

127 IMELA

# BrownCap Developers Newsletter

August 2025



*Welcome to*  
SEPTEMBER

A NEW MONTH, a fresh CHAPTER, and new  
OPPORTUNITIES to grow together.  
THANK YOU for being part of our journey.





Secure your dream home by **Brown  
Cap Developers** by completing your  
August installment.







127  
KAYA

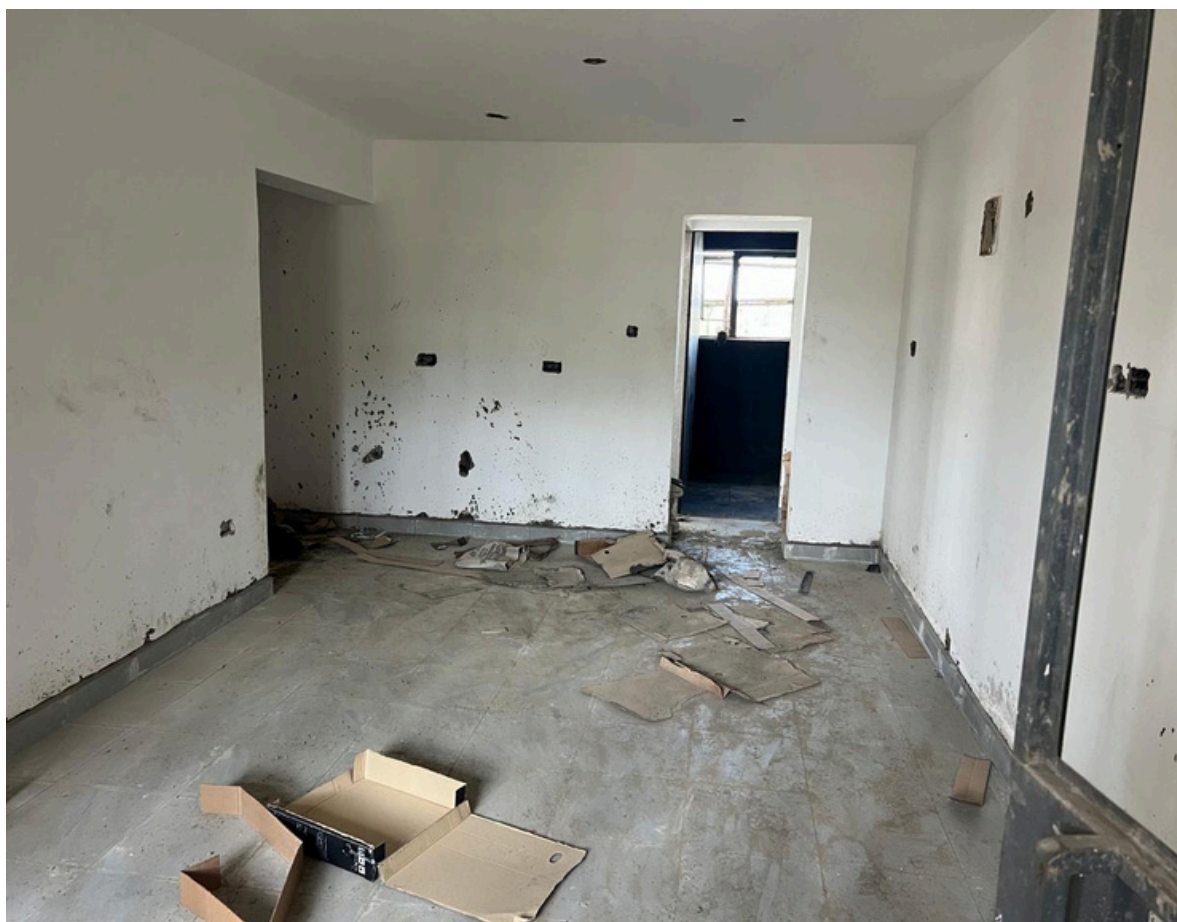


# Progress

Update

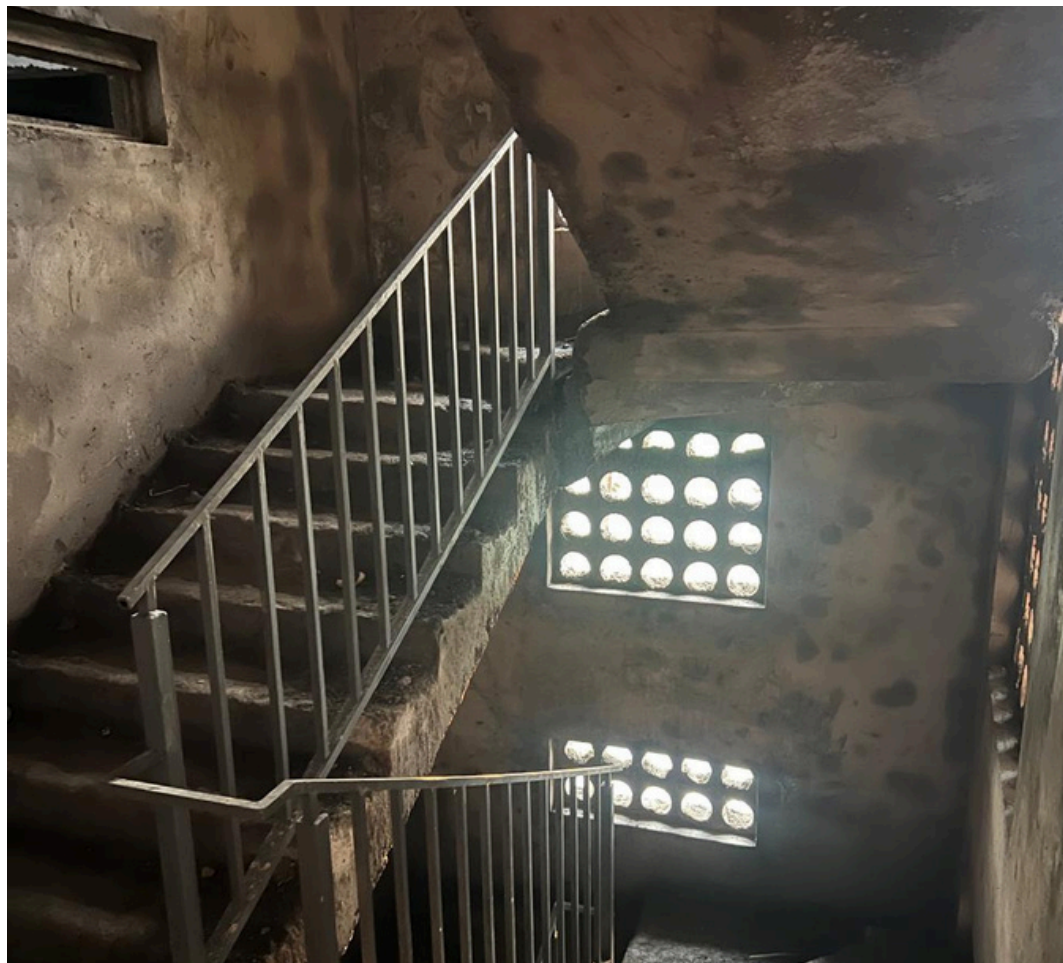


# AUGUST PROGRESS





# JULY PROGRESS





# CONSTRUCTION SCHEDULE

CONSTRUCTION APPROVALS	DUE DATE	END DATE
Renewal of Change of User	05 Mar 24	Completed
Kiambu Construction Approvals (Design + Structural)	10 Mar 24	Approvals paid
NEMA Approvals	14 Feb 24	Completed
NCA Approvals	15 Mar 24	Completed
Land-Transfer to JVCO	27 Mar 24	Completed
MOBILIZATION	16 Apr 24	Completed
SITE CLEARANCE	27 Apr 24	Completed
SETTING OUT	START DATE	END DATE
Excavation, trimming & levelling	09 May 24	Completed
Setting out for blinding	16 May 24	Completed
Blinding	22 May 24	Completed
Form work to bases	02 Jun 24	Completed
Steel fixing to bases and strip	04 Jun 24	Completed
Casting bases	15 Jun 24	Completed
Foundation columns and walling	24 Jun 24	Completed
Backfilling and compaction	05 Jul 24	Completed
Handpacking hardcore, BRC, Treatment	16 Jul 24	Completed
Plumbing & electrical services	27 Jul 24	Completed
Ground floor slab casting	05 Aug 24	Completed
