



HARRINGTON
GOLF RESIDENCES

NYARUTARAMA



PROGRESS REPORT
JANUARY 2025

PROGRESS REPORT



INTRODUCTION

Harrington Golf Residence features 92 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 1)















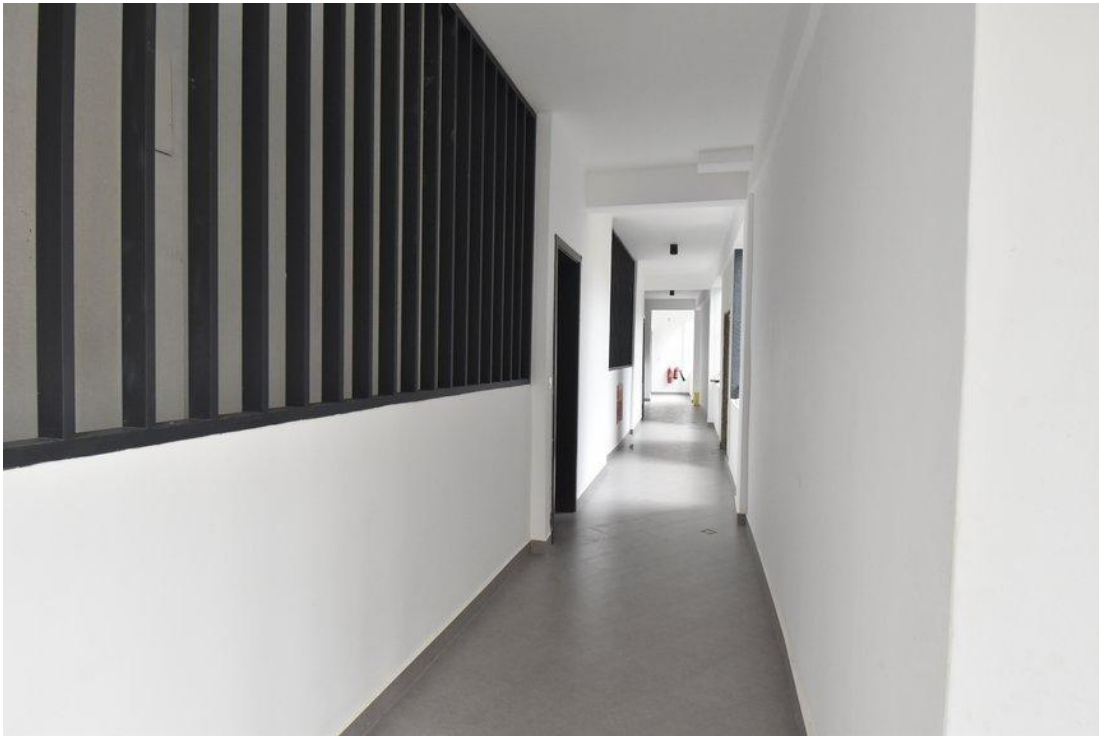
















OVERALL SITE PROGRESS (PHASE 2, 3 & 4)

EXCAVATION AND REMOVAL

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
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	80%
5	EXCAVATION OF BACK TRENCH RETAINING WALL	COMPLETE	NOT STARTED
6	CONSTRUCTION OF BACK TRENCH RETAINING WALL	COMPLETE	NOT STARTED
7	CONSTRUCTION OF BACK DRAINAGE CHANNEL	COMPLETE	NOT STARTED
8	CONSTRUCTION OF BACK RETAINING WALL	75%	NOT STARTED
9	CONSTRUCTION OF WASTEWATER TREATMENT PLANT		75%

GROUND FLOOR (LEVEL 1)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	SETTING OUT OF THE STRIP FOUNDATION AND COLUMN	COMPLETE	NOT STARTED
2	EXACATION FOR STRIP FOUNDATION	COMPLETE	NOT STARTED
3	ANTI-TERMITE TREATMENT SPRAYED ALL OVER THE AREA OF BASEMENT 03	COMPLETE	NOT STARTED
4	BLINDING CONCRETE	COMPLETE	NOT STARTED
5	FORMWORK FOR STRIP FOUNDATION	COMPLETE	NOT STARTED
6	STEELWORK FOR STRIP FOUNDATION AND SUB-COLUMNS	COMPLETE	NOT STARTED
7	CASTING OF STRIP FOUNDATION AND SUB-COLUMN	COMPLETE	NOT STARTED
8	STEELWORK AND FORMWORK FOR COLUMNS AND RETAINING WALL ALONG GRID 23	COMPLETE	NOT STARTED
9	CASTING OF COLUMNS AND RETAINING WALL ALONG GRID 23	COMPLETE	NOT STARTED
10	CASTING OF LIFT PIT	COMPLETE	NOT STARTED
11	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
12	CASTING OF STAIRCASE	COMPLETE	NOT STARTED

