

**NYARUTARAMA**



**PROGRESS REPORT**  
**DECEMBER 2024**

# PROGRESS REPORT

## Phase 1 and 2.



### INTRODUCTION

Harrington Golf Residence Phase 1 & 2 features 46 premium, exclusive 2 and 3 bed, all ensuite apartments with separate guest cloak and laundry rooms. The units boast of impeccable finishing and large windows offering expansive panoramic views of the golf course across the living, dining, kitchen areas, letting in plenty of natural light.

Well-manicured outdoor garden and sitting spaces, recreational facilities such as swimming pool, children playground and a landscaped backyard offer the perfect recreation all within a secured, gated, highly-private community with 24-hour CCTV surveillance and ample parking spaces

### LOCATION

The site is located on plot No.762 Nyarutarama, KIBIRARO II Cell, NYARUTARAMA Sector, REMERA district, Kigali, Rwanda.

| KG 552 St. | 1-minute walk from the Golf Course | 5-minute drive from MTN Center

## OVERALL SITE PROGRESS (PHASE I & 2)

### EXCAVATION AND REMOVAL

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	REMOVAL OF TREES	COMPLETE	COMPLETE
2	EXCAVATION OF TOPSOIL AT AN AVERAGE OF 200MM TO REMOVE DEBRIS AND GRASS	COMPLETE	COMPLETE
3	EXCAVATION TO REDUCE LEVEL UP TO BASEMENT 03	COMPLETE	COMPLETE
4	REMOVAL OF EXCAVATED SOIL TO THE DUMPING SITE APPROVED BY THE AUTHORITIES	COMPLETE	COMPLETE
5	EXCAVATION OF BACK TRENCH RETAINING WALL	COMPLETE	COMPLETE
6	CONSTRUCTION OF BACK TRENCH RETAINING WALL	COMPLETE	COMPLETE
7	CONSTRUCTION OF BACK DRAINAGE CHANNEL	COMPLETE	COMPLETE
8	CONSTRUCTION OF BACK RETAINING WALL	COMPLETE	50%
9	CONSTRUCTION OF WASTEWATER TREATMENT PLANT		50%

### GROUND FLOOR (LEVEL 1)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	SETTING OUT OF THE STRIP FOUNDATION AND COLUMN	COMPLETE	COMPLETE
2	EXACATION FOR STRIP FOUNDATION	COMPLETE	COMPLETE
3	ANTI-TERMITE TREATMENT WAS SPRAYED ALL OVER THE AREA OF BASEMENT 03	COMPLETE	COMPLETE
4	BLINDING CONCRETE	COMPLETE	COMPLETE
5	FORMWORK FOR STRIP FOUNDATION	COMPLETE	COMPLETE
6	STEELWORK FOR BOTH STRIP FOUNDATION AND SUB-COLUMN	COMPLETE	COMPLETE
7	CASTING OF STRIP FOUNDATION AND SUB-COLUMN	COMPLETE	COMPLETE
8	STEELWORK AND FORMWORK FOR COLUMNS AND RETAINING WALL ALONG GRID 23	COMPLETE	COMPLETE
9	CASTING OF COLUMNS AND RETAINING WALL ALONG GRID 23	COMPLETE	COMPLETE
10	CASTING OF LIFT PIT	COMPLETE	COMPLETE
11	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
12	CASTING OF STAIRCASE	COMPLETE	COMPLETE

13	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
14	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	NOT STARTED
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	NOT STARTED
15	INTERIOR PLASTER	COMPLETE	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDERING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	95%	NOT STARTED
20	INTERNET CABLING	95%	NOT STARTED
21	KITCHEN FIXING	85%	NOT STARTED
22	EXTERNAL PAINT	95%	NOT STARTED
23	EXACATION FOR POOL COLUMN BASES	-	COMPLETE
24	STEELWORK AND FORMWORK FOR COLUMNS	-	COMPLETE
25	CASTING OF COLUMN BASES AND COLUMNS	-	COMPLETE

#### TERRACE/FIRST FLOOR (LEVEL 2)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB – SWIMMING POOL AREA STILL PENDING	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE

13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	COMPLETE
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	COMPLETE
15	INTERIOR PLASTER	COMPLETE	25%
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDERING	COMPLETE	25%
19	FIXING OF CURTAIN WALLING	COMPLETE	25%
20	INTERNET CABLING	95%	NOT STARTED
21	KITCHEN FIXING	95%	NOT STARTED
22	EXTERNAL PAINT	COMPLETE	25%

### SECOND FLOOR (LEVEL 3)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	75%
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	10%
15	INTERIOR PLASTER	COMPLETE	25%
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDERING	COMPLETE	25%

19	FIXING OF CURTAIN WALLING	COMPLETE	25%
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	COMPLETE	NOT STARTED
25	WALL SKIMMING	COMPLETE	NOT STARTED
26	WASHROOM WALL TILING	COMPLETE	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	95%	NOT STARTED
29	EXTERNAL PAINT	COMPLETE	NOT STARTED

#### THIRD FLOOR (LEVEL 4)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	75%
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	50%
15	INTERIOR PLASTER	COMPLETE	25%

16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDERING	COMPLETE	25%
19	FIXING OF CURTAIN WALLING	COMPLETE	25%
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	COMPLETE	NOT STARTED
25	WALL SKIMMING	COMPLETE	NOT STARTED
26	WASHROOM WALL TILING	COMPLETE	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	95%	NOT STARTED
29	EXTERNAL PAINT	COMPLETE	50%
30	WATER PROOFING BALCONY	COMPLETE	NOT STARTED

