

OCTOBER NOVEMBER 2024



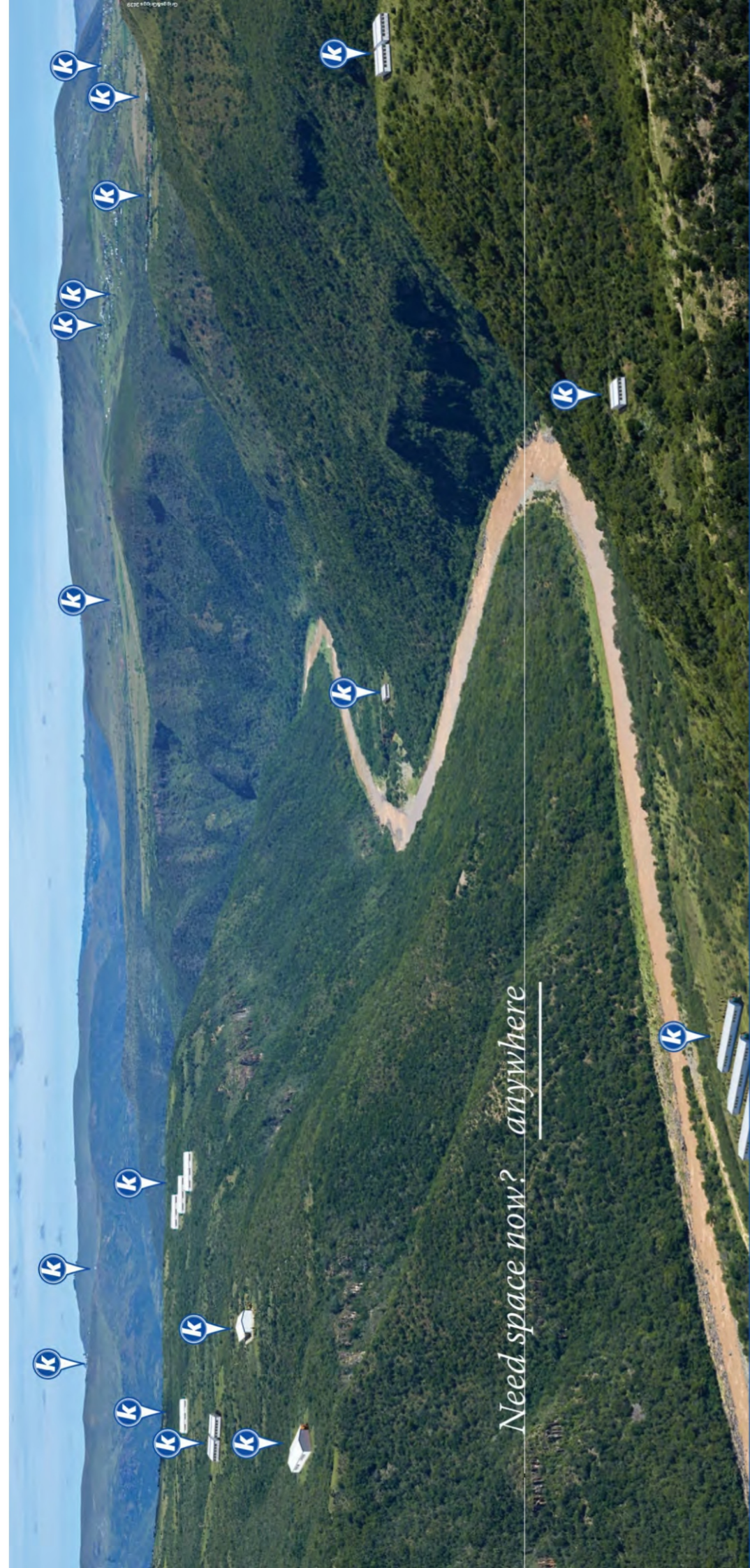
# DEVELOPERS MAGAZINE

*Empowering Developers, Inspiring Innovation*



# AURA

RIVERSIDE



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# Heartland Garden Residential Development, Kilimani



### Payment Plans/Booking:

Deposit 20%  
2nd Payment: 20% within 6 months,  
Balance: 50% on completion

### Average Rental Income:

- Studio room: Kshs. 35,000 per month
- 1 bedroom Ksh 50,000
- 2 Bedroom (Small): Kshs. 55,000 per month ASKING PRICE 7.5M
- 2 Bedroom (Standard): Kshs. 70,000 per month ASKING PRICE 9.5M

### Location:

The Project is ideally located near Yaya Center in Kilimani.

The development is also near the French School.

Easy proximity to social, medical, religious & educational amenities.

### The Apartment Description:

- It is a high-end estate in Nairobi

- Fully equipped with best living facilities

### Common Internal Features:

- Living room opening to the spacious balcony
- Fitted kitchen opening to laundry area
- Quality flooring
- High quality finished cabinet, drawer & wardrobes
- Additional Features
- DSTV & internet connection
- Luxurious decoration
- Kids playground
- High speed Lift
- Borehole
- Standby Generator
- Adequate Parking
- Gym



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# Wacker Neuson Rollers: All it takes to fulfill customer- and market needs in soil and asphalt compaction



With the introduction of the new RD27 tandem models Wacker Neuson brings regular updates and improvements

From the renowned RD series to the RTx trench roller and large RC soil compactor range, Wacker Neuson's range of high-quality rollers typify the company's brand promise – all it takes! Available to several markets within Sub-Saharan Africa, these rugged, versatile rollers incorporate an ergonomic design, innovative features, and cutting-edge technology that address efficiency, productivity, and operator safety and comfort.

Available in diesel and petrol versions, the dual-vibration RD7 and double-drum vibratory RD10 walk-behind rollers are synonymous with excellent performance in

both soil and asphalt compaction. The dual on/off frequency vibration selector that provides two vibration stages makes the RD7 and RD10 particular favourites. The ergonomically-arranged operator control elements are conveniently located directly on the guide handle giving the operator complete control of the machine at all times from his operating position without the need to move around the machine, enhancing safety and boosting productivity. Easy, tool-free access to all service points makes these rollers a simple and economical solution for every construction site.