13	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	NOT STARTED
14	CONSTRUCTION OF WALLS	5%	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	5%	NOT STARTED
14	FIXING OF ELECTRICAL CONDUITS	NOT STARTED	
15	INTERIOR PLASTER	10%	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	NOT STARTED	
17	LAYING OF FLOOR SCREEDING	NOT STARTED	
18	FIXING OF CEILING BRANDING	NOT STARTED	
19	FIXING OF CURTAIN WALLING	NOT STARTED	
20	INTERNET CABLING	NOT STARTED	
21	KITCHEN FIXING	NOT STARTED	
22	EXTERNAL PAINT	NOT STARTED	
23	EXCAVATION FOR POOL COLUMN BASES	COMPLETE	NOT STARTED
24	STEELWORK AND FORMWORK FOR COLUMNS	COMPLETE	NOT STARTED
25	CASTING OF COLUMN BASES AND COLUMNS	COMPLETE	NOT STARTED

TERRACE/FIRST FLOOR (LEVEL 2)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
3	LAYING OF MAXSPAN	COMPLETE	NOT STARTED
4	PLUMBING FIRST FIX	COMPLETE	NOT STARTED
5	ELECTRICAL FIRST FIX	COMPLETE	NOT STARTED
6	CASTING OF SLAB	COMPLETE	NOT STARTED
7	CURING OF SLAB	COMPLETE	NOT STARTED
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
9	CASTING OF STAIRCASE	COMPLETE	NOT STARTED
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	NOT STARTED
11	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
12	EXTERIOR RENDER	COMPLETE	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	90%	NOT STARTED

14	FIXING OF ELECTRICAL CONDUITS	90%	NOT STARTED
15	INTERIOR PLASTER	90%	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	50%	NOT STARTED
17	LAYING OF FLOOR SCREEDING	50%	NOT STARTED
18	FIXING OF CEILING BRANDING	25%	NOT STARTED
19	FIXING OF CURTAIN WALLING	50%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	NOT STARTED	
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	NOT STARTED	
22	INTERNET CABLING	NOT STARTED	
23	CEILING BOARDING	NOT STARTED	
24	CEILING SKIMMING	NOT STARTED	
25	WALL SKIMMING	10%	NOT STARTED
26	WASHROOM WALL TILING	70%	NOT STARTED
27	FLOOR TILING	NOT STARTED	
28	EXTERNAL PAINT	COMPLETE	NOT STARTED

SECOND FLOOR (LEVEL 3)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
3	LAYING OF MAXSPAN	COMPLETE	NOT STARTED
4	PLUMBING FIRST FIX	COMPLETE	NOT STARTED
5	ELECTRICAL FIRST FIX	COMPLETE	NOT STARTED
6	CASTING OF SLAB	COMPLETE	NOT STARTED
7	CURING OF SLAB	COMPLETE	NOT STARTED
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
9	CASTING OF STAIRCASE	COMPLETE	NOT STARTED
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	NOT STARTED
11	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
12	EXTERIOR RENDER	COMPLETE	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	90%	NOT STARTED

14	FIXING OF ELECTRICAL CONDUITS	90%	NOT STARTED
15	INTERIOR PLASTER	90%	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	50%	NOT STARTED
17	LAYING OF FLOOR SCREEDING	50%	NOT STARTED
18	FIXING OF CEILING BRANDING	25%	NOT STARTED
19	FIXING OF CURTAIN WALLING	50%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	NOT STARTED	
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	NOT STARTED	
22	INTERNET CABLING	NOT STARTED	
23	CEILING BOARDING	NOT STARTED	
24	CEILING SKIMMING	NOT STARTED	
25	WALL SKIMMING	10%	NOT STARTED
26	WASHROOM WALL TILING	70%	NOT STARTED
27	FLOOR TILING	NOT STARTED	
28	EXTERNAL PAINT	COMPLETE	NOT STARTED

