



**BUILDING SCOPE**  
QUANTITY SURVEYORS & BUILDING ECONOMISTS  
P.O Box 2772-00200 NAIROBI

# Professional Resume

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## 1. Company Profile

- Organization Chart
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## THE FIRM: BUILDING SCOPE

TELEPHONE:	+254722529895
POSTAL ADDRESS	<i>P.O.BOX 2772- 00200 NAIROBI</i>
E-MAIL:	<a href="mailto:masese@buildingscope.co.ke">masese@buildingscope.co.ke</a>
PHYSICAL ADDRESS:	<i>47 Muchai Drive, Apartment No 8, Muchai Drive, Off Ngong Road, Nairobi.</i>
SERVICES:	<i>Professional Consulting Quantity Surveying, Building Economics, Construction Management and Specialized Services</i>
DIRECTORS:	<ol style="list-style-type: none"><li>1. <b>George M. Masese</b> <i>B.A. (Bldg. Econ), MAAK (QS), RQS, MIQSK. 27 Years' Experience</i></li><li>2. <b>Mutua Kathendu</b> <i>B.A. (Bldg Econ), MAAK (QS), RQS. 25 Years Experience</i></li><li>3. <b>Emma Wachira</b> <i>B.A. (Quantity Surveying), MAAK (QS), RQS. 5 Years Experience</i></li></ol>

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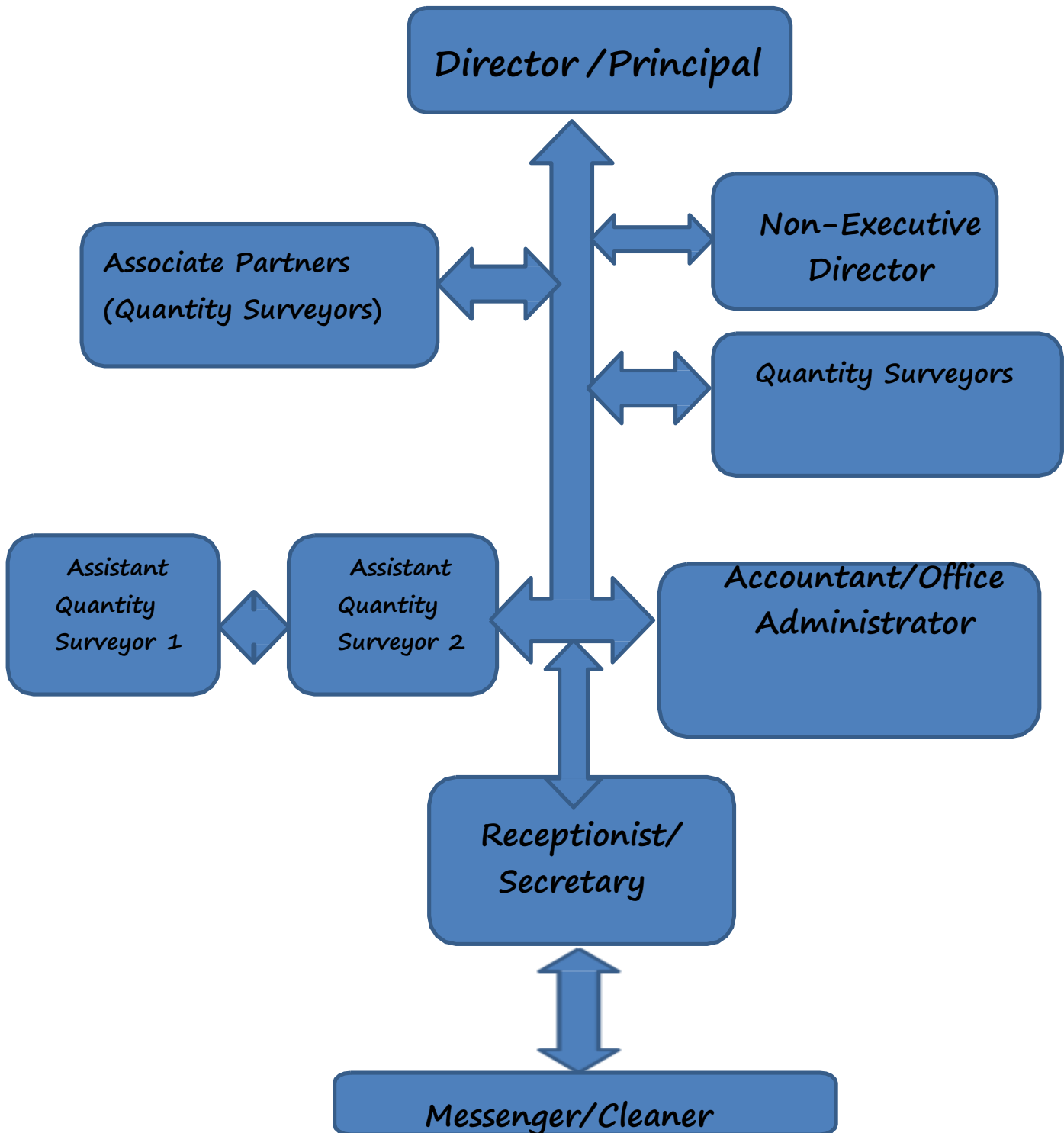
# 01

# Organization

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## BUILDINGSCOPE LIMITED ORGANO GRAM



TEAM COMPOSITION AND TASKMANAGEMENT			
No	Name	Position	Task
1	<b>George Masese</b> <b>BA Building Economics[UON]</b> <b>Registered Quantity</b> <b>Surveyor[1993]</b>	Principal Partner	<ol style="list-style-type: none"> <li>1. Overall Coordination and ensuring efficient project documentation</li> <li>2. Liaison with Project Manager &amp; Client in preparing Work brief including initial Site visit / reconnaissance study</li> <li>3. Coordination with other building Consultants</li> <li>4. In Charge of overall quality control and overall project management including compliance with programs and timelines.</li> <li>5. In the event of excessive work load assist the Associate partners in carrying works listed under their tasks</li> </ol>
2	<b>Fervent Thumbi</b> <b>BA Building Economics[UON]</b> <b>Registered Quantity</b> <b>Surveyor[2006]</b>	Associate Partner	<ol style="list-style-type: none"> <li>1. Project documentation- Taking Off and measurement of works</li> <li>2. Liaise with Principal partner preparing Bills Of Quantities</li> <li>3. Deputize Principal in Coordination with other building Consultants</li> <li>4. Liaise with Principal Partner In Quality &amp; Cost Control and overall project management including compliance with programs and timelines.</li> <li>5. Oversee Peace works delegated to Quantity Surveyor assistants &amp; Trainees.</li> <li>6. Preparation of Valuation of Works &amp; Variation Documents</li> <li>7. Preparation of Project appraisals</li> <li>8. Preparation of Final Account</li> </ol>

TEAM COMPOSITION AND TASKMANAGEMENT			
No	Name	Position	Task
3	Amos Sang (TUK), Registered Quantity Surveyor [2016]	Quantity Surveyors	<ol style="list-style-type: none"> <li>1. Project documentation- Taking Off and measurement of works</li> <li>2. Liaise with Associate Partners in preparing Bills Of Quantities</li> <li>3. Execute Piece Works delegated to by Associate Partner</li> <li>4. Research on Material Prices</li> <li>5. Build up rates to cross check contractor prices</li> <li>6. Preparation of documentation</li> <li>7. Proof reading Documents</li> </ol>
4	Emma Wachira [UON], Registered Quantity Surveyor [2018]		
5	Ruth Kimani	CPA	<ol style="list-style-type: none"> <li>1. Undertake all office Account Management, Management of out of pocket expense</li> <li>2. Assigning duties to Accounts assistant</li> <li>3. Daily banking to the banks and ensuring that our system agrees with the bank statement records</li> <li>4. Reconciliation of daily sales.</li> <li>5. Computation and filling of VAT.</li> <li>6. Management of the daily petty cash.</li> <li>7. Computations of statutory dues</li> </ol>
6	Edward Kwavi	Office Messenger/Assistant	<ol style="list-style-type: none"> <li>1. Under Take all back office documentation work</li> <li>2. Undertake Deliveries</li> <li>3. Facilitate work environment for all members of the team</li> </ol>

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# 02

# COMPANY DOCUMENTS

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REPUBLIC OF KENYA

FORM BN/5



(r. 7)

THE REGISTRATION OF BUSINESS NAMES ACT  
(Cap. 499, Section 14 (2))

**CERTIFICATE OF REGISTRATION OF A CHANGE OF PARTICULARS**

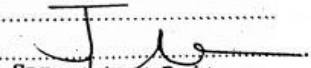
I HEREBY CERTIFY that a change of particulars has this day been registered in the Register of Business Names in respect of the business name of BUILDING SCOPE.

which business name was originally registered under the provisions of the Registration of Business Names Act on the 27th day of January, 1998 under Number 276429 Consequent on the registration of such change in particulars George masese Morara and Mutua Kathendu.

are now registered as carrying on business at Plot No. 209/638/2, Cianda House, Koinange Street, P.O. Box 28875, Nairobi.

under the (said) business name (of BUILDING SCOPE.

GIVEN under my hand at Nairobi this Eighteenth day of October Two thousand and Two.

  
Sr. Assistant Registrar

GPK(L) 1010-10m-10/2000



(r. 7)



No.  
C. 159781

## CERTIFICATE OF INCORPORATION

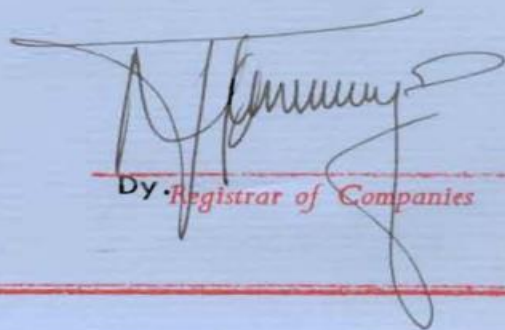
*I hereby Certify, that—*

BUILDING SCOPE LIMITED.....

is this day Incorporated under the Companies Act (Cap. 486) and that the Company is LIMITED.

Given under my hand at Nairobi this FOURTEENTH day  
of AUGUST Two Thousand AND EIGHT



  
Dy. Registrar of Companies





BUSINESS REGISTRATION SERVICE  
P. O. BOX 30031  
NAIROBI  
16 MAY 2023

To  
BUILDING SCOPE LIMITED  
P.O. Box 8035  
00200 - CITY SQUARE

## THE COMPANIES ACT, 2015

Records relating to the below company held by the Companies Registry as at 16 May 2023

COMPANY	BUILDING SCOPE LIMITED
COMPANY NUMBER	C.159781
NOMINAL SHARE CAPITAL	200,000.00
NUMBER AND TYPE OF SHARES (VALUE PER SHARE)	ORDINARY: 2000 (KES 100.00 EACH)
DATE OF REGISTRATION	14TH AUG, 2008
REGISTERED OFFICE	P.O BOX 2772-00200 CITY SQUARE TELEPHONE: +254722529895, EMAIL: GMASESE@GMAIL.COM COUNTY: NAIROBI, DISTRICT: NAIROBI WEST DISTRICT , LOCALITY: NAIROBI WEST STREET: KAMBURU DRIVE, BUILDING: PLOT, BUILDING, 2
POSTAL ADDRESS	P.O BOX 2772-00200 CITY SQUARE
ENCUMBRANCES	

Name of Directors and Shareholders of the above company with their particular are as follows

NAME	DESCRIPTION	ADDRESS	NATIONALITY	SHARES
EMMA WANJIKU WACHIRA	DIRECTOR	P.O BOX 241 NANYUKI	KENYAN	
VIOLET KIBERA KADENYI	SECRETARY	P.O BOX 2772	UGANDA	
GEORGE MORARA MASESE	DIRECTOR/SHAREHOLDER	P.O BOX 2772 CITY SQUARE	KENYAN	ORDINARY: 990
MUTUA KATHENDU	DIRECTOR/SHAREHOLDER	P.O BOX 2772 CITY SQUARE	KENYAN	ORDINARY: 10
TOTAL				1000

Yours Faithfully,  
REGISTRAR OF COMPANIES



REF NO: 0S-52FZJQVE

DISCLAIMER: THIS IS A SYSTEM GENERATED CERTIFICATE AND DOES NOT REQUIRE A SIGNATURE

**George Masese**

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**From:** Architectural Association of Kenya <aak=aak.or.ke@mail212.atl81.rsgsv.net> on behalf of Architectural Association of Kenya <aak@aak.or.ke>  
**Sent:** Tuesday, August 28, 2018 12:49 PM  
**To:** masese@buildingscope.co.ke  
**Subject:** AAK ADVOCACY: SINGLE BUSINESS PERMITS FOR PROFESSIONALS

[View this email in your browser](#)





**CHARLES KERICH,**  
COUNTY EXECUTIVE COMMITTEE MEMBER, LANDS,  
URBAN RENEWAL AND HOUSING,  
AGS. COUNTY EXECUTIVE COMMITTEE MEMBER, FINANCE & ECONOMIC PLANNING  
NAIROBI CITY COUNTY GOVERNMENT  
CITY HALL, MAMA NGINA STREET,  
NAIROBI.  
Email: [info@nairobi.go.ke](mailto:info@nairobi.go.ke)

Dear Sir,

### RE: SINGLE BUSINESS PERMIT FOR PROFESSIONALS

Please receive warm regards from the Architectural Association of Kenya.

Reference is made to our previous correspondence regarding Single Business Permit for professionals in Nairobi.

We have received communication from our membership regarding continued harassment by enforcement officers from the Nairobi City County Government about supposed requirement to obtain Single Business Permits. The Officers have made specific reference to Constitutional Petition No. 97 of 2016 filed by the Pharmaceutical Society of Kenya against county governments in Kenya that they claim overturned Ruling of High Court of Kenya, in Misc. Application No. 782 of 2000 that prohibited local authorities from requiring registered professionals to obtain single business permits to conduct business.

We make specific reference to Section 35 of the judgment as quoted below:

*'35. In conclusion, I find that functions of County Governments include Trade Development and regulation (Excluding regulation of professions). As stated earlier, pharmacy is a profession but to the extent that it also involves selling of pharmaceutical products, it is a trade as opposed to professions such as law and architecture which render services only. By being asked to pay Trade licenses for their business premises, the County Governments cannot in any manner be said to be regulating or controlling the profession.'*

**HEAD OFFICE**  
Architectural Association of Kenya,  
Blue Violets Plaza, Kariakubu Drive, off Ngong Road,  
P.O. Box 4258 Nairobi, 00100  
Telephone: +254-020-24210806, 24205922  
Mobile: +254-721-691-337  
Email: [ask@aak.or.ke](mailto:ask@aak.or.ke)  
[www.aak.or.ke](http://www.aak.or.ke)

1 | Page



It is our considered opinion that this does not overturn the previous ruling that clearly stated that regulated professionals are not required to obtain single business permits and which remains in force and should be respected by all parties concerned.

This is therefore to request you to provide written directive on this matter and which should be made available to your enforcement officers as well as practicing professions for the record.

We look forward to a continued and productive partnership between our two organisations.

Yours faithfully,



**Emma Miloyo**  
**President**  
**ARCHITECTURAL ASSOCIATION OF KENYA**

CC:

ALL MEMBERS, ARCHITECTURAL ASSOCIATION OF KENYA

Telephone: +254 20 2221349  
Website: www.nairobi.go.ke

NAIROBI CITY COUNTY



City Hall  
P. O. Box 30075-00100  
Nairobi  
KENYA

**OFFICE OF THE COUNTY ATTORNEY**

**Ref:** NCC/CA/LK/231/E/18

**DATE:** 17<sup>th</sup> August 2018

Architectural Association of Kenya  
Blue Violets Plaza, Kamburu Drive  
Off Ngong' Road  
NAIROBI

ATTN: EMMA MILOYO

Dear Sir/Madam,

**RE: SINGLE BUSINESS PERMIT FOR PROFESSIONALS**

We are in receipt of your letter Ref NCCG 718/F01 dated 12<sup>th</sup> July, 2018.

We have noted your sentiments as conveyed and have duly appraised the relevant sectors on the correct position elucidated in the mentioned decision.

We anticipate that your members should now be able to conduct business without any harassment.

We look forward to fruitful interactions with your association.

Yours faithfully,

  
**LYDIAH KWAMBOKA**  
**COUNTY ATTORNEY**



**Single Business Permits for  
Professionals.**

Dear AAK Members,

The Architectural Association of Kenya has continued to engage with the Nairobi City County Government, of Nairobi regarding the demands for professionals to obtain single business permits, most recently on 12 July 2018, as attached.

We have now received communication from the County, affirming that the enforcement officers have been guided accordingly and that no such demands will be made to our members.

A copy of the communication is attached for your information and record.

**Emma Miloyo**  
**President, AAK**



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You are receiving this message because you are a member or partner of the Architectural Association of Kenya

**Our mailing address is:**

Architectural Association of Kenya  
Blue Violets Plaza, Kamburu Drive, Off Ngong Road  
P.O. Box 44258-00100  
Nairobi 0  
Kenya

[Add us to your address book](#)

**Certificate Date:** 05/04/2016**Personal Identification Number**

P051335550C

This is to certify that taxpayer shown herein has been registered with Kenya Revenue Authority

**Taxpayer Information**

<b>Taxpayer Name</b>	BUILDING SCOPE LIMITED
<b>Email Address</b>	INFO@BUILDINGSCOPE.CO.KE

**Registered Address**

<b>L.R. Number :</b>	<b>Building</b> MENELIK COURT APARTMENTS
<b>Street/Road</b> NGONG ROAD	<b>City/Town :</b> NAIROBI CITY (WEST)
<b>County :</b> Nairobi	<b>District</b> Dagoreti District
<b>Tax Area</b> Dagoretti	<b>Station</b> West of Nairobi
<b>P. O. Box</b> 2772	<b>Postal Code</b> 00200

**Tax Obligation(s) Registration**

<b>Sr. No.</b>	<b>Tax Obligation(s)</b>	<b>Effective From Date</b>	<b>Effective Till</b>	<b>Status</b>
1	Income Tax - Company	31/12/2009	N.A.	Active
2	Income Tax - PAYE	01/12/2011	N.A.	Active
3	Value Added Tax (VAT)	01/03/2016	N.A.	Active

The above PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your accounting end month is December unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligation(s) with 'Dormant' status will automatically change to 'Active' on date mentioned in "Effective Till Date" or any transaction done during the period. This certificate shall remain in force till further updated.



## BOARD OF REGISTRATION OF ARCHITECTS AND QUANTITY SURVEYORS

*This is to certify that*  
**Building Scope**

*is registered to provide*


**Quantity Surveying Services**

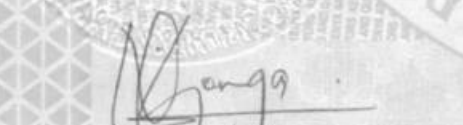
*in accordance with the terms of the Architects and Quantity  
Surveyors Act (Cap. 525) of the Laws of Kenya*

*In witness whereof the Common Seal  
has been hereto affixed at a meeting of the Board.*

  
Chairman

  
Member

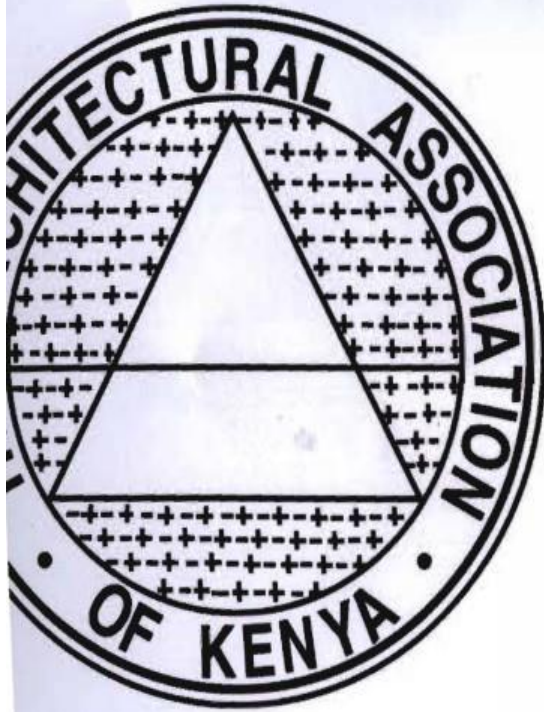
  
Member

  
Registrar

Registered Serial No. **073Q**

Date **23<sup>rd</sup> January 2006**





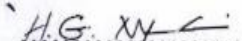
**We certify that**

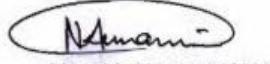
*Building Scope Limited*

**Was Registered on** *29<sup>th</sup> September 2009*

**as a Firm Member of the Architectural  
Association of Kenya, founded in 1967**

  
.....  
man

  
.....  
Member of Council

  
.....  
Member of Council

  
.....  
Honorary Secretary

**038**  
.....  
Serial No.









Serial No: AAK/202490176

**THE ARCHITECTURAL ASSOCIATION OF KENYA**

Incorporating Architects, Quantity Surveyors, Town Planners, Engineers, Landscape Architects  
Construction Project Managers and Environmental Consultants.

