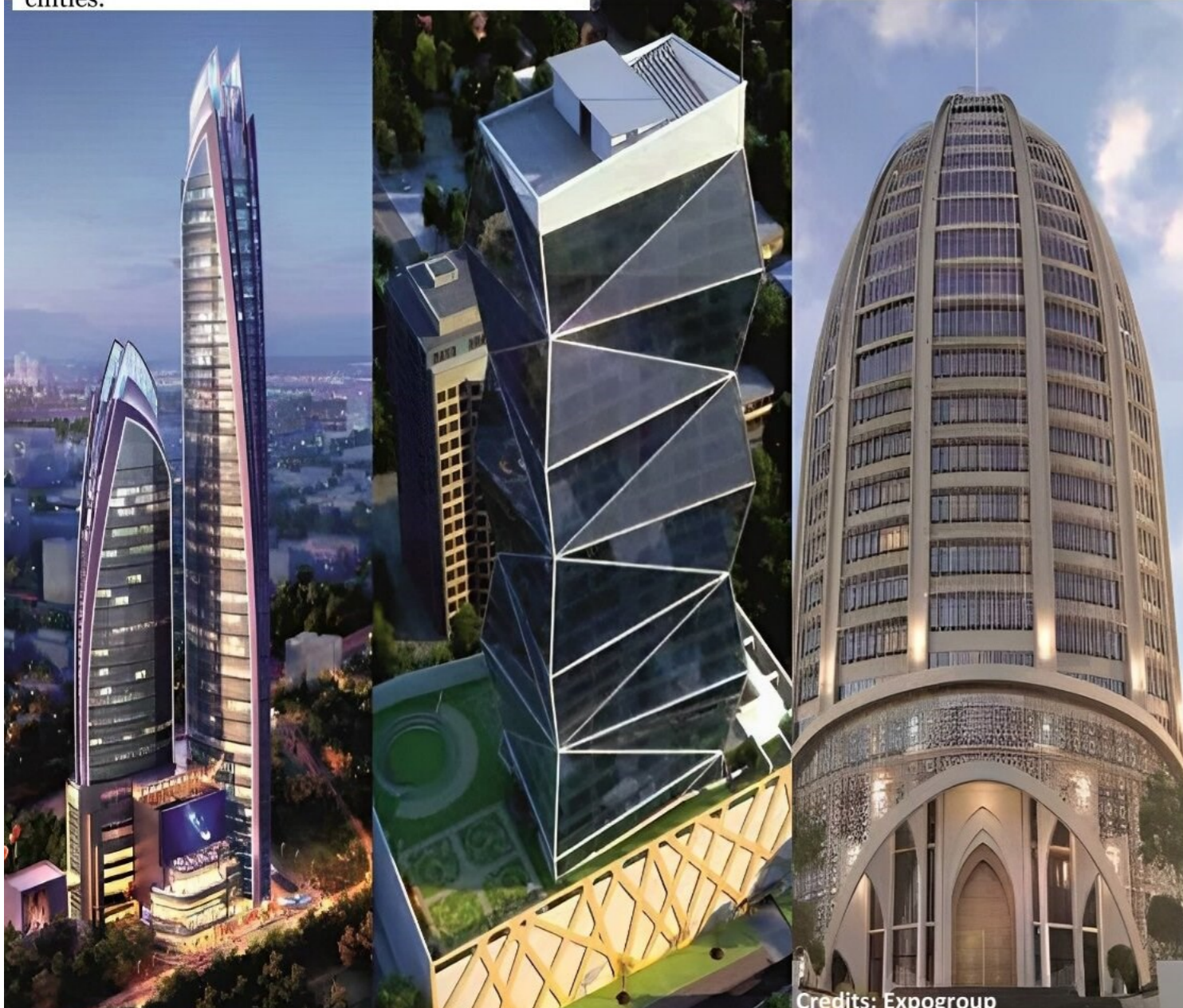
The nation experienced a notable 4.7% increase in Real GDP during this period, primarily fueled by vibrant activities in wholesale and retail trade, education, electricity and water, as well as the real estate sector. The surge in construction activity can be directly linked to Kenya's flourishing economy.

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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# LAPFUND'S MAKASEMBO HOUSING PROJECT IN KISUMU : A Giant Leap Towards Affordable Housing



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The city of Kisumu, Kenya, is about to undergo a substantial upheaval in its housing scene. This development is being pushed by the Lumumba estate affordable housing project, a Sh5.2 billion effort launched by the national government under the Affordable Housing Programme. This project is a collaboration with Lapfund's Makasembo housing project, which will create over 1,600 units of mixed social and affordable housing.