THIRD FLOOR (LEVEL 4)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
3	LAYING OF MAXSPAN	COMPLETE	NOT STARTED
4	PLUMBING FIRST FIX	COMPLETE	NOT STARTED
5	ELECTRICAL FIRST FIX	COMPLETE	NOT STARTED
6	CASTING OF SLAB	COMPLETE	NOT STARTED
7	CURING OF SLAB	COMPLETE	NOT STARTED
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
9	CASTING OF STAIRCASE	COMPLETE	NOT STARTED
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	NOT STARTED
11	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
12	EXTERIOR RENDER	COMPLETE	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	90%	NOT STARTED

14	FIXING OF ELECTRICAL CONDUITS	90%	NOT STARTED
15	INTERIOR PLASTER	90%	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	50%	NOT STARTED
17	LAYING OF FLOOR SCREEDING	50%	NOT STARTED
18	FIXING OF CEILING BRANDERING	25%	NOT STARTED
19	FIXING OF CURTAIN WALLING	50%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	NOT STARTED	
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	NOT STARTED	
22	INTERNET CABLING	NOT STARTED	
23	CEILING BOARDING	NOT STARTED	
24	CEILING SKIMMING	NOT STARTED	
25	WALL SKIMMING	10%	NOT STARTED
26	WASHROOM WALL TILING	70%	NOT STARTED
27	FLOOR TILING	NOT STARTED	
28	EXTERNAL PAINT	COMPLETE	NOT STARTED

FOURTH FLOOR (LEVEL 5)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
3	LAYING OF MAXSPAN	COMPLETE	NOT STARTED
4	PLUMBING FIRST FIX	COMPLETE	NOT STARTED
5	ELECTRICAL FIRST FIX	COMPLETE	NOT STARTED
6	CASTING OF SLAB	COMPLETE	NOT STARTED
7	CURING OF SLAB	COMPLETE	NOT STARTED
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
9	CASTING OF STAIRCASE	COMPLETE	NOT STARTED
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	NOT STARTED
11	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
12	EXTERIOR RENDER	COMPLETE	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	90%	NOT STARTED

14	FIXING OF ELECTRICAL CONDUITS	90%	NOT STARTED
15	INTERIOR PLASTER	90%	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	50%	NOT STARTED
17	LAYING OF FLOOR SCREEDING	50%	NOT STARTED
18	FIXING OF CEILING BRANDING	25%	NOT STARTED
19	FIXING OF CURTAIN WALLING	50%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	NOT STARTED	
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	NOT STARTED	
22	INTERNET CABLING	NOT STARTED	
23	CEILING BOARDING	NOT STARTED	
24	CEILING SKIMMING	NOT STARTED	
25	WALL SKIMMING	10%	NOT STARTED
26	WASHROOM WALL TILING	70%	NOT STARTED
27	FLOOR TILING	NOT STARTED	
28	EXTERNAL PAINT	COMPLETE	NOT STARTED

FIFTH FLOOR (LEVEL 6)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
3	LAYING OF MAXSPAN	COMPLETE	NOT STARTED
4	PLUMBING FIRST FIX	COMPLETE	NOT STARTED
5	ELECTRICAL FIRST FIX	COMPLETE	NOT STARTED
6	CASTING OF SLAB	COMPLETE	NOT STARTED
7	CURING OF SLAB	COMPLETE	NOT STARTED
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
9	CASTING OF STAIRCASE	COMPLETE	NOT STARTED
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	NOT STARTED
11	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
12	EXTERIOR RENDER	COMPLETE	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	90%	NOT STARTED

14	FIXING OF ELECTRICAL CONDUITS	90%	NOT STARTED
15	INTERIOR PLASTER	90%	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	50%	NOT STARTED
17	LAYING OF FLOOR SCREEDING	50%	NOT STARTED
18	FIXING OF CEILING BRANDERING	25%	NOT STARTED
19	FIXING OF CURTAIN WALLING	50%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	NOT STARTED	
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	NOT STARTED	
22	INTERNET CABLING	NOT STARTED	
23	CEILING BOARDING	NOT STARTED	
24	CEILING SKIMMING	NOT STARTED	
25	WALL SKIMMING	10%	NOT STARTED
26	WASHROOM WALL TILING	70%	NOT STARTED
27	FLOOR TILING	NOT STARTED	
28	EXTERNAL PAINT	95%	NOT STARTED