**ANNUAL MEMBERSHIP CERTIFICATE**

We certify that **MASESE GEORGE**

is a **CORPORATE** Member of the **QUANTITY SURVEYORS** Chapter of the

Architectural Association of Kenya, Member No, **1874**

This Certificate is Valid for the Period **01 January 2024** to **31 December 2024**

Issued this **29 February 2024**

Under the Seal of the governing Council

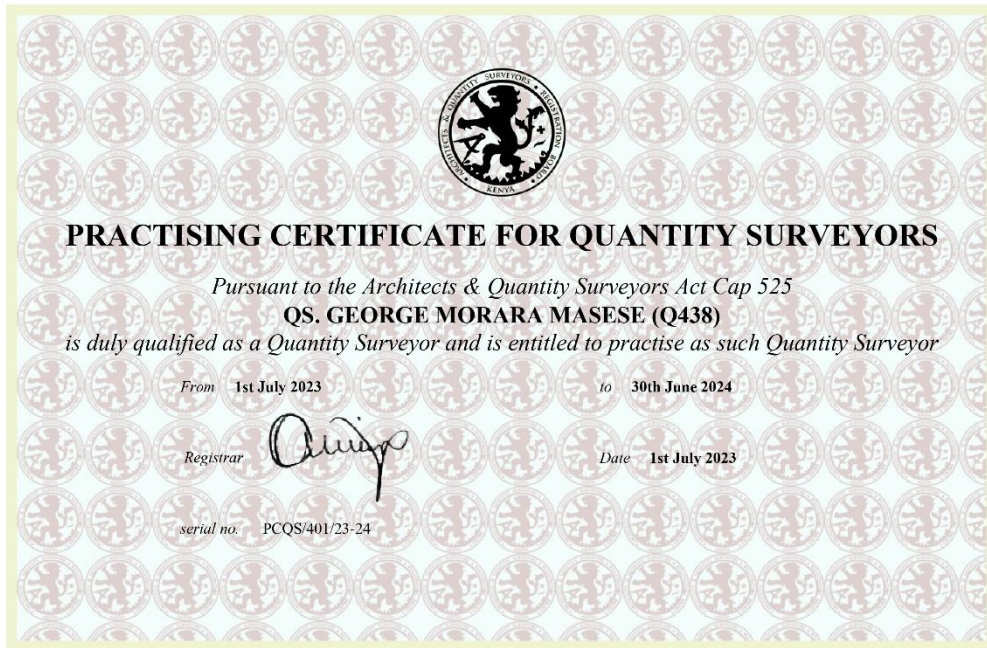
President 

Hon Secretary 

Hon Registrar 



**Disclaimer :** This is a system generated document. To validate Scan QR CODE with your mobile phone or tablet using a standard scanner or visit [www.members.aak.or.ke](http://www.members.aak.or.ke)





www.kra.go.ke

## Tax Compliance Certificate

For General Tax Questions  
Contact KRA Call Centre  
Tel: +254 (020) 4999 999  
Cell: +254(0711)099 999  
Email: callcentre@kra.go.ke

Taxpayer PIN : P051335550C

Certificate Date: 06/06/2023

Name and Address :

Building Scope Limited

MENELIK COURT APARTMENTS, NAIROBI CITY (WEST), Dagoreti District,  
PO Box:2772,  
Postal Code:00200

Certificate Number:

KRAWON1339366023



**This is to confirm that Building Scope Limited,  
Personal Identification Number P051335550C  
has filed relevant tax returns and  
paid taxes due as provided by Law.**

**This Certificate will be valid for  
twelve (12) months up to 05/06/2024.**

**Caveat:** This certificate is issued on the basis of information available with the authority as at the certificate date mentioned above. The Authority reserves the right to withdraw the certificate if new evidence materially alters the tax compliance status of the recipient.

**Disclaimer :** This certificate is system Generated and therefore does not require signature. You may confirm validity of this certificate on the iTax Portal by using the TCC Checker. This certificate confirms your compliance status for a period of five years preceding the date of issue. The certificate may however be withdrawn on grounds of outstanding debt affecting periods prior to this.

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# 03

# PROFESSIONAL INDEMNITY

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**PIONEER GENERAL INSURANCE LIMITED**

P.O. BOX 20333 - 00200, NAIROBI, KENYA  
MOI AVENUE, NAIROBI  
2220814  
pioneergeneral@pioneerinsurance.co.ke  
http://www.pioneerassurance.co.ke

**PROFESSIONAL INDEMNITY INSURANCE POLICY SCHEDULE**

**Intermediary :** COURTESY INSURANCE AGENCY **Policy No.** HQ/0502/2022/05/000268  
**The Insurer:** PIONEER GENERAL INSURANCE LIMITED **Currency:** KSHS

**Name and Address of Insured**

BUILDING SCOPE LIMITED  
P.O. BOX

KENYA

**PIN : P051335550C**

**Business or Occupation of Insured****Period of Insurance**

(a) From 18/05/2022 to 17/05/2023 both dates inclusive

(b) Any subsequent period for which the Insured shall pay and the company shall accept a Renewal Premium

**Premium:** 40,700.00  
**Stamp Duty:** 40.00  
**Training Levy:** 81.00  
**Policy Holder Fund:** 102.00  
**First Premium:** **40,923.00**  
**Renewal Premium:** 40,883.00  
**Renewal Date:** 18/05/2023

**Insured BUILDING SCOPE LIMITED**

Insured - BUILDING SCOPE LIMITED			
Partners/Principals	Clerks	Qualified Assistants	Other Staff
1	0	2	1
Limits of Indemnity			
Any One Event	Aggregate Per Policy Period	Excess	
15,000,000.00	15,000,000.00	Minimum Deductible (Kshs ) 2.5% Each and Every Loss Minimum 100,000	
Extensions (Sublimated To Maximum Of 10% Of Policy Limit)			
Loss of Documents	Employee Dishonesty	Defamation	
1,500,000.00	1,500,000.00	1,500,000.00	

Signed on **18/05/2022** by **TNGANGA** on behalf of the Company



Authorized Signatory **TNGANGA**

Printed on 18/05/2022

Sch 1 of 1

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**PIONEER GENERAL INSURANCE LIMITED**

P.O. BOX 20333 - NAIROBI , KENYA  
MOI AVENUE, NAIROBI  
E-MAIL:pioneergeneral@pioneerinsurance.co.ke

Website:http://www.pioneerassurance.co.ke

**POLICY ENDORSEMENT REPORT**

Intermediary:	<b>COURTESY INSURANCE AGENCY</b>	Endorsement No:	<b>E/HQ/0502/2023/06/001340</b>
Policy No:	<b>HQ/0502/2022/05/000268</b>	Currency:	<b>KSHS</b>
Class of Business	<b>PROFESSIONAL INDEMNITY</b>	Additional Premium	<b>40,700.00</b>
Name and Address of Insured		TRAINING LEVY - UW	<b>81.00</b>
		PHFUND - UW	<b>102.00</b>
		Total Premium	<b>40,883.00</b>
<b>BUILDING SCOPE LIMITED</b>		With Effect From :	<b>09/06/2023</b>
<b>P.O. BOX</b>			
<b>KENYA</b>			
<b>PIN :P051335550C</b>			

Policy Cover Period : **09/06/2023 to 08/06/2024.**  
Notwithstanding anything contained herein to the contrary, it is hereby declared and agreed that with effect from 09/06/2023, the cover provided under this policy in respect to BUILDING SCOPE LIMITED is deemed to be RENEWED for a further period of 12 months and shall expire on 08/06/2024.

Scope of cover: STD

Consequently, the above noted renewal premium is due from the Insured.

For and on behalf of PIONEER GENERAL INSURANCE LIMITED  
Prepared By : **PNDERU** Signed **Signed on 09-JUN-2023**



Please pay your premium to our MPESA pay bill number 999415 by using your Debit Note Number or PIN Number or Vehicle Registration number as Reference.

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# 04

## KEY PERSONNEL DETAILS

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<b>NAME</b>	<b><i>GEORGE M. MASESE</i></b>
<b>DESIGNATION</b>	<b><i>PRINCIPAL PARTNER</i></b>
<b>POSTAL ADDRESS</b>	<b><i>P.O.BOX 2772- 00200 NAIROBI</i></b>
<b>TELEPHONE</b>	<b><i>+254 722 529 895 +254 736 529 895</i></b>
<b>E-MAIL:</b>	<b><i><a href="mailto:masese@buildingscope.co.ke">masese@buildingscope.co.ke</a> or <a href="mailto:gmasese@gmail.com">gmasese@gmail.com</a></i></b>
<b>MAIN ROLES</b>	<b><i>Principal Quantity Surveyor in charge of Preparing Preliminary project studies, cost estimating, cost planning and control, Bills of Quantities, bidding, contract documentation and administration.</i></b>



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# 05

# EQUIPMENT

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	EQUIPMENT	
ITEM	DESCRIPTION	QUANTITY
A	DELL desk top Computer Intel Core 2 Duo 2.6 GHZ 500GB HDD	1
B	HP desk top Computer Intel Duo Core 2.6 GHZ ram 2GB 500 HDD	2
C	HP desk top Computer Intel Duo Core 1.8 GHZ ram 4GB 500 HDD	1
D	Lenovo Laptop Core I 3 Laptop Intel Duo Core 2.6 GHZ ram 4GB 1TB HDD	1
E	HP Laptop Core I 3Laptop Intel Duo Core 2.6 GHZ RAM 4GB 500 GB HDD	1
F	Kyocera DC-2325 : Printer, Scanner, Printer and copying machine	1
G	Benq Scanner 5000-B	2
H	Heavy-duty Binder	1
I	Zuku Fiber	

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# 06

## COMPANY PROFILE

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## **COMPANY PROFILE**

**BUILDING SCOPE** was formed and registered in Kenya in January 1998. The firm changed from a partnership to a limited liability company in 2008. The firm's aim is to provide a flexible and aggressively priced package of construction cost and management services to suit developers of building and civil engineering projects within the existing professional consultancy framework in Kenya.

**BUILDINGSCOPE** offers the following services:

### **QUANTITY SURVEYING SERVICES**

1. **Feasibility studies**
2. **Estimating** the cost of proposed projects
3. Providing **comparative cost information** during design to realize **economical designs**
4. Advice on **cost saving measures** during the construction stages of projects
5. Preparation of **tender documents** i.e. Bills of quantities, specifications, and contract agreements
6. Initiating and participating fully in **tendering**
7. **Negotiating** tender sums with contractors on behalf of clients
8. Preparation of **tender analyses and reports**
9. Preparation of **schedules of materials**
10. Preparation of "labour only" contract agreements
11. Advice on **economical contract administration approaches**
12. **Construction Management Services on both small and large scale projects**

### **SPECIALIZED SERVICES**

1. **Client Representative Services**
2. **Lenders' Technical Advisory Services**
3. **Project Audits**

The directors at **BUILDINGSCOPE** have a rich background in all aspects of Quantity Surveying and have individually or as a team handled a wide spectrum of projects of varying complexity and size, involving different types of clients. This ensures that the firm has sufficient capacity to meet all client needs that may arise.

The working policy of **BUILDING SCOPE** emphasizes high professional standards and ability to respond quickly to project needs. This makes **BUILDING SCOPE** a very resourceful group to include in your project team.

**BUILDING SCOPE** uses a working approach whereby the directors attend personally to all the matters

relating to the projects under their care. However, we recognize the strength that lies in pooled resources, and all directors and staff do work as a team in tackling project tasks

**BUILDING SCOPE** prides itself on having an innovative and resilient team of young professionals that have the flexibility and approachability uncharacteristic of the old established firms. Through our collective experiences, the firm is thoroughly grounded in all aspects of Quantity Surveying and Project Management. In addition to the basic academic

And professional qualifications required of a quantity surveyor, the directors each have their special areas of interest all tailored to meet today's clients challenging needs.

### **INFORMATION TECHNOLOGY AS A TOOL OF TRADE & COMMUNICATION**

Building Scope has successfully completed a computerization process that involved investment in up-to date computer hardware and software. The firm has invested in *WinQs*, Quantity Surveying software that aids in the production of Bill of Quantities and other contract documents within a shorter term while achieving higher levels of accuracy.

For measurements the firm uses **Blue Beam Revu** and **Adobe Acrobat** and is in the process of acquiring **DimensionX** software to automate the measurement process further. This will yield positive results due to increased accuracy as well as higher efficiency allowing the directors and staff more time to attend to aspects other than taking off and billing on Quantity Surveying jobs.

It is important to note that in Building Scope, measurement of works (*take offs*) are carried out *on screen* which is more efficient and time saving as we do not have to wait for the Architect to print the drawings and send to us but we request for a soft copy of the works in PDF and proceed to carry out the measurement of the works.

Initial estimates are shared with the Client and other consultants via PDF for comments and all documents to be shared to the rest of the team are scanned and shared instead of making copies and circulating

At Building Scope we encourage Consultants to Share their Works Photographs and any Bulky stuff Via either DropBox Or WeTransfer (We believe that this is our little way of executing our works in a *green* way and contributing to saving global warming)

Building Scope has also implemented a secure back up system thus ensuring that the Client information and data in our custody is kept secure and may be called up for consultation at any time.

We have a fiber connection with ZUKU fiber limited with backup modems purchased from mobile network providers just in case one is not in the office.

The human element that drives the systems which have so far ensured the success of the firm is carefully selected and recruited for sustainability and growth, both for the company and for the staff.

The directors all believe in charting clear career paths for any staff recruited and actively mentor any staff recruited to ensure that they remain focused and motivated. The quality of the formation given by the Building Scope working environment is proven by the number of staff members that have been poached from the practice by competing firms.

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07

# WORK METHODOLOGY

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## BACKGROUND

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A description of the approach, methodology and work plan for performing the assignment, including a detailed description of the proposed methodology and staffing for training, if the Terms of Reference specify training as a specific component of the assignment

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### Methodology and Work Plan

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#### 1. Preamble

Expert cost advice is essential if a building is to be designed and constructed optimally within the Clients brief and budget

The various roles to be carried out by Building Scope Ltd in Quantity Surveying Consultancy for the Proposed Works can best be described under the various stages of the design process:-

#### 2. Inception

This is the stage when the original idea of the project is formulated and thought given to issues such as:-

- (a) Nature, size and function of the proposed works
- (b) Timescale and financial limits
- (c) Confirmation of site ownership, boundaries, restrictive covenants and other associated consideration- by site visit

#### 3. Outline Proposals

At this stage various schemes will be developed by the design team and passed on to us for preparation more detailed cost estimates.

We will maintain close contact with all the other professionals to determine the cost implication of the alternative proposals as they are prepared and to subsequently ensure that the proposals keep within the budget and outline cost plan.

#### 5. Scheme Design

Once the outline proposals have been finalized, the process moves on to scheme design where wider issues of appearance, method of construction and outline specifications are discussed.

We will at this point develop a cost plan showing the proposed distribution of costs to the various components of the project works e.g. partitions, finishes, electrical and mechanical works etc.

A wide range of design and construction matters will be considered at this stage and our cost estimates for the various alternatives (incorporating both initial and future costs) will be essential in comparing the various alternative proposals.

This will be an interactive process between the design team and Client that finally leads to approval by the Client regarding the design, budget and cost plan.



## 6. Detail Design

The design will be developed in depth at this stage with the final decisions being taken in respect of all the individual components which together make up the complete works.

During this stage we will be engaged in the preparation of estimates of cost for the alternatives proposed and will continue with cost checks on the cost plan to ensure that the employer's budget is not exceeded.

We will then prepare a detailed report incorporating the design teams' detailed document including our refined cost plan.

### i. Preparation of Bills of Quantities

Prior to the preparation of Bills of Quantities, the full design for the whole development, specifications for building materials, fittings, fixtures and every component of the proposed works shall have been concluded in the Production Information Stage.

When preparing the Bills of Quantities we will continuously check all particulars including cross references, and will prepare a query list for the Architect and Engineers covering the omission of necessary information, discrepancies and ambiguities.

This query list will in turn provide the Architect and Engineers with an opportunity to clarify these points and amend the documentation prior to the tender stage.

We will also check the adequacy of Prime Cost Sums (usually provided by Services Engineers) and Provisional Sums and ensure that no information is outstanding from fellow Consultants and that all consents have been received and conditions complied with.

We will liaise with the other members of the Consortium and the Client Representative to review each building system and component. Value, quality, and life expectancy are key components we use to determine which recommendations will best meet the needs of our clients. We use a formalized process to identify, present, and track each value engineering option with detailed submittals for each item, along with a tracking log that offers an overview of the progress of the value engineering process.

When presenting value engineering options to a client, our team categorizes each option according to our key considerations during value engineering:

*Cost Reduction* – A less expensive alternative to a specified product or system, which may or may not include a difference in quality?

*Value Added* – A higher quality product that may or may not carry a higher price but will bring added value to the project;

*Life-Cycle Analysis* – During our review of products and systems, we typically identify options that will allow us to strike the proper balance between initial construction cost and long-term operational costs;

*Maintainability* – We review the building from the perspective of the owner's maintenance staff and recommend products that can produce long-term savings through reduced maintenance costs.

## **“Green Building Works”**

Though this may fall under the scope of the Architect, we will advise during our design meetings on how to make the fit out Green.e.g

1. Use of engineered timber floor finishes such as bamboo flooring
  2. Advising both the Architect & the Electrical engineer to use energy saving bulbs
  3. Advising the Architect to design the offices and Bank fit out in such a manner that we have cross ventilation thus reducing on the cost of using Air Conditioning.
  4. Use of solar heating as an option instead of electricity. We can consider an option of the backup systems power e.g. UPS and power backup batteries to be charged using solar power
  5. Use of MDF in Partitions and large windows to enable natural lighting
  6. as consultants, advocating for communication via e-mail so as to avoid printing
  - 6b.The Design to include structural cable networking to allow employees share data via network as opposed to printing.
  7. Using some of the “waste” from hacking the walls and floors can be used as Cabro works bedding instead of sand/or quarry chips.
  8. Use motion sensors in in some of internal and external lighting so as to save electricity
  9. Allow for a waste water recycling plant and reuse it for gardening
  10. Surface Design:-advise the Architect to use lighter and or brighter colours so as to maximize on natural lighting.
  11. Use of nontoxic Eco Paints
  12. Allow for design that incorporates flower pots for natural plants and landscaping.
  - 12b.Greenvertising: Using plants to advertise by intelligently cutting them to read say the name of the institution in the landscaping works.
- Pedestrian Paving blocks can have gaps in between and we can have grass grown in between.
13. Use of excess spaces wisely under stairs for instance can be used as a photocopier space or designed as additional cabinets for storage

### **ii. Tender Action**

This will entail pre-qualification of bidders through an appropriate method to be agreed with the CLIENT and as per the Procurement regulations. We will advise on the pre-qualification and short-listing of qualified bidders.

