TATUBUZZ

TATU CITY LIMITED
NEWSLETTER

Volume 001 | 2015

Focus on Infrastructure

HIGHLIGHTS

SHERIFF'S DESK

INFRASTRUCTURE REVIEW

LOGISTICS & LIGHT INDUSTRIAL PARK

REAL ESTATE MARKET UPDATE

HOUSE DESIGN SNAPSHOT

From the team

Dear Reader,

Happy New Year and welcome to our first edition of the Tatu City Newsletter for the year 2015.

As has been mentioned by many real estate experts, the most important aspect in real estate is location, location, location. The positioning of your investment is important as to whether it will give optimum yield.

Tatu City is situated at an advantageous point where one can access all the major amenities and networks. It is located just minutes from the intersection of the Northern and Eastern bypasses, approximately 2km from the Thika Superhighway and 25km from the Nairobi City Centre.

However, in addition to location, there are other factors that boost real estate development. Infrastructure! Developers integrate infrastructure facilities in their development plans, creating traffic to their property. Infrastructural development lures real estate developments due to the appeal of the area. Roads infrastructure opens up areas influencing property value, prompting appreciation of prices in adjacent areas.

In December 2014, we completed construction of circa 8km of gravel access to the Tatu City Industrial and Logistics Park as well as the ring road around Kijani Ridge, complete with the necessary bridges and storm water drainage systems. Completion of these access roads is a major milestone as developers can now easily access their properties within Tatu City.

You will witness major infrastructure developments in Tatu City in the year 2015. In the first quarter of the year, we shall begin the main civil works that will entail construction of permanent roads, storm water drainage, water supply, power and sewer systems as well as limited landscaping. We also expect that by the beginning of the second quarter, some of our developers shall take possession of their properties and start putting up top structures.

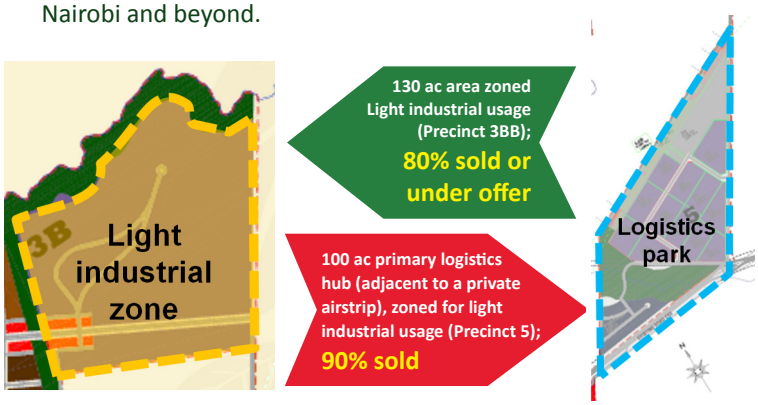
Our commitment is to deliver on our promise of developing a world-class urban centre with the infrastructure to match it.

TATU CITY TEAM

Logistics & Light Industrial Park

Tatu City's 230 acre industrial Precinct is split into a logistics hub (90% SOLD OUT) and a light industrial zone (80% SOLD OUT or UNDER OFFER) and will house well-known local and international companies.

The Precinct offers the convenience of ready power connection to the National grid and reliable water sources from the local authority and 7 boreholes. Its close proximity to the Northern and Eastern by-passes intersection (2km) and Thika superhighway (5km) makes it ideal for the transportation of goods in and out of Nairobi and beyond.



FOCUS ON INFRASTRUCTURE

Tatu City's infrastructure development encompasses all services including: roads, power, water supply, storm water drainage, waste water disposal & communications. Our infrastructure is second to none and we are committed to deliver to the highest standards.

ROADS

Construction of gravel access roads to Kijani Ridge and the light industrial Precincts is complete. The completed road network will include street lighting, drainage systems, pedestrian walk ways and cycle paths. Installation of power and communications as well as water and sewer connections will be placed underground to add to the aesthetics of the development and provide uninterrupted views and convenience for owners.

POWER

There are existing high voltage power lines running along the Southern boundary of the city. Discussions with suppliers are in progress to ensure adequate and reliable power supply will meet the demands of the development now and in the future.