Wacker Neuson Sales Manager for Sub-



The Wacker Neuson RTxSC3 trench roller drum width can be adjusted from the standard 820mm to a narrower 560mm

Saharan Africa, Stefan le Roux, highlights the positive evolution of the RD7 in the African market. "After relocating manufacturing from Germany to the USA and undergoing a successful redesign, we recognized the need for further adaptation to the African market. Committed to our customer-centric approach, we introduced a proactive buy-back program. In 2021, we proudly presented the redesigned RD7 from Germany, earning the trust of our customers who had previously embraced the first-generation RD7. This strategic move resulted in remarkable market growth, and today, the RD7 holds a prominent position within the top two brackets in the South African market."

Wacker Neuson aspires to establish a strong presence in the African market with the new RD10, too. The recent introduction of this machine by Wacker Neuson South Africa addresses a large gap in the African market for a 750mm drum roller. "To ensure that the machine we bring to South African shores aligns with our customers' preferences and meets market demands, we hosted an event in Q2 2023 where we listened to the feedback from our customers and valued dealer partners," explains John Ramshaw, Wacker Neuson South Africa's Key Account Manager: Agriculture. "We communicated our vision to the production factory, emphasizing the need for a machine that not only aligns with our customers' specifications but also addresses the unique conditions in Africa. The factory responded with a roller developed uniquely for Africa, the RD10."

Based on the same design as the RD7, the new RD10 boasts a few additional features. "We kept the best features while incorporating enhancements to deliver an optimal solution for our customers," asserts Ramshaw. The RD7 and RD10 share the same applications i.e. road construction, civils, and cricket pitches. However, the RD10 is particularly suited for users who prefer a heavier roller and a wider drum. The 750mm drum of the one-ton RD10 covers a broader area, accelerating the work rate and increasing productivity. Despite the wider drum, the machine features a compact design for easy operator manoeuvrability. The fully hydrostatic roller operates without a gearbox or chains, resulting in fewer components, reduced wear and tear, and ultimately lower operating expenses (OPEX).

With the introduction of new RD12 and RD27 tandem models, Wacker Neuson brings regular updates and improvements to their tandem ride-on roller range. The RD12 vibratory roller features a dual drum drive: a front vibrating drum and rear static drum

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### CONTRIBUTIONS

The editor 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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deliver efficient compaction results in a compact package. Ideally suited for commercial and residential compaction of asphalt and granular subbase material, the RD12 is used for turf rolling in the landscape and golf industry segments as well as for applications in areas such as parking lots, driveways, secondary roads, and nature trails. Articulated steering ensures excellent manoeuvrability.

The newly upgraded Wacker Neuson RTxSC3 trench roller, suitable for general trench work, is fast gaining popularity with rental customers. The machine's drum width can be adjusted from the standard 820mm to a narrower 560mm, making it suitable for working in narrower trenches. This essentially means that only one machine is required to carry out two jobs making the RT trench roller ideal for the construction sector. The trench roller also features smart infrared remote control technology for efficient, safe, line-of-site operation. Ramshaw explains that the machine will automatically cease operation if the beam between the machine and the controller is disrupted, or if the operator approaches within 2m of the unit. "Outside operation of the machine inside the trench keep operators safe," he adds.

Moreover, the upgraded trench roller comes with a soil compaction level and an overload indicator. The Compatec system increases productivity on the job site as the operator can work at optimal efficiency, as the degree of compaction of the ground is visible at all times. The progress of soil compaction as well as its maximum level is displayed. Upon reaching maximum compaction the operator is alerted thereby preventing potential damage to the unit.

Wacker Neuson continually seeks to support customers in improving their bottom line by developing highly efficient, reliable machines and equipment. Key to this is the incorporation of the latest, most advanced technologies into their products. This includes the soon-to-be-introduced EquipTrack. Via a Bluetooth module, this new digital solution seamlessly records operating data which can be viewed and analyzed using the EquipTrack app. "With the ability to track machine operating hours, we believe EquipTrack, which can be retrofitted on all our rollers, will be extremely popular with our rental customers," notes Le Roux. Mixed reality Smart Glasses, introduced by Wacker Neuson to the South African market in 2022, offer swift and precise support by allowing service technicians to connect with experts remotely.

"Regardless of a machine's quality, proper operation and effective maintenance practices are essential for achieving optimal machine performance, efficiency, and reliability," stresses Ramshaw. "This is where training plays a crucial role. The Academy at our company headquarters in Johannesburg, Gauteng, is testimony to our commitment to offering professional technical and sales training on all products to our customers and dealer partners ensuring that they are up to speed with our latest innovations and technologies. Equally important is the training of our personnel; knowing the machine inside out enables us to provide our customers with optimum solutions."

Wacker Neuson South Africa further supports customers and dealer partners with exemplary service and after-market support across Sub-Saharan Africa. "With a fill rate of over 80%, we can get products, parts, and spares out to the market, paying respect to that all-important uptime," notes Le Roux.

In closing, Le Roux reveals that customers can look forward to a new range of large RC119 and RC208 compactors from Wacker Neuson which will be rolled out during 2024. "With an extensive roller collection, bolstered by state-of-the-art technology, exceptional training, and outstanding service and aftersales support, Wacker Neuson embodies the commitment of having 'all it takes' for unparalleled success!"



Wacker Neuson double drum vibratory RD10 walk behind rollers are synonymous with excellent performance soil and asphalt compaction

# Tanzania Towers to Expand Commercial Space in Upperhill



Tanzania has taken a leap of faith by choosing to put up a prime office and residential building on its property in Nairobi's UpperHill area at a time when the real estate sector in Kenya is experiencing a glut in this segment. The 22-storey twin-towers is a joint investment by Tanzania's Ministry of Foreign Affairs and the country's National Social Security Fund (NSSF).

In addition to hosting commercial and residential spaces, the new building will house the Tanzania High Commission in Kenya.

