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Real Estates in Kenya

March-April 2026



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Kenya's Bold Leap

Committing Sh995 Billion to Transformative Mega

Kenya is gearing up for a monumental venture with the initiation of a Sh995 billion project aimed at constructing 56 dams nationwide. This ambitious undertaking, fueled by a Public-Private Partnership (PPP) model, seeks to tackle water scarcity challenges head-on while simultaneously invigorating key sectors such as



The government's recent announcement outlines a financing strategy that combines public and private investments. Although the specifics of the PPP model are still in the works, private companies are expected to play a pivotal role in funding,

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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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Anticipated Benefits

Enhanced Water Security: The construction of 56 dams is poised to significantly augment water storage capacity, thereby enhancing water security for domestic and agricultural use. This is especially crucial in mitigating water scarcity issues in areas prone to drought, ensuring a dependable water supply for irrigation and bolstering agricultural productivity.



Anticipated Benefits

Enhanced Water Security: The construction of 56 dams is poised to significantly augment water storage capacity, thereby enhancing water security for domestic and agricultural use. This is especially crucial in mitigating water scarcity issues in areas prone to drought, ensuring a dependable water supply for irrigation and bolstering agricultural productivity.

Boost to Energy Generation: Beyond their role in water storage, the dams have the potential to generate hydroelectric power. This move could diversify Kenya's energy mix, diminish dependence on fossil fuels, and promote cleaner energy sources, aligning with global sustainability goals.



Improved Regional Development: The scale of this project translates to a substantial creation of job opportunities during both construction and operation phases. This, in turn, is expected to stimulate economic growth in various regions across the country. Enhanced water access can further unlock agricultural potential, contributing to the overall economic development of these regions.



Potential Challenges

Ensuring Transparency and Accountability: The success of the PPP model rests on maintaining transparency and accountability throughout the project's lifecycle. Establishing clear guidelines and robust monitoring mechanisms is imperative to prevent potential mismanagement and guarantee the project delivers its intended benefits.

Environmental Considerations: The construction of dams carries environmental implications. Thorough environmental impact assessments and effective mitigation measures are essential to minimize any adverse consequences and ensure the project aligns with sustainable development practices.

Community Engagement: Inclusive stakeholder engagement, particularly involving local communities, is vital. Addressing concerns, ensuring the equitable distribution of benefits, and fostering community support are crucial elements for the project's success.

The Sh995 billion mega dams project underscores Kenya's dedication to confronting water scarcity challenges and promoting sustainable development. As the project progresses, navigating potential obstacles and ensuring responsible implementation will be key. If executed successfully, this initiative has the potential to revolutionize Kenya's water landscape, propel economic growth, and usher in a more water-secure future for its citizens.



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DMJ Architects: Shaping Skyscrapers, Crafting Legacies

Innovative Design, Enduring Legacy



Established in 1965 by visionaries Robert Marshall and Freddy Wilkinson, DMJ Architects has evolved into a distinguished architectural firm known for its diverse and impactful projects across East Africa and beyond. With a commitment to elegant, sound, and cost-effective design, DMJ Architects has left an indelible mark on the region's urban landscape, contributing to the growth and development of cities and communities.



From iconic lodges and hotels to commercial complexes and educational institutions, DMJ Architects has demonstrated its versatility and prowess in architectural design. Notable projects such as Voi and Lobo lodges, Jogoo House, The Panafric Hotel, and the Louis Leakey Memorial Centre showcase the firm's ability to seamlessly blend functionality with aesthetics.

Under the leadership of Kevin Craig – McFeely, the firm expanded its reach, undertaking planning projects such as Selebe Phikwe & Broadhurst in Botswana, St. Benedicts Monastery, and the Prime Minister's office in Dodoma. The collaboration with Dalglish Lindsay Group and later associations with Carnell Green Partnership and Klein & Louw have further solidified DMJ's international standing.



DMJ Architects' success is attributed to its talented team of architects and consultants. Simon Johnson, a partner since 1980, has played a pivotal role in shaping the firm's design philosophy. Per Geheb, the consultant interior designer, brings a unique aesthetic sense to each project. Kavita Mediratta, with a tenure since 2006, oversees the execution of large-scale projects, ensuring precision and excellence.



The firm's recent and ongoing projects from 2010 to 2020 reflect its commitment to innovation and sustainable design. From designing food factories for IPS group in Thika to a 30-storey block in Upper Hill, Nairobi, and the Beacon entertainment/shopping mall, DMJ Architects continues to push the boundaries of architectural creativity.