WATER SUPPLY

Tatu City has secured sufficient potable water supply to meet the needs of the development and will take responsibility for internal reticulation to each plot boundary. In addition, there are 7 boreholes on site to supplement any additional demand until bulk water becomes available in 2015.

SEWER/ SANITATION

There are on-going discussions and plans in development with the relevant authorities to make provision for Tatu City's waste water disposal. The system will be operational by Q1 2016. In the meantime, temporary disposal methods are available to developers.

COMMUNICATION

Several internet service providers already have infrastructure installed within the vicinity of Tatu City. In our civil works, we shall make provision for connection to this communication infrastructure.

UPCOMING WORKS

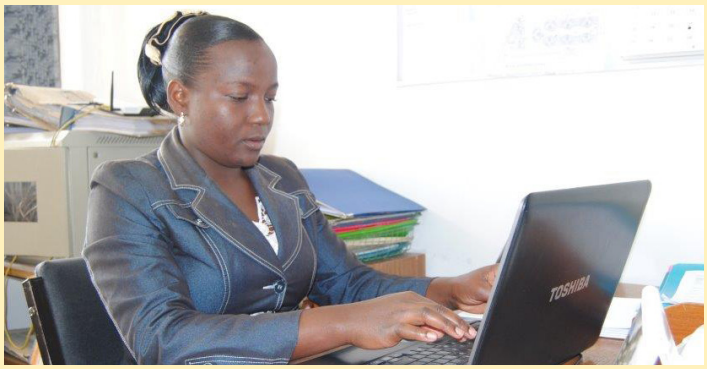
- Kijani Ridge perimeter fence construction begins Q1 2015
- Construction of permanent roads begins Q1 2015.
- Bulk water supply Q2 2015
- Bulk power supply Q2 2015

FUTURE INFRASTRUCTURE AT TATU CITY!

Future phases at Tatu City will include: commercial and retail, high density residential, neighbourhood retail centres, and supporting amenities including schools, health facilities and recreation.

The REAL ESTATE Market

By Joyce Njogu, Residential Agency Dept. at Lloyd Masika Limited



***Answering the question** –Answering the question of what to consider while buying a piece of real estate is like answering "Maslow's hierarchy of needs". The social scientist arranged human needs from the most basic – psychological needs i.e. food, shelter and clothing; to self-actualization. He captures safety, belonging and self-esteem in between the two extremes. Now you may be wondering, what that has got to do with real estate. It has everything to do with real estate. In that regard, I highlight the following as determinants of this phenomenon called location.

Good roads/transport time

This is perhaps one of the most important aspects in as far as real estate is concerned. A shrewd lecturer once told me: real estate 'follows' the road. This is especially true for our Kenyan situation. You see, in the developed countries, they put up infrastructure before they can develop virgin land. Sadly, in Kenya it is the opposite. We buy vacant land, subdivide and sell the resultant sub-plots; assuming that the roads, storm water outlets and foul drainage will be taken care by the government/county government or the developer– which happens rather slowly if ever it does.

Perhaps an important thing to note is that what a potential tenant or buyer in real estate is most interested in is the home-to-work distance relationship. This is to say that they desire to spend the shortest time possible between working the files in the office and sipping coffee tucked softly in that lazy-boy chair. No wonder the rapid developments being witnessed along Thika Road and the recently done Nairobi's road by-passes.

Social amenities

Consider the availability of shopping facilities, quality schools as well as health centres. This is an important tip as it will determine the quality of your life and in turn affect the value of your property or its future capital gains.

The views

It is no secret that our land is privy to some of the most beautiful landscapes and wildlife.
Indeed, in the recent past, there has been increased uptake of properties in remote areas in the outskirts of Nairobi City centre which enjoy proximity to natural surroundings. In a nutshell, properties with brilliant view(s) yield great dividends as they experience greater capital gains from an investment point of view.

Safety

Again Maslow was quick to note that man requires safety almost as much as food, shelter and clothing. Moreover, two social scientists introduced an important theory referred to as "the broken glass principle". They argued that the presence of broken glass windows may imply high level of crime in an area.

I would advise that before you purchase that property, consider the crime history of that particular location. Another important factor to consider in this regard is: presence of security agencies in the area and their response time.