GROUND FLOOR	START DATE	END DATE
Superstructure masonry walling ground floor	20 Aug 24	Completed
Formwork to 1st floor slab	28 Aug 24	Completed
Steel fixing to 1st floor slab	05 Sep 24	Completed
Plumbing & electrical services	13 Sep 24	Completed
Casting 1st slab	18 Sep 24	Completed



# CONSTRUCTION SCHEDULE

FIRST FLOOR	START DATE	END DATE
Masonry walling to 2nd floor	25 Sep 24	Completed
Formwork to 2nd floor slab	03 Oct 24	Completed
Steel fixing to 2nd floor slab	11 Oct 24	Completed
Plumbing & electrical services	19 Oct 24	Completed
Casting 2nd floor slab	24 Oct 24	Completed
SECOND FLOOR	START DATE	END DATE
Masonry walling to 3rd floor	31 Oct 24	Completed
Formwork to 3rd floor slab	08 Nov 24	Completed
Steel fixing to 3rd floor slab	16 Nov 24	Completed
Plumbing & electrical services	24 Nov 24	Completed
Casting 3rd floor slab	29 Nov 24	Completed
THIRD FLOOR	START DATE	END DATE
Masonry walling to 4th floor	06 Dec 24	Completed
Formwork to 4th floor slab	14 Dec 24	Completed
Steel fixing to 4th floor slab	22 Dec 24	Completed
Plumbing & electrical services	30 Dec 24	Completed
Casting 4th floor slab	04 Jan 25	Completed
FOURTH FLOOR	START DATE	END DATE
Masonry walling to 5th floor	11 Jan 25	Completed
Formwork to 5th floor slab	19 Jan 25	Completed
Steel fixing to 5th floor slab	27 Jan 25	Completed
Plumbing & electrical services	04 Feb 25	Completed