Collaborating with Sarova Hotels, the firm upgraded the Fire and Life Safety aspects of the Stanley Hotel. Projects like Lazare House, Kintengela International Schools Campus, and Missionary Benedictine Sisters Uzima Clinic underscore the firm's dedication to diverse sectors, including residential, education, and healthcare.



The previous decade saw DMJ Architects involved in key projects like APA/Apollo headquarters, Eden Square office complex, and Buffalo Mall in Naivasha. Master Plans for Strathmore University Mbagathi Campus and Mwalimu Nyerere Memorial University highlight the firm's commitment to shaping educational spaces.

The completion of projects like Bustani Villas, Upper Hill Medical Centre, and offices for Tanzania Revenue Authority showcase the firm's wide-ranging capabilities. The design and completion of Prime Bank's headquarters, Capital Centre shopping mall, and offices in Riverside Drive emphasize DMJ Architects' prowess in commercial architecture.



DMJ Architects has consistently delivered elegant, cost-effective, and climate-sensitive buildings that stand the test of time. The firm's design philosophy has evolved to incorporate European trends and standards while respecting the practicalities of operating in the African context. A commitment to progressive design ensures long-term usability and flexibility, adapting to the changing needs of a dynamic world.





DMJ Architects boasts a dedicated team of 5 qualified Architects, 4 Architectural Assistants, and 7 administrative staff. Drawing on additional expertise from DAG International when needed, the firm is well-equipped with state-of-the-art technology to efficiently deliver its services.

The firm offers a comprehensive range of services, including feasibility studies, master planning, interior design, and contract administration. From initial concept to construction completion, DMJ Architects ensures a seamless and client-focused approach, providing innovative solutions tailored to each project's unique requirements.



As DMJ Architects continues to shape skylines and craft legacies, the firm remains committed to pushing the boundaries of architectural innovation. With a rich history, a visionary team, and a commitment to excellence, DMJ Architects stands as a beacon of architectural prowess in East Africa and beyond, leaving an enduring legacy for generations to come.





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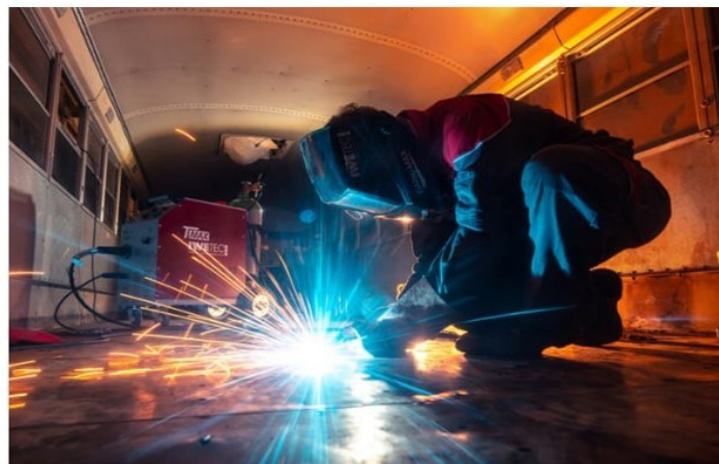