#### *Bidding:*

- (a) We shall submit final bidding documents to the Client for comments and / or approval.
- (b) We shall issue the documents to the pre-qualified Contractors, making sure that the Client is kept abreast of the procedure and has all the necessary documents in their possession.
- (c) Opening of the bids shall be at a venue and on a date and time and conforming to a procedure

Pre-determined and approved by the Client and in conformity with the laid down procurement regulations

**Bid Evaluation:**

We will carefully examine the priced bid documents for technical and financial evaluation. The resulting evaluation reports will include the following information: -

- (a) Basic data: List of bidders, list of those who returned their documents, date that bids were opened, total prices as read out and as corrected
- (b) Evaluation of Prices: We will examine the quoted prices to check for the following: -
  - (i) Their consistency throughout the bid documents and comparability to the current market prices
  - (ii) Their capacity to remain applicable throughout the contract period when weighted against market forces like inflation, currency fluctuations, etc.
- (c) Technical Evaluation: The following shall be checked: -
  - (i) Similar projects carried out in the past.
  - (ii) Suitability of Contractors equipment and manpower.
- (d) General: Look at the responsiveness of the tender generally and any possible deviations from the conditions lay out in the tenders.

**Recommendation of Award:**

Based on the foregoing evaluation, we will recommend the award of the Contract to the bidder considered most appropriate.

The tender evaluation reports will be sent to the Client under confidential cover for consideration and actual award of the contracts. The Consultants then in liaison with the Client will prepare the necessary contract documents for signatures.

The award of the contract will however be at the discretion of the Client and all tenderers will have been informed during the prequalification process that the Client does not commit itself to award the contract to the lowest or indeed any tenderer.

### iii. Financial Contract Administration:

Financial Contract Administration works will form a very important part of the project and we intend to give it due attention. During this stage we undertake the following tasks: -

1. At the outset, guide the Contractor in the draw-up of a comprehensive and realistic works programme

In accordance with the bid document.

2. Produce cash-flow projections for use by the Client for planning purposes(if required)
3. Ensure that the Main Contractor and his Sub-Contractors have complied with all the statutory requirements as may be required, including insurances, performance bond etc.
4. Attend the routine matters e.g. Prepare well in advance for site meetings and inspections, etc. as appropriate.
5. Prepare periodic Project Financial Appraisal Reports including monitoring of variations if any.
6. Prepare the necessary Monthly Interim Valuations for payment certificates as appropriate.
7. Prepare the Final Account in liaison with the Main Contractor and the rest of the Project Team.
8. Recommend final payments and conclude the Main Contract and sub-contracts in a final report detailing what has transpired and defining the final product and what it entails.

### **Variations & Corrective Action**

We appreciate that the projects are dynamic and in many instances the Client has a better feel after the setting out has been carried out, and construction commenced. Instances of “block here and add an entrance there” are common.

We will seek to advise the Clients to minimize variations, though in the event that these variations are absolutely necessary, we will strive to arrest these variations immediately. Those that call for a change in specification, we will engage the suppliers and the contractor to give us a rate which we will compare with the supply cost and negotiate with the contractor to ensure that the Client gets value for money at an optimal cost.

We are well aware that at this stage the contractor is not subject to competitive bid and may seek to give high rates. (See also addendum below on dispute avoidance)

We also advise the Client to approve variations expeditely following our due diligence to avoid a case of claims on delay.

We also appreciate that the nature of Contract that we advise the Client to sign (JBC building contracts) which is a supply and fix/full contract, cuts out delays caused by delays in procurement as is in the case of self-built projects

Work program: - the contractor is required to provide a work program which he is required to adhere to

Communication Channels:-At commencement it is imperative to inform all parties on the correct communication channels to avoid any consultant or Contractor citing delay due to lack of a detail and/or information

## Cost Saving Measures, Methods and technic used at Building Scope Limited

We appreciate that each project comes about with its own peculiarities and intricacies and it is hard to predict some of the Challenges & savings in cost that can come about.

Some of the measures methods and technics that can be used or have used.

1. We always re-measure provisional works. Experience has shown that more often than not the amounts allowed for in provisional sums are higher than actual cost of works carried out.
2. Instance where a variation arises we always cross check with suppliers to counter check the prices of the materials. We then engage the contractor on how he built his rate if we feel he is charging too high. This also enables us to negotiate with the contractors to reduce the rates of variation items from a point of knowledge
3. We also ensure that in our bills of quantities we have a schedule of materials at the end. We are able to do this by anticipating alternative material that can be used instead of the current one specified. This assists in ensuring cost control and given that they form part of the contract we avoid a situation of a contractor over charging simply because there is no competition during construction.
4. Pre tender/bid consultants meeting. Specifically when projects are at design stage we hold several design stage meetings to deliberate on design materials and ways of cutting down costs.  
4b. If allowed some of the waste from hacking the walls and floors can be used as Cabro works bedding instead of sand/or quarry chips. From this we can make a saving on the contractors cost of carting away waste from site.
5. In some instances the initial design is expensive and has to be revised. For instance, Bank of Africa Digo road Mombasa  
The initial design indicated a roof slab which would delay delivery of the works. We suggested that the engineer consider a pitched roof as an alternative which may cut down costs.
6. Client supplied materials. In Kirichwa Creek Town houses we advised the Clients to purchase some of the finishes from China and Spain. This they confirmed enabled them save substantially.
7. In some instances we appreciate that main contractors do not carry out the work and instead they hire domestic subcontractors e.g. aluminum windows and joinery. This essentially leads to double charging i.e. the subcontractors charge their rates and the main contractors mark up their profit. In Kirichwa Creek apartments and the Lofts along Wood Avenue we had aluminum windows omitted from main contract and sub contracted these items directly and even with the extra charge on contractors profit and attendance we did manage a saving.  
One has to be careful though in such a situation since problematic contractor can choose to put up a claim for loss of income.
8. Clerk of Works:-We would propose that if it is possible we have a full time Clerk of Works. They enable quick responses in matters to do with details required by the contractor and any challenge on site.
9. On time delivery of works:-when work is delivered on time, the Client saves in various ways. They would stop paying rent where they are currently operating from and the return on investment period starts counting immediately.

Building Scope appreciates and always seeks to foster good relationship amongst its clients and contractors.

#### **Clients**

1. **Bank of Africa Kenya Limited:** We have had a long and fruitful relationship during which we have served **Bank of Africa** diligently. We have provided personalized service which more often than not has attention of the Principal Partner.
2. **Spartan Developers:** you will note from our Schedule of works we have established a good relationship with them and we still have two more jobs which are on our desk.
3. **Deacons (K) Limited.** We have been their key quantity surveyors and they have learnt to trust us. In some instances we have worked with drawings from South Africa (Mr. Price & Wool Worthy) And Hong Kong (Bossini Brand) and have run a project to completion without a supervising architect.
4. **Rippling Waters Limited**
5. **Sayani Enterprises Limited.**

#### **Contractors**

With contractors we have worked well with most of them and reference can be made to Chartered Engineering, Model builders, Flooring and Interiors to mention few.

It is for this reason that, on our own accord, we added the caption on *Practices and processes in minimizing and solving disputes*.

We have never been to Arbitration with any contractor and one that we came close to, **Royal Nairobi Gym and Spa** (this arose due to delayed payments to the contractor) we managed to resolve it between the contractor the principal partner Building Scope (G. Masese) and the past chairman Royal Nairobi Golf Club C. Kahura and the then chairman of Royal Nairobi Golf Club (Mr. Z Parikh). We were able to bring down a claim by the contractor from about 30 million to Kshs 6million.

One of the ways that we managed to do this is by direct interaction between the contracting parties and avoiding letter writing by his quantity surveyors.

We believe in good correlation and always believe that when you are fair to all then in future you can always call upon a contractor to bid for works and he will always come in for you and for clients they will have faith in you and can always count on you to ensure their interests are safe

#### **Addendum**

We note that minimizing disputes attendance to the same at an early stage is crucial for a project of this nature which has tight timelines is very important.

It is thus important to mention some of our practices which seek to cut down the risk of dispute to the contracting parties and their Agents/associates

#### **Practices and Processes in Minimizing and Dealing With Dispute**

- **Project Ownership:-**Emphasizing /preaching project ownership by all parties involved. We at Building Scope will always advise the contractor to own the works – to treat the works as his own. We always emphasize that when the product is good the contractor looks good, the Client looks good and the whole team looks good.
- **Attendance to variations in due time:-**A major cause of dispute is variations, as Quantity Surveyors we will strive to minimize variations. At initial contract documentation we try to visualize as many *measurable* items that can bring about variations and include them in the bills. Those not measurable include them as Day work rates or in the Schedule of Rates



- Provisional Sums:-Request for details and re-measurement while dealing with Provisional Sums. Seek confirmation of Bills of Variations with the main contractor and advise both on the cost implication
- The early involvement of head contractors, designers and specialist subcontractors with the client and other project sponsors (including end users, financiers, and operators) to boost trust levels and team relationship.
- There are strategic decisions that clients and contractor can take during the earliest stages of project initiation in cases where difficulties are encountered.
- We recognize that each construction project involves the creation of a new group of people with diverse interests. Therefore create a culture within the group which is project oriented but which recognizes the financial and social requirements of each participant, and facilitates the building of trust between them.
- Creation of agreed-upon processes for realistically and rationally dealing with unexpected events that channels the parties' problem-solving efforts constructively; avoid the chaos that can ensue if there are no recognized rules for dealing with a problem; encourage the parties to "fix the problem rather than fix the blame;" and prevent a problem from escalating into an adversarial confrontation or a dispute.
- Project Documentation: - Have site meetings regularly and keep a record of the same. Take photos of work of alterations and restorations they always help jog the mind
- Privileged Information and contracting Parties:-Learn about contracting parties & Consultants. We do your due diligence on the consultants and contractors which prepare us. If there is a consultants known to delay provision of details, push for these details through approved channels so that the contractor does not claim delay (thus claims). We talk to our fellow
- Consultants and if a contractor is claim conscious we will advise the Client at tender award. If this contractor is still awarded the work then we will be on guard.
- Advice on a clear dispute resolution process failure to which Arbitration is last result and ensure this is minute.
- Advise the Architect and Engineers to always note all site instructions down on the site instruction book and if possible follow it with an e-mail
- Advise the Client on the cost implication of variation of Quality and if possible always seek to get a guiding of what the contractor will charge to effect the change

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#### Health & Safety

As a consulting SME we don't have a very elaborate health and Safety outfit compared to those in manufacturing plant as our risk is relatively minimal.

We are however taking cognizant of the health and safety matters as below

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#### Employer's duties

At Building Scope we have a duty to ensure the employees' safety, health and welfare at work as far as is reasonably practicable. In order to prevent workplace injuries and ill health the employer is required, among other things, to:

- Provide and maintain a safe workplace which uses safe plant and equipment
- Prevent risks from use of any article or substance and from exposure to physical agents, noise and vibration
- Prevent any improper conduct or behavior likely to put the safety, health and

- welfare of employees at risk
- Provide instruction and training to employees on health and safety
- Provide protective clothing and equipment to employees
- Appointing a competent person as the organization's Safety Officer

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### Employees' duties

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We also emphasize on the duties of employees while at work. These include the following:

- To take reasonable care to protect the health and safety of themselves and of other people in the workplace
- Not to engage in improper behavior that will endanger themselves or others
- Not to be under the influence of drink or drugs in the workplace
- To undergo any reasonable medical or other assessment if requested to do so by the employer
- To report any defects in the place of work or equipment which might be a danger to health and safety

### **Risk assessment and safety statement**

Under the Safety, Health and Welfare at Work Act every employer is required to carry out a risk assessment for the workplace which should identify any hazards present in the workplace, assess the risks arising from such hazards and identify the steps to be taken to deal with any risks.

The employer must also prepare a safety statement which is based on the risk assessment. The statement should also contain the details of people in the workforce who are responsible for safety issues. Employees should be given access to this statement and employers should review it on a regular basis. The Health and Safety Authority has published [guidelines on risk assessments and safety statements](#).

### **Protective equipment and measures**

It is our policy at Building Scope to tell employees about any risks that require the wearing of protective equipment. The employer should provide protective equipment (such as protective clothing, headgear, footwear, eyewear, gloves) together with training on how to use it, where necessary. An employee is under a duty to take reasonable care for his/her own safety and to use any protective equipment supplied. The protective equipment should be provided free of charge to employees if it is intended for use at the workplace only. Usually, employees should be provided with their own personal equipment.

### **Site Visits to carry out valuations Or Site meetings**

We insist on all Building Scope employees attending site meeting to ensure they wear safety gear i.e. safety shoes helmets and overall.

### **Contract Documentation**

However being consultants who prepare the contract documents, health and safety is emphasized in our documentation under preliminaries.

This includes but not limited:-

1. Hoarding and securing the site
2. Notice board and signs. We insist that the contractor erects a notice board which will inform people

that that there is construction work going on

3. Noise reduction the contractor is always advised to take up measures to reduce noise at all times. This is an item that is in the preliminary and he may cost it if he feels that it would be an additional cost
4. Lighting. The site should be well lit the contractor is advised to have his works well lit to avoid accidents
3. Clauses on safety gear that the contractor should adhere to
4. Working hours overtime and shifts (this is to avoid the contractors long working hours which may lead to a workers loss of concentration thus risk accidents) long hours

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#### Technical Resources

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We would like to confirm that we have sufficient technical resources to execute assigned works fully.

From the team mentioned in the next page the following would be assigned to undertake the works.

1. Principal partner George Masese BA Building Economics [UON]
2. Associate Partner Fervent Thumbi BA Building Economics [UON]
3. Quantity Surveyor Amos Sang Bachelor of Quantity Surveying [TUK]
4. Quantity surveyor Emma Wachira Bachelor of Quantity Surveying [UON]

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# 08

## ONGOING JOBS

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<b>Assignment Name:</b> PROPOSED AFFORDABLE HOUSING IN KARIOBANGI NORTH ESTATE	<b>Country:</b> Kenya
<b>Location within the country:</b> NAIROBI	<b>Professional staff provided by your firm:</b> 2. No. Quantity surveyors
<b>Name of Client:</b> 408 NORTH CO. LTD	<b>Clients contact person for the assignment:</b> UDAY PATEL
<b>Address:</b> P.O Box 18558-00500 Nairobi	<b>No. of staff months; Duration of assignment (months):</b> 9 Months (Design stage)
<b>Start Date:</b> 2023 <b>Status:</b> Ongoing	<b>Contract value of the project:</b> Kshs 10,000,000,000.00
<b>Names of associated Consultants, if any :</b>  408 NORTH CO. LTD	<b>No. of professional staff-months provided by Associated Consultants</b>  9 months
<b>Name of Senior professional staff of our firm involved and functions performed:</b> George Masese: Project Quantity Surveyor involved in the preparation of estimates, Bills of quantities ,Tender Documentation and Material Schedules	
<b>Brief Narrative and description of Project:</b> The project involves the design and supervision office fits outs	
<b>Description of Actual Services to be provided by Building Scope Limited</b> Full quantity surveying services at pre contract stages including the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architect's instructions and contractors claims, preparation of financial forecasts, final accounts and final valuation	

<b>Assignment Name:</b> PROPOSED BIOMERIU EX OFFICE FIT OUTS	<b>Country:</b> Kenya
<b>Location within the country:</b> NAIROBI	<b>Professional staff provided by your firm:</b> 2. No. Quantity surveyors
<b>Name of Client:</b> Biomerieux Kenya Ltd	<b>Clients contact person for the assignment:</b> John Owino
<b>Address:</b> P.O Box 30333-10100 Nairobi	<b>No. of staff months; Duration of assignment (months):</b> 3 Months (Design stage)
<b>Start Date:</b> 2023 <b>Status:</b> Ongoing	<b>Contract value of the project:</b> Kshs 28,000,000.00
<b>Names of associated Consultants, if any :</b>  Lexicon+Ion	<b>No. of professional staff-months provided by Associated Consultants</b>  12 months
<b>Name of Senior professional staff of our firm involved and functions performed:</b> George Masese: Project Quantity Surveyor involved in the preparation of estimates, Bills of quantities ,Tender Documentation and Material Schedules	
<b>Brief Narrative and description of Project:</b> The project involves the design and supervision office fits outs	
<b>Description of Actual Services to be provided by Building Scope Limited</b> Full quantity surveying services at pre contract stages including the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architect's instructions and contractors claims, preparation of financial forecasts, final accounts and final valuation	

<b>Assignment Name:</b> PROPOSED DARAJA ACADEMY	<b>Country:</b> Kenya
<b>Location within the country:</b> Nanyuki	<b>Professional staff provided by your firm:</b> 2. No. Quantity surveyors
<b>Name of Client:</b> Daraja Kenya Initiative	<b>Clients contact person for the assignment:</b> Hellen Ngunjiri
<b>Address:</b> P.O Box 1507-10400 Nanyuki	<b>No. of staff months; Duration of assignment (months):</b> 7 Months
<b>Start Date:</b> 2023 <b>Status:</b> Ongoing	<b>Contract value of the project:</b> Kshs 303,000,000.00
<b>Names of associated Consultants, if any :</b>  Lexicon+Ion	<b>No. of professional staff-months provided by Associated Consultants</b>  24 months
<b>Name of Senior professional staff of our firm involved and functions performed:</b> George Masese: Project Quantity Surveyor involved in the preparation of estimates, Bills of quantities ,Tender Documentation and Material Schedules	
<b>Brief Narrative and description of Project:</b> The project involves the design and supervision of a school including classrooms, laboratories, dormitories, multi-purpose Hall, staff housing. Wish Centre and civil works	
<b>Description of Actual Services to be provided by Building Scope Limited</b> Full quantity surveying services at pre contract stages including the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architect's instructions and contractors claims, preparation of financial forecasts, final accounts and final valuation	



<b>Assignment Name:</b> PROPOSED MAISONETTE	<b>Country:</b> Kenya
<b>Location within the country:</b> Sabaki- Mlolongo	<b>Professional staff provided by your firm:</b> 2. No. Quantity surveyors
<b>Name of Client:</b> M.s Valentine Veena	<b>Clients contact person for the assignment:</b> Patrick Njagi Njiru
<b>Address:</b> P.O Box 23717-00100 Nairobi.	<b>No. of staff months; Duration of assignment (months):</b> 4 Months
<b>Start Date:</b> 2021 <b>Status:</b> Ongoing	<b>Contract value of the project:</b> Kshs 24,000,000.00
<b>Names of associated Consultants, if any :</b>  Batiment Group limited	<b>No. of professional staff-months provided by Associated Consultants</b>  24 months
<b>Name of Senior professional staff of our firm involved and functions performed:</b> George Masese: Project Quantity Surveyor involved in the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architects instructions and contractors claims, preparation of the projects financial forecasts and final account.	
<b>Brief Narrative and description of Project:</b> The project involves the design and supervision of 4 Bedroom Maisonette with Parking, Boundary wall and Landscaping.	
<b>Description of Actual Services provided by Building Scope Limited</b> Full quantity surveying services at pre and post contract stages including the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architect's instructions and contractors claims, preparation of financial forecasts, final accounts and final valuation	