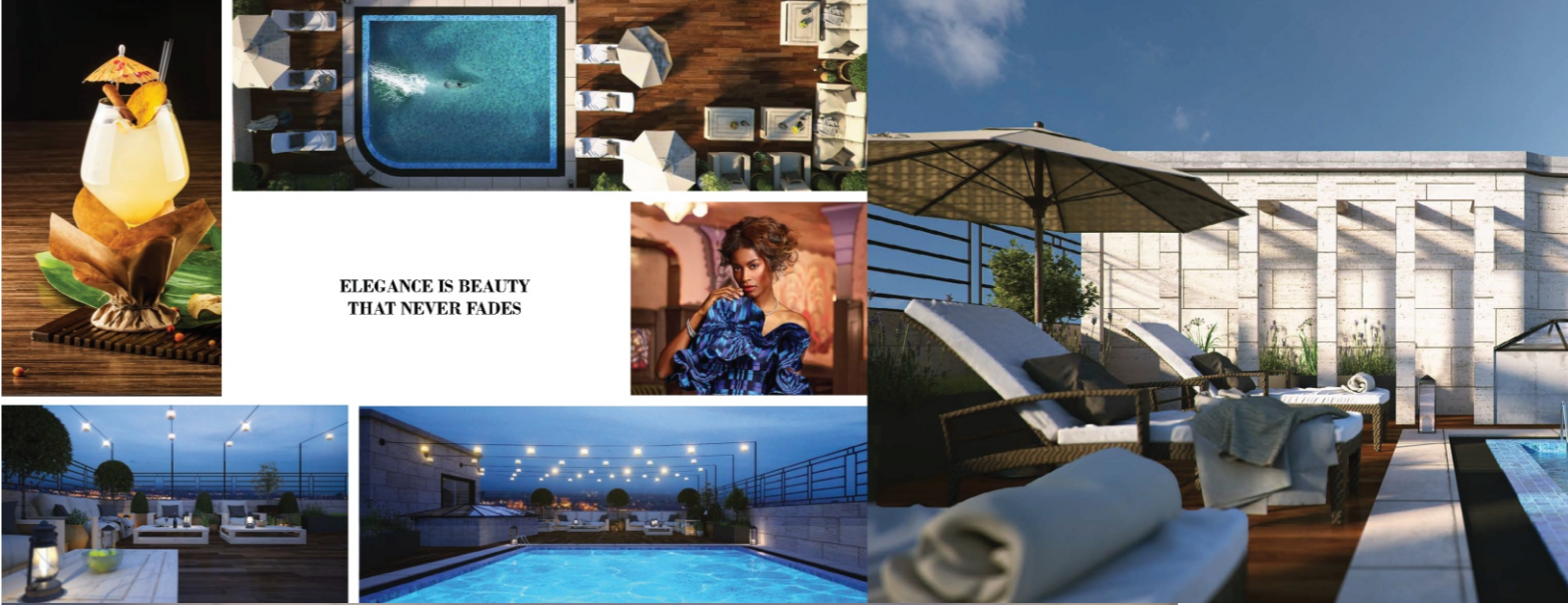
Tanzania projects to earn about US\$13.75 million per year from real estate investments in foreign capitals. According to Tanzania Foreign Minister January Makamba who oversaw the ground-breaking ceremony that was also attended by top Kenya Government officials, the development of the Tanzania Towers is part of a broad plan to develop the country's properties in foreign capitals with the first phase targeting Nairobi, Kigali, Kinshasa, London, New York, and Lusaka.

"The government of Tanzania owns about 101

buildings and plots around the world, most of them in prime areas in major capitals (in Lusaka alone, we own 11 buildings and plots)," Minister Makamba added.

Kenyan architectural firm K&M Archplans is behind the design. The firm, led by veteran architect Dr James Kimathi, has extensive experience in Tanzania government projects.

It designed the Tanzania Parliament in Dodoma and the Tanzania Ports Authority Headquarters in Dar es Salaam among others.



ELEGANCE IS BEAUTY THAT NEVER FADES



### INVESTMENT POTENTIAL

#### A Rare Gem

In a suburb rich with desirable neighborhoods, Riverside continues to distinguish itself as one of the best, attracting an upper-class mix of the most discerning professionals. This cosmopolitan location has developed from the upgraded roads that make it a key area for investors with potential for sustained demand.



### LOCATION

**Prestigious Neighbourhood**

Riverside emerges as one of the most well connected suburbs with easy access to commercial hubs and the City Centre and the fashionable Westlands area. Riverside is a glamorous location for hanging out with friends; a leisurely walk with family or friends in a serene environment, or a place of quiet repose to be savored with a cup of coffee and a good book.

- 5 minutes to Sarit Centre
- 5 minutes to Consolata School
- 6 minutes to James Gichuru
- 11 minutes to Braeburn Gitanga School
- 12 minutes to Rusinga School
- 13 minutes to Westgate Mall
- 15 minutes to CBD
- 20 minutes to Aga Khan Hospital

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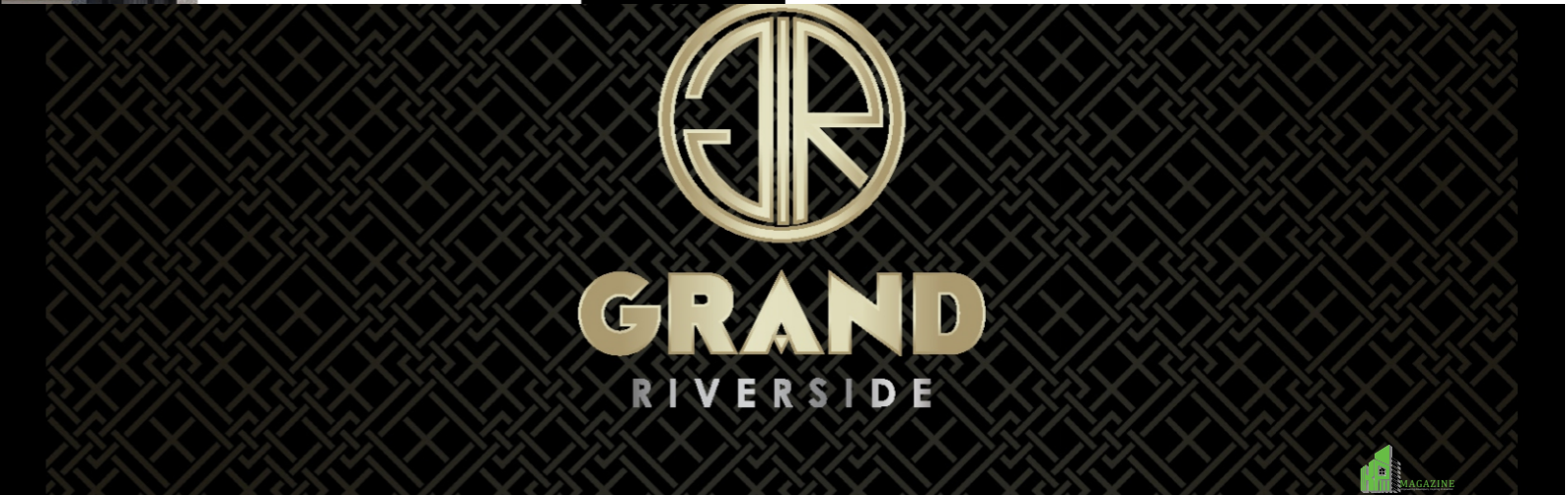
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### GRAND RIVERSIDE LIVING