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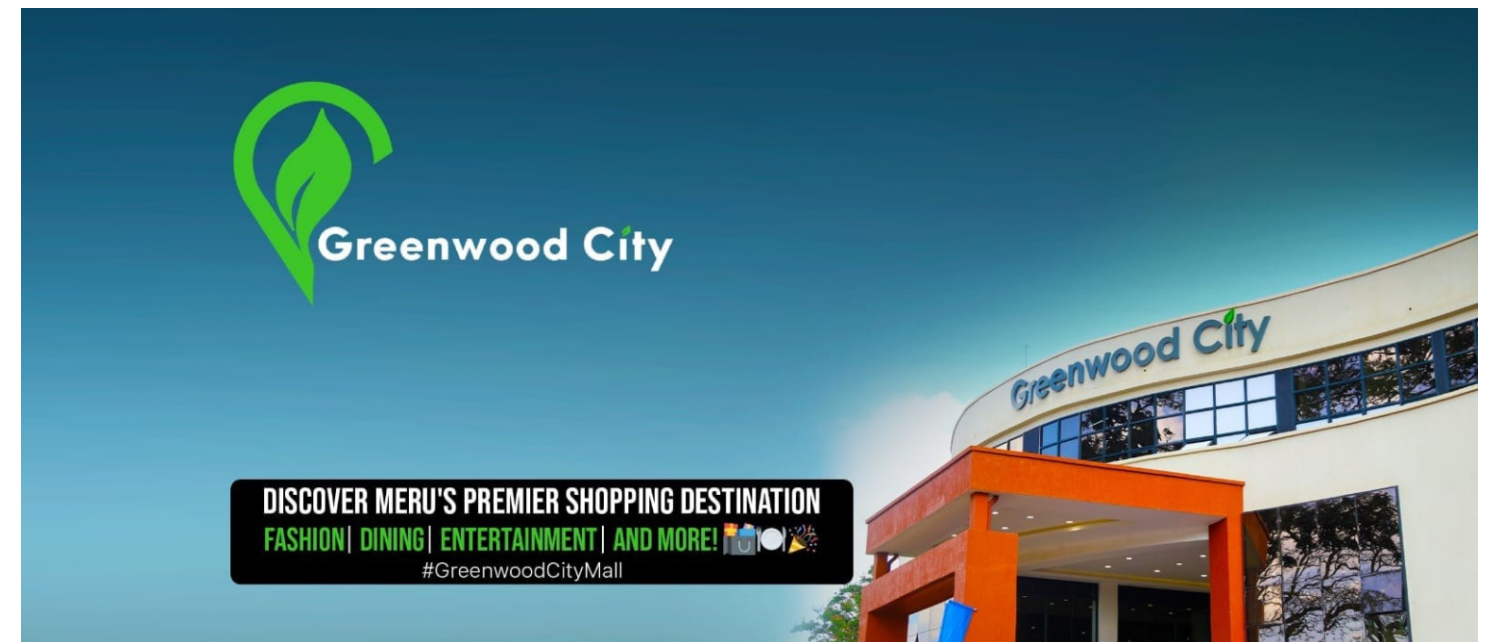
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Greenwood City Mall, Meru

A Rising Star in Kenya's Retail Landscape



Developer: Meru Greenwood Park Limited

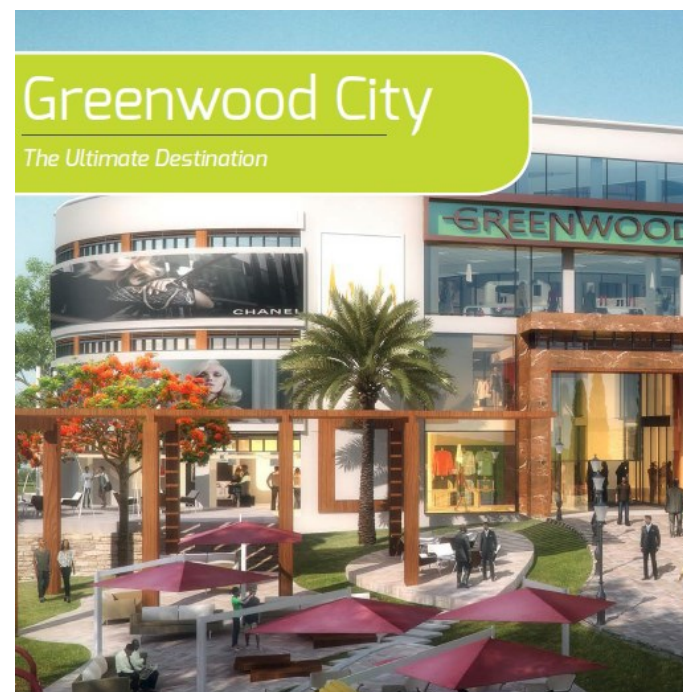
Architect: Triad Architects

Website: [Fusion Capital/Greenwood City Mall](http://FusionCapital/GreenwoodCityMall)

Location: Along the Meru-Nkubu Bypass

Size: 160,000 square feet

Key Features: Retail space, office block, apartments, entertainment zone, food court, green spaces



Introduction

Greenwood City Mall promises to reshape the retail landscape of Kenya, offering not only a shopping destination but a dynamic space where the community converges to experience a harmonious blend of shopping, entertainment, and lifestyle. The development signifies a departure from conventional retail spaces, propelling Meru into a new era of modernity and sophistication. Greenwood City Mall holds the

promise of becoming a hub that caters not just to the material needs of the community but also to their desires for leisure, social interaction, and an enhanced quality of life.