## The Makasembo Housing Project

**MEDIUM COST BLOCK A**

2 & 3 Bedroom



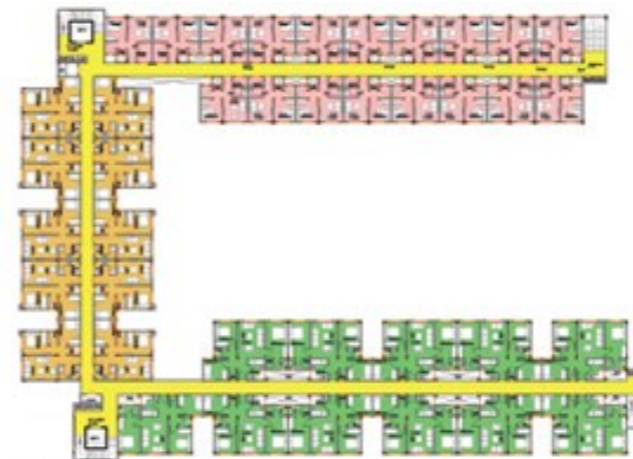
**LOW COST BLOCK B**

3 Bedroom



**LOW COST BLOCK C**

1, 2 & 3 Bedroom



LAPFUND's Makasembo housing project, created in 1960, is a defined contribution program that serves County Government employees and affiliated firms. It is a State Corporation that operates in line with the County Governments Act of 2012, with the mission of receiving, prudently investing, and managing members' funds in order to pay benefits on time and ensure a secure retirement. The Makasembo project, located in a prime location with easy access, exemplifies

LAPFUND's dedication to provide high-quality, affordable housing. The project has a range of units, from one- to three-bedroom flats, all featuring recreational, communal, and play facilities. The property is located about a 20-minute drive from Kisumu Airport and is adjacent to Kisumu Polytechnic and Moi Stadium, as well as shopping centers.

## Master plan



The housing shortage in Kisumu is a pressing issue that the Makasembo project aims to address. With the demolition of old houses at the pre-independence estate, the Lumumba project will see the development of over 1,600 units, bringing to an end 63 years of the estate's existence. This project is a significant step towards bridging the housing gap in the city.

The Lumumba estate project will incorporate modern amenities and environmentally sustainable features, promising a better quality of life for residents. These amenities include a health facility, shopping mall, paved walkways, parking lots, playgrounds, clubhouse, and even an Early Childhood Development center.





### Economic Growth and Employment Opportunities

The Makasembo project is expected to create employment opportunities for residents during the construction phase. The contractor has been given 18-24 months to complete the project, which will not only provide housing for the residents but also stimulate economic growth in the area.

Four other major affordable housing projects are in the pipeline in Kisumu, with plans to roll them out in the next financial year. These projects, in Maseno, Muhoroni, Ahero, and Upper Kanyakwar, will go a long way in addressing housing needs in the lakeside city.



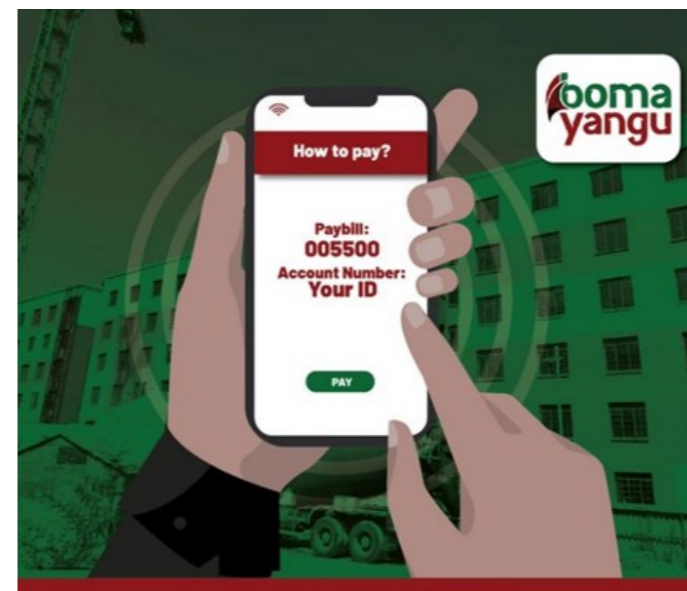
In addition to the housing projects, the affordable housing fund has rolled out the construction of ultra-modern markets at Kisian, Mowlem, and Muhoroni, at a cost of Sh172.6 million. These markets, expected to be completed in four months, will have modern sheds, cold storage facilities, lactation rooms, ICT hubs, and a circulation area, accommodating up to 200 traders each.



