



BrownCap Developers Newsletter

May 2025

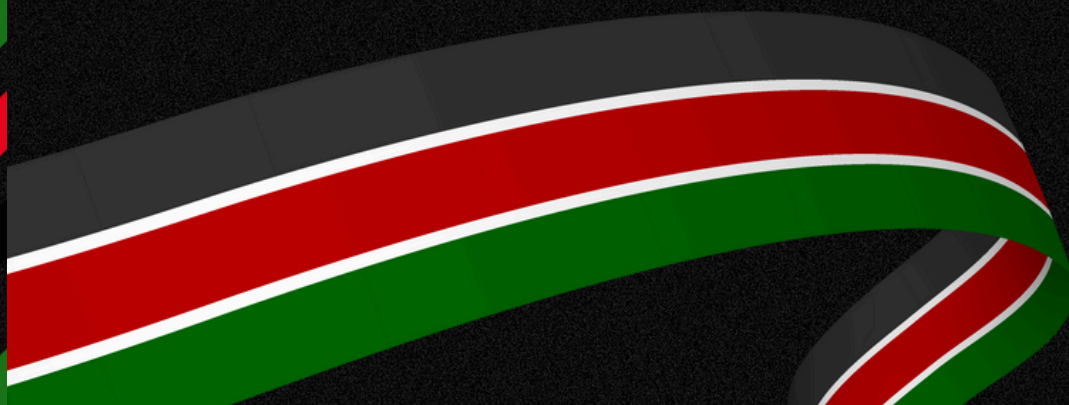


Happy

“**Madaraka**”

Day

From BrownCap Developers





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





127
KAYA



Progress

Update



Secure your dream **Kaya Apartment** by completing your May installment.

The Superstructure is Finished

→ The showhouses are **READY.**





MAY PROGRESS



APRIL 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 Formwork to 2nd floor slab Steel fixing to 2nd floor slab Plumbing & electrical services Casting 2nd floor slab		25 Sep 24	Completed
		03 Oct 24	Completed
		11 Oct 24	Completed
		19 Oct 24	Completed
		24 Oct 24	Completed
SECOND FLOOR		START DATE	END DATE
Masonry walling to 3rd floor Formwork to 3rd floor slab Steel fixing to 3rd floor slab Plumbing & electrical services Casting 3rd floor slab		31 Oct 24	Completed
		08 Nov 24	Completed
		16 Nov 24	Completed
		24 Nov 24	Completed
		29 Nov 24	Completed
THIRD FLOOR		START DATE	END DATE
Masonry walling to 4th floor Formwork to 4th floor slab Steel fixing to 4th floor slab Plumbing & electrical services Casting 4th floor slab		06 Dec 24	Completed
		14 Dec 24	Completed
		22 Dec 24	Completed
		30 Dec 24	Completed
		04 Jan 25	Completed
FOURTH FLOOR		START DATE	END DATE
Masonry walling to 5th floor Formwork to 5th floor slab Steel fixing to 5th floor slab Plumbing & electrical services Casting 5th floor slab		11 Jan 25	Completed
		19 Jan 25	Completed
		27 Jan 25	Completed
		04 Feb 25	Completed
		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	Ongoing
Internal Floor screed	18 May 25	Ongoing
External plaster	02 Jun 25	Completed
Internal Skimming & undercoats	18 Jun 25	Ongoing
External undercoats	04 Jul 25	Ongoing
Floor tiling and wet areas	26 Jul 25	25 Aug 25
Fixing timber doors	26 Aug 25	Ongoing
Fixing Wardrobes & cabinets	06 Sep 25	27 Sep 25
Plumbing & electrical fittings	06 Sep 25	Completed
Plumbing & Drainage	06 Sep 25	Completed
Door polishing	28 Sep 25	18 Oct 25
Internal final coats & touchups	28 Sep 25	18 Oct 25
External final coats & finishes	19 Oct 25	26 Oct 25
External landscaping	27 Oct 25	09 Nov 25

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

43 Units Sold Out
Only 20 Units are Available

Get Yours Today

127
ROSE
BANK





127 Rosebank Groundbreaking

Saturday, 26th April 2025

Construction has **BEGUN**







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
Construction Works	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	Ongoing
Steel fixing to bases and strip	04 June 25	Ongoing
Casting bases	15 June 25	Ongoing
Foundation columns and wailing	24 June 25	04 July 25
Backfilling and compaction	05 July 25	15 July 25
Handpacking hardcore, BRC, treatment	16 July 25	26 July 25
Plumbing & electrical services	27 July 25	03 Aug 25
Ground floor slab casting	05 Aug 25	06 Aug 25

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



127 IMELA

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UPDATES ON STEPS IN ATTAINING SECTION TITLES

STEP
01



Licenced Surveyor
Engagement

STEP
03



Submission to
Director of Surveys
Target: End of July

STEP
05



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

STEP
02



County Government
Approval

STEP
04



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

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



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DETAILED UPDATES ON STEPS IN ATTAINING SECTION TITLES

Survey & Registration of Sectional Plan

- **Licensed Surveyor Engagement (Completed)**

- A licensed surveyor was engaged to prepare the Sectional Plan for 127 Imela, showing the layout of the building, individual unit boundaries, and common areas, in accordance with the Survey of Kenya's geo-referencing requirements. This step was **completed in November 2024**.

- **County Government Approval (Completed)**

- There was a delay at this stage due to a discrepancy between the approved plans and the as-built drawings, which showed three additional units. This matter has now been resolved, and we have **officially received County Government approval**.

- **Submission to Director of Surveys (Ongoing)**

- The revised and approved Sectional Plan is currently being submitted to the Director of Surveys for authentication. We expect to obtain this **final approval by the end of July 2025**.

Once received, we will proceed with lodging the approved plan for registration at the Lands Registry, and obtain Sectional Titles for each of the Units.



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DETAILED UPDATES ON STEPS IN ATTAINING SECTION TITLES

Lodging for Registration of Sectional Titles (Upcoming – Est. 1 Month)

- **Registration on Ardhisasa & Surrender of Mother Title**
 - Browncap will lodge the authenticated Sectional Plan for registration at the Lands Ministry, surrender the current mother title, and submit all required building completion documents.
 - Upon successful registration, the Lands Registry will issue individual sectional titles for each unit, initially in the name of Browncap. This process will also trigger the automatic registration of the Management Corporation (Body Corporate), as required under the Sectional Properties Act.

Allocation of Unit Titles to Purchasers (Upcoming – Est. 1 Month)

- **Transfer of Titles**
 - Once titles are issued in the name of Browncap, they will be individually transferred to the respective buyers. Buyers will be required to pay Stamp Duty at this stage, after which the titles will be registered in their names.

Please note: All buyers must be registered on Ardhisasa in order for the transfer process to be completed.



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127 Imela Overview



127 Imela Overview



127 Imela Show Houses





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

CONTACTS

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