SIXTH FLOOR (LEVEL 7)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
3	LAYING OF MAXSPAN	COMPLETE	NOT STARTED
4	PLUMBING FIRST FIX	COMPLETE	NOT STARTED
5	ELECTRICAL FIRST FIX	COMPLETE	NOT STARTED
6	CASTING OF SLAB	COMPLETE	NOT STARTED
7	CURING OF SLAB	COMPLETE	NOT STARTED
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
9	CASTING OF STAIRCASE	COMPLETE	NOT STARTED
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	NOT STARTED
11	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
12	EXTERIOR RENDER	COMPLETE	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	90%	NOT STARTED

14	FIXING OF ELECTRICAL CONDUITS	90%	NOT STARTED
15	INTERIOR PLASTER	90%	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	50%	NOT STARTED
17	LAYING OF FLOOR SCREEDING	50%	NOT STARTED
18	FIXING OF CEILING BRANDING	25%	NOT STARTED
19	FIXING OF CURTAIN WALLING	50%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	NOT STARTED	
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	NOT STARTED	
22	INTERNET CABLING	NOT STARTED	
23	CEILING BOARDING	NOT STARTED	
24	CEILING SKIMMING	NOT STARTED	
25	WALL SKIMMING	10%	NOT STARTED
26	WASHROOM WALL TILING	70%	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	EXTERNAL PAINT	COMPLETE	NOT STARTED

SEVENTH FLOOR (LEVEL 8)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
3	PLUMBING FIRST FIX	COMPLETE	NOT STARTED
4	ELECTRICAL FIRST FIX	COMPLETE	NOT STARTED
5	CASTING OF SLAB	COMPLETE	NOT STARTED
6	CURING OF SLAB	COMPLETE	NOT STARTED
7	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
8	LAYING OF FLOOR SCREEDING TO FALL	COMPLETE	NOT STARTED
9	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT SERVICE LEVEL	COMPLETE	NOT STARTED
10	WATER PROOFING ROOF LEVEL	NOT STARTED	
11	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
12	CASTING OF STAIRCASE	COMPLETE	NOT STARTED

13	STEELWORK AND FORMWORK FOR COLUMNS	COMPLETE	NOT STARTED
14	CASTING OF COLUMNS	COMPLETE	NOT STARTED
15	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	NOT STARTED
16	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
17	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	NOT STARTED
18	FIXING OF ELECTRICAL CONDUITS	COMPLETE	NOT STARTED
19	EXTERIOR PLASTER	COMPLETE	NOT STARTED
20	FABRICATION OF STEEL TRUSSES FOR ROOF & GUTTERS	COMPLETE	NOT STARTED
21	LAYING OF ROOFING SHEETS ON STEEL TRUSSES	COMPLETE	NOT STARTED
22	INTERIOR PLASTER	90%	NOT STARTED
23	PLACING OF FLOOR SCREED GAUGES	NOT STARTED	
24	LAYING OF FLOOR SCREEDING	NOT STARTED	
25	FIXING OF CEILING BRANDING	NOT STARTED	
26	FIXING OF CURTAIN WALLING	NOT STARTED	
27	ELECTRICAL WIRING LIGHTING	NOT STARTED	
28	ELECTRICAL WIRING POWER/COAXIAL CABLE	NOT STARTED	
29	INTERNET CABLING	NOT STARTED	
30	CEILING BOARDING	NOT STARTED	
31	CEILING SKIMMING	NOT STARTED	
32	WALL SKIMMING	NOT STARTED	
33	WASHROOM WALL TILING	NOT STARTED	
34	FLOOR TILING	NOT STARTED	
35	EXTERNAL PAINT	COMPLETE	NOT STARTED

EIGHTH FLOOR (LEVEL 9)

ITEM	ACTIVITY	PHASE 2	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	NOT STARTED
3	PLUMBING FIRST FIX	COMPLETE	NOT STARTED
4	ELECTRICAL FIRST FIX	COMPLETE	NOT STARTED
5	CASTING OF SLAB	COMPLETE	NOT STARTED