Casting 5th floor slab	09 Feb 25	Completed



# CONSTRUCTION SCHEDULE

FIFTH FLOOR	START DATE	END DATE
Masonry walling to 5th floor	16 Feb 25	Completed
Formwork to 5th floor slab	24 Feb 25	Completed
Steel fixing to 5th floor slab	04 Mar 25	Completed
Plumbing & electrical services	12 Mar 25	Completed
Casting 5th floor slab	17 Mar 25	Completed
SIXTH & SEVENTH FLOOR	START DATE	END DATE
Masonry walling to 6th floor	24 Mar 25	Completed
Formwork to 6th floor slab	01 Apr 25	Completed
Steel fixing to 6th floor slab	09 Apr 25	Completed
Plumbing & electrical services	17 Apr 25	Completed
Casting 7th floor slab	22 Apr 25	Completed
FINISHES	START DATE	END DATE
Window fabrication and installation	09 Feb 25	Completed
Fixing Timber Door frames	02 Mar 25	Completed
Internal plaster	17 Mar 25	Completed
Internal Floor screed	18 May 25	Completed
External plaster	02 Jun 25	Completed
Internal Skimming & undercoats	18 Jun 25	Completed
External undercoats	04 Jul 25	Completed
Floor tiling and wet areas	26 Jul 25	Completed
Fixing timber doors	26 Aug 25	Ongoing
Fixing Wardrobes & cabinets	06 Sep 25	Scheduled
Plumbing & electrical fittings	06 Sep 25	Completed
Plumbing & Drainage	06 Sep 25	Completed
Door polishing	28 Sep 25	Scheduled
Internal final coats & touchups	28 Sep 25	Scheduled
Electrical and Sanitary fittings	19 Oct 25	Completed
External landscaping	27 Oct 25	Scheduled