<b>Assignment Name:</b> Proposed Potato Warehouse at Narok	<b>Country:</b> Kenya
<b>Location within the country:</b> Narok County	<b>Professional staff provided by your firm:</b> 2. No. Quantity surveyors
<b>Name of Client:</b> Midas Development ltd	<b>Clients contact person for the assignment:</b> Catherine Nyamai
<b>Address:</b> P.O Box 26950 - 00800 Nairobi.	<b>No. of staff months; Duration of assignment (months):</b> 24 Months
<b>Start Date:</b> 2020 <b>Status:</b> Ongoing	<b>Contract value of the project:</b> Kshs 58,922,869.78
<b>Names of associated Consultants, if any:</b>  LEXICON + ION	<b>No. of professional staff-months provided by Associated Consultants</b>  24 months
<b>Name of Senior professional staff of our firm involved and functions performed:</b> George Masese: Project Quantity Surveyor involved in the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architects instructions and contractors claims, preparation of the projects financial forecasts and final account.	
<b>Brief Narrative and description of Project:</b> The project involves the design and supervision of Potato warehouse including access roads and parking	
<b>Description of Actual Services provided by Building Scope Limited</b> Full quantity surveying services at pre and post contract stages including the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architect's instructions and contractors claims, preparation of financial forecasts, final accounts and final valuation	

<b>Assignment Name:</b> Infinity Vihiga Apartments	<b>Country:</b> Kenya
<b>Location within the country:</b> Kileleshwa, Nairobi	<b>Professional staff provided by your firm:</b> 2. No. Quantity surveyors
<b>Name of Client:</b> Spartan Limited	<b>Clients contact person for the assignment:</b>
Address: P.O Box 14794 -00800 NAIROBI	<b>No. of staff months; Duration of assignment</b> 24 Months
Start Date: April 2018 Status: Ongoing	<b>Contract value of the project:</b> Kshs 505,118,379.00
<b>Names of associated Consultants, if any:</b> EG Architects	<b>No. of professional staff-months provided by Associated Consultants</b>  24 Months
<b>Name of Senior professional staff of our firm involved and functions performed:</b> George Masese: Project Quantity Surveyor involved in the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architects instructions and contractors claims, preparation of the projects financial forecasts and final account.	
<b>Brief Narrative and description of Project:</b> The project involves the design and supervision of 11 No. apartments in Kileleshwa, Nairobi with all services, external works and landscaping.	
<b>Description of Actual Services provided by Building Scope Limited</b> Full quantity surveying services at pre and post contract stages including the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architect's instructions and contractors claims, preparation of financial forecasts, final accounts and final valuation	

<b>Assignment Name:</b> Proposed Rowallan Swimming Pool	<b>Country:</b> Kenya
<b>Location within the country:</b> Nairobi	<b>Professional staff provided by your firm:</b> 2 Quantity Surveyors
<b>Name of Client:</b> Scout association of Kenya	<b>Clients contact person for the assignment:</b> Arch. Kimani Guchu - 0722714218
<b>Address:</b> P.O Box 26950 - 00800 Nairobi.	<b>No. of staff months; Duration of assignment (months):</b> 4 months (design stage)
<b>Status:</b> Ongoing	<b>Contract value of the project:</b> Kshs 99,550,781.50
<b>Names of associated Consultants, if any :</b> <ul style="list-style-type: none"> <li>Batiment Group Architects</li> </ul>	<b>No. of professional staff-months provided by Associated Consultants (Months)</b> 8 Months
<b>Name of Senior professional staff of our firm involved and functions performed:</b> George Masese: Project Quantity Surveyor involved in the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architects instructions and contractors claims, preparation of the projects financial forecasts and final account.	
<b>Brief Narrative and description of Project:</b> The project involves the design and supervision of a swimming pool, food court, Changing room and Health club.	
<b>Description of Actual Services provided by Building Scope Limited</b> Full quantity surveying services at pre and post contract stages including the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architect's instructions and contractors claims, preparation of financial forecasts, final accounts and final valuation	

<b>Assignment Name:</b> Proposed Renovation Works at Wildlife Club L.Nakuru	<b>Country:</b> Kenya
<b>Location within the country:</b> Nakuru National Park	<b>Professional staff provided by your firm:</b> 2. No. Quantity surveyors
<b>Name of Client:</b> Wildlife Club Of Kenya	<b>Clients contact person for the assignment:</b> Shaiya S Adan
<b>Address:</b> P.O Box 20184-00200 Nairobi.	<b>No. of staff months; Duration of assignment (months):</b> 24 Months
<b>Start Date:</b> 2020 <b>Status:</b> Ongoing	<b>Contract value of the project:</b> Kshs 18,849,518.31
<b>Names of associated Consultants, if any :</b>  Batiment Group limited	<b>No. of professional staff-months provided by Associated Consultants</b>  24 months
<b>Name of Senior professional staff of our firm involved and functions performed:</b> George Masese: Project Quantity Surveyor involved in the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architects instructions and contractors claims, preparation of the projects financial forecasts and final account.	
<b>Brief Narrative and description of Project:</b> The project involves the design and supervision of renovation works for Guest houses and construction of View point, Septic Tank, Underground tank and Steel tower tank	
<b>Description of Actual Services provided by Building Scope Limited</b> Full quantity surveying services at pre and post contract stages including the preparation of estimates, tender documents, tender evaluation and reporting, interim valuations, evaluation of Architect's instructions and contractors claims, preparation of financial forecasts, final accounts and final valuation	

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## COMPLETED JOBS

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PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<b>Proposed Kingdom Bank Renovations</b> Architect:- Batiment Group Architecture Arch. AlexMonari Contact:- 0722721456 Client: KINGDOM BANK	2021-2023	<ul style="list-style-type: none"> <li>○ Estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Tendering</li> <li>○ Contract Documents</li> <li>○ Valuations</li> </ul>	Kshs 9,930,541.00	Completed
<b>Proposed Breeze Hotel in Benin</b> Architect:- Batiment Group Architecture Arch. AlexMonari Contact:- 0722721456 Client: IKA BUILDING-SARL	2018-To date	<ul style="list-style-type: none"> <li>○ Estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Tendering</li> <li>○ Contract Documents</li> </ul>	USD 26,902,506.70	Design Stage
<b>Proposed the Airport Hotel in Zanzibar</b> Architect:- Lexicon+ion Client: Midas Development	2017-To date	<ul style="list-style-type: none"> <li>○ Estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Tendering</li> <li>○ Contract Documents</li> <li>○ Valuations</li> </ul>	USD 2,830,865.52	Proposal
<b>Proposed Kabarsiran Villas at Lavington-Nairobi</b> Architect:- EG ARCHITECTS Contact:- +254717169409 Client: Spartan Developers	2018-2020	<ul style="list-style-type: none"> <li>○ Estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Tendering</li> <li>○ Contract Documents</li> <li>○ Valuations</li> <li>○ Final Account</li> </ul>	Kshs 328,701,142.23	Completed
<b>Proposed the Curve Apartments at Mombasa road</b> Architect:- EG ARCHITECTS Contact:- +254717169409 Client: Spartan Developers	2017-2020	<ul style="list-style-type: none"> <li>○ Estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Tendering</li> <li>○ Contract Documents</li> <li>○ Valuations</li> <li>○ Financial Appraisals</li> <li>○ Final Account</li> </ul>	Kshs 1,300,000,000.00	Completed
<b>Proposed Wildlife Clubs Of Kenya Hostels.</b> Architect:- Batiment Group Architecture Arch. Alex Monari Contact:- 0722721456 Client: Wildlife club of Kenya Contact: Joshua Mutie 0724988889	2016-2018	<ul style="list-style-type: none"> <li>○ Feasibility Studies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Contract administration</li> <li>○ Preparation of Interim valuations</li> </ul>	Kshs 17,000,000.00	Completed



PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF
<b>Proposed Refurbishment to House</b>  <b>Architect:- Dimension Architects</b> <b>Client: Sayani Properties LTD</b> <b>Contact:- (072)84702</b>	2016- 2017	<ul style="list-style-type: none"> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tender estimate</li> <li>○ Preparation of tender documents</li> <li>○ Preparation of contract documents</li> <li>○ Contract administration</li> <li>○ Preparation of Interim valuations</li> <li>○ Preparation of Financial appraisals</li> </ul>	Ksh 18,451,708.00	Completed
<b>Proposed Royal Palm Resort</b> <b>Architect:- Batiment Group Architecture Arch. Kimani Guchu</b> <b>Contact:- 0722714218</b>	2016	<ul style="list-style-type: none"> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tender estimate</li> </ul>	USD 50,000,000.00	Proposal
<b>Bank of Africa fit out in Digo Road Mombasa</b> <b>Architect:- Mutiso Menezes International Arch. Nisha Shah</b> <b>Contact:- +254733511589</b> <b>Client: Bank of Africa</b>	Dec 2014- 2015	<ul style="list-style-type: none"> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tender estimate</li> <li>○ Tender Issue and analysis</li> <li>○ Contract documentation</li> <li>○ Evaluation and settlement of claims.</li> <li>○ Final Account</li> </ul>	Kshs 18,000,000.00	Completed

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<b>Proposed Kingfisher Beach Hotel Tanzania</b> Architect:- Batiment Group Architecture Arch. Kimani Guchu Contact:- 0722714218 Client: Kingfisher Beach Hotel Tanzania	Dec 2013-2014	<ul style="list-style-type: none"> <li>○ FeasibilityStudies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> <li>○ Tender Issue and analysis</li> <li>○ TenderAdjudication</li> <li>○ Contract documentation</li> </ul>	USD 2,000,000.00	Proposal
<b>Proposed Magrotto Eco Lodge Tanzania</b> Architect:- Batiment Group Architecture Arch. Kimani Guchu Contact:- 0722714218 Client: Kingfisher Beach Hotel Tanzania	2013	<ul style="list-style-type: none"> <li>○ FeasibilityStudies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> <li>○ Tender Issue and analysis</li> <li>○ TenderAdjudication</li> <li>○ Contract documentation</li> </ul>	USD 2,332,471.51	Proposal
<b>Construction of 11 No Apartments 8545 Kirichwa Creek Kileleshwa for Spartan Ltd.</b>  Architect:- E.G. Architects Arch. Emmanuel Gitau Contact:- +2540717969409 Client: Spartan Limited Contact:- Raymond Rosana+254 726248537/ David Onyonka +0734402146	Dec 2012-2014	<ul style="list-style-type: none"> <li>○ FeasibilityStudies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> <li>○ Tender Issue and analysis</li> <li>○ TenderAdjudication</li> <li>○ Contract documentation</li> <li>○ Valuations forpayment</li> </ul>	Ksh260,000,000.00	Completed

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<b>Construction of 22 No Duplex flats at wood Avenue for SpartanLtd.</b> <b>Architect:- Archytype Architects</b> <b>Arch. Victor Nguta Contact:-</b> <b>+254722645200</b> <b>Client: SpartanLimited</b> <b>Contact:- Raymond Rosana+254</b> <b>726248537/ David Onyonka</b> <b>+0734402146</b>	Jan 2011-2016	<ul style="list-style-type: none"> <li>○ FeasibilityStudies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> <li>○ Tender Issue and analysis</li> <li>○ TenderAdjudication</li> <li>○ Contract documentation</li> <li>○ Valuations forpayment</li> </ul>	Ksh200,000,000.00	Completed.
<b>Proposed construction of Air Travel and Related studies Centre University at Karen</b> <b>Architect:- Alliance Architects – Arch. Simon Gichuhi</b> <b>Contact:- (072)277-5433</b> <b>Client Air Travel and Related studies Centre University at Karen</b> <b>Contact:-Charles Gakuu 0721380590</b>	2011- 2016	<ul style="list-style-type: none"> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation ofpre-tenderestimate</li> <li>Tender Issue and analysis</li> </ul>	Ksh260,000,000	Completed.
<b>Proposed construction and completion of Office Block For Mr. John Mburu in Nairobi.</b>  <b>Architect:- Alliance Architects – Arch. Simon Gichuhi Contact:- (072)277-5433 Client: Mr. John Mburu</b> <b>Contact:-0722748075</b>	May 2011-2015	<ul style="list-style-type: none"> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> <li>○ Tender Issue and analysis</li> <li>○ TenderAdjudication</li> <li>○ Contract documentation</li> <li>Valuations forpayment</li> </ul>	Ksh90,000,000.00	Completed.

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<b>Proposed Construction and completion of 3 no residential houses in Karen for Ms. Joyce Ndirangu.</b> <b>Architect:- Alliance Architects</b> <b>– Arch. Simon Gichuhi Contact:- (072)277-5433</b> <b>Client: Air Travel and Related studies Centre University at Karen</b> <b>Contact:-Mrs. Ndirangu 0722523381</b>	2011 to 2012	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> <li>○ Preparation of Contract Documents</li> <li>○ Preparation of cost plans and cash flows.</li> <li>○ Preparation of labor only contract agreements.</li> </ul>	Ksh100,000,000.00	Completed.
<b>Bank of Africa fit out in Kisumu.</b> <b>Architect:- Batiment Group Architecture</b> <b>Arch. Alex Monari Contact:- 0722721456</b> <b>Client: Bank of Africa Contact:- Elijah Mwabodze 0773 761844</b>	2011 - 2012	<ul style="list-style-type: none"> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tender estimate</li> <li>○ Tender Issue and analysis</li> <li>○ Tender Adjudication</li> <li>○ Contract documentation</li> <li>○ Evaluation and settlement of claims.</li> </ul>	Kshs15,000,000.00	Completed
<b>Proposed Refurbishment Of Kenya Airways Airport Lounge</b> <b>Architect:- Batiment Group Architecture</b> <b>Arch. Alex Monari Contact:- 0722721456</b> <b>Client: Kenya Airways</b>	2010	<ul style="list-style-type: none"> <li>○ Feasibility Studies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tender estimate</li> <li>○ Preparation of tender documents</li> </ul>	Kshs37,000,000.00	Completed

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF PROJECT
Proposed construction and completion of Olololua Green Development in Karen(multiunits) Architect:- Batiment Group Architecture Arch. Alex Monari Contact:- 0722721456 Client: Olololua Green Development Contact:- Engineer Kisabuli 0720818500	2010 -2011	<ul style="list-style-type: none"> <li>○ FeasibilityStudies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> </ul>	Ksh850,000,000.00	Proposal.
Construction of 20 No. residential apartments in Kiambu  Project Manager:- Apollo Associates Contact:-0720079694 Architect:- U design Architects Arch. Wariithi Mutahi Contact:- 0722200980 Client: Gracia Limited Contact:- P.O. BOX 134 –00900 Nairobi.	2009-2012	<ul style="list-style-type: none"> <li>○ FeasibilityStudies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> <li>○ Tender Issue</li> <li>○ Tender Adjudication</li> <li>○ Contract documentation</li> <li>○ Valuations for payment</li> </ul>	Kshs 416,000,000.00	Completed
Proposed Renovations And Alteration Oretiti Apartments Architect:- U design Architects Arch. Wariithi Mutahi Contact:-0722200980 Client: Norwich Union Properties Ltd Contact:- Michael Maina 0722865198	2009 -2010	<ul style="list-style-type: none"> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tender estimate</li> <li>○ Preparation of tender documents</li> <li>○ Preparation of contract documents</li> <li>○ Contract administration</li> <li>○ Preparation of Interim valuations</li> <li>○ Preparation of Financial appraisals</li> </ul>	Ksh27,500,000.00	Completed

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF
<b>Ansley Park Apartments Kileleshwa Nairobi</b> <b>Architect:- Maestro Architects Arch. Charles Ogeto</b> <b>Contact:- 0722440488 Client: James M. Kihara Contact:-0720999918</b>	2008-2010	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> <li>○ Valuations &amp; Appraisals</li> <li>Final account</li> </ul>	Ksh 130,000,000.00	Completed
<b>Proposed Fahari Estate, Mavoko for Fahari Embakasi Limited (190 townhouses)</b> <b>Architect:- U design Architects Arch. Wariithi Mutahi Contact:-0722200980</b> <b>Client: Scion Real Estate Limited Contact:- Laila Macharia +254721556313</b>	2008	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> </ul>	Ksh1,100,000,000.00	Completed
<b>The Construction &amp; Completion Of 5 No Town Houses At Ridgeway's Nairobi</b> <b>Architect:- U design Architects Arch. Wariithi Mutahi Contact:- 0722200980</b> <b>Client: Windsor Brookes Ltd Contact:-</b>	2008 - 2010	<ul style="list-style-type: none"> <li>○ Feasibility Studies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre- tender estimate</li> <li>○ Preparation of tender documents</li> <li>○ Preparation of contract documents</li> <li>○ Contract administration</li> <li>○ Preparation of Interim valuations</li> <li>Preparation of Financial</li> </ul>	Ksh86,205,000.00	Completed

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<b>Proposed Office Suites On Plot Lr No 20612 Wood Street Nairobi, Off Wood Avenue.</b> <b>Architect: - Space Form Architects</b> <b>Arch. Charles Kahura</b> <b>Contact:-0720510652</b> <b>Client: Apple Wood Ltd- John Ndiho</b> <b>Contact:0722510105</b>	2008 - 2010	<ul style="list-style-type: none"> <li>○ FeasibilityStudies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> <li>○ Preparation oftender documents</li> <li>○ Preparation ofcontract documents</li> <li>○ Contractadministration</li> <li>○ Preparation ofInterim valuations</li> <li>○ Preparation ofFinancial appraisals</li> </ul>	Ksh 153,000,000.00	Completed
<b>Construction of 6 No. town houses on Ndoto Road for Menana Development company Ltd</b> <b>Project Manager:- Apollo Associates</b> <b>Contact:-0720079694</b> <b>Architect:- U design Architects</b> <b>Arch. Wariithi Mutahi Contact:- 0722200980</b> <b>Client: Gracia Limited</b> <b>Contact:- MenanaDevelopment company Ltd</b> <b>Mrs. Dorcas Kombo : 0721572673/0733623028,</b>	2008 - 2010	<ul style="list-style-type: none"> <li>○ FeasibilityStudies</li> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tenderestimate</li> <li>○ Tender Issue</li> <li>○ TenderAdjudication</li> <li>○ Contract documentation</li> <li>○ Valuations forpayment</li> </ul>	Ksh120,000,000.00	Completed
<b>Bay Hill Commercial Flats Upper Hill Nairobi</b>  <b>Architect: - Radius Architects – Arch. Duncan Maina</b> <b>Contact:-0722745746</b> <b>Client Kiriimi Rintaugu &amp; David Onyonka Contact:- 0722-519035</b>	2007-2010	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> </ul>	Ksh 110,000,000.00	Completed



PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<b>Gulf African Bank Fit Outs- Kenyatta Avenue</b>  Architect:- Image 360 Arch. Susan Kabue Contact:- (072)267-9411 Client: Gulf African Bank Contact:- P O Box43683-00100,	2007 – 2008	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> <li>○ Valuations of works</li> <li>○ Final accounts</li> </ul>	Ksh49,000,000.00	Completed
<b>Gulf African Bank Fit Outs-Eastleigh</b>  Architect:- Image 360 Arch. Susan Kabue Contact:- (072)267-9411 Client: Gulf African Bank Contact:- P O Box43683-00100,	2007- 2008	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Action</li> </ul>	Ksh39,000,000.00	Completed
<b>Eagle Court apartments Kileleshwa Nairobi</b>  Architect:- Batiment Group Architecture Arch. Alex Monari Contact:- 0722721456 Client: Joassy Development Contact:- (072)251-4119	2007 - 2008	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> <li>○ Valuations &amp; Appraisals</li> <li>○ Final account</li> </ul>	Kshs 110,000,000.00	Completed
<b>Proposed Extension To Makena House Mombasa</b>  Architect:- Alliance Architects – Arch. Simon Gichuhi Contact:- (072)277-5433 Client Hon Nyamu Contact:- c/o (072)277-5433	2006 -2008	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> <li>○ Valuations of works</li> </ul>	Ksh49,000,000.00	Completed