#### Indulging Retreats

- Roof Top Pool
- Roof Top Lounge
- Visitors Reception & Lobby
- On-Site Management Office
- Facilities for Management Staff
- Bar/Club
- Water Storage Facilities
- Power Backup for Common Areas & Individual Apartments
- Satellite TV & Fibre Optic Infrastructure
- High Speed Lifts
- Fire Escapes
- CCTV Surveillance & Control Room
- Intercom
- Electric Fencing
- Manned Security at Entrance
- Secure Parking for Residents & Visitors



# Epiroc, Harvest Floor and Palesa Pads proudly join hands to help eradicate 'period poverty' amongst young women in South Africa



Cornelius Masibe Primary School - Matose Seryelo, Principal



Cornelius Masibe Primary School - Simpfiwe Mahlangu, Sponsorship Co-ordinator & Events Ambassador, Palesa Pads

The World Bank defines poverty as 'a lack of shelter, being sick and not being able to get medical care, not having access to school, not having a job, fear for the future, hunger and trying to survive day-to-day.' Adding to this grim picture is the plight of many impoverished women and young girls who do not have access to

menstrual products (let alone have the ability to afford this vital hygiene product) with accompanying physical, mental and emotional challenges. It is estimated that 30% of South African girls miss up to a week of school every month during their menstruation cycle, leading to many dropping out of school, limiting their ability to enter the formal job market and subsequently feeding the cycle of poverty. In a bid to stamp out 'period poverty', Judy Vilakazi, Regional Corporate Responsibility (CR) Manager, Epiroc South Africa, recently initiated a three-way partnership with Palesa Pads and Harvest Floor which saw the donation of 2000 reusable Palesa Pads to 500 girls at four schools in Limpopo in Q4 2023. Harvest Floor is a Gearvest initiative so it was the obvious choice to select schools near their offices in Mogalakwena that are in dire need of support with water, sanitation, feeding schemes and education. Each of the 500 girls received four Palesa sanitary pads, one of each size/absorbency (MINI, MIDI, MAXI, MEGA), an instructional leaflet containing



Godwin Masibe Primary School - LR Ramokome Tlhako, Site Administrator, Epiroc; Sherie de Wet, Founder & CEO, Palesa Pads; Jennifer Mashiane, Marketing Mng, Harvest Floor

valuable menstrual health information as well as instructions on how to use and wash Palesa Pad, all packaged in a pretty box.

Judy explains that the initiative started when Harvest Floor invited Epiroc to participate in a golf day, the proceeds of which would go to four schools located in Limpopo Province that were selected by the organisation. "Giving back to local schools is very much aligned with our CSR strategy so we wanted to go one step further by donating reusable sanitary pads to the female learners at these schools. We therefore invited Palesa Pads, with whom we have shared similar initiatives since 2020, to join the partnership."

Judy says that this is their first collaboration with Harvest Floor. She points out that their mission ties in perfectly with Epiroc's corporate responsibility guidelines and they are impressed by the work done by the NPO (non-profit organisation) in the Mapela community. Established in 2020, Harvest Floor's mission is to empower disadvantaged communities in rural areas by providing essential resources within education. "Harvest Floor is committed to creating a world where all individuals have access to the resources within education that they need to thrive," note Jennifer Mashiane, Marketing Manager and Lorna Enslin, Managing Director. "We envision a future where disadvantaged education centres in the rural areas have sufficient education support and



Godwin Masibe Primary School - LR TOP: Ramokome Tlhako, Site Administrator Epiroc; Phuti Kgaka, Administrator, Epiroc; Jacob Mothapo, School Principal; Harvest Floor - Jennifer Mashiane, Marketing Manager; Lorna Enslin, Founder; Sidwell Khanya, Director

nutritious food, clean water and basic health supplies. We strive to empower individuals in these communities by providing educational opportunities and skills development programs that enable them to break the cycle of poverty and build a brighter future for themselves."

Founder and CEO of Palesa Pads, Sherie 'Palesa' de Wet says, "We have enjoyed working with Epiroc over the past few years, empowering almost 2000 girls over the past



Epiroc, Harvest Floor and Palesa Pads donate reusable sanitary pads to girls at Magoqola Primary School

three years. In collaboration with Epiroc we have also visited smaller, often forgotten communities and we appreciate Judy's commitment to disadvantaged communities." Sherie confirms that since the establishment of the organisation in 2017, 650 000 Palesa Pads have been donated, helping some 130 000 girls during their menstrual cycle.

Palesa Pads (Palesa means 'flower' in Sotho, Pedi and seTswana) provides a sustainable solution to menstrual hygiene management as their reusable sanitary pads can be washed and reused each month for up to five years which spans a girl's entire high school career. These sanitary pads are manufactured from high-quality fabric and contain no chemicals to prevent irritation and unpleasant odours. The core is an absorbent toweling and the entire pad is covered in a strong waterproof fabric for maximum protection, comfort and longevity; all fabrics are completely stain-resistant.

Sherie also points out that the reusable sanitary pads are manufactured locally by Palesa Pads Foundation's sister organisation, Palesa Pads Pty Ltd. in Meyerton, South of Johannesburg, Gauteng. "We are creating meaningful employment by training previously disadvantaged ladies how to sew the pads." She adds that Palesa Pads are also better for the environment; because they are washed and reused each month they do not contribute to landfill.

"We want to give our support wherever possible to promote this challenge faced by many schoolgirls across the country and we are honoured that Epiroc saw fit to initiate a partnership with Palesa Pads, giving us the opportunity to help ensure that girls never miss a single day of school due to their menstrual cycles," affirm Jennifer and Lorna.

Judy concludes: "Epiroc is proud to be a partner of such an essential and deserving programme. Education is the most important weapon - it transforms lives. We remain committed to promoting quality education and playing our part in bringing change to young girls' lives by helping them to stay in school."