# CONSTRUCTION SCHEDULE

SNAGGINGS & FINAL TOUCH UPS

09 NOV 25

29 NOV 25

HANDING OVER

29 NOV 25

19 DEC 25







127  
ROSE  
BANK

Progress  
Update



*Prime Location. High Quality. Affordable*

SECURE YOUR DREAM HOME AT 127 ROSEBANK  
LOCATION: KITISURU

**46 Units Sold Out**  
**Only 17 Units are Available**

**Get Yours Today**

**127**  
ROSE  
BANK







# ROSEBANK SHOW HOUSE PREVIEW





# AUGUST 2025 UPDATE





# JULY 2025 UPDATE







# One Bedroom

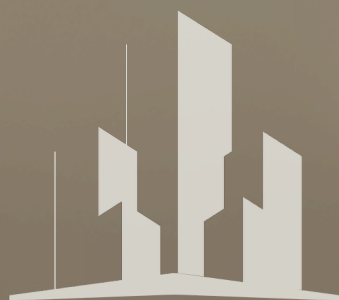
**Selling at KES 4,100,000**





# Two Bedroom

Selling at KES 6,600,000





# CONSTRUCTION SCHEDULE

Construction Approvals	Start Date	End Date
Renewal of change of user	05 Jan 25	Completed
Kiambu construction approvals (Design + Structural)	04 Feb 25	Completed
NEMA approvals	05 Jan 25	Completed
NCA approvals	24 Feb 25	Completed
Mobilization	01 Apr 25	16 Apr 25
Site Clearance	17 Apr 25	27 Apr 25
Setting Out	Start Date	End Date
Excavation, trimming & levelling	29 Apr 25	Completed
Setting out for blinding	11 May 25	Completed
Blinding	17 May 25	Completed
Form work to bases	23 May 25	Completed
Steel fixing to bases and strip	04 June 25	Completed
Casting bases	15 June 25	Completed
Foundation columns and wailing	24 June 25	Completed
Backfilling and compaction	05 July 25	Completed
Handpacking hardcore, BRC, treatment	16 July 25	Completed
Plumbing & electrical services	27 July 25	Completed
Ground floor slab casting	05 Aug 25	Ongoing



# CONSTRUCTION SCHEDULE

Ground Floor	Start Date	End Date
Superstructure masonry walling ground floor	20 Aug 25	27 Aug 25
Formwork to 1st floor slab	28 Aug 25	04 Sept 25
Steel fixing to 1st floor slab	05 Sept 25	12 Sept 25
Plumbing & electrical services	13 Sept 25	16 Sept 25
Casting 1st slab	18 Sept 25	18 Sept 25
First Floor	Start Date	End Date
Masonry walling to 2nd floor	25 Sept 25	02 Oct 25
Formwork to 2nd floor slab	03 Oct 25	10 Oct 25
Steel fixing to 2nd floor slab	11 Oct 25	18 Oct 25
Plumbing & electrical services	19 Oct 25	22 Oct 25
Casting 2nd floor slab	24 Oct 25	24 Oct 25
Second Floor	Start Date	End Date
Masonry walling to 3rd floor	31 Oct 25	07 Nov 25
Formwork to 3rd floor slab	08 Nov 25	15 Nov 25
Steel fixing to 3rd floor slab	16 Nov 25	23 Nov 25
Plumbing & electrical services	24 Nov 25	27 Nov 25
Casting 3rd floor slab	29 Nov 25	29 Nov 25
Third Floor	Start Date	End Date
Masonry walling to 4th floor	06 Dec 25	07 Nov 25
Formwork to 4th floor slab	14 Dec 25	15 Nov 25
Steel fixing to 4th floor slab	22 Dec 25	23 Nov 25
Plumbing & electrical services	30 Dec 25	27 Nov 25
Casting 4th floor slab	04 Jan 25	29 Nov 25