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<p>The Construction &amp; Completion Of 8 No Town Houses On Plot Lr No 330/247 Nairobi</p> <p>Architect:- U design Architects Arch. Wariithi Mutahi Contact:-0722200980 Client: Windsor Brookes Ltd Contact:-</p>	2005 - 2007	<ul style="list-style-type: none"> <li>○ Preliminary cost estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Preparation of pre-tender estimate</li> <li>○ Preparation of tender documents</li> <li>○ Preparation of contract documents</li> <li>○ Contract administration</li> <li>○ Preparation of Interim valuations</li> <li>○ Preparation of Financial appraisals</li> </ul>	Ksh98,000,000.00	Completed
<p>Residential House For Mr. &amp; Mrs. Joseph Kimuna</p> <p>Architect:- Trioscape Architects – Arch. Steve Oundo Contact:- 0722-737260 Client Mr. &amp; Mrs. Joseph Kimuna Contact:-0733608672</p>	2005 - 2007	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> </ul>	Ksh21,500,000.00	Completed
<p>Commercial Flats Riara Road</p> <p>Architect:- Alliance Architects – Arch. Simon Gichuhi Contact:- (072)277-5433 Client Riara View Development company Contact:-</p>	2005 - 2008	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> </ul>	Ksh 140,000,000.00	Completed

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<b>Proposed 8 No town houses</b> <b>Jacaranda road Lavington Nairobi</b> <b>Architect:- AKA Studio –</b> <b>Arch. Ken Agwaro</b> <b>Contact:- 0722227990</b> <b>Client;Dr Karim Shamshudin</b> <b>Contact:-0722202560</b>	2005 - 2007	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> <li>○ Valuations of works</li> </ul>	Ksh60,700,000.00	Completed
<b>Proposed 9 No town houses Convent</b> <b>Road Lavington Nairobi</b> <b>Architect: - Radius Architects –</b> <b>Arch. Duncan Maina</b> <b>Contact:- 0722745746</b> <b>Client Kiriimi Rintaugu</b> <b>Contact:-0722-519035</b>	2005-2007	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Tender Analysis</li> <li>○ Valuations of works</li> </ul>	Ksh70,500,000.00	Completed
<b>Partition Works for Kenya</b> <b>National Assurance 2001 Works</b> <b>Architect:- SMG Consultants –</b> <b>Arch. David Ngoda</b> <b>Contact:-0722759308</b> <b>Client: Kenya National Assurance 2001</b>	2004-2005	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Valuations</li> <li>○ Financial appraisal</li> <li>○ Final Account</li> </ul>	Ksh25,000,000.00	Completed
<b>Thomas Iten Residence Runda</b> <b>Architect:- Lexicon Designs</b> <b>Contact:-0722720138</b> <b>Client: Thomas Iten Residence</b>	2004 - 2006	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> </ul>	Ksh13,500,000.00	Completed

PROJECT	YEAR	DESCRIPTION	ESTIMATED VALUE	STATUS OF WORK
<b>EPZ Factory and Offices</b> Architect:- SMG Consultants – Arch. David Ngoda Contact:- 0722759308 Client: Clement Otai 0735725469	2004	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Estimate</li> <li>○ Valuations</li> </ul>	Ksh 141,500,000.00	Project Stalled
<b>Proposed Rental Apartments at Kasarani, Nairobi</b> Architect:- SMG Consultants – Arch. David Ngoda Contact:- 0722759308 Client: Mr. & Mrs. Kamau-0723834450	2003 to 2004	<ul style="list-style-type: none"> <li>○ Preliminary Estimates</li> <li>○ Preparation of Bill of Quantities</li> <li>○ Tender Analysis</li> <li>○ Contract Signing</li> </ul>	Ksh15,000,000.00	completed
<b>Elkay School</b> Architect:- Mazingara Contact:- Client: Elkay School	2002 to 2003	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Cost Planning</li> <li>○ Valuation for Interim Certificates</li> </ul>	Ksh 30,000,000.00	completed
<b>Residence for Mr. &amp; Mrs. Kimotho Runda Mae Nairobi</b> Architect:- Lexicon Designs Contact:- 0722720138 Client: Mr. & Mrs. Kimotho-	2002 to 2004	<ul style="list-style-type: none"> <li>○ Preparation of Bill of Quantities</li> <li>○ Cost Planning</li> <li>○ Valuation for Interim Certificates</li> </ul>	Ksh9,800,000.00	completed
<b>Residential Apartments at Donholm Estate Nairobi</b> Architect:- Architect Alex Monari Contact:- 0722721456	1999	<ul style="list-style-type: none"> <li>○ Preparation of Preliminary Estimate</li> <li>○ Preparation of Bills of Quantities</li> </ul>	Ksh17,000,000.00	completed
<b>Proposed Renovation and Alteration to Existing Residential House in Kitisuru</b> Architect:- Adila Bashir Contact:- 020 562206 Client: Mr. & Mrs. Gideon Moi	1998	<ul style="list-style-type: none"> <li>○ Estimate</li> <li>○ Preparation of Bills of Quantities</li> <li>○ Tendering</li> <li>○ Contract Documents</li> <li>○ Interim Certificate</li> </ul>	Ksh52,000,000.00	completed

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# 10

## KEY STAFF C.Vs & CERTIFICATES

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A

**GEORGE M. MASESE**

**PRINCIPAL QUANTITY SURVEYOR**

---

**PROPOSED POSITION:** Principal Quantity Surveyor  
**NAME OF FIRM:** Building Scope Limited  
**NAME OF STAFF:** **GEORGE MASESE**  
**PROFESSION:** Quantity Surveyor  
**DATE OF BIRTH :** 1971  
**YEARS WITH THE FIRM:** 22 Years  
**NATIONALITY:** KENYAN

**DETAILED TASK ASSIGNED:** Principal Quantity Surveyor in charge of Preparing Preliminary project studies, cost estimating, cost planning and control, Bills of Quantities, bidding, contract documentation and administration.

**EDUCATION:** B.A Building Economics (Hons) University of Nairobi 1993

**MEMBERSHIP IN PROFESSIONAL SOCIETIES:**

- Corporate Member of the Architectural Association of Kenya, MAAK (QS)  
Membership Number 1874
- Corporate Member of the Institute of Quantity Surveyors of Kenya (IQSK)  
Membership Number Q506
- Registered Quantity Surveyor with the Board of Registration of Architects and Quantity Surveyors (BORAQS)  
Membership Number - Q 438

**COUNTRY EXPERIENCE:** Kenya, Uganda and Tanzania

**KEY EXPERIENCE** **27 YEARS**

**RESIDENCE:** **KENYA**

**LANGUAGES:** **ENGLISH AND KISWAHILI**

## EMPLOYMENT RECORD

### 2000 - To-date

Principal Partner – Building Scope Limited.

### 1997 – 1999

Quantity Surveyor - Ministry of Local Government.

### 1994 - 1997

Assistant Quantity Surveyor – Construction Cost Consultancy

### 1993 - 1994

Assistant Quantity Surveyor: Bhundia & Associates – consulting engineers

## EXPERIENCE IN SIMILAR ASSIGNMENTS

Full quantity surveying services for the following on-going projects:

1. 2015 – 2017 : The proposed Kileleshwa Creek Apartment on Kikambala Groove For Spartan Developers (**400 Million**) - Construction 10% complete
2. 2015 – 2018 : The Proposed Sellian Hotel in Juja For Mr. Fred Maina (**325 Million**) – Construction 70% complete
3. 2014 – 2018: Proposed EML Apartments in Nairobi West for Essential Mountain Links Ltd. (**70 Million**) – Construction 90% complete
4. 2014 – 2017 : Proposed Al Mburu Serviced Apartments in Westlands for Al Mburu Park Ltd (**Approx 508 Million**) – Tender Action Stage
5. 2014 – 2016 : Proposed Ratna Apartments for Norwich Union Properties Limited ( **Approx 415 Million**) - Tender Action Stage
6. 2010 – 2016 : Proposed Diani Apartments for Athanya Developers (**Approx – 250 Million**) – Tender Action Stage



Notable Successfully Completed Projects in Kenya where I offered full or partial quantity surveying Services include:

- Proposed Kabarsiran Villas at Lavington – Nairobi for Spartan Developers (2017-2020)
- Proposed the Curve Apartments at Mombasa road for Spartan Developers (2016-2020)
- Proposed Infinity Apartments at Vihiga road for Spartan Developers (2018)
- Proposed Breeze hotel- Contonou Benin (2017)
- Proposed Renovation of WCK Guest house at L.Nakuru Nation park (2020-2021)
- Renovations and Constructions of WCK Hostels at Nakuru National park (2017-2019)
- Samara Golf Resort – Naivasha (2016-2019)
- Kikambala Residential Apartments for Spartan Developers at Kileleshwa (2015)
- Proposed Service Point development at Ruiru – 2021
- Proposed Commercial Complex and Service station at Kiambu road for Debra ltd – 2021
- Construction of Maisonette for Valentine Veena at Sabaki- Mlolongo (2021)
- Residential Development for M.s Lucy Gitari at Thika- (2021)
- Potato Warehouse ( Projecting Containers) at Narok (2020-2021)
- Proposed Rowallan Swimming at Nairobi (2020)
- Proposed renovation and alteration to existing residential house in kitisuru for Mr. & Mrs. Gideon Moi, (1998)
- Residential Apartments at Donholm Estate Nairobi (1999)
- Elkay School Nairobi (2003)
- EPZ Factories & offices for Mr. Clement Otai
- Residential Apartments in Kasarani for Mr & Mrs Kamau (2003 –2004)
- Fit-out works for Kenya National Assurance 2001 works (2004 –2005)
- Commercial flats on Riara Road for Riara View Development Company – 2005
- Town Houses on Jacaranda & Convent road, Lavington for Karim Shamsudhin & Kirimi runtagau (2005)
- Various fit out works for Gulf African Bank Kenya Offices (2007 – 2008)
- Bayhill commercial flats in upperhill for Kirimi runtagau ( 2010)
- Ansely Park Apartments Kileleshwa Nairobi for Mr. James M. Kihara (2010)
- Eagle Court Apartments Kileleshwa Nairobi for Jojassey Development (2009)
- Proposed Fahari Apartments in Mavoko for Scion Real Estate Ltd (2011)
- Proposed Office Suites on Plot Lr. No. 20612 Wood Avenue Nairobi for Apple wood ltd (2008)
- Construction of 20No. Residential Apartments for Gracia Limited in Kiambu (2009)
- Proposed 22No. Duplex Flats for Spartan Ltd on wood avenue (2012)

- Proposed construction of Air Travel and Related studies Centre University at Karen (2013)
- Various fit-outs for Deacons Kenya shops (Mr. Price, Bossini, Adidas, Woolworths) (2012 – date)
- Various fit-out works for Bank of Africa Branches countrywide (2010 –date)
- Various fit-out works for Equatorial commercial bank Kenya Branches countrywide (2012 – 2018)

**Certification:**

I, the undersigned, certify that to the best of my knowledge and belief, these bio data correctly describe myself, my qualifications and my experience.

Name of Staff.....

.....

Date,.....

*Signature of Staff Member*

Name of authorized official.....

.....

Date.....



## PRACTISING CERTIFICATE FOR QUANTITY SURVEYORS

*Pursuant to the Architects & Quantity Surveyors Act Cap 525*

**QS. GEORGE MORARA MASESE (Q438)**

*is duly qualified as a Quantity Surveyor and is entitled to practise as such Quantity Surveyor*

From **1st July 2023**

to **30th June 2024**

Registrar

Date **1st July 2023**

serial no. **PCQS/401/23-24**



*This is to Certify  
that  
George Morara Masese*

*registered as a*

*Quantity Surveyor*

*in accordance with the terms of the Architects  
and Quantity Surveyors Act (Cap. 525) of  
the Laws of Kenya*

*In witness whereof the Common Seal  
has been hereto affixed at a meeting  
of the Board of Registration.*

*[Signature]*

*Chairman.*

*[Signature]*

*Member*

*[Signature]*

*Member*

*Date 13<sup>th</sup> March 1998*

*[Signature]*

*Registrar*

*Registered Serial No. Q438*

*This Certificate is held subject to the provisions of the By-laws under the Act.*





Serial No: AAK/202490176

## THE ARCHITECTURAL ASSOCIATION OF KENYA

Incorporating Architects, Quantity Surveyors, Town Planners, Engineers, Landscape Architects

Construction Project Managers and Environmental Consultants.

# ANNUAL MEMBERSHIP CERTIFICATE

We certify that **MASESE GEORGE**

is a **CORPORATE** Member of the **QUANTITY SURVEYORS** Chapter of the

Architectural Association of Kenya, Member No, **1874**

This Certificate is Valid for the Period **01 January 2024** to **31 December 2024**

Issued this **29 February 2024**

Under the Seal of the governing Council

President 

Hon Secretary 

Hon Registrar 



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We certify that

*George Morara Maseke*  
was elected on *27<sup>th</sup> July 2000*  
as a Corporate Member (*Q.S*)  
of the Architectural Association  
of Kenya, founded in 1967

*Wafua*  
Chairman

*M. M. M. M.*  
Member of Council

*M. M. M. M.*  
Member of Council

*M. M. M. M.*  
Honorary Secretary



Serial No. *1874*

# INCOME TAX DEPARTMENT

## PERSONAL IDENTIFICATION NUMBER CERTIFICATE



PIN:

A002462823K

NAME:

MASESE GEORGE MORARA

DATE OF BIRTH:

1 / 171

PLACE OF BIRTH:

KITALE

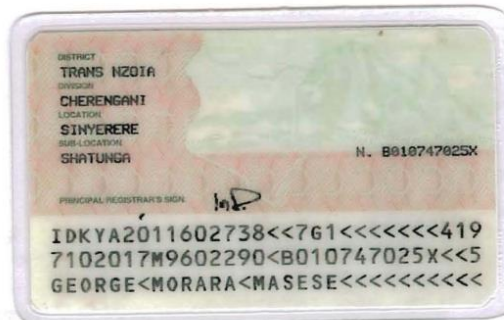
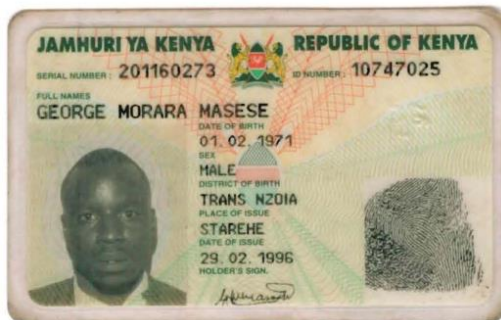
Date:

28.05.96

FORM PIN 1

GPK (L)







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B

**FERVENT KIMANI THUMBI**

**ALTERNATE PROJECT QUANTITY SURVEYOR**

---

**POSITION:** Alternate Project Quantity Surveyor

**NAME OF FIRM:** Building Scope Limited

**NAME OF STAFF:** **FERVENT KIMANI THUMBI**

**PROFESSION:** Quantity Surveyor

**YEARS WITH THE FIRM:** 11 YEARS

**NATIONALITY:** KENYAN

**DETAILED TASK ASSIGNED:** Quantity Surveyor in charge of Preparing Preliminary project studies, cost estimating, cost planning and control, Bills of Quantities, bidding, contract documentation and administration.

**EDUCATION:** B.A Building Economics (Hons) University of Nairobi 2006

**MEMBERSHIP IN PROFESSIONAL SOCIETIES:**

➤ Corporate Member of the Institute of Quantity Surveyors of Kenya (IQSK) Membership Number Q308

➤ Registered Quantity Surveyor with the Board of Registration of Architects and Quantity Surveyors (BORAQS)  
Membership Number - Q645

**COUNTRY EXPERIENCE:** Kenya

**KEY EXPERIENCE** 15 YEARS

**RESIDENCE:** KENYA

**LANGUAGES:** ENGLISH AND KISWAHILI

## EMPLOYMENT RECORD

### 2011 - To-date

Quantity Surveyor – Building Scope Limited.

### 2009 – 2010

Quantity Surveyor - Paramount Project Consultants Ltd.

### 2006 - 2008

Assistant Quantity Surveyor: Harold R. Fenwick & Associates

## EXPERIENCE IN SIMILAR ASSIGNMENTS

Notable Successfully Completed and Ongoing Projects in Kenya where I offered full quantity surveying

Services include:

- Proposed Bioscience Eastern and Central Africa (BecA) Hub Facility at the ILRI Campus, Nairobi (Central Core Renovations) Phase I-IV
- Site Preparations and Earth Works for Proposed Hotel and Commercial Development on Chiromo Road, Nairobi
- Proposed Hotel and Commercial Development on Chiromo Road, Nairobi
- Proposed Office Block Development on Ring Road and River Side Drive Junction, Nairobi
- Proposed Office Block Development (Phase I) on Mombasa Road, Nairobi
- Proposed New lodge at Buffalo Springs Samburu
- Site Preparations and Earth Works for Proposed Showrooms, Hotel and Office Development on Mombasa Road, Nairobi
- Proposed Office Block Development on Peponi Road, Nairobi
- Proposed Mixed Urban Development on Chiromo Road Nairobi
- Proposed Northwood Park Apartments on 2nd Parklands Avenue
- Proposed Development on Plot LR. No. 72/3079 Lang'ata Road
- Proposed Duplex Apartments at Wood Avenue on Plot LR. No. 1/1274
- Proposed 10 No. Town House Development on Plot LR NO. KJD/Kaputei/North/31764
- Proposed Residential Development of Plot LR. NO.3734/410
- Proposed 7 No. Town Houses in Lavinton
- Proposed Apartments on Plot LR. No. 209/51/7 on 6th Parklands Avenue
- Proposed Serviced Apartments in Kileleshwa
- Proposed Housing Estate in Kitengela
- Proposed Commercial Complex in Eldoret

# UNIVERSITY OF NAIROBI



This is to certify that

**Fervent Kimani Thumbi**

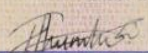
having satisfied the requirements  
for the award of the degree of the

**BACHELOR OF ARTS**  
**(IN BUILDING ECONOMICS)**

**Second Class Honours (Upper Division)**

was admitted to the degree  
at a Congregation held at  
this University on the

First Day of September in the Year  
2006

  
PARAMOUNT PROJECT  
CONSULTANTS LTD.  
P. O. Box 29152 - 00100  
NAIROBI

  
VICE-CHANCELLOR

  
DEPUTY VICE-CHANCELLOR (ACADEMIC AFFAIRS)

1729



0128Q

*This is to certify that*

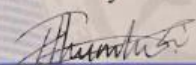
**Thambi Ferrent Kimani**

*is registered as a*

**QUANTITY SURVEYOR**

*in accordance with the terms of the Architects  
and Quantity surveyors Act (Cap. 525) of  
the Laws of Kenya*

*In witness whereof the Common Seal  
has been hereto affixed at a meeting  
of the Board of Registration.*

  
**PARAMOUNT PROJECT  
CONSULTANTS LTD.  
P. O. Box 29152 - 00100  
NAIROBI**

  
Chairman

  
Member

  
Member

  
Registrar

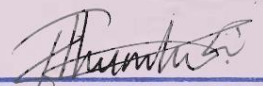
Date 16<sup>th</sup> April 2007

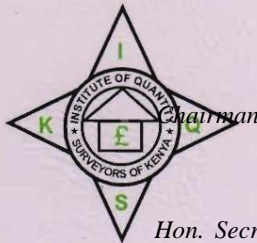
Registered Serial No. **Q 645**

This Certificate is held subject to the provisions of the By-laws under the Act.



# INSTITUTE OF QUANTITY SURVEYORS OF KENYA

  
PARAMOUNT PROJECT  
CONSULTANTS LTD.  
P. O. Box 29152 - 00100  
NAIROBI



*Hon. Secretary*

## CERTIFICATE OF MEMBERSHIP

Membership No. This is to certify that  
**Fervent Kimani Thumbi**

was elected a

**Corporate Member**

of the Institute of Quantity Surveyors of Kenya

On **24<sup>th</sup> February 2009**



Membership No.