The state department is also relooking at all government houses in the area, including civil servants' pool houses, with a view to redeveloping them under the affordable housing programme. Some of these units have decayed or been grabbed, and there are plans to include them under the programme.

### Voluntary Savings through Boma Yangu

Residents have been encouraged to take advantage of the initiative and make voluntary savings through Boma Yangu to raise the



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required deposit to qualify for the units once they are completed. This initiative aims to demystify the affordable housing concept and encourage residents to participate in the programme.

LAPFUND's Makasembo housing project, in collaboration with the national government's Affordable Housing Programme, is set to change the housing environment in Kisumu. With approximately 1,600 homes being built in the Lumumba estate project and four other significant projects in the works, the city's housing needs will be met. The creation of job possibilities during the construction phase, as well as the development of cutting-edge marketplaces, will boost economic growth in the region. The reconstruction of government houses in Kisumu will help to create a well-balanced housing estate. Residents are urged to engage in the scheme by fostering voluntary savings through Boma Yangu, which would eventually provide them with a higher quality of life.

### PROJECT TEAM

CLIENT: **LAPFUND**

### CONSULTANTS

Architects: **AAKI Consultants**  
 Quantity Surveyors: **Quanyman Associates Ltd**  
 Electrical & Mechanical Engineers: **Norkun Intakes Limited**  
 Civil & Structural Engineers: **Professional Consultants Limited**  
 Landscape Architects: **Lariak Landscapes Limited**  
 Sales and Marketing: **Southfront Properties Limited**  
 EIA Experts: **Hope Urban Environmental**