# CONSTRUCTION SCHEDULE

Fourth Floor	Start Date	End Date
Masonry walling to 5th floor	11 Jan 26	18 Jan 26
Formwork to 5th floor slab	19 Jan 26	26 Jan 26
Steel fixing to 5th floor slab	27 Jan 26	03 Feb 26
Plumbing & electrical services	04 Feb 26	07 Feb 26
Casting 5th slab	09 Feb 26	09 Feb 26
Fifth Floor	Start Date	End Date
Masonry walling to 6th floor	16 Feb 26	23 Feb 26
Formwork to 6th floor slab	24 Feb 26	03 Mar 26
Steel fixing to 6th floor slab	04 Mar 26	11 Mar 26
Plumbing & electrical services	12 Mar 26	15 Mar 26
Casting 6th floor slab	17 Mar 26	17 Mar 26
Sixth Floor	Start Date	End Date
Masonry walling to 7th floor	24 Mar 26	31 Mar 26
Formwork to 7th floor slab	01 Apr 26	08 Apr 26
Steel fixing to 7th floor slab	09 Apr 26	16 Apr 26
Plumbing & electrical services	17 Apr 26	20 Apr 26
Casting 7th floor slab	22 Apr 26	22 Apr 26
Seventh Floor	Start Date	End Date
Masonry walling to 8th floor	22 Apr 26	29 Apr 26
Formwork to 8th floor slab	30 Apr 26	07 May 26
Steel fixing to 8th floor slab	08 May 26	15 May 26
Plumbing & electrical services	16 May 26	19 May 26
Casting 8th floor slab	21 May 26	21 May 26



# CONSTRUCTION SCHEDULE

Finishes	Start Date	End Date
Windows fabrication and installation	21 May 26	10 June 26
Fixing timber door frames	11 June 26	25 June 26
Internal plaster	26 June 26	25 Aug 26
Internal floor screed	27 Aug 26	10 Sept 26
External plaster	11 Sept 26	25 sept 26
Internal skimming & undercoats	27 Sept 26	11 Oct 26
External undercoats	13 Oct 26	02 Nov 26
Tiling in wet areas	04 Nov 26	04 Dec 26
Fixing timber doors	05 Dec 26	14 Dec 26
Fixing wardrobes & cabinets	16 Dec 26	06 Jan 27
Plumbing & electrical fittings	16 Dec 26	06 Jan 27
Plumbing drainage	16 Dec 26	06 Jan 27
Door polishing	07 Jan 27	27 Jan 27
Internal final coats & touchups	07 Jan 27	27 Jan 27
External final coats & finishes	28 Jan 27	04 Feb 27
External landscaping	05 Feb 27	18 Feb 27
Snagging & Final Touch ups	18 Feb 27	10 Mar 27
Handing Over	10 Mar 27	30 Mar 27



# Project Renders





# Progress Update



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# UPDATES ON STEPS IN ATTAINING SECTION TITLES

STEP  
**01**



Licenced Surveyor  
Engagement



County Government  
Approval

STEP  
**02**

STEP  
**03**



Submission to  
Director of Surveys  
Target: End of July

There is a current backlog, which has caused the delay and the need for extra caution.



Registration on Ardhisasa &  
Surrender of Mother Title  
Estimate: One Month

STEP  
**04**

STEP  
**05**



Transfer and Allocation of  
Unit Titles to Purchasers  
Estimate: One month



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## UPDATE ON SECTION TITLES

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We wanted to provide an update regarding the status of the Ardhisasa registration. We have been actively following up on the application; however, there have been **ongoing and persistent system outages on the platform that have unfortunately delayed progress.**

These technical issues have affected the processing of several applications across the board, including ours. We understand the importance of getting this resolved and want to assure you that we are continuing to push for updates and resolution. Once the system is fully restored and operational, we will promptly follow up and work to ensure the application is processed to its logical conclusion.

We will keep you informed of any developments as they arise.





# 127 Imela Overview





# 127 Imela Overview





# 127 Imela Show Houses







**LOCATION** The Business Bar, 4th Floor Lemac Building, Westlands.

**CONTACTS**

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