**308**

*Chairman*

*Hon. Secretary*

*Hon. Registrar*

*Issued under rules and regulations governing the Institute of Quantity Surveyors of Kenya Constitution.*

---

C

**AMOS SANG**

**QUANTITY SURVEYOR**

---

**PROPOSED POSITION:** Quantity Surveyor  
**NAME OF FIRM:** Building Scope Limited  
**NAME OF STAFF:** AMOS SANG  
**PROFESSION:** Quantity Surveyor  
**DATE OF BIRTH :** 1994  
**YEARS WITH THE FIRM:** 5 YEARS  
**NATIONALITY:** KENYAN

**DETAILED TASK ASSIGNED:** Assistant Quantity Surveyor in charge of Preparing Preliminary project studies, cost estimating, cost planning and control, Bills of Quantities, bidding, contract documentation and administration.

**EDUCATION:** Bachelor of Quantity Surveying (Hons) The Technical University Of Kenya 2016

**COUNTRY EXPERIENCE:** Kenya

**KEY EXPERIENCE** 5 YEARS

**RESIDENCE:** KENYA

**LANGUAGES:** ENGLISH AND KISWAHILI



## **EMPLOYMENT RECORD**

### **2018 - To-date**

Assistant Quantity Surveyor – Building Scope

Limited. March **2017 - April 2018**

Project Quantity Surveyor – Rina system Limited.

## **PROJECRS UNDERTAKEN**

Full quantity surveying services for the following on-going projects under Building Scope Limited:

- Proposed Kabarsiran Villas in Lavington for Spartan Developers
- 2018- TBA – Proposed Parking silo and Recreation facility for Breeze Hotel in Contonou Benin
- 2016-2018- Proposed Wildlife Clubs of Kenya Hostels in Nakuru county for Wildlife clubs of Kenya
- Proposed Rowallan Swimming
- 2020 – Ongoing - Proposed Potato Warehouse in Narok (Projecting Containers) Proposed Renovations at WCK L. Nakuru National Park
- 2018- TBA – Proposed Mall and Service Point at Ruiru- Nairobi
- Proposed Maisonette at Sabaki - Mlolongo



## THE TECHNICAL UNIVERSITY OF KENYA

This is to certify that

**Sang Amos**

having satisfied the requirements for the  
award of the degree of

**BACHELOR OF QUANTITY SURVEYING**

— B.Q.S. —

**SECOND CLASS HONOURS (Upper Division)**

was admitted to the degree at a Congregation  
held in NAIROBI,  
on the twentieth day of December, in the year  
2016

Vice-Chancellor



Deputy Vice-Chancellor  
(Academics, Research and Students)

BQS 0000190



Cert. No.: PCQS/187/20

## Annual Membership Certificate

We hereby certify that **Amos Sang** Membership No. **1754**  
Is a **Graduate Member** of the Institute of Quantity Surveyors of Kenya in good standing.  
This certificate is valid for the period **1st Jan 2020** to **31st Dec 2020**  
Issued this **8th** day of **February 2020**

CHAIRMAN

Under the seal of the Council

HON. SECRETARY

HON. REGISTRAR



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D

**EMMA WACHIRA**  
**QUANTITY SURVEYOR**

---

**PROPOSED POSITION:** Quantity Surveyor

**NAME OF STAFF:** **EMMA WACHIRA**

**PROFESSION:** Quantity Surveyor

**DATE OF BIRTH :** 1995

**YEARS WITH THE FIRM:** 2 Years

**NATIONALITY:** KENYAN

**DETAILED TASK ASSIGNED:** Assistant Quantity Surveyor in charge of Preparing Preliminary project studies, cost estimating, cost planning and control, Bills of Quantities, bidding, contract documentation and administration.

**EDUCATION:** Bachelor of Quantity Surveying (Hons) University of Nairobi 2018

**COUNTRY EXPERIENCE:** KENYA

**KEY EXPERIENCE** 5 YEARS

**RESIDENCE:** KENYA

**LANGUAGES:** ENGLISH AND KISWAHILI

#### **EMPLOYMENT RECORD**

##### **2020 - 2021**

Quantity Surveyor – China National Aero-Technology Engineering Corporation.

##### **2022 - To-date**

Assistant Quantity Surveyor – Building Scope Limited.

## PROJECTS UNDERTAKEN

Full quantity surveying services for the following on-going projects:

- Proposed Comprehensive Lifestyle Development, Alma
- Nairobi rivers basin rehabilitation and restoration program: Sewerage Improvement project:  
Lot 3 construction of Mwiki and Clay Clayworks reticulation sewers
- Proposed Mansion for M.s Lucy Gitari
- Proposed Alterations and renovations at Upper Deck Royal Nairobi Golf Club
- Proposed Tuff Steel Ablution Centre
- Proposed Research Centre for KEMRI
- Proposed Renovations and alterations for House No. 4, Gatanga Road
- Proposed Renovations for Kingdom Bank, Rongai, Wangige and Kikuyu Branches
- Proposed Wildlife Club Water Tower Extension
- Proposed Daraja Academy
- Proposed Biomerieux Fit Outs
- Proposed Affordable Housing in Kariobangi North Estate



# UNIVERSITY OF NAIROBI



This is to certify that

*Emma Wanjiku Wachira*

having satisfied the requirements  
for the award of the degree of the

**BACHELOR OF QUANTITY SURVEYING**

*Second Class Honours (Upper Division)*

was admitted to the degree  
at a Congregation held at  
this University on the

Fourteenth Day of September in the Year  
2018

VICE-CHANCELLOR

DEPUTY VICE-CHANCELLOR (ACADEMIC AFFAIRS)

1889



Serial No: AAK/202350491

**THE ARCHITECTURAL ASSOCIATION OF KENYA**

Incorporating Architects, Quantity Surveyors, Town Planners, Engineers, Landscape Architects  
Construction Project Managers and Environmental Consultants.

**ANNUAL MEMBERSHIP CERTIFICATE**

We certify that **EMMA WACHIRA**

is a **GRADUATE** Member of the **QUANTITY SURVEYORS** Chapter of the

Architectural Association of Kenya, Member No, **4063**

This Certificate is Valid for the Period **01 January 2023** to **31 December 2023**

Issued this **02 March 2023**

Under the Seal of the governing Council

President 

Hon Secretary 

Hon Registrar 



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# 11

## REFERENCE LETTERS

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December 13<sup>th</sup> 2023

TO WHOM IT MAY CONCERN

RE: RECOMMENDATION –BUILDING SCOPE LIMITED- Quantity Surveying Consulting Services

We are writing this letter as a recommendation for BUILDING SCOPE LIMITED. Over the past years, we have had and continue to have positive professional services rendered by them, making them a reliable partner to us.

**Projects completed**

- 8545 Kirichwa Creek Villas
  - -Project Value-Kshs 220,000,000.00
  - -Completed August 2014
- 37 on Kikambala Apartments
  - -Project Value-Kshs 450,000,000.00
  - -Completed August 2017
- The Curve Apartments
  - -Project Value-Kshs 703,000,000.00
  - -Completed December 2020
- 543 Kabasiran Villas
  - -Project Value-Kshs 275,000,000.00
  - -Completed September 2020

**Ongoing Projects**

- Infinity Vihiga Road Apartments
  - -Project Value-Kshs 505,000,000.00

During the time we have worked together, we have found the firm to be competent in providing both pre & post-contract Quantity Surveying Services having demonstrated technical capacity to ensure efficient delivery of projects.

We therefore have no hesitation in recommending their services.

You may contact us at [info@tsgrealty.co.ke](mailto:info@tsgrealty.co.ke) for further clarifications/ detail regarding BUILDING SCOPE LIMITED.

Yours sincerely

David Onyonka  
Executive Director  
TSG Realty Limited

TSG REALTY LTD, ACORN HOUSE, GROUND FLOOR, JAMES GICHURU ROAD, LAVINGTON, P.O. BOX 53927 - 00200 NAIROBI, KENYA  
+254 712 042 121 | [info@tsgrealty.co.ke](mailto:info@tsgrealty.co.ke) | [www.tsgrealty.co.ke](http://www.tsgrealty.co.ke)

EXPECT THE EXTRAORDINARY...



MIDAS DEVELOPMENT LTD.  
Project Management, Property Development & Construction

19<sup>th</sup> October 2022

**TO WHOM IT MAY CONCERN**

**REF: RECOMMENDATION- BUILDING SCOPE LIMITED - QUANTITY  
SURVEYING CONSULTING SERVICES.**

We have worked with Building Scope Limited in their capacity as Quantity Surveyors in a number of projects.

	Description	Period	Task	Status
1	Potato Warehouse Narok	August 2020-To Dec 2020	Quantity Surveying Services	Proposal
2	Bata Imaara Mall	April 2022-August 2022	Quantity Surveying Services	Completed
3	Mr. Price Sarit Centre	August 2014- December 2014	Quantity Surveying Services	Completed
4	Adidas Shop Sarit Centre	August 2014- December 2014	Quantity Surveying Services	Completed
5	Bossini Shop Village Market	2013-2014	Quantity Surveying Services	Completed

We have found Building Scope Quantity Surveyors cooperative, diligent, ever willing to assist in advice on contractual matters and ready to carry out tasks beyond their terms of reference.

We would not hesitate to recommend them to your esteemed institution as Quantity Surveyors.

Regards,

Nyang'ate Makhulo  
Managing Director  
Midas Development Ltd.

MIDAS DEVELOPMENT LTD.  
P. O. Box 26950 - 00100  
Nairobi, Kenya



# Wildlife Clubs of Kenya

Date: September 17, 2022

## HEADQUARTERS

P.O. Box 20184-00200

Nairobi - Kenya.

Tel: 0724 656667

info@wildlifeclubsofkenya.or.ke

## Regional Offices

### NAKURU

P.O. Box 33-20100

Nakuru

Tel: 020-2671555/6

0721 471446

Guest House: 020 2671742

wcknakuru@gmail.com

### MOMBASA

P.O. Box 80591-80100

Mombasa

M: 0733 700409

Tel: 041-5480002

wckmsa@yahoo.com

### KISUMU

P.O. Box 4201-40100

Kisumu

Tel: 0726 448182

wckksm@yahoo.com

### KITUI

P.O. Box 1293-90200

Kitui

Tel: 0722 975523

wckkitui@yahoo.com

### MALINDI

P.O. Box 1756-80200

Malindi

Tel: 0734 674593/0729 074006

wckmalindi@yahoo.com

### MERU

P.O. Box 1902

Meru

Tel: 0702 670665

Email: wckcentral@yahoo.com

### NYERI

Wajee Avian

Conservation Centre

P.O. Box 148

Mukurweini, Nyeri

Tel: 020 2021718

Hostels: 0723 830516

## BUILDING SCOPE LIMITED

This is a letter of recommendation for Building Scope Limited. They have been providing us with consultancy services for quantity survey and project management for many years.

During the time we have worked together, we have found the firm to be capable and competent in providing services, having demonstrated the technical and professional capacity to ensure efficiency.

## Projects Completed:

1. Wildlife Clubs of Kenya Resource Center – Meru  
Project Value - Kes. 22,000,000  
Completed - August 2014
2. Construction and Completion of New Hostels for Wildlife Clubs of Kenya- Nakuru.  
Completed - May 2019  
Project Value - Kes. KShs. 26,048,760.25
3. Proposed renovation, alteration & Extension of Wildlife Clubs of Kenya Guest Houses-Nakuru  
Completed - February 2022  
Project value Kes 17,400,000

Headquarters offices are on Langata Road next to Bomas of Kenya

Email [info@wildlifeclubsofkenya.or.ke](mailto:info@wildlifeclubsofkenya.or.ke) • Website: [www.wildlifeclubsofkenya.or.ke](http://www.wildlifeclubsofkenya.or.ke)

Member of  
**IUCN**  
The World Conservation Union



Date: 26<sup>th</sup> February 2019

TO WHOM IT MAY CONCERN

**RE: RECOMMENDATION – BUILDING SCOPE LIMITED – Quantity Surveying Consulting Services.**

This letter is as a recommendation for **BUILDING SCOPE LIMITED.**  
Over the past years, we have had, and continue to have positive professional services rendered by Building cope Limited, making them a reliable partner to us.

**Projects completed:**

- Bank of Africa Kisumu
- Project Value – Kshs. 15,489,928.71
- Completed – August 2012

**Ongoing Projects:**

- The Samara Hotel Naivasha
- Project Value – Kshs. Kshs 757,167,907.77

During the time we have worked together, we have found the firm be capable and competent in providing both Pre & Post Contract Quantity Surveying services having demonstrated the technical capacity to ensure efficient delivery of projects.

We therefore have no hesitation in recommending their services. You may contact us on (insert email address) for further clarifications / details regarding **BUILDING SCOPE LIMITED.**

Yours Sincerely,  
Alexander Orina Monari  
Batiment Group Ltd  
Integrated project consultants - Architecture

  
**BATIMENT GROUP LIMITED.**  
P. O. Box 23717, 00100,  
Nairobi  
TEL: 254 20 828304, FAX: 828304  
Email: info@batiment.co.ke



15<sup>th</sup> April 2015

TO WHOM IT MAY CONCERN

REF: M/S BUILDINGSCOPE LIMITED

This is to confirm that we have worked with Building Scope Limited in their capacity as Quantity Surveyors in 4 projects as below.

	Description	Period	Task	Value	Status
1	Bay Hill Gardens Flats Upper Hill Nairobi. - Bayhill Gardens Ltd.	2007-2010	Quantity Surveying Works Inception to completion	Ksh 110,000,000.00	completed
2	Construction of 22 No. Duplex Apartments on Wood Avenue. - Spartam Ltd.	Jan 2011-2013.	Quantity Surveying Works Inception to completion	Kshs 200,000,000	completed
3	Construction of 11 No. Town-Houses 8545 Kirichwa Creek Kileleshwa. - Spartan Developers Ltd.	Dec 2012- September 2014.	Quantity Surveying Works Inception to completion	Kshs 260,000.000	completed
4	Construction of Kikambala Grove Apartments. - Spartan Developers Ltd.	March 2015- to date	Quantity Surveying Works Inception to completion	Kshs 360,000.000	Design Stage

Building Scope quantity surveyors are cooperative diligent and hardworking consultants. They are ever willing to assist in advice on contractual matters and ever willing to carry out tasks beyond their terms of reference.

Any assistance to them would be appreciated.

Yours Sincerely,

**David Onyonka**  
Director  
Spartan Developers Ltd

Equatorial Fidelity Centre  
Wairi Lane, Off Waiyaki Way  
Opposite New Safaricom House  
P.O. Box 52467 - 00200 Nairobi, Kenya  
Telephone: 254 - 20 - 4981000  
SWIFT: EQUAKENA  
www.equatorialbank.co.ke



15<sup>th</sup> April 2015

**TO WHOM IT MAY CONCERN**

REF M/S BUILDINGSOPE LIMITED quantity surveyors

We have worked with BUILDING SCOPE LIMITED in their capacity as quantity surveyors in a number of projects as listed below.

item	description	Value	Status
1	Proposed Fit Out Equatorial Fidelity Centre, Waiyaki Way	Kshs 9,301,060.00	completed in May 2014
2	Equatorial Commercial Bank fit out in Nakuru	Kshs 13,250,000	November 2014
3	ECB Proposed Disaster Recovery Centre Mombasa Road	Kshs 11,400,000.00	Awaiting Tender Action

They are cooperative diligent and hands on consultants and we would not hesitate to recommend them as quantity surveyors to your esteemed institution.

Regards

A handwritten signature in blue ink, appearing to read 'Mark Maina', is written over a horizontal line.

Mark Maina

HOD - Operations & Projects

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# 12

## FINANCIAL STATEMENTS

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BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

INDEX

1

The reports and statements set out below comprise the financial statements presented to the shareholders:

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Independent Auditor's Report	5-6
Statement of Profit or Loss and Other Comprehensive Income	7
Statement of Financial Position	8
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Statement of Cash Flows	10
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BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

GENERAL INFORMATION

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Directors	George Morara Masese Kathendu Mutua
Registered Office	LR NO. 1/827 Menelik Court Flats Menelik Road P O Box 2772 -00200 Nairobi, Kenya
Bankers	Bank Of Africa
Auditors	Altimat (K) Consultants/Kigwulu & Associates Certified Public Accountants of Kenya 5th Floor, Suite 6A Vision Plaza, Mombasa Road P.O.Box 56471-00200 Nairobi, Kenya

BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

DIRECTOR'S REPORT

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3

The directors submit their report for the year ended 31 December 2020.

1 Principal Activity

Principal activity is Quantity surveying - construction Industry .

2 Results for the year

The results for the year ended 31 December 2020 are set out on page 7.

3 Dividends

The Directors did not recommend payment of dividends (2019:nil).

4 Directors

Names of directors are set out on page 1

5 Auditors

The Company's auditor, Altimat (K) Consultants/Kigwulu & Associates has expressed its willingness to continue in office in accordance to Section 159(2) of the Kenyan Companies Act (Cap 486).

By Order Of the Board

\_\_\_\_\_  
Director

\_\_\_\_\_  
2021

DIRECTORS' RESPONSIBILITIES AND APPROVAL

4

The Kenyan Companies Act Requires Directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the company as at the end of the financial year and its operating results for that year. It also requires the Directors to ensure that the company keeps proper accounting records, which disclose with reasonable accuracy the financial position of the company. They are also responsible for safeguarding the assets of the Company.

The Directors accept responsibility for the annual financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgments and estimates in conformity with the International Financial Reporting Standards (IFRS) and requirements of the Kenyan Companies Act. The Directors are of the opinion that the financial statements give a true and fair view of the state of the financial affairs of the company of its operating results. The Directors further accept responsibility for the maintenance of accounting records, which may be relied upon in the preparation of financial statements, as well as adequate system of internal financial control.

Nothing has come to the attention of the Directors to indicate that the Company will not remain a going concern for at least the next 12 months from the date of this statement.

Approved by the Directors on \_\_\_\_\_ 2021 and signed on their behalf by:

Director: .....

Director: .....



### Report on the Financial Statements

We have audited the financial statements of BUILDING SCOPE LIMITED, which comprise the statement of financial position as at 31 December 2020, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes, and the directors' report, as set out on pages 7 to 17.

### Directors' Responsibility for the Financial Statements

The company's directors are responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards, and requirements of the Kenya Companies Act and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error.

### Auditors Responsibility

Our responsibility is to express an independent opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

In our opinion, the financial statements present fairly, in all material respects, the financial position of BUILDING SCOPE LIMITED as at 31 December 2020, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards, and the requirements of the Kenyan Companies Act.

#### Report on Other Legal and Regulatory Requirements

As required by the Kenyan Companies Act we report to you, based on our audit, that:

- (i) we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- (ii) in our opinion proper books of account have been kept by the company, so far as appears from our examination of those books; and
- (iii) the company's statement of financial position and profit and loss account are in agreement with the books of accounts.

Signing partner and engagement partner responsible for this engagement, .....