### CONTRACTORS

Main Contractor: **Kisumu Concrete Products Ltd**  
 Electrical, Generator Supply and Installation Subcontractors: **Central Electricals International Ltd**  
 Plumbing, Drainage and Fire Fighting: **Aqualine Plumbing Limited**  
 Borehole Drilling and Equipping Subcontractors: **Aqualine Plumbing Limited**  
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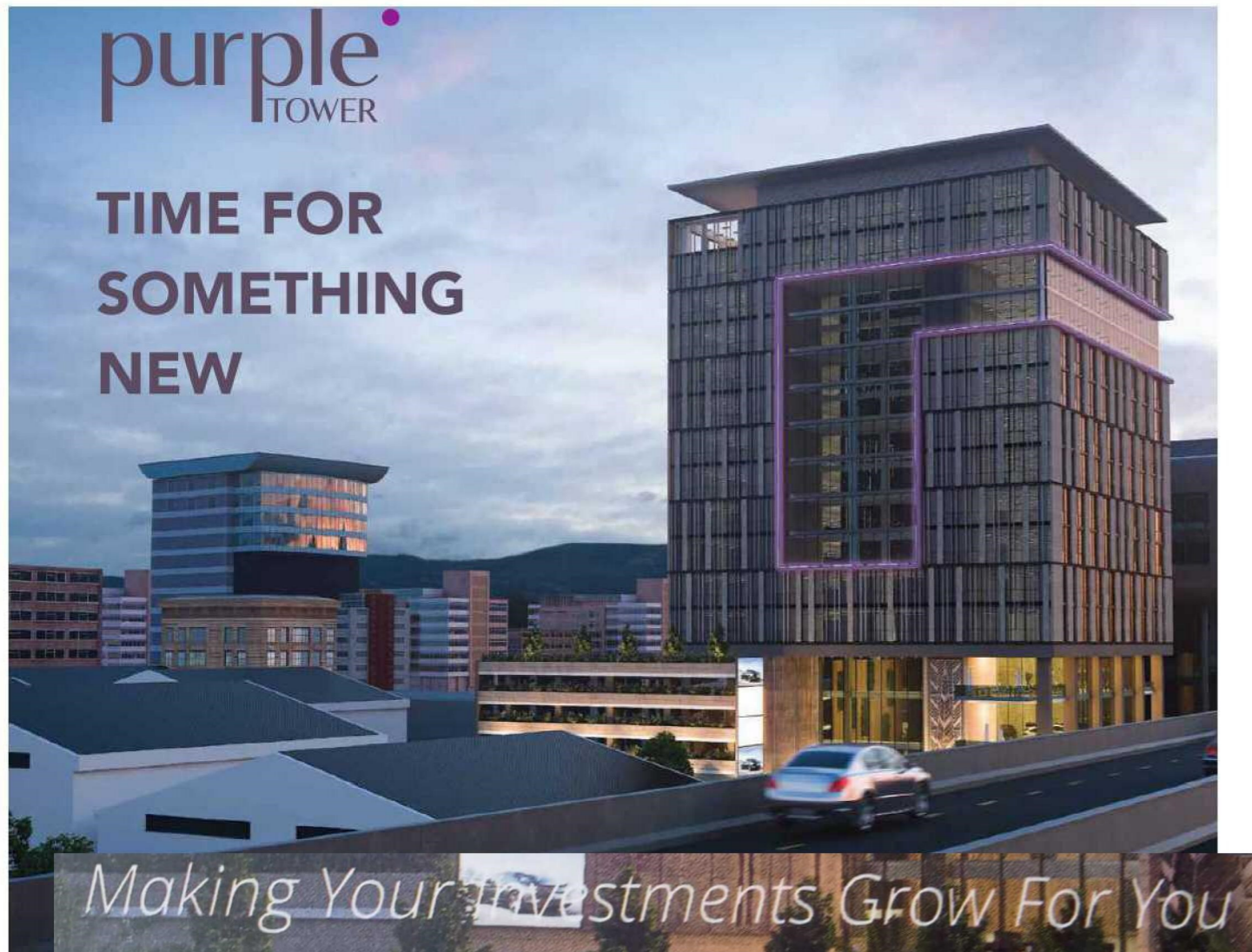
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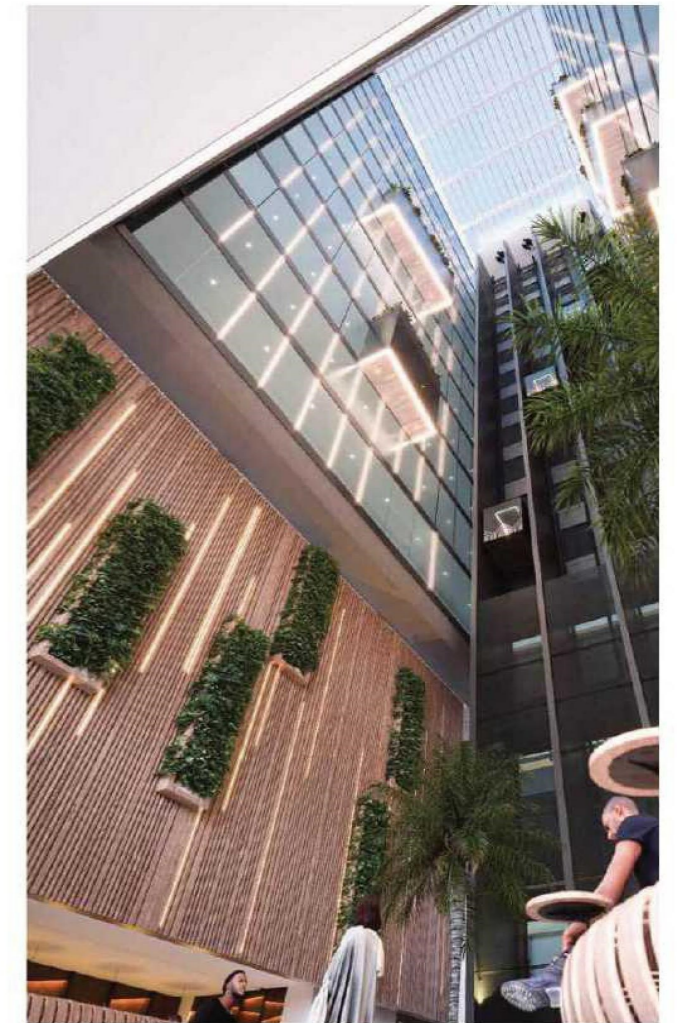
Designed for business, designed for success, Purple Tower offers a whole new experience for businesses in the heart of Nairobi's economic hub. This impressive green commercial high-rise boasts showroom and retail spaces on the ground floor, a restaurant area offering outdoor dining on the second floor, Grade A offices on the third to fourteenth floors, and a conferencing facility on the fourteenth floor. With a

total area of 230,000 sq. ft., spread across 15 levels, this Sh2.5 billion (\$22.5 million) development is centrally located along Mombasa Road, just 500 meters from the Nyayo Roundabout and above the recently completed Nairobi Expressway. The strategic location of Purple Tower offers substantial reductions in travel time to key urban addresses in Nairobi, including the CBD, Upper hill, Westlands, Industrial Area, Wilson Airport, Jomo Kenyatta International Airport (JKIA), and SGR Terminal, as well as major towns with access to the expressway.