6	CURING OF SLAB	COMPLETE	NOT STARTED
7	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
8	LAYING OF FLOOR SCREEDING TO FALL	COMPLETE	NOT STARTED
9	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT SERVICE LEVEL	COMPLETE	NOT STARTED
10	WATER PROOFING ROOF LEVEL	NOT STARTED	
11	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	NOT STARTED
12	CASTING OF STAIRCASE	COMPLETE	NOT STARTED
13	STEELWORK AND FORMWORK FOR COLUMNS	COMPLETE	NOT STARTED
14	CASTING OF COLUMNS	COMPLETE	NOT STARTED
16	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
17	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	NOT STARTED
18	FIXING OF ELECTRICAL CONDUITS	COMPLETE	NOT STARTED
19	EXTERIOR PLASTER	COMPLETE	NOT STARTED
20	FABRICATION OF STEEL TRUSSES FOR ROOF & GUTTERS	COMPLETE	NOT STARTED
21	LAYING OF ROOFING SHEETS ON STEEL TRUSSES	95%	NOT STARTED
22	INTERIOR PLASTER	90%	NOT STARTED
23	PLACING OF FLOOR SCREED GAUGES	NOT STARTED	
24	LAYING OF FLOOR SCREEDING	NOT STARTED	
25	FIXING OF CEILING BRANDERING	NOT STARTED	
26	FIXING OF CURTAIN WALLING	NOT STARTED	
27	ELECTRICAL WIRING LIGHTING	NOT STARTED	
28	ELECTRICAL WIRING POWER/COAXIAL CABLE	NOT STARTED	
29	INTERNET CABLING	NOT STARTED	
30	CEILING BOARDING	NOT STARTED	
31	CEILING SKIMMING	NOT STARTED	
32	WALL SKIMMING	NOT STARTED	
33	WASHROOM WALL TILING	NOT STARTED	
34	FLOOR TILING	NOT STARTED	
35	EXTERNAL PAINT	COMPLETE	NOT STARTED

PICTURES PHASE 2, 3 & 4.



View of Phase 2



Phase 2 swimming pool, plaster works done



Phase 3 & 4 works showing: Mass excavation to reduce soil levels to Basement 3



Phase 1 and 2, seen from the pool deck



One of the Phase 2 units, showing plastering works done and painting



One of the units in Phase 2, with painting ongoing.



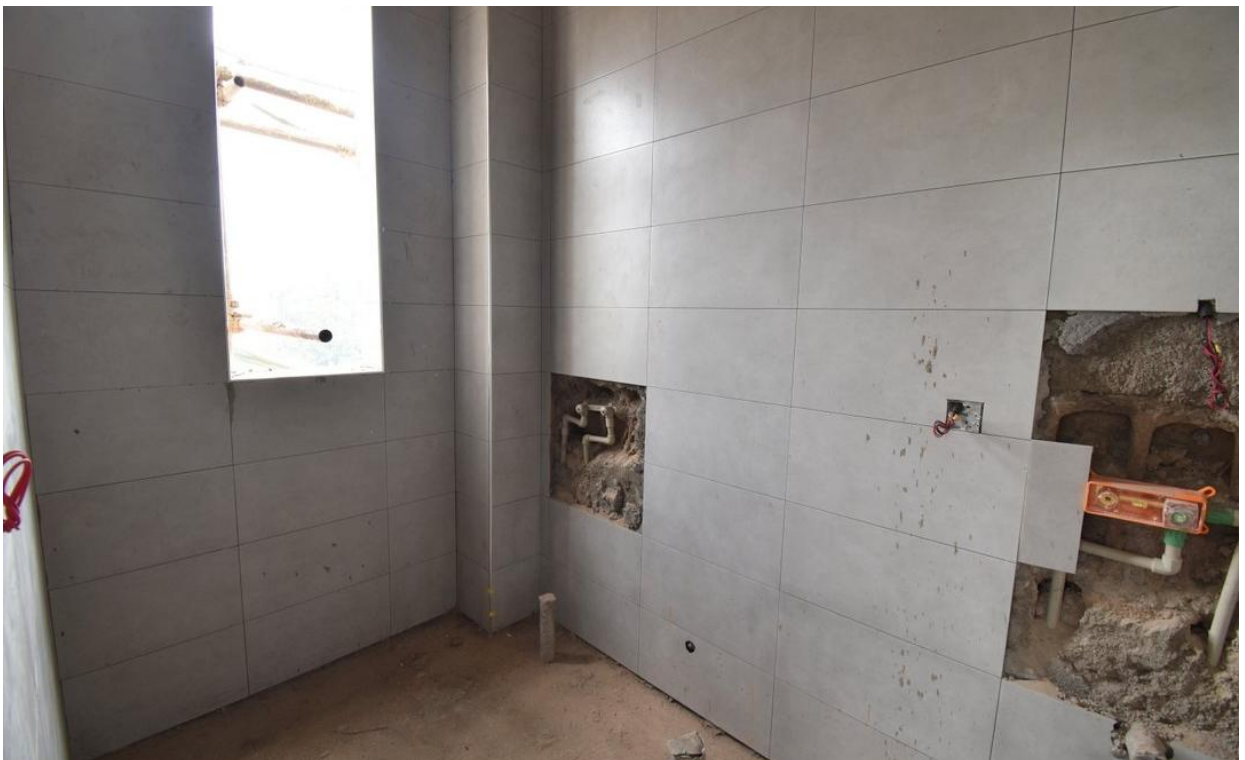
Phase 2 gypsum blundering ongoing.