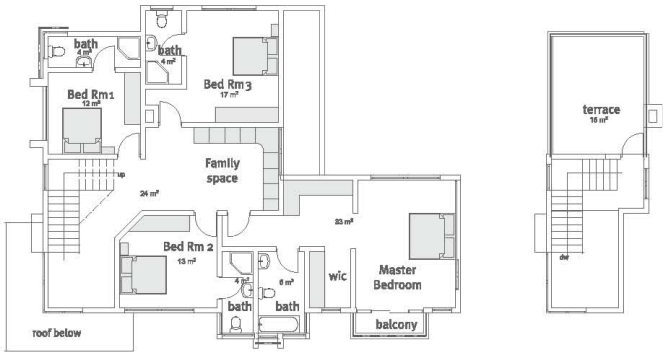
Location is paramount as it determines the value of your property and/or its future capital gains.

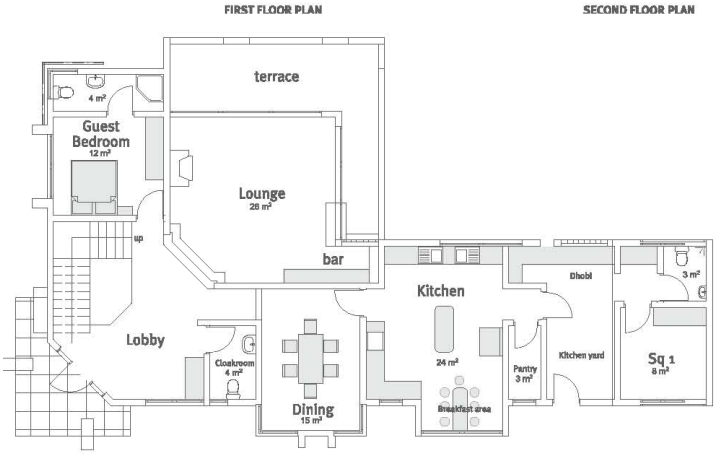
"Kijani Ridge at Tatu City is the place to be in this space"

KIJANI RIDGE AT TATU CITY

HOUSE DESIGN

5 Bedroom House Design by E.D.G. & Atelier Architects





This generous 5 bedroom split-level 475 sqm villa offers comfort and luxury for large families. The stylish, spacious split-level lounge area opens onto a large terrace. It has space for guests, a DSQ to make your living comfortable and an open and closed plan kitchen for your convenience. Apart from that, the villa has ample space outside, perfect for outdoor dining and relaxation with large balconies to enjoy the view of the vast natural space outside.

Infrastructure Enabling Works

In line with the development timelines, the following infrastructure phases have currently been completed: gravel roads for the urban centre and gravel roads for the residential and light industrial and logistics park.

Over the next two years, paved trunk roads for the residential and commercial centre and paved feeder roads for the residential and light industrial centres are also to be completed.

The Tatu City Fun Run

The Tatu CIty Fun Run that took place on 8th November, 2014 was an opportunity for potential buyers to come and experience the serene terrain of Tatu City and get all their questions answered.

Infrastructure Development Timelines – 2014/2015

Dec 2014	• Award contract for main works (Roads, water and waste water) for Precincts 1B, 3BB & 5 • Award contract for Kijani Ridge perimeter fence
Jan 2015	• Construction work begins for roads, water and waste water in Precincts 1B, 3BB & 5 • Construction work begins for Kijani Ridge Perimeter fence
Feb 2015	• Construction of power sub-station begins (for construction power) • Internal networks design beginsfor precinct 1B and 4B
Mar 2015	• Rehabilitation and equiping of three existing boreholes begins • Design work for main power distribution begins
June 2015	• Construction power available in Precincts 1B, 3BB & 5 • Portable water available in Precincts 1B, 3BB & 5
July 2015	• **Developers begin construction in Precincts 1B,3BB & 5**
Aug 2015	• Construction of internal roads within Kijani Ridge begin (cabro paving)
Sept 2015	• Construction of external sewer line to municipal trunk system begins
Dec 2015	• Construction of main power distribution network begins.

TATU CITY LIMITED

Tatu City Limited
Tatu House, Off Ruiru Kiambu Road |P.O. Box 2739 - 00621, Nairobi-Kenya.
Tel: +254 20 513 1000 |E-mail: kijaniridge@tatucity.com
www.tatucity.com