"At Purple Dot International, we believe in delivering quality, reliable, and timely real estate investment

## OUR VISION

We aspire to become Africa's leading excellence driven real estate developer with strong focus on trust, reliability and stakeholder relationships.



Commercial High-Rise Architecture and this year receiving the best International commercial high-rise development 2022-2023. A stunning achievement that cements Purple Dot International Ltd.'s reputation as a trailblazer in the world of commercial real estate.

Purple Dot International twofold business model approach promises to delivering quality projects at the lowest most competitive prices through meticulous research, planning and developing current market-based solutions led by a team of experienced and innovative business partners keen to building a Sustainable Future for the people and planet.

## DESIGN CRITERIA & PROJECT GOALS

Redevelopment of the prime plot of land along the busy Mombasa Road highway requires that the Mixed-Use Development comprising of Grade A offices, conferencing facilities, retail showroom space and a restaurant level is sufficiently elevated above level of the new Nairobi Expressway, while fully utilising the several access points/roads in and out of the building/surrounding areas.

The building design and features need to negotiate the challenges posed in managing solar exposure while naturally ventilating spaces, orientating circulation areas to circulate air into central atrium before eventually expelling air through the facade. The design features also require that savings in embodied material energy, consumption of energy and water are achieved to EDGE requirements for a sustainable, green building.



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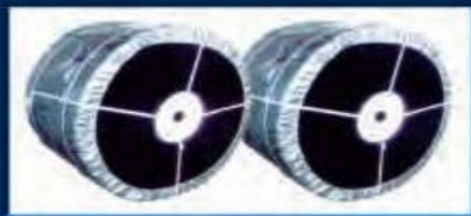
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# Safety First: Top Trends Shaping Safety in 2024

Safety isn't just a priority – it's a fundamental necessity in every workplace. As we navigate through 2024, several key trends are reshaping the approach to safety, driven by technological advancements, evolving workforce dynamics, and a heightened focus on holistic well-being.

## Tech Takes the Lead

Technology is revolutionizing safety practices, offering innovative solutions to mitigate risks and prevent accidents:

- **Smart Sensors and Connected Assets:** Real-time data from sensors embedded in workplaces and wearable devices enable early hazard detection and proactive safety measures. Smart vests alerting workers to potential gas leaks and smart helmets monitoring fatigue levels are just a glimpse of the potential applications.



- **Fatigue-Detection Technology:** Addressing fatigue-related accidents is crucial across industries. In 2024, we're witnessing broader adoption of fatigue-detection systems, ranging from continuous EEG monitoring for high-risk drivers to mobile apps that monitor alertness for frontline workers.
- **Virtual Reality (VR) for Safety Training:** VR simulations provide immersive, risk-free environments for workers to practice safety protocols. From construction sites to emergency response scenarios, VR training enhances safety awareness and prepares employees for real-world challenges.



## Safety Beyond the Physical

Safety encompasses not only physical well-being but also mental and emotional health:

- **Focus on Mental Health:** Stress, burnout, and mental health issues can significantly impact safety performance. Companies are integrating mental health awareness into safety training and providing resources such as counseling and mindfulness programs to support employee well-being.
- **Safety for Remote Workforce:** As remote work becomes more prevalent, traditional safety protocols must adapt. Establishing guidelines for ergonomic home office setups and offering training on cybersecurity risks are essential to ensure the safety of remote workers.

## A Culture of Safety

Creating a culture of safety goes beyond implementing rules – it's about fostering an environment where safety is ingrained in every aspect of the organization:

- **Diversity, Equity, and Inclusion (DE&I) in Safety:** Recognizing and addressing the diverse needs of the workforce is integral to effective safety management. Providing safety training in multiple languages and offering inclusive personal protective equipment (PPE) options are steps toward ensuring safety for all employees.
- **Employee Well-being Programs:** Prioritizing employee well-being is foundational to a safe work environment. Companies are investing in comprehensive well-being programs that promote healthy lifestyles, reduce stress, and enhance overall resilience, thereby contributing to a safer and more productive workforce.