Altimat (K) Consultants/Kigwulu & Associates  
Certified Public Accountants of Kenya

Date \_\_\_\_\_



BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

7

	Notes	2020 Kshs	2019 Kshs
Revenue	5	6,500,000	5,244,477
Operating expenses			
Operating expenses	13	(4,829,835)	(4,841,372)
Finance costs	14	(10,033)	(26,336)
		<u>(4,839,868)</u>	<u>(4,867,708)</u>
Net Profit before tax		1,660,132	376,769
Taxation	6	<u>(415,033)</u>	<u>-</u>
Net Profit for the year		<u><u>1,245,099</u></u>	<u><u>376,769</u></u>

BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

STATEMENT OF FINANCIAL POSITION

8

	Notes	2020 Kshs	2019 Kshs
Non Current Assets			
Property and equipment	7	1,585,020	380,000
Total Non- Current Assets		<u>1,585,020</u>	<u>380,000</u>
Current Assets			
Receivables	8	10,000	60,000
Cash and bank balances	9	1,600,000	1,499,888
Total Current Assets		<u>1,610,000</u>	<u>1,559,888</u>
Total Assets		<u>3,195,020</u>	<u>1,939,888</u>
Equity and Liabilities			
Equity			
Share capital	10	100,000	100,000
Retained earnings		<u>1,974,613</u>	<u>729,515</u>
Total Equity		<u>2,074,613</u>	<u>829,515</u>
Current Liabilities			
Tax payable	6	561,690	146,657
Payables	11	<u>558,716</u>	<u>963,716</u>
Total Current Liabilities		<u>1,120,406</u>	<u>1,110,373</u>
Total Equity and Liabilities		<u>3,195,019</u>	<u>1,939,888</u>

The financial statements set out on pages 7 to 17 were approved for issue by the Board of Directors on \_\_\_\_\_ 2021 and were signed on their behalf by :

..... Director

..... Director

BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

STATEMENT OF CHANGES IN EQUITY

9

	Share Capital Kshs	Retained Earnings Kshs	Total Kshs
Balance at 01 January 2019	100,000	352,746	(5,149,871)
Profit/ (Loss) for the year	-	376,769	376,769
Balance at 31 December 2019	100,000	729,515	(4,773,102)
Balance at 01 January 2020	100,000	729,515	(4,773,102)
Profit/ (Loss) for the year		1,245,099	1,245,099
Balance at 31 December 2020	100,000	1,974,613	(3,528,003)

BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

STATEMENT OF CASH FLOWS

10

	Note	2020 Kshs	2019 Kshs
Cash flows generated from / (utilized in) fund operating activities	11	1,936,805	895,064
Tax paid			
Net cash generated from/ (utilized in) operating activities		1,936,805	895,064
Cash flows generated from / (utilized in) investing activities			
Assets additions		(1,836,693)	(20,000)
Net cash (utilized in)/ generated from investing activities		(1,836,693)	(20,000)
Cash flows (utilized in)/ generated from financing activities			
Paid up share capital		-	-
Net cash (utilized in)/ generated from financing activities		-	-
Total cash movement in the year		100,112	875,064
Cash at the beginning of the year		1,499,888	624,824
Total cash at the end of the year	9	1,600,000	1,499,888



1 ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of these financial statements are set out below. The policies have been consistently applied to all years presented unless otherwise stated.

1.1 Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards, and comply with the Kenyan Companies Act. The financial statements have been prepared on the historical cost basis and are presented in Kenyan Shillings (KSh).

The preparation of financial statements in conformity with IFRS requires the use of estimates and assumptions. It also requires management to exercise its judgment in the process of applying the accounting estimates adopted by the Company. Although such estimates and assumptions are based on the directors' best knowledge of the information available, actual results may differ from those estimates.

1.2 Significant judgments and sources of

In preparing the financial statements, management is required to make estimates and assumptions that affect the amounts represented in the financial statements and related disclosures. Use of available information and the application of judgment is inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the financial statements.

Significant judgments include:

i Revenue

Sales represent the fair value consideration received or receivable for the sale of goods and are stated net of value added tax.

Revenue is recognized in the period in which the company delivers products or service to the customer.

ii Taxation

Judgment is required in determining the provision for income taxes due to the complexity of legislation. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The company recognizes liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

iii Tax

Current tax assets and liabilities

Current tax for current and prior periods is, to the extent unpaid, recognized as a liability. If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess is recognized as an asset.

Current tax liabilities/ (assets) for the current and prior periods are measured at the amount expected to be paid to/(recovered from) the tax authorities, using the tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and liabilities

A deferred tax asset is recognized for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilized, unless the deferred tax asset arises from the initial recognition of an asset or liability in a transaction that:

-is not a business combination;

-at the time of the transaction, affects neither accounting profit nor taxable profit/(tax loss).

A deferred tax asset is recognized for the carry forward of unused tax losses to the extent that it is probable that future taxable profit will be available against which the unused tax losses can be utilized.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

iv Tax expense

Current and deferred taxes are recognized as tax expense and included in profit or loss for the period, except to the extent that the tax arises from:

-a transaction or event which is recognized, in the same or a different period, to other comprehensive income, or

-a business combination.

Current tax and deferred taxes are charged or credited to other comprehensive income if the tax relates to items that are credited or charged, in the same or a different period, to other comprehensive income.

Current tax and deferred taxes are charged or credited directly to equity if the tax relates to items that are credited or charged, in the same or a different period, directly in equity.

v Property and equipment

The cost of an item of property and equipment is recognized as an asset when:

<sup>1</sup>-it is probable that future economic benefits associated with the item will flow to the Company; and

<sup>2</sup>-the cost of the item can be measured reliably.

Property and equipment is initially measured at historical cost and thereafter stated at historical cost less accumulated depreciation and impairment losses.

Depreciation on property and equipment is calculated on the straight line basis charged on cost at the following rates:

Item	Rate
Computer equipment	30%
Office equipment	12.50%

The depreciation charge for each period is recognized in the income statement

The gain or loss arising from the derecognition (disposal) of an item of property and equipment is included in the income statement when the item is derecognized.

- vi Receivables  
The Company's management assesses its trade receivables and loans and receivables for impairment at the end of each reporting period. In determining whether an impairment loss should be recorded in profit or loss, the Company makes judgments as to whether there is observable data indicating a measurable decrease in the estimated future cash flows from a financial asset.
  - vii Cash and bank balances  
Cash and bank balances comprise cash on hand, cash in bank, demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are initially and subsequently recorded at fair value.
  - viii Loans from shareholders and directors  
Loans from shareholders and directors are classified as financial liabilities measured at cost.
  - ix Provisions  
Provisions are raised and management determines the applicable estimates based on the information available.
  - x Financial instruments  
Financial assets and financial liabilities are recognized in the company's statement of financial position when the company becomes a party to the contractual provisions of the instrument.
  - xi Receivables  
Receivables are carried at original invoiced amount less an estimate made for doubtful debts based on a review of all outstanding amounts at the year end.  
Receivables not collectable are written off against the related provisions. Subsequent recoveries of amounts previously written off are credited to the statement of comprehensive income in the year of recovery.
  - xii Payables  
Payables are stated at their nominal value.
- 1.3 Retirement benefits obligations  
The Company and its employees contribute to a statutory defined scheme, the National Social Security Fund (NSSF). Contributions are determined by local statute and the company's contributions are charged to the statement of comprehensive income in the year to which it relates.
- 1.4 Comparatives  
Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year

NOTES TO THE FINANCIAL STATEMENTS

#

2 Financial Risk Management Objectives and Policies

The Company's activities expose it to a variety of financial risks i.e. capital risk, credit risk and liquidity risk.

The Company's management seeks to minimize potential adverse effects on the company's financial performance.

a) Market risks

Market risk is the risk that changes in market prices, such as interest rate, equity prices, and foreign exchange rates will affect the company's income or value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return on risk.

b) Credit risk

Credit risk arises from cash equivalents, deposits with banks, as well as trade and other receivables. Credit risk consists mainly of cash deposits, cash equivalents, deposits with banks and trade debtors. The company only deposits cash with major banks with high quality credit standing.

Trade receivables comprise a widespread client base. Management evaluated credit risk relating to clients on an ongoing basis. Management assesses the credit quality of the client, taking into account its financial position, past experience and other factors to ensure that credit facilities are only given to credit worthy clients.

Financial assets exposed to credit risk at year end were as follows:

		2020	2019
	Notes	Kshs	Kshs
Receivables	8	21,000	60,000
Cash and bank balances	9	1,600,000	1,499,888
		<u>1,621,000</u>	<u>1,559,888</u>

c) Liquidity risk

Liquidity risk is the risk that the company will encounter difficulty in meeting obligations from its financial liabilities

The company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its obligations when due, under both normal and stressed conditions, without incurring unacceptable losses or the risk of damaging the company's reputation. All liquidity policies and procedures are subject to review of the management and approval by the directors.

Financial liabilities		2020	2019
	Notes	Kshs	Kshs
Payables	12	558,716	963,716
Tax payable	6	561,690	146,657
		<u>1,120,406</u>	<u>1,110,373</u>

d) Capital risk management

The company's objectives when managing capital are to safeguard the company's ability to continue as a going concern in order to provide returns for shareholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the company may limit the amount of dividends paid to shareholders.



BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

NOTES TO THE FINANCIAL STATEMENTS

e) Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the company's processes, personnel, technology and infrastructure and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements.

The company's objective is to manage operational risks so as to balance the avoidance of financial losses and damage to the company's reputation with overall cost effectiveness and to avoid any control procedures that restrict initiative and creativity in the Company.

The primary responsibility of the development and implementation of controls to address operational risk is assigned to the company's management.

3 Critical Accounting Estimates and Judgments

In the process of applying the company's accounting policies, management has made estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates and judgments are continuously evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. These are dealt with below;

Key sources of estimation and uncertainty

In the process of applying the company's accounting policies, management has made judgments in determining:-

- a) Depreciation rates for property, plant and equipment
- b) Impairment of assets

4 Profit for the year

		2020	2019
Items charged	Notes	Kshs	Kshs
Salaries and wages	15	2,280,000	2,400,000
Depreciation	7	631,673	180,500
Bank charges and interest	16	10,033	26,336

5 Revenue

Contract fees charged	6,500,000	5,244,477
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6 Taxation

	2020	2019
	Kshs	Kshs
6(a) Tax		
Balance (payable)/ recoverable as at 1st January	(146,657)	(146,657)
Provision for the year	(415,033)	
Tax paid	-	-
Balance (payable)/ recoverable as at 31st December	(561,690)	(146,657)

6(b) Major components of the tax expense

Reconciliation of the tax expense

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the basic tax rates as follows:

Profit before tax	-	376,769
Tax at the applicable tax rate of 25% (2019: 30%)		113,031
Tax effect of:		
Tax effect of non deductible costs and non taxable income	-	(113,031)
Tax expense for the year	-	-

## 7 Property and equipment

	Motor vehicles	Computer Equipment	Office Equipment	Total
Cost		Kshs	Kshs	Kshs

as at 1st Jan 2019	610,000	80,000	120,000	810,000
Additions	20,000	-	-	20,000
Disposals	-	-	-	-
as at 31st Dec 2019	630,000	80,000	120,000	830,000

as at 1st Jan 2020	630,000	80,000	120,000	830,000
Additions	1,836,693	-	-	1,836,693
Disposals	-	-	-	-
as at 31st Dec 2020	2,466,693	80,000	120,000	2,666,693

## Accumulated depreciation

as at 1st Jan 2019	152,500	72,000	45,000	269,500
Charge for the year	157,500	8,000	15,000	180,500
as at 31st Dec 2019	310,000	80,000	60,000	450,000

as at 1st Jan 2020	310,000	80,000	60,000	450,000
Charge for the year	616,673	-	15,000	631,673
as at 31st Dec 2020	926,673	80,000	75,000	1,081,673

## Net Book Value

As at 31st Dec 2020	1,540,020	-	45,000	1,585,020
As at 31st Dec 2019	320,000	-	60,000	380,000

BUILDING SCOPE LIMITED  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

NOTES TO THE FINANCIAL STATEMENTS

16

	2020	2019
	Kshs	Kshs
8 Receivables		
Trade debtors	10,000	60,000
Other receivables	-	-
Total receivables	<u>10,000</u>	<u>60,000</u>
9 Cash and bank balances		
Cash in hand		
Cash at bank	1,600,000	1,499,888
Total cash and cash equivalents	<u>1,600,000</u>	<u>1,499,888</u>
10 Share capital		
Authorized share capital	<u>100,000</u>	<u>100,000</u>
Issued and fully paid share capital	<u>100,000</u>	<u>100,000</u>
11 Payables		
Trade payables	405,000	810,000
Other Payables	153,716	153,716
Total payables	<u>558,716</u>	<u>963,716</u>



## BUILDING SCOPE LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

## NOTES TO THE FINANCIAL STATEMENTS

17

	2020	2019
	Kshs	Kshs
<b>12 Cash generated from operations</b>		
Profit before taxation	1,245,099	376,769
Adjustments for:		
Depreciation	631,673	180,500
Other non cash item	-	-
Effect of changes in working capital		
(Increase)/ Decrease in receivables	50,000	92,500
Increase/ (Decrease) in payables and accruals	10,033	245,295
<b>Total cash generated from operations</b>	<b>1,936,805</b>	<b>895,064</b>
<b>13 Operating expenses</b>		
Salaries and wages	2,280,000	2,400,000
Directors remuneration	-	-
Marketing	250,000	260,000
Professional Fee	150,000	150,000
Depreciation	631,673	180,500
Electricity	12,056	48,000
General Expenses	-	-
Insurance	216,706	216,706
Licenses	25,400	25,400
Penalties	-	-
Professional Indemnity	-	-
Repairs	102,000	126,790
Rent and Accommodation	1,080,000	1,080,000
Software Expense	-	-
Stationery Expenses	-	-
Telephone & Internet	56,000	143,976
Transport and Subsistence	18,000	168,000
Water Expenses	8,000	42,000
	<b>4,829,835</b>	<b>4,841,372</b>
<b>14 Finance costs</b>		
Bank charges	<b>10,033</b>	<b>26,336</b>

**BUILDING SCOPE LIMITED**

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**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**

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**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**Independent Auditors**

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Sir Jonathan and Company LLP

Accountants and Business Advisors

P.O. Box 102711 - 00101 Nairobi, Kenya

Mobile: (+254)724- 970397, (+254) 736-970397

**Email: [info@sirjonathan.co.ke](mailto:info@sirjonathan.co.ke)**

**Website: [www.sirjonathan.co.ke](http://www.sirjonathan.co.ke)**

**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**COMPANY INFORMATION**

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<b>Key Management:</b>	<b>Name</b>	<b>Position</b>	<b>Nationality</b>
	George Morara Masese	Managing Director	Kenyan
<b>Board of Directors:</b>	<b>Name</b>	<b>Position</b>	<b>Nationality</b>
	George Morara Masese	Managing Director	Kenyan
<b>Registered Office</b>	Menelik Court Apartments Ngong Road P.O. Box 2772- 00200 Nairobi, Kenya		
<b>Principle Place of Activity</b>	Menelik Court Apartments Ngong Road P.O. Box 2772- 00200 Nairobi, Kenya		
<b>Principle Bankers</b>	Bank of Africa Ngong Road Branch P. O. Box 69562 – 00400 Nairobi, Kenya		
<b>Independent Auditors</b>	Sir Jonathan and Company LLP P.O. Box 102711 - 00101 Nairobi. Kenya Mobile No: (+254) 724-970397/736-970397		



**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**REPORT OF THE DIRECTORS**

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The Directors submit their report together with the audited financial statements for the year ended 31st December 2021 which disclose the state of affairs of the company.

**1. Incorporation**

The Company is domiciled in Kenya where it is incorporated as a private company limited by shares under the Kenyan Companies Act, 2015. The address of the registered office is set out on page 1

**2. Principal activities**

The principal activity of the company during the year was provision of quantity surveying services.

**3. Financial Statement**

At the date of this report, the Directors were not aware of any circumstances which would have rendered the values attributed to the assets in the financial statements misleading.

**4. Results And Dividends**

The results of the company are shown on page 7

The directors do not recommend any dividend.

**5. Share Capital**

There were no changes in the year ended 2021.

**6. Key Officials and Directors**

Key Officials and Directors who held office as at 31st December 2021 are set out on page 2.

**7. Going Concern**

The members believe that the Company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis. The members have satisfied themselves that the Company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The members are not aware of any new material changes that may adversely impact the Company. The members are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the Company.

**8. Events after the reporting period**

The members are not aware of any material event which occurred after the reporting date and up to the date of this report.

**9. Independent Auditors**

The auditors Sir Jonathan & Co., Certified Public Accountants were appointed during the year and have expressed their willingness to continue in office in accordance with Kenyan Companies Act, No. 17 of 2015, Laws of Kenya.

**By Order of the Board**

\_\_\_\_\_)

Nairobi \_\_\_\_\_, 2022

**George Morara Masese**  
**(Managing Director)**

**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**STATEMENT OF DIRECTORS' RESPONSIBILITY**

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The Kenyan Companies Act, 2015 requires the Board of Management to prepare financial statements for each financial year that give a true and fair view of the financial position of the Association as at the end of the financial year and of the results of its financial activities for that year. It also requires the Board of Management to ensure that the Association maintains proper accounting records that are sufficient to show and explain the transactions of the Association and disclose, with reasonable accuracy, the financial position of the Association. The Board of Management is also responsible for safeguarding the assets of the Association, and for taking reasonable steps for the prevention and detection of fraud and error.

The Association's Board of Management accept responsibility for the preparation and presentation of these financial statements in accordance with the International Financial Reporting Standards and in the manner required by the Kenyan Companies Act 2015. They also accept responsibility for:

- (i) designing, implementing, and maintaining such internal control as they determine necessary to enable the presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- (ii) selecting suitable accounting policies and applying them consistently; and
- (iii) making accounting estimates and judgements that are reasonable in the circumstances

Having assessed the Association's ability to continue as a going concern, the Board of Management is not aware of any material uncertainties related to events or conditions that may cast doubt upon the Association's ability to continue as a going concern.

The Association's Board of Management acknowledge that the independent audit of the financial statements does not relieve them of their responsibilities.

Approved by the board of directors on \_\_\_\_\_, 2022 and duly signed on its behalf by:

\_\_\_\_\_)  
**George Morara Masese**  
**(Managing Director)**



**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**INDEPENDENT AUDITORS' REPORT**

**REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF BUILDING SCOPE LIMITED**

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**Opinion**

1. We have audited the accompanying financial statements of Agisoft Africa Limited set out on pages 7 to 10 which comprise: the statement of financial position as at 31 December 2021, statement of comprehensive income and accumulated fund, statement of changes in Equity, statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

in our opinion, the association financial statements give a true and fair view of the financial position of the Association as at 31 December 2021 and of its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs") and the requirements of the Kenyan Companies Act, 2015.

**Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing ("ISA"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit* of the Financial Statements section of this report. We are independent of the Association in accordance with the *International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code)*. We have fulfilled our other ethical responsibilities in accordance with these requirements, and in together with other ethical requirements that are relevant to our audit of the financial statements in Kenya. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Other Information**

The directors are responsible for the other information. Other information comprises the information included in the Annual Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of the Board of Management for the Financial Statements**

The Board of Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with International Financial Reporting Standards and the requirements of the Kenyan Companies Act, 2015 and for such internal controls as the Board of Management determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the Board of Management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Management either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so

**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**INDEPENDENT AUDITORS' REPORT (Continued)**

**REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF BUILDING SCOPE LIMITED (Continued)**

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**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Management.
- Conclude on the appropriateness of the Board of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern; and
- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Report on other legal and regulatory requirements**

As required by the Kenyan Companies Act, 2015 we report to you based on our audit, that:

- (i) In our opinion, the information in the report of the directors on page 3 is consistent with the financial statements.
- (ii) Our opinion is unqualified.

The Signing Partner responsible for the audit resulting in this independent auditors' report is CPA Jonathan Yego - P/ 2516.

