



**HARRINGTON**  
GOLF RESIDENCES

**NYARUTARAMA**



**PROGRESS REPORT**

**January 2026**

## PROGRESS REPORT



### INTRODUCTION

Harrington Golf Residence features 96 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

## 1. EXECUTIVE SUMMARY

This report combine Phase 3&4 site construction activities that have been ongoing during the past month which are the following:

### i. CIVIL & STRUCTURAL WORKS

✓ **Structure works:**

1. Construction of the sub-structure and super-structure reinforced concrete including, walling, swimming pool, columns and slab.

✓ **Outdoor works**

1. During this reporting, no major works are ongoing as the focus is on completing the building structure and the building material are stocked onsite.

### ii. MEP WORKS

✓ **Electrical works:**

1. Structure earth bonding and lightning protection works
2. pipe work installation.

✓ **Mechanical and Plumbing works:**

3. pipe work installation.

## 2. CHALLENGES

- **Design and construction work**

ITEM	DESCRIPTION
1	<ul style="list-style-type: none"><li>• None</li></ul>

## OVERALL SITE PROGRESS (PHASE 1)

Phase 1 is complete and handed over

## OVERALL SITE PROGRESS (PHASE 2)

Phase is complete and handed over.

## OVERALL SITE PROGRESS (PHASE 3 - 4)

### EXCAVATION AND REMOVAL

ITEM	ACTIVITY	PHASE 3 & 4
1	REMOVAL OF TREES	COMPLETE
2	EXCAVATION OF TOPSOIL TO REMOVE DEBRIS/GRASS	COMPLETE
3	EXCAVATION TO REDUCE LEVEL UP TO BASEMENT 03	COMPLETE
4	REMOVAL OF EXCAVATED SOIL TO THE DUMPING SITE	80%
5	EXCAVATION OF BACK TRENCH RETAINING WALL	COMPLETE
6	CONSTRUCTION OF BACK TRENCH RETAINING WALL	COMPLETE
7	CONSTRUCTION OF BACK DRAINAGE CHANNEL	NOT STARTED
8	CONSTRUCTION OF BACK RETAINING WALL	90%

### GROUND FLOOR (LEVEL 1)

ITEM	ACTIVITY	PHASE 3 & 4
1	SETTING OUT OF THE STRIP FOUNDATION AND COLUMN	COMPLETE
2	EXACATION FOR STRIP FOUNDATION	COMPLETE
3	ANTI-TERMITE TREATMENT SPRAYED AT BASEMENT 03	COMPLETE
4	BLINDING CONCRETE	COMPLETE
5	FORMWORK FOR STRIP FOUNDATION	COMPLETE
6	STEELWORK FOR STRIP FOUNDATION AND SUB-COLUMNS	COMPLETE
7	CASTING OF STRIP FOUNDATION AND SUB-COLUMN	COMPLETE
8	STEELWORK AND FORMWORK FOR COLUMNS	COMPLETE
9	CASTING OF COLUMNS	COMPLETE
10	CASTING OF LIFT PIT	COMPLETE
11	STAIRCASE FORMWORK AND STEELWORK	COMPLETE
12	CASTING OF STAIRCASE	COMPLETE

13	FORMWORK, STEELWORK & CASTING OF COLUMNS	COMPLETE
14	CONSTRUCTION OF WALLS	ongoing
15	EXCAVATION FOR POOL COLUMN BASES	COMPLETE
16	STEELWORK AND FORMWORK FOR POOL COLUMNS	COMPLETE
17	CASTING OF POOL COLUMN BASES AND COLUMNS	COMPLETE

### TERRACE FIRST FLOOR (LEVEL 2)

ITEM	ACTIVITY	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE
6	CASTING OF SLAB	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF COLUMNS	COMPLETE
11	CONSTRUCTION OF WALLS	ongoing
12	EXTERIOR RENDER	NOT STARTED
13	Swimming Pool casting	COMPLETE

### SECOND FLOOR (LEVEL 3)

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

10	FORMWORK, STEELWORK & CASTING OF COLUMNS	COMPLETE
11	CONSTRUCTION OF WALLS	ongoing

#### THIRD FLOOR (LEVEL 4)

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

#### FOURTH FLOOR (LEVEL 5)

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

10	FORMWORK, STEELWORK & CASTING OF COLUMNS	COMPLETE
11	CONSTRUCTION OF WALLS	NOT STARTED

### FIFTH FLOOR (LEVEL 6)

ITEM	ACTIVITY	PHASE 3 & 4
1	FORMWORK FOR SLAB AND BEAM	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE
6	CASTING OF SLAB	COMPLETE
7	CURING OF SLAB	Ongoing
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF COLUMNS	NOT STARTED
11	CONSTRUCTION OF WALLS	NOT STARTED

### PICTURES.



Phase 1 and 2



The Commercial area at phase 1 and 2



Gym in Phase 2



One of the bathrooms in the gym



View of Phase 3 & 4 casting



View of Phase 3 & 4 casting and pool area



Pool area phase 3 and 4



Phase 3/4 Slab casting Lv.6



Phase 3 works showing: Concrete casting at level 6



Phase 3&4 :Internal walling in progress level 2&3



Phase 3&4 : Internal walling in progress level 2&3



Retaining wall progress at phase 3 upper ground



Phase 3 works showing: Masonry walling of retaining wall

## CONCLUSION

Phase 3&4, with significant progress achieved in structural slab casting of level 6, services, and the structural works are currently at Level 7.