One of the bedrooms in Phase 2



Works in one of the units in Phase 2



One of the bathrooms in Phase 2



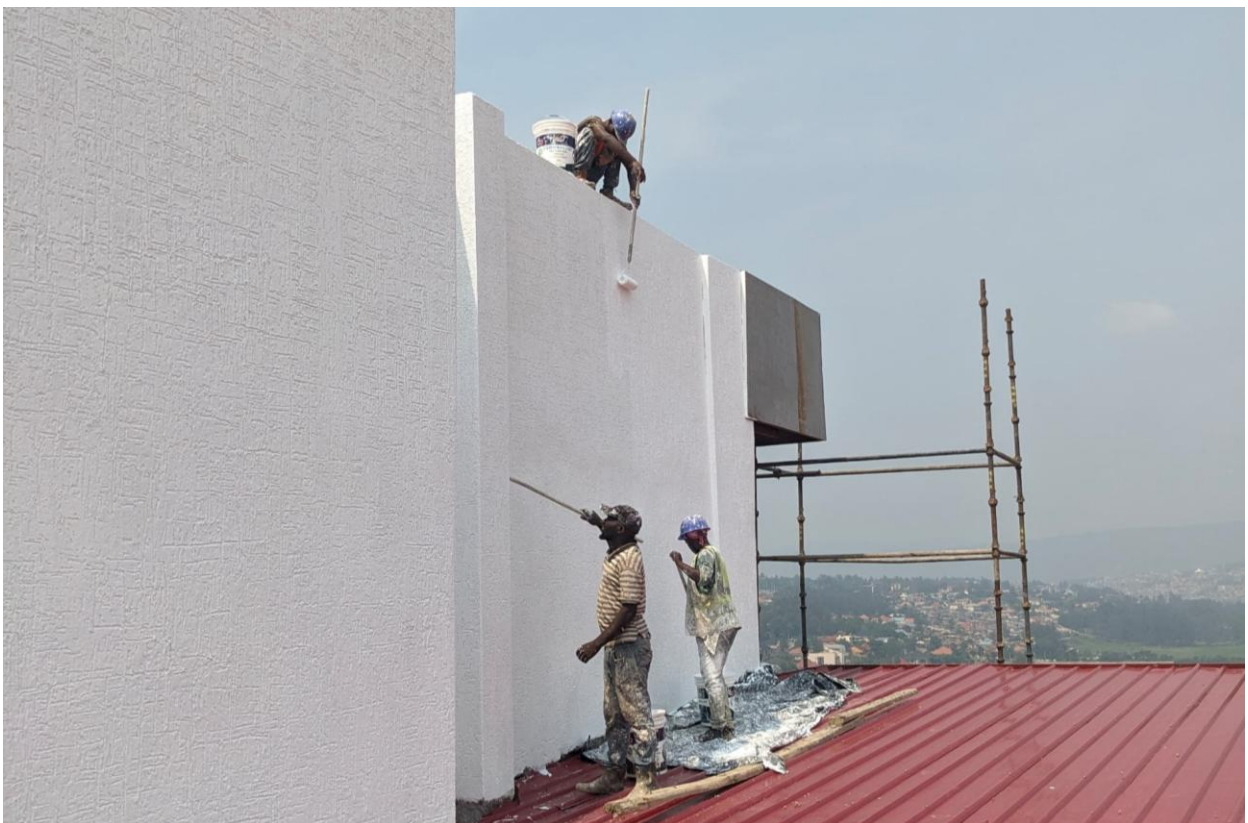
Phase 2 works showing: Roof truss installed in Lv. 2 of penthouse



Phase 2 works showing: Curtain wall installed in one of the units



Phase 2 works showing: Steel reinforcement for drop-off slab



Phase 2 works showing: External paintwork at roof level

CONCLUSION

In liaison with the authorities, the developer is pursuing CoK to grant vehicular access for Phase 1 & 3-phase power connection. We are vigilant about maintaining the safety of the site, as well as the quality standards are upheld as per the design specifications. Both laboratories have confirmed that the structure is very good.

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