## The Future of Safety

Looking ahead, the future of safety is collaborative, data-driven, and focused on total well-being. By embracing these trends and leveraging technology, organizations can create workplaces where safety is not just a priority but a shared responsibility ingrained in the culture. In doing so, they foster environments where employees feel valued, empowered, and motivated to perform at their best, ultimately ensuring a safer and more prosperous future for all.

## Challenges and Opportunities Ahead

While the trends shaping safety in 2024 offer promising solutions to many workplace challenges, there are also significant hurdles to overcome:

1. **Integration of Technology:** While technology holds immense potential to enhance safety, integrating new systems and tools into existing workflows can be complex. Organizations must invest in training and change management initiatives to ensure successful adoption and utilization of safety technology.



2. **Mental Health Stigma:** Despite growing awareness, mental health issues still carry a stigma in many workplaces. Overcoming this stigma and promoting open dialogue about mental well-being are essential steps toward creating a safer and more supportive work environment.

3. **Remote Work Challenges:** With the rise of remote work, ensuring the safety of employees working from home presents unique challenges. Organizations must develop comprehensive remote safety protocols and provide resources to address ergonomic concerns and mental health challenges associated with remote work.

**4. Cultural Shift:** Creating a culture of safety requires a fundamental shift in mindset and behavior across all levels of an organization. Leaders must lead by example, actively promote safety initiatives, and empower employees to take ownership of their safety and the safety of their colleagues.

**5. Equity and Inclusion:** Addressing the diverse needs of a multi-cultural workforce is critical for effective safety management. Organizations must proactively consider factors such as language barriers, cultural differences, and varying physical abilities to ensure that safety measures are accessible and inclusive for all employees.

**Conclusion**

As we navigate the evolving landscape of workplace safety in 2024 and beyond, it is clear that a holistic approach is necessary to address the multifaceted challenges and opportunities ahead. By embracing technological advancements, prioritizing mental and emotional well-being, fostering a culture of safety, and promoting diversity and inclusion, organizations can create safer, healthier, and more resilient workplaces for their employees. Together, we can build a future where safety is not just a trend but a foundational principle that guides every aspect of our work and lives.



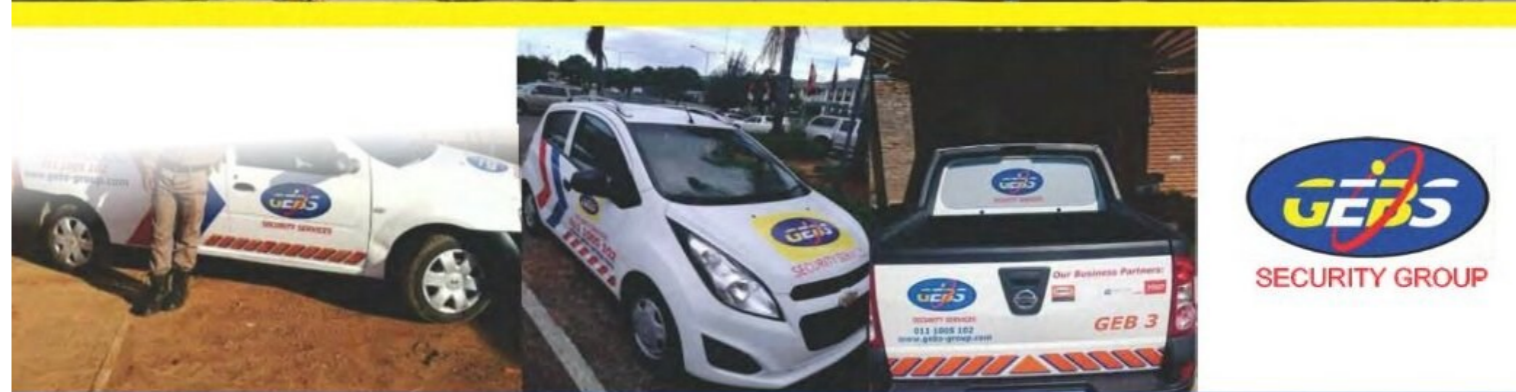
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