# The 'Imaara' Vision



Competitively priced. Imaara offer affordable premium office space, with exceptional value clearly illustrated through comparison with other similar developments. The development will be professionally managed by independent Property Managers to ensure a clean and friendly environment, security and efficient services of amenities.

Imaara offers much more. Imaara created to be a modern and contemporary finished development, lies in an excellent location with breathtaking panoramic 360-degree views of Mombasa, the Mombasa Port and the Indian Ocean.

The office address to aspire.

- Integrated CCTV Surveillance & Security Systems
- 2 High-Speed Lifts
- Common Kitchenette & Cloakroom (Disabled Friendly)
- Secure Ground And Basement Parking For Tenants with Separate Visitors Parking
- Onsite Borehole Water
- Standby Generators
- Dedicated Fire Exits Accessible On Each Floor
- Cafeteria
- Banking Hall

Imaara means 'Firm' or 'Strong'. Ideally located at the sought out address, close to the city centre in Mombasa and proximity to major businesses, hospitals, schools, courts, and quick road links to the town centre, Port and Likoni. Imaara is an exclusive office park development offering flexible commercial office space. Ideal for professionals and corporates - medical practitioners and consultants, auditors or auditing firms, legal practices, other consultants and corporates.

Beautiful panoramic views stimulating creativity, drive and passion for business a productivity.

Location, Location. Imaara's extraordinary location will enable your business to grow. Your business location is as important as your business operation and Imaara provides just that. Close to many convenient amenities and transport route.

Ready to move in. We understand how important your time and investment capital is and therefore did all the hard work. Simply move in. Fully tiled and air-conditioned.



# ES CA DA



## THE PRECIPICE OF GREATNESS

With inspiration drawn from the character of surrounding Westlands, Escada fuses meticulous restoration and innovative architecture. Located off Lantana road minutes from the city's social and entertainment hub featuring a fizzy display of one and two bedroom apartments. Escada is perfectly poised to give its residents the best elements of apartment living with the excitement and colour of urban life.



## LUXURY ALL AROUND

For lovers of fine design, the conceived interiors respect their surroundings, using a palette of beautiful materials to create harmonious, inviting spaces with a bold modern edge.



## URBAN SANCTUARY

In a dynamic duo of function and flair, the bedrooms' timber look floors bring a warmth and texture to the interiors while the bathrooms exude understated luxury with finely crafted joinery for a sleek, thoroughly contemporary impact.





## THE HEART OF ART

Windows harnessing natural light bring the outdoors in, framing sublime views while beautiful natural colors form a harmonious whole. Elegant pale limestones, oak and soft grey hues are complemented by shots of bronze to create floating layers of luxury throughout the spaces.



## A RICH TREASURE TROVE

- Rooftop Swimming Pool
- Decadent Sky Lounge
- Fully Fitted Gym
- Borehole Water Supply
- Backup Generator
- High Speed Lifts
- CCTV Surveillance
- Internet Connectivity
- MA TV
- Video Intercom
- Access Control
- Electric Fence
- Manned Security at Entrance



## ARCHITECTURAL DESIGN INTENT

Escada's arresting floor plans embed a contemporary open plan fitted kitchen and dining area while the lounge appreciates large windows bringing in natural light and the sweeping city views. The immense attention to detail on Escada's apartment designs provide a functional flow while ensuring utmost privacy.



## UNBEATABLE LOCATION

Escada is situated on the fork of Lantana and Rhapsa Road easily accessed from Ring road Westlands offering a beautiful balance of luxury living within a bustling ambience. Emerging as Nairobi's hub of innovative entertainment culture, Westlands is home to inventively reimagined venues each with its own unique flavour and character. Join the crowds at bustling Westgate and Sika Centre or enjoy fabulous alfresco rooftop dining at neighbouring Sankara.



## THE INTERSECTION OF LIFE & LEISURE

Food, family and friends will be the focus, with a series of rooftop terraces that will provide diverse spaces for relaxation and entertainment while the raised landscaped decks will boast a collection of modern outdoor furniture creating a resort-like mood.



## SMART INVESTMENT

Major infrastructure upgrades within and around Westlands post this suburb as a prime regeneration candidate on an upward growth curve. New apartments within the suburb enjoy substantial capital appreciation and good rental returns, particularly as the current residential stock within Westlands does not nearly meet the demand of working professionals looking for suitably sized apartments.

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# SKF Cooper sealed split spherical roller bearings: Simplify maintenance & enhance safety through in-situ bearing replacement

In the event of bearing failure, a full day is typically required to remove and replace traditional bearings in the trapped positions on the shaft and to realign the driveline. This, of course, also means a whole day of plant downtime plus all the costs associated with lost production, replacement parts, unproductivity and resources having to be pulled of tasks to attend to the repair.

SKF has the solution; introducing the SKF Cooper sealed split spherical roller bearing (SRB). “The innovative design of this robust bearing allows for safe, time-saving replacement of bearings in the trapped position,” states SKF South Africa’s Territory Sales Engineer: Eastern Limpopo/ Mpumalanga/Eswatini, Duncan Mngomezulu. “As there is no need to dismount the drive coupling or the cantilevered drive during replacement, there is little disturbance to the shaft alignment or driveline, subsequently avoiding timeous realignment.”

Mngomezulu unpacks the many advantages delivered by in-situ bearing replacement. “Let’s begin with mean time to repair (MTTR)

which can be reduced by as much as 70%. Putting this into perspective, this means that a repair time of 12 hours can be shortened to just 3.5 hours! Leading on from this, taking into account that on average, 43% of accidents in the mining and cement industry occur while workers perform maintenance or checks on conveyors, shorter periods of exposure to the repair site greatly reduces safety risks. In a nutshell, simplifying maintenance enhances safety.”

SKF Cooper sealed split spherical roller bearings are designed to meet the high demands of industries running heavy-duty operations such as mining, mineral processing, cement, pulp & paper, metals, power generation and food & beverage, that will harness the benefits of improved bearing reliability, increased machine performance and enhanced safety for optimised operations and sustainable production. This bearing solution serves a range of equipment including conveyor pulleys, bucket elevators, escalators, mixers and agitators, and horizontal grinding mill pinions.