#### FOURTH FLOOR (LEVEL 5)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE

10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	75%
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	50%
15	INTERIOR PLASTER	COMPLETE	25%
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDING	COMPLETE	25%
19	FIXING OF CURTAIN WALLING	COMPLETE	25%
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	COMPLETE	NOT STARTED
25	WALL SKIMMING	COMPLETE	NOT STARTED
26	WASHROOM WALL TILING	COMPLETE	25%
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	95%	NOT STARTED
29	EXTERNAL PAINT	COMPLETE	25%
30	WATER PROOFING BALCONY	COMPLETE	NOT STARTED

#### FIFTH FLOOR (LEVEL 6)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE



6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	75%
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	50%
15	INTERIOR PLASTER	COMPLETE	50%
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDING	COMPLETE	25%
19	FIXING OF CURTAIN WALLING	COMPLETE	50%
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	COMPLETE	NOT STARTED
25	WALL SKIMMING	COMPLETE	NOT STARTED
26	WASHROOM WALL TILING	COMPLETE	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	95%	NOT STARTED
29	EXTERNAL PAINT	95%	50%
30	WATER PROOFING BALCONY	COMPLETE	NOT STARTED

## SIXTH FLOOR (LEVEL 7)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	75%
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	50%
15	INTERIOR PLASTER	COMPLETE	25%
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	COMPLETE	50%
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED

24	CEILING SKIMMING	COMPLETE	NOT STARTED
25	WALL SKIMMING	COMPLETE	NOT STARTED
26	WASHROOM WALL TILING	COMPLETE	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	95%	NOT STARTED
29	EXTERNAL PAINT	COMPLETE	50%
30	WATER PROOFING BALCONY	COMPLETE	NOT STARTED

#### ROOF/SEVENTH FLOOR (LEVEL 8)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	PLUMBING FIRST FIX	COMPLETE	COMPLETE
4	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
5	CASTING OF SLAB	COMPLETE	COMPLETE
6	CURING OF SLAB	COMPLETE	COMPLETE
7	PLACING OF FLOOR SCREED GAUGES	COMPLETE	COMPLETE
8	LAYING OF FLOOR SCREEDING TO FALL	COMPLETE	COMPLETE
9	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT SERVICE LEVEL	COMPLETE	COMPLETE
10	WATER PROOFING ROOF LEVEL	COMPLETE	-
11	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
12	CASTING OF STAIRCASE	COMPLETE	COMPLETE
13	STEELWORK AND FORMWORK FOR COLUMNS	-	COMPLETE
14	CASTING OF COLUMNS	-	COMPLETE
15	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	-	COMPLETE

16	CONSTRUCTION OF WALLS	-	COMPLETE
17	FIXING OF PLUMBING PPR AND EVACUATION PIPES	-	75%
18	FIXING OF ELECTRICAL CONDUITS	-	50%
19	EXTERIOR PLASTER	-	95%
20	STEELWORK AND FORMWORK FOR GUTTER	-	50%

#### EIGHTH FLOOR (PHASE II - LEVEL 9)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	-	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	-	COMPLETE
3	PLUMBING FIRST FIX	-	COMPLETE
4	ELECTRICAL FIRST FIX	-	COMPLETE
5	CASTING OF SLAB	-	COMPLETE
6	CURING OF SLAB	-	COMPLETE
7	PLACING OF FLOOR SCREED GAUGES	-	COMPLETE
8	LAYING OF FLOOR SCREEDING TO FALL	-	COMPLETE
9	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT SERVICE LEVEL	-	COMPLETE
10	WATER PROOFING ROOF LEVEL	-	NOT STARTED
11	STAIRCASE FORMWORK AND STEELWORK	-	COMPLETE
12	CASTING OF STAIRCASE	-	COMPLETE
13	STEELWORK AND FORMWORK FOR COLUMNS	-	COMPLETE
14	CASTING OF COLUMNS	-	COMPLETE
16	CONSTRUCTION OF WALLS	-	COMPLETE
17	FIXING OF PLUMBING PPR AND EVACUATION PIPES	-	75%
18	FIXING OF ELECTRICAL CONDUITS	-	50%
19	EXTERIOR PLASTER	-	95%
20	STEELWORK AND FORMWORK FOR GUTTER	-	50%

## PICTURES.



View of Phase 1



View of Phase 2



Phase 1 works showing: Bird's eye view of parking and garden



Phase 1 works showing: Laying of pavers in parking.



Phase 1 works showing: Planted greenery in the garden



Phase 1 works showing: Landscaped backyard



Phase 1 works showing: Installed water pumps



Phase 1 works showing: Installed transformer





Phase 1 works showing: Fire extinguishers installed



Phase 1 works showing: Fire hose installations in place



Phase 1 works showing: Vents installed at the roof terrace



Phase 1 works showing: Finished balcony in one of the units



Phase 1 works showing: Living room in one of the units



Phase 1 works showing: Living area in one of the units



Phase 1 works showing: Bedroom in one of the units being furnished



Phase 1 works showing: Views from one of the units being furnished



Phase 1 works showing: Gate & guard house



Phase 2 works showing: Roof truss installed in Lv. 1 of penthouse



Phase 2 works showing: Roof truss installed in Lv. 2 of penthouse



Phase 2 works showing: Masonry walling in Lv. 2 of retaining wall



Phase 2 works showing: Steel reinforcement and formwork for Lv. 2 walls of wastewater treatment plant



Phase 2 works showing: Internal electrical conduiting in one of the units



Phase 2 works showing: Internal plaster and ceiling work in one of the units

## CONCLUSION

In liaison with the authorities, the developer has been pursuing City of Kigali to grant separate temporary vehicular access for Phase 1 & Phase 2-4. This is in line with aiding the acquisition of Occupancy permit.

The developer is committed to a timely completion of the project.