Modern Architecture and Design

The mall’s modern architecture is the first captivating element that captures the attention of visitors and passersby alike, setting it apart as a beacon of contemporary elegance in the heart of Meru. The façade of Greenwood City Mall is a harmonious blend of sleek lines, innovative structures, and a conscious effort to incorporate natural elements. Large, strategically placed windows flood the interior with natural light, creating a bright and airy ambiance that enhances the overall shopping experience. The presence of green spaces within the mall is not just an aesthetic choice but a deliberate strategy to create a holistic environment.



Diverse Tenant Mix
Greenwood City Mall's commitment to offering a shopping experience that transcends the ordinary is what elevates the mall from a mere structure to a vibrant destination catering to the multifaceted needs and desires of the community. The mall is set to house a plethora of both local and international brands, creating a retail environment where diversity is celebrated. From high-end fashion boutiques to locally beloved cafes, the tenant mix is carefully curated to ensure there is something for everyone, irrespective of age, taste, or preference.



Community-Centric Approach
Greenwood City Mall is set to be more than just a retail complex; it is destined to be an architectural masterpiece that blends seamlessly with its natural surroundings. The developers have sought to minimize the ecological footprint of the mall, implementing sustainable practices that align with the natural beauty of Meru. The mall's design is not an imposition on the landscape but a respectful coexistence, enhancing both the built environment and the natural surroundings. The inclusion of local brands is a nod to Greenwood City Mall's dedication to supporting the community and fostering a sense of regional identity.



Greenwood City Mall Ownership

The equity invested in Greenwood City is owned circa 84% by funds under the management of Fusion Capital. Fusion Capital investors include Taaleri Real Estate, an African-focused fund. Fusion Capital is an international real estate development company and fund manager, with operations in Kenya, Rwanda, Uganda, and the United Kingdom. Approximately 16% of the equity is owned by an investment club of three families from Meru who contributed land to the Special Purpose Vehicle.
Greenwood City Mall was developed through a Special Purpose Vehicle known as Meru Greenwood Park Limited, which currently owns no other asset other than Greenwood City. When fully built, it will comprise the mall (now up and fully trading), the office block, and the apartments. This ownership structure reflects a collaborative effort between international investment and local community involvement, symbolizing a commitment to both economic development and regional identity. As Greenwood City Mall continues to evolve, it stands as a testament to the power of collaboration in shaping the future of retail and community spaces in Kenya.

Greenwood City Mall's emergence on the outskirts of Meru town is nothing short of a transformative endeavor, set to reshape the retail landscape of Kenya. The anticipation surrounding this project is palpable, as it holds the promise of becoming a hub that caters not just to the material needs of the community but also to their desires for leisure, social interaction, and an enhanced quality of life. The development signifies a departure from conventional retail spaces, propelling Meru into a new era of modernity and sophistication.

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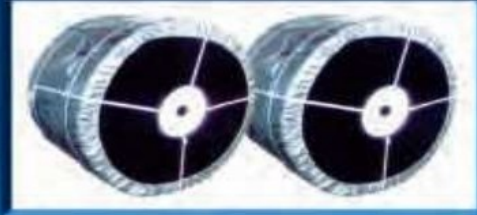
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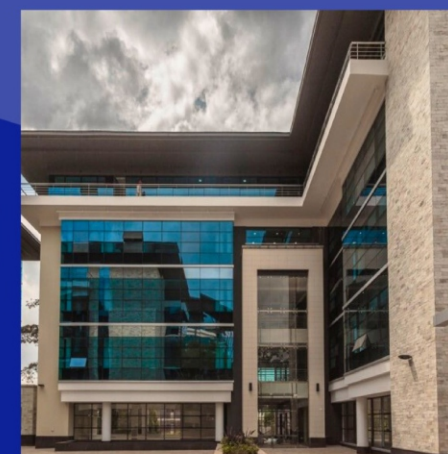


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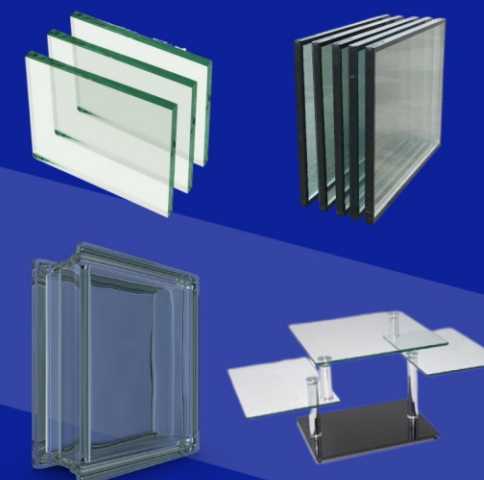
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KENYA BUILDING & CONSTRUCTION MARKET ANALYSIS 2024