SKF Cooper split spherical roller bearings are manufactured to ISO Normal precision and running accuracy. The split bearing outer ring has the same external dimension as a standard ISO spherical bearing outer ring. SKF Cooper sealed split SRB is compatible with SKF metric and inch split block housings such as SNLD, SMS and SAF/SDAF.

The wire-cut inner and outer ring-manufacturing technique and sealing of the SKF Cooper split bearings ensure longer service life (MTBF) compared to other split bearings. The steel inner ring clamping rings permit the SKF Cooper split bearings to sustain higher axial loading than other forms of split bearing and ensures better clamping against axial movement. As the maximum permissible axial loading is not generally as high as a non-split spherical roller bearing mounted on an adapter sleeve, SKF advises that it should be checked against application requirements. The design of the SKF Cooper bearing

The SKF Cooper bearing uses ISO 281:2007 to calculate the L10m modified rating life of the split spherical roller bearing. Incorporation of bearing sealing as standard typically increases the rating life by at least two times longer than the rating life of open (unsealed) bearings because of the improved exclusion of contamination.

The sealed solutions on the SKF Cooper sealed split SRBs, which are available as standard, increase protection against contamination and reduce the need for maintenance. The seals have a limit of -40 to +90 °C ambient temperatures.

“We recommend that the bearing is checked for adequate lubrication for normal operating conditions,” advises Mngomezulu. “SKF Cooper bearing components are heat stable up to 120°C at continuous operation with recommended use of ISO VG 220 oil or ISO VG 320 oil as required.

Wrapping up, Mngomezulu affirms that countless customers around the globe report tremendous time and monetary savings after replacing their tradition bearings with a SKF Cooper sealed split bearing. “A noteworthy success story is a coal mine in the USA that, by replacing their traditional bearings with SKF Cooper bearings on their conveyor head pulleys that operate around 18 hours per day, saved over 10 hours of downtime and avoided over a hundred thousand dollars in lost production!”



SKF Cooper sealed split spherical roller bearings simplify maintenance & enhance safety reduces the risk of shaft fretting.



SKF Cooper split bearing wire-cut inner and outer ring-manufacturing technique & sealing for longer service life



# AURA

RIVERSIDE

# AURA RIVERSIDE



- Borehole Water Supply
- Back-up Generator
- High Speed Lifts
- CCTV Surveillance
- Internet Connectivity
- SMATV
- Video Intercom
- Access Control
- Electric Fence
- Manned Security at Entrance



**A PLAY OF LIGHT AND VOLUME**  
 Aura is a unique 20 story collection of masterful one and two bedroom duplexes nestled along the tranquil edge of Riverside Lane, off Riverside Drive. In an ode to luxury, each duplex apartment inhabits two levels allowing the play of light and volume to create indulgent experiences from an exclusive vantage point.

the comfort of a little home yet enjoying elevated panoramic views. Bedrooms boast rich, bright and airy spaces with large glazing to provide picture perfect backdrops.



**A Rare Opportunity**  
 Aura's daring duplex designs offered in close proximity to Westlands yet embraced by the natural charm of Riverside Lane presents an investor with an opportunity to own a property that is hard to duplicate . in locale and in design flare.



**A Rooftop Oasis**  
 Floating high above the river and fronting forested suburban landscapes on level 21, Aura offers an opulent infinity edge swimming pool, fully fitted gym, residents lounge, mini cinema and decked seating terraces to treat residents to an impressive rooftop experience.

- Elevated Elements**
- Infinity Swimming Pool
  - Residents Lounge
  - Fully Fitted Gym
  - Mini Cinema
  - Rooftop Outdoor Seating



**One Bedroom Duplexes**  
 Aura's one bedroom duplexes transcend the parameters of typical apartment design with double volume spaces in the living areas bathed in dappled light. The bedroom area is suspended over the living room in a breathtaking connection with the spaces below.

**Two Bedroom Duplexes**  
 Each two bedroom duplex inhabits two levels connected by a statement stairway, mirroring



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# Collect data three times faster and more efficiently with the extremely powerful SKF Microlog Analyzer dBX

SKF has extended its renowned Microlog Analyzer family of data collection devices with the addition of the Microlog Analyzer dBX. Currently SKF's most powerful diagnostic tool, this cutting edge device redefines diagnostic capabilities, enabling users to take measurements three times faster than its predecessor.

Empowered by SKF's advanced analytic software, the Microlog Analyzer dBX revolutionises rotating machine maintenance scheduling, provides best-in-class information and unparalleled insights into rotating asset health. Its robust capabilities, including impact tests, digital recording, modal analysis, multi-plane balancing, and cross-channel phase analysis, make this feature-rich device the go-to diagnostic solution across diverse industries such as pulp & paper, food & beverage, renewable energy, mining, off-highway, metals, automation, and marine.

As a cornerstone of condition monitoring solutions, the SKF Microlog Analyzer dBX swiftly detects rotating machinery issues using

the innovative MPA-in-a-flash method. Developed by SKF, this method ensures rapid, accurate data collection, setting new standards in vibration analysis. According to John Storm, SKF Connected Technologies Manager, MPA or Multi-Point Acquisition is SKF's fastest vibration data collection method, typically three times faster than our previous Microlog series.

Equipped with a host of state-of-the-art technologies, including an embedded camera and a high-resolution 10.1-inch screen with up to six simultaneous measurement windows, the Microlog Analyzer dBX offers unparalleled user experience. Its hybrid touch and keypad control, along with simplified navigation, ensure seamless operations. Moreover, the device maintains backward compatibility with SKF's proven Microlog CMXA Series, ensuring a smooth transition for existing users.

The development of the Microlog Analyzer dBX draws on SKF's decades of experience

and expertise in developing comprehensive condition monitoring solutions. By optimizing maintenance processes, SKF empowers customers to enhance machine reliability, efficiency, and service life, ultimately boosting plant uptime and ensuring sustainable production and profitability.

In summary, the SKF Microlog Analyzer dBX represents a leap forward in data collection efficiency and diagnostic capabilities, empowering industries to achieve peak performance and reliability in their rotating machinery.



The cutting edge SKF Microlog Analyzer dBX enables users to collect data three times faster

# Tilisi Announces Sale of Residential Land to IHS Kenya Green Housing Fund



Tilisi is pleased to announce that IHS Kenya Green Housing Fund has purchased 2.5 acres of residential land within Tilisi for the development of over 200 EDGE Certified Green affordable housing units.

Tilisi is a 400-acre master-planned mixed-use, mixed-income controlled development strategically located 30 minutes away from Nairobi CBD with easy access to major business nodes and the region. Tilisi's vision is to create a city with a lasting legacy that will serve Kenyans for generations to come. At Tilisi, we are building a sustainable and integrated 15-minute city, blending residential, commercial, industrial, and recreational spaces.

Tilisi enhances the overall quality of life for its residents and those working at Tilisi. Tilisi is over 75% sold and under development for various land uses. Currently, Tilisi offers villas, townhouses, semi detached housing and apartments. IHS brings yet another offering of 2 and 3 bedroom apartments to Tilisi. Tilisi's thriving community is already home to over 200 families, 20 businesses, a kindergarten and primary school – Naisula. Tilisi has sold land for a hospital, a retail center to be developed by Maisha both expected to be operational in 2027 and several more businesses all in the planning and construction

phases. All of these amenities are accessible within a 15 minute walk. This sale to IHS further solidifies Tilisi's status as a prime residential address in Kenya.

International Housing Solutions is a private equity fund manager focused on affordable housing in Africa. IHS has established and manages six affordable housing vehicles as well as a previously listed REIT on the Johannesburg Stock Exchange. Having raised more than US\$740M in capital and delivered more than 30,000 units to the market, IHS has developed a solid track record in the African affordable housing space and has operations across four countries in the Sub-Saharan African region (South Africa, Namibia, Botswana and Kenya). IHS is a wholly owned subsidiary of the US-based Hunt Companies group, a real estate and infrastructure fund manager.

Tilisi CEO, Mr. Graeme Reid voiced his excitement at this strategic partnership with IHS saying "Our vision has always been to create more than just a collection of buildings. We are building a place where integrated communities thrive and flourish in a beautiful, clean, and secure environment. The IHS Kenya Green Housing Fund shares our passion for sustainable development. IHS' investment in Tilisi underscores the attractiveness of our offer for developers –

fully serviced land parcels in a strategically located, sustainable and integrated neighborhood."

"This land acquisition reinforces IHS's focused strategy of the development of green affordable housing across Africa. Through our investment in climate-friendly affordable housing, our projects help create jobs, grow skills and stimulate economic development." said Mr. Kioi Wambaa, Managing Director, IHS Kenya.

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# Six FlexiROC D65 surface drill rigs from Epiroc for QKR Navachab in Namibia



**FlexiROC D65 surface drill rig from Epiroc**

Epiroc South Africa, a leading global productivity partner for the mining, infrastructure and natural resources sectors, recently delivered five of six FlexiROC D65 drilling machines to key customer, QKR Namibia Navachab Gold Mine, with delivery of the sixth surface drill rig earmarked for Q4 2024.

QKR Mineral Holdings operates in the gold commodity and owns 92.5% of the Navachab open-pit gold mine in Karibib, located in Namibia's commodity-rich Erongo region. Navachab initially conducted drilling and blasting as an owner operation before moving to a contractor business model. Epiroc has been providing maintenance and cost-per-meter on-site contract support to Navachab since the mining company-initiated contractor drilling in 2014.

The findings of an optimisation study conducted by Navachab in Q3 2023, prompted the mining company to make a strategic decision to move away from contractor work and go back to an owner drilling operation. The current positive outlook on gold is expected to provide sustainable growth for both Navachab's surface operations as well as its proposed underground projects. Furthermore, a projected LOM (Life of Mine) that extends beyond 2030 attests that Navachab's operation is extremely stable. On the back of these positive forecasts, coupled with the shift back to owner drilling, Navachab has committed to capital expenditure on necessary equipment as part of their future-planning strategy to support successful long-term business sustainability.

The rugged and robust FlexiROC D65 surface drill rig provides the perfect balance between productivity and efficiency. The machine has a proven reputation for being a premium quality, highly dependable rig for DTH (Down-the-hole) drilling in mining and large quarrying applications. Epiroc has built this multi-functional machine to take on the toughest drilling demands, seamlessly delivering high performance and efficiencies.

Epiroc's service scope of supply to support the customer's FlexiROC D65's includes a Vendor Managed Inventory Agreement (VMI) which comprises Particle-Size Distribution (PSD) site support as well as assistance from the organisation's Drilling Tools & Attachments Division (TLD).

Riaan Rust, Country Manager, Epiroc Namibia, lauds the outstanding work conducted by the Epiroc surface team in collaboration with their Namibian team to support the agreement through product and service deliverables. "We pair our on-site support via the Service Level Agreement (SLA) with second line support from the Epiroc Namibia's Windhoek Branch." Rust adds that their on-site technical representative provides further guidance and assistance to the Navachab technicians."

In line with Epiroc's customer-centric ethos and high service values, operator and technician training and safety remain top priorities. "Correct operation of equipment is fundamental to optimum performance, efficiencies and reliability," notes Rust. "Subsequently, Navachab will receive two weeks operator training and one-week technical training with each machine delivered."

"We are proud of our long-standing partnership with Navachab in the delivery of effective and productive mining solutions and wish to express our sincere appreciation to Navachab for their continued support and trust in our ability to deliver premium equipment that assist in optimising their mining operations," concludes Rust.

The Managing Director of Navachab, George Botshiwe, upon receipt of the machines said that "the acquisition of the drill rigs is a strategic imperative to de-risk our operations and ensure sustainability of our endeavours." He concluded that the decision to procure the FlexiROC D65 drill rig was based on an in-depth cost analysis and productivity considerations and is confident that the drill rig will improve productivity.

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**From left to right: Riaan Rust, Country Manager Epiroc Namibia, Marcus Carlson, Regional General Manager, Epiroc Southern Africa, Dewald Louwrens, Manager: Projects & Maintenance at QKR Navachab Gold Mine, George Botshiwe, Managing Director at QKR Namibia Navachab Gold Mine, Helena Hedblom, President/CEO Epiroc and Ingo Schneider, Chief Financial Officer at QKR Namibia Navachab Gold Mine**

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# I-MAK shifts gear with successful country road show

In a strategic move to fortify its presence in South Africa, I-MAK, a premium brand under the umbrella of Bearings International (BI), executed an impactful Country Road Show during November 2023.