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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Oil Seals & Bearings Centre Ltd

Empowering East Africa's Industries: The Legacy of Oil Seals & Bearings Centre Ltd

In the bustling landscape of East Africa's industrial sector, there's a name that stands tall, recognized for its reliability, quality products, and unwavering commitment to customer satisfaction – Oil Seals & Bearings Centre Ltd (OSBCL). With over four decades of experience under its belt, OSBCL has cemented its position as a leading supplier of bearings and oil seals, serving a diverse array of industries across Kenya and beyond.



industries ranging from agriculture to manufacturing, construction, and transportation. Its extensive clientele, comprising over 2000 companies, speaks volumes about its unparalleled service and product quality.



A Legacy of Excellence

For more than 44 years, OSBCL has been the backbone of various sectors in East Africa. Based in Nairobi with operations spanning across Mombasa and other parts of Kenya, OSBCL has emerged as the go-to destination for

Unraveling the Offerings

OSBCL prides itself on being the principal distributor in East Africa for renowned international brands such as TIMKEN (USA), SNR-NTN (France), and INA-FAG (Germany), alongside a comprehensive stock of Japanese bearing brands including Koyo, NTN, NACHI, and KG. Moreover, the company boasts a wide array of transmission products like sprockets, chain couplings, vee pulleys, and vee belts, catering to the diverse needs of its clientele.

SCHAEFFLER

FAG



FPe seals



TTO

TIMKEN

Beyond Bearings and Seals

While bearings and oil seals remain at the core of OSBCL's offerings, its product portfolio extends far beyond. From custom-made seals to maintenance products, lubrication solutions, and transmission products, OSBCL ensures that its clients' requirements are not just met but exceeded. With a staggering inventory of over 150,000 product items in stock, the company stands ready to fulfill even the most specialized demands of its customers.

Commitment to Quality and Integrity

OSBCL's commitment to excellence is further underscored by its ISO 9001:2015 certification and its consistent inclusion in Kenya's Top 100 Mid-Sized Companies since 2017. Upholding the highest standards of integrity, the company places customers and suppliers at the heart of its operations, fostering long-term relationships built on trust, fairness, and mutual respect.



Technical Expertise and Support

At OSBCL, customer satisfaction isn't just a goal; it's a philosophy engrained in every aspect of the business. The company's technical team offers a range of specialist services, including on-site maintenance, custom design capabilities, and hands-on training, aimed at enhancing operational efficiency and maximizing productivity for its clientele.

Expanding Horizons

In addition to its core business of bearings and oil seals, OSBCL has ventured into associated sectors through its associate companies. Express Nova Ltd, specializing in trading, logistics, and project management, and Unique Mining Ltd, focusing on the extraction and processing of industrial minerals, are integral parts of the OSBCL Group, further diversifying its offerings and expanding its footprint in the market.



Unique Mining Limited

Calcium Carbonates & Industrial Minerals

Empowering East Africa's Industries

As East Africa's most reliable supplier of bearings and oil seals, OSBCL remains committed to its vision of empowering industries through innovative solutions, unwavering integrity, and customer-centricity. With a legacy built on trust and excellence, the company continues to be the driving force behind the region's industrial growth and prosperity.

In the dynamic landscape of East Africa's industrial sector, Oil Seals & Bearings Centre Ltd stands as a beacon of reliability, integrity, and unparalleled service – a testament to its enduring commitment to excellence.



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Building Secure: Protecting Your Construction Site from Threats and Hazards



Construction sites, bustling with activity and potential, are also vulnerable to a range of security challenges that can jeopardize the success of a project. From theft and vandalism to safety hazards, the risks are significant. Establishing a robust site protection strategy is essential to mitigate these threats and create a secure environment for both workers and valuable assets.

The Importance of Security

Deter Theft and Vandalism

Construction sites are often targeted by criminals seeking valuable equipment, materials, and tools. The financial losses, project delays, and safety hazards resulting from theft and vandalism can be substantial. A proactive security approach is essential to deter potential threats.

Prevent Unwanted Access

Uncontrolled access to construction sites poses risks such as injuries, property damage, and potential liability issues.

Unauthorized individuals, trespassers, or curious onlookers can compromise the safety and integrity of the site. Effective security measures are crucial to prevent unwanted access.