Robert Sillis, the General Manager - Products at BI, emphasised the initiative's importance, stating: "The Country Road Show was not merely a product showcase; rather, it played a crucial role in unveiling I-MAK's cutting-edge products across BI's extensive local branch network. The Roadshow served as a gateway to introduce our value proposition, which is focused on enhancing customer uptime through value-added solutions. These solutions are expertly delivered by our internal technical advisors, ensuring a personalised local approach to customer service."

Hosted at various BI branches, the Road Show proved to be a comprehensive undertaking, encompassing product training sessions and the distribution of sales enablement tools to managers and sellers. A key achievement was the unanimous commitment to focused proactive initiatives, defining the strategic next steps for the brand. This inclusive initiative involved extending invitations to all company managers and sellers, fostering a

comprehensive and diverse spectrum of participation.

The focal point of the Road Show was the industrial sectors grappling with downtime challenges, specifically targeting mining, food and beverage, general industry, utilities, agriculture, as well as automotive sectors. I-MAK showcased a wide spectrum of products, prominently featuring the complete standard geared unit range, comprising inline, bevel, and shaft mount helical units to Bearings International representatives and senior managers in the geared units division. The event format included presentations on the features and benefits of brand and products and how it fits into the overall strategy of Bearings International and being in motion. I-MAK 2/...  
.../2 I-MAK

Commencing in Johannesburg on 1 November 2023, the Road Show traversed the nation, making stops in cities and towns such as Klerksdorp, Witbank, Polokwane, Durban, Cape Town, Port Elizabeth, and culminating in Kimberley on 28 November 2023.

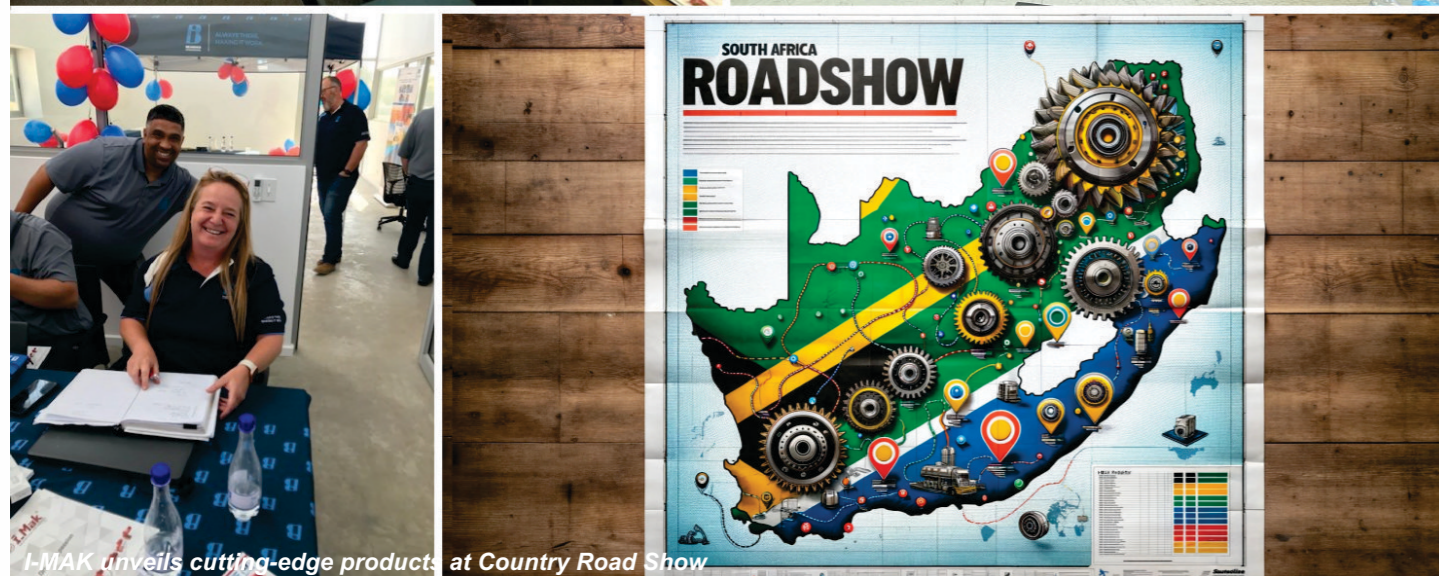
I-MAK boasts a remarkable legacy of over 50 years in developing and producing an

extensive range of gearboxes and drive solutions. The company is guided by a vision to provide customers with unparalleled reliability and flexibility in their applications, fuelled by a deep-seated passion for its products.

Emphasising the global impact of I-MAK gearboxes, the company powers and propels hundreds of thousands of machines daily across diverse applications.

"The Road Show proved to be an invaluable experience for all stakeholders, as sellers underwent rigorous training conducted by internal product experts," affirms Kobus Groenewald, Business Unit Leader: Industrial Geared Units. "Armed with this knowledge, they are now adept at presenting the product proposition to target customers and decision-makers, identifying winning factors, and delivering tailored solutions to enhance production uptime."

"The I-MAK Country Road Show exceeded expectations, securing early wins and laying the groundwork for future successes. We eagerly anticipate extending these Road Shows to neighbouring countries in the near future," Robert Sillis concluded.



I-MAK unveils cutting-edge products at Country Road Show

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Everite is renowned for its comprehensive range of Nutec Roofing and Cladding Solutions and includes fibre-cement roofing, cladding, ceilings and building columns amongst others.

Nutec fibre-cement high performance properties and added benefits include: the use of safe renewable fibres; considerable tensile strength with enhanced dynamic load bearing properties; excellent thermal properties; water-and wind resistance; hail resistance; fire resistance and resistance to fungus, rodents and acid.



➤ Everite Building Products, is an appointed licensee by the Xella Group to manufacturer Hebel Autoclaved Aerated Concrete (AAC). Everite Building Products is the only manufacturer of AAC in Africa.

AAC as a building material has gained a considerable share of the international construction market since its inception in 1923 in Sweden and today maintains its reputation of the building material of the future. It is viewed as a revolutionary material that offers a unique combination of strength, light-weight, thermal insulation, sound absorption, unsurpassed fire resistance and unprecedented ease of construction.

Since commissioning the AAC plant in 2017, Everite Building Products has enjoyed considerable success in specification of the product to landmark projects in South Africa.



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