Maintain a Safe Work Environment

Construction sites inherently involve dangers such as tripping hazards, falling objects, and heavy machinery operation. Security measures not only deter unauthorized entry but also contribute to maintaining a safe work environment for construction workers.

Securing Your Site

Physical Barriers

Visible deterrents, such as fences, gates, and security cameras, act as physical barriers to unauthorized entry. Employ robust materials for fencing and ensure proper lighting to enhance visibility during nighttime hours.

Access Control

Implement a comprehensive access control system to track and manage site access. This includes issuing ID badges for authorized personnel, logging entry and exit times, and limiting access to specific areas based on roles and permissions.

Security Personnel

Hire trained security guards or patrols to provide a visible presence on-site. Their role is to deter potential threats, respond promptly to emergencies, and ensure the overall security of the construction site.



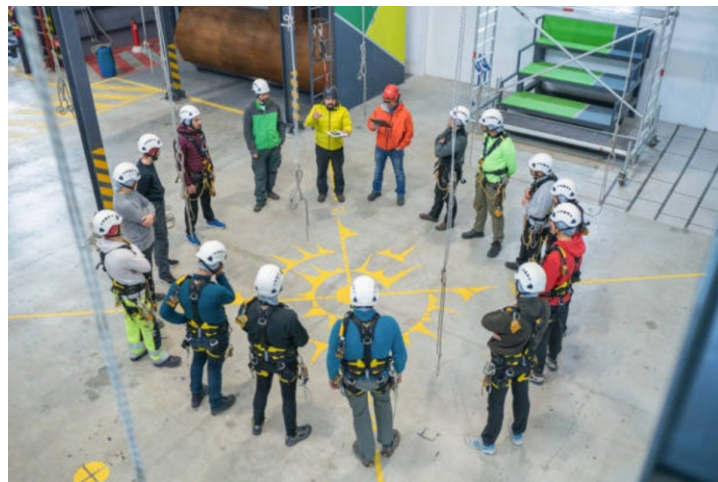
Technology Solutions

Utilize advanced technology, including alarm systems, motion detectors, and electronic access control systems. These tools help monitor activity, trigger alerts in case of unauthorized entry or suspicious behavior, and enhance overall site security.

Communication and Training

Effective communication is crucial in maintaining site security. Conduct regular training sessions to educate personnel on site safety procedures, security protocols, and reporting processes. Fostering a culture of awareness contributes to the overall success of the security strategy.





Regular Inspections

Conduct regular inspections of the site perimeter, security measures, and equipment. Identifying and addressing potential vulnerabilities promptly enhances the effectiveness of the security strategy.



Building a Secure Future

Protecting a construction site is an ongoing process that requires vigilance and a proactive approach. By implementing a comprehensive security strategy, utilizing appropriate technology, and fostering a culture of safety awareness, construction project managers can minimize risks, safeguard assets, and ensure a safe and successful construction experience for everyone involved. A secure construction site lays the foundation for a successful and thriving project.

Beyond Security

While security measures are paramount, additional considerations contribute to the overall protection of the construction site:

Site Management

Maintain a clean and organized site to reduce clutter and tripping hazards. An organized environment not only enhances safety but also facilitates effective security measures.

Inventory Management

Implement a robust system to track and manage tools and materials. This reduces the risk of theft and loss, ensuring that resources are utilized efficiently throughout the construction process.



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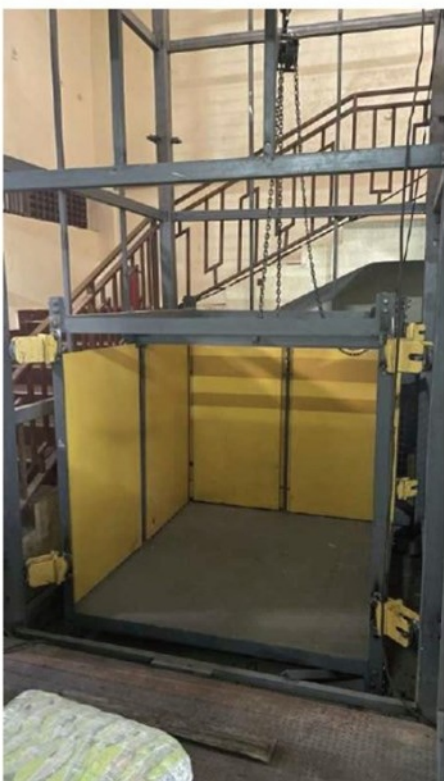


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