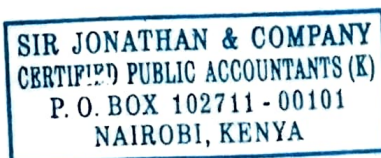
*Sir Jonathan and Company LLP*

Certified Public Accountants (Kenya)

14th July 2022

Nairobi Kenya

Firm's Registration No: PF/917



**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the year ended 31st December 2021**

	<b>Note</b>	<b>2021 Kshs</b>	<b>2020 Kshs</b>
Revenue	<b>5</b>	6,256,504	6,500,000
Direct Costs	<b>6</b>	4,333,781	0
<b>Gross Profit/(Loss)</b>		<b>1,922,723</b>	<b>6,500,000</b>
Administrative Costs	<b>7</b>	1,372,581	3,479,812
Selling and Distribution Costs	<b>8</b>	162,030	280,056
Establishment Costs	<b>9</b>	1,296,000	1,080,000
<b>Operating Profit Before Taxation</b>		<b>(907,888)</b>	<b>1,660,132</b>
Income Tax Expense	<b>10</b>	0	415,033
<b>Net Profit After Tax (Page 9)</b>		<b>(907,888)</b>	<b>1,245,099</b>



**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**STATEMENT OF FINANCIAL POSITION**

**As at 31.12.2021**

	Note	2021 Kshs	2020 Kshs
<b>Assets</b>			
<b>Non Current Assets</b>			
Property and Equipment	12	1,194,390	1,585,020
Intangible Assets	13	44,600	0
		<u>1,194,390</u>	<u>1,585,020</u>
<b>Current Assets</b>			
Trade and Other Receivables	16	15,306,224	10,000
Cash and cash equivalents	15	306,530	1,600,000
Tax Recoverable	14	52,586	0
		<u>15,665,340</u>	<u>1,610,000</u>
<b>Total Assets</b>		<b>16,859,730</b>	<b>3,195,020</b>
<b>Equity and Liabilities</b>			
<b>Equity</b>			
Share Capital	19	100,000	100,000
Retained Earnings ( Page 9)		1,380,231	1,974,614
		<u>1,480,231</u>	<u>2,074,614</u>
<b>Non-Current Liabilities</b>			
Directors Fund	20	597,493	0
		<u>597,493</u>	<u>0</u>
<b>Current Liabilities</b>			
Trade and Other Payables	17	14,782,006	558,716
Tax Payable	14	0	561,690
		<u>14,782,006</u>	<u>1,120,406</u>
<b>Total Equity and Liabilities</b>		<b>16,859,730</b>	<b>3,195,020</b>

These financial statements were approved by the Board of Directors on \_\_\_\_ Day of \_\_\_\_ 2022 and signed on their behalf by :

\_\_\_\_\_) )  
**George Morara Masese**  
**(Managing Director)**

Independent Auditor's Report – pages 5 to 6

The notes on pages 11 to 18 form integral part of these financial statements



**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**STATEMENT OF CHANGES IN EQUITY**  
**for the year ended 31st December 2021**

		<b>2021 Kshs</b>	<b>2020 Kshs</b>
<b>Share Capital</b>			
At start of period		100,000	100,000
Additions During the Year	<b>19</b>	0	0
<b>Ending Share Capital at year End</b>		<b>100,000</b>	<b>100,000</b>
<b>Retained Earnings</b>			
At start of period		1,974,614	729,515
Additions During the Year (Page 7)		(907,888)	1,245,099
Prior Year Adjustment (Note 18)		313,505	
<b>Ending Retained Earnings at year End</b>		<b>1,380,231</b>	<b>1,974,614</b>
<b>Ending Equity Balance at year end</b>		<b>1,480,231</b>	<b>2,074,614</b>

**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**STATEMENT OF CASHFLOWS**

**As at 31.12.2021**

		<b>2021</b>	<b>2020</b>
	<b>Note</b>	<b>Kshs</b>	<b>Kshs</b>
<b>Cash Flows from Operating Activities</b>			
<b><i>Profit Before Tax</i></b>		<b>(907,888)</b>	<b>1,245,099</b>
Adjustments for:			
Depreciation	<b>12</b>	390,630	631,673
Amortization of Intangible Assets	<b>13</b>	11,150	0
Prior Year Adjustments		(259,335)	0
Changes In Working Capital:			
(Increase) /Decrease Trade and Other Receivables	<b>16</b>	(15,296,224)	50,000
Increase in Trade and Other Payables	<b>17</b>	14,223,290	10,033
Income Tax Paid		(52,586)	0
<b><i>Net Cash from Operating Activities</i></b>		<b>(1,890,963)</b>	<b>1,936,805</b>
<b>Cash Flows from Investing Activities</b>			
Cash Paid For:			
Purchase of Property and Equipment	<b>12</b>	0	(1,836,693)
<b><i>Net Cash from Investing Activities</i></b>		<b>0</b>	<b>(1,836,693)</b>
<b>Cash Flows from Financing Activities</b>			
Cash From:			
Director Fund - Addition		4,252,034	0
Director Fund - Drawings		(3,654,541)	0
<b><i>Net Cash from Financing Activities</i></b>		<b>597,493</b>	<b>0</b>
<b>Net Change in cash and cash equivalents</b>		<b>(1,293,470)</b>	<b>100,112</b>
<b>Cash and Cash Equivalents at the start of the year</b>		<b>1,600,000</b>	<b>1,499,888</b>
<b>Cash and Cash Equivalents at the end of the year</b>	<b>15</b>	<b>306,530</b>	<b>1,600,000</b>

**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**Notes to the Financial Statements**

**1 General Information**

Building Scope Limited is incorporated in Kenya under the Kenya Companies Act as a private company limited by shares and is domiciled in Kenya. The address of its registered office and principal place has been stated on page 2.

**2 Significant Accounting Policies and Critical Judgments**

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated

**(a) Statement of Compliance**

The Company maintains its accounts on accrual basis following the historical cost convention in accordance with International Financial Reporting Standards, in compliance with Kenya companies Act 2015 and are presented in the functional currency, Kenya Shillings (Kshs).

The preparation of financial statements in conformity with International Financial Reporting Standards requires the use of estimates and assumptions. It also requires management to exercise its judgement in the process of applying the accounting policies adopted by the company. Although such estimates and assumptions are based on the directors' best knowledge of the information available, actual results may differ from those estimates

**(b) Basis of Preparation**

The financial statements have been prepared and presented on the going concern basis and at historical Cost

Under the historical cost basis, assets are recorded at the amount of cash or cash equivalents paid or the fair value of the consideration given to acquire them at the time of their acquisition. Liabilities are recorded at the amount of proceeds received in exchange for the obligation the amounts of cash or cash equivalents expected to be paid to satisfy the liability in the normal course of business

For those assets and liabilities measured at fair value, fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

**(c') Going Concern**

The Company forecasts and projections, taking account of reasonably possible changes in trading performance, show that the Company should be able to operate within their current funding levels into the foreseeable future. After making enquiries, the Directors have a reasonable expectation that the Company have adequate resources to continue in operational existence for the foreseeable future. The financial statements therefore have been prepared on a going concern basis.



**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**Notes to the Financial Statements (Continued)**

**Significant Accounting Policies and Critical Judgments (Continued)**

**(d) Revenue Recognition**

Revenue comprises the fair value of the consideration received or receivable for the sale of goods and services in the ordinary course of the Company's activities. The Company recognizes revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Company. Revenues from the sale of goods is recognized in the period in which the company has delivered products to the customer, the customer has full discretion over the channel and price to sell the products, and there is no unfulfilled obligation that could affect the customers' acceptance of the products. Delivery does not occur until the products have been accepted by the customer

**(e') Expense Recognition**

Expenses are recognized as goods are received and as services are delivered.

**(f) Income Tax Expenses**

Income tax expense represents the sum of the tax currently payable. Current tax is the expected tax payable on taxable income for the year, using tax rates determined in accordance with the Kenyan Income Tax Act enacted at the reporting date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

**(g) Property and Equipment**

Property and equipment are stated at cost less accumulated depreciation. Depreciation is calculated on the reducing balance method to write off the cost or valuation of the property over their expected useful lives at the following annual rates.

Motor Vehicles	25%
Computers & Equipments	30%
Furniture, Fittings & Office Equipment	12.5%

If there is an indication that there has been a significant change in the depreciation rate, useful life or residue value of an asset, the depreciation of that asset is revised prospectively to reflect the new expectations. On disposal, the difference between the net disposal proceeds and the carrying amount of the item sold is recognized in the statement of comprehensive income.

On disposal, the difference between the net disposal proceeds and the carrying amount of the item sold is recognized in the statement of comprehensive income

**(h) Intangible Assets**

Software licence costs and computer software's that are not an integral part of the related hardware are initially recognized at cost, and subsequently carried at cost less accumulated amortization and impairment losses. Costs that are directly attributable to the production of identifiable computer software products controlled by the company are recognized as intangible assets. Amortization is calculated using the straight-line method to write down the cost of each licence or item of software to its residual value over its estimated useful life using an annual rate of 20%.

**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**Notes to the Financial Statements (Continued)**

**Significant Accounting Policies and Critical Judgments (Continued)**

**(i) Financial Instruments**

**(i) Measurement**

Financial assets and financial liabilities are recognized when the company becomes a party to the contractual provisions of the instrument. Management determines all classification of financial assets at initial recognition

Financial assets are initially recognized at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss.

Financial liabilities measured at amortized cost: these include borrowings, current tax and trade and other payables. These are initially measured at fair value and subsequently measured at amortized cost, using the effective interest rate method

**(ii) Impairment**

A financial asset is impaired if its carrying amount is greater than its estimated recoverable amount. The amount of the impairment loss of assets carried at amortized cost is calculated as the difference between the assets carrying amount and the present values of expected future cash flows, discounted at the financial instrument's effective interest rate. Impairment losses are considered in determining profit before tax

**iii) Derecognition/Write Off**

Financial assets are derecognized when the rights to receive cash flows from the financial asset have expired, when the company has transferred substantially all risks and rewards of ownership, or when the company has no reasonable expectations of recovering the asset.

Financial liabilities are derecognized only when the obligation specified in the contract is discharged or cancelled or expires.

**(j) Cash and Cash Equivalents**

Cash and cash equivalents consist of cash in banks and money market funds with original maturities of three months or less. Also, included in cash equivalents are credit card and debit card receivables from banks, which generally settle in less than four business days.

**(k) Cash Flow Statement**

Cash flows are reported using the indirect method, whereby the net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing, and financing activities of the Company are segregated

**(l) Share Capital**

Ordinary shares are recognized at par value and classified as 'Share Capital' and forms part of shareholders' equity.

**(m) Functional and Presentation Currency**

The financial statements are presented in Kenyan Shillings, which is the functional currency of the Company and the currency of the primary economic environment in which the Company operates

**Notes to the Financial Statements (Continued)**

**Significant Accounting Policies and Critical Judgments (Continued)**

**(n) Provisions, Contingent Liabilities, and Contingent Assets**

Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation, if:

- a) The Company has a present obligation as a result of a past event.
- b) A probable outflow of resources is expected to settle the obligation and
- c) The amount of the obligation can be reliably estimated.

Contingent Liability is disclosed in the case of:

- a) a present obligation arising from a past event, when it is not probable that an outflow of resources will be required to settle the obligation.
- b) a present obligation when no reliable estimate is possible; and
- c) a possible obligation arising from past events where the probability of outflow of resources is not remote.

Contingent Assets are neither recognized nor disclosed.

Provisions, Contingent Liabilities and Contingent Assets are reviewed at each Balance Sheet date

**(o) Employee Benefits**

**Short-term employee benefits**

Short-term employee benefits are recognized as an expense on accrual basis.

**Retirement Benefit Obligations**

The Company and its employees contribute to the National Social Security Fund (NSSF), a statutory

defined contribution scheme registered under the NSSF Act. The company's contributions to the defined contribution scheme are charged to profit or loss in the year to which they relate.

The company has no further obligation once the contributions have been paid.

**(p) Comparatives**

Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year

**3 Financial Risk Management Objectives and Policies**

The company's activities expose it to a variety of financial risks including credit, liquidity and interest rate risks and changes in market prices of the company's products. The company's overall risk management programme focuses on unpredictability of changes in the business environment and seeks to minimize the potential adverse effect of such risks on its performance by setting acceptable levels of risk. The company does not hedge any risks and has in place policies to ensure that credit is extended to customers with an established credit history.

**4 Critical Accounting Estimates and Judgments**

The company makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial period. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including experience of future events that are believed to be reasonable under the circumstances.



**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**NOTES TO THE FINANCIAL STATEMENTS (Continued)**

	<b>2021 Kshs</b>	<b>2020 Kshs</b>
<b>5 Revenue</b>		
Contract Fees Charged	5,956,504	6,500,000
Other Income -Rent Income	300,000	0
<b>Total</b>	<b>6,256,504</b>	<b>6,500,000</b>
<b>6 Direct Costs</b>		
Direct expenses	4,333,781	0
<b>Total</b>	<b>4,333,781</b>	<b>0</b>
<b>7 Administrative Costs</b>		
Salaries and Wages	467,238	2,280,000
Depreciation	390,630	631,673
General Office Expenses	197,448	191,400
Professional Fees - Bookkeeping and secretarial	120,000	150,000
Insurance	108,353	216,706
Audit Fee	40,000	0
Office Cleaning and painting	25,200	0
Bank Charges	12,562	10,033
Amortization of Intangible Assets	11,150	0
<b>Total</b>	<b>1,372,581</b>	<b>3,479,812</b>
<b>8 Selling and Distribution Costs</b>		
Business Promotion and Marketing	121,010	250,000
Power and Fuel	41,020	12,056
Travelling		18,000
<b>Total</b>	<b>162,030</b>	<b>280,056</b>
<b>9 Establishment Costs</b>		
Rent	1,134,000	1,080,000
Rates	162,000	0
<b>Total</b>	<b>1,296,000</b>	<b>1,080,000</b>
<b>10 Tax Expense/Income</b>		
Current Income Tax	0	415,033
<b>Income Tax Expense</b>	<b>0</b>	<b>415,033</b>
The tax on the company's (loss) / profit before income tax differs from the theoretical amount that would arise using the statutory income tax rate as follows:		
<b>Profit Before Income Tax</b>	<b>(907,888)</b>	1,660,132
Tax calculated at the statutory tax rate of 30%	(272,366)	415,033
Tax effect of:		
Effect of Tax Losses	0	0
<b>Income tax expense</b>	<b>0</b>	<b>415,033</b>
<b>11 Profit Before Tax</b>		
Profit before taxation is stated after charging:		
Depreciation on property and equipment	390,630	631,673
Amortization of Intangible Assets	11,150	0
Auditor's remuneration	40,000	0
Salaries and wages	467,238	2,280,000
	<b>909,018</b>	<b>2,911,673</b>

*Independent Auditor's Report – pages 5 to 6*

*The notes on pages 11 to 18 form integral part of these financial statements*

NOTES TO THE FINANCIAL STATEMENTS (Continued)

12 Property and Equipment

	Motor Vehicles	Computers & Equipments	Furniture, Fittings & Office Equipment	Total
COST/VALUATION	Kshs	Kshs	Kshs	Kshs
As at 01.01.2021	2,466,693	80,000	120,000	2,666,693
Additional Assets	0	0	0	0
<b>As at 31.12.2021</b>	<b>2,466,693</b>	<b>80,000</b>	<b>120,000</b>	<b>2,666,693</b>
DEPRECIATION				
As at 01.01.2021	926,673	80,000	75,000	1,081,673
Charge for the year	385,005	0	5,625	390,630
<b>As at 31.12.2021</b>	<b>1,311,678</b>	<b>80,000</b>	<b>80,625</b>	<b>1,472,303</b>
NET BOOK AMOUNT				
<b>Balance as at 31 December 2021</b>	<b>1,155,015</b>	<b>0</b>	<b>39,375</b>	<b>1,194,390</b>
<b>Balance as at 31 December 2020</b>	<b>1,540,020</b>	<b>0</b>	<b>45,000</b>	<b>1,585,020</b>

	2021 Kshs	2020 Kshs
13 Intangible Assets - Software Costs		
COST/VALUATION		
As at 01.01.2021	0	0
Additions	55,750	0
<b>As at 31.12.2021</b>	<b>55,750</b>	<b>0</b>
AMORTIZATION		
As at 01.01.2021	0	0
Charge for the year	11,150	0
<b>As at 31.12.2021</b>	<b>11,150</b>	<b>0</b>
NET BOOK AMOUNT		
<b>Balance at Year End</b>	<b>44,600</b>	<b>0</b>

**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**NOTES TO THE FINANCIAL STATEMENTS (Continued)**

	<b>2021</b>	<b>2020</b>
	<b>Kshs</b>	<b>Kshs</b>
<b>14 Taxation</b>		
Opening Balances	561,690	146,657
Tax Payable in 2020 overstated	(561,690)	0
Tax Charge for the year	0	415,033
Tax Paid during the year	(52,586)	0
<b>Tax Recoverable</b>	<b>(52,586)</b>	<b>561,690</b>

**15 Cash and Cash Equivalents**

Cash At Bank	306,530	1,600,000
<b>Total</b>	<b>306,530</b>	<b>1,600,000</b>

The Directors are of the opinion that the company is not exposed to credit risk on cash and bank balances as these are held with financial institutions believed to be sound.

**16 Trade and Other Receivables**

Trade Debtors	1,248,392	10,000
Vat Receivable	717,153	0
Rent Deposits	270,000	0
Prepaid Expenses	13,070,679	0
<b>Total</b>	<b>15,306,224</b>	<b>10,000</b>

In the opinion of the directors, the company's carrying amounts of trade and other receivables approximate to their fair value.

The credit risk of the company is limited because receivables are widely held by the company's customers.

**17 Trade and Other Payables**

Income In advance	14,300,000	0
Trade Creditors	482,006	405,000
Other Payables	0	153,716
<b>Total</b>	<b>14,782,006</b>	<b>558,716</b>

Payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business, if longer). If not, they are presented as non-current liabilities.

Payables are recognized initially at fair value and subsequently at amortized cost using the effective interest method. Other payables are recognized at their nominal value.



**BUILDING SCOPE LIMITED**  
**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**NOTES TO THE FINANCIAL STATEMENTS (Continued)**

	<b>2021</b>	<b>2020</b>
	<b>Kshs</b>	<b>Kshs</b>
<b>18 Prior Year Adjustments</b>		
This comprises correction of understated fixed assets, intangible Assets and tax payable in year 2020. The financial statements have been restated to effect the correction.		
The effect of the re-statement to the financial statement is as shown below:		
Decrease in Tax Payables	561,690	0
Increase in Amortization of Intangible assets	(11,150)	0
Tax Paid	(237,035)	
<b>Increase in equity</b>	<b>313,505</b>	<b>0</b>
<b>19 Share Capital</b>		
<b>Authorized:</b>		
5,000 ordinary shares of Ksh 100/= each	100,000	100,000
<b>Issued and fully paid:</b>		
5,000 ordinary shares of KES100= each	100,000	100,000
<b>Total</b>	<b>100,000</b>	<b>100,000</b>
<b>20 Directors Fund</b>		
Opening Balances	0	0
Property and Equipment	2,666,693	0
Intangible Assets	55,750	0
Rent Deposit	270,000	
Additions During the year	1,259,591	0
Drawings Made during the year	(3,654,541)	0
	<b>597,493</b>	<b>0</b>
<b>21 Related Party Transactions</b>		
Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions.		
<b>(i) Key Management Compensation</b>		
Salaries and other employment benefits	<b>467,238</b>	<b>2,280,000</b>
<b>(ii) Directors Fund</b>	<b>597,493</b>	<b>0</b>
	<b>1,064,731</b>	<b>2,280,000</b>
<b>22 Employees</b>		
The Company had two (2) employees during the year ended 2021 (2020 : 2).		
<b>23 Contingent Liabilities</b>		
The company had no contingent liabilities as at 31 December 2021		
<b>24 Abbreviations</b>		
ISA	- International Standards on Auditing	
Kshs	- Kenya Shillings	

**BUILDING SCOPE LIMITED**  
**PIN: P051335550C**  
**TAX COMPUTATION - YEAR ENDED 31 DECEMBER, 2021**

		<b>2020</b>
		<b>Kshs</b>
<b>(a)' Tax Computations</b>		
Profit Before Tax ( Page 7)	(907,888)	1,660,132
Add:		
Depreciation	197,448	191,400
Amortization of Intangible Assets		
	<u>(710,440)</u>	<u>1,851,532</u>
Less:		
Capital Allowances	(389,505)	(191,400)
<b>Adjusted Profits</b>	<u><b>(1,099,945)</b></u>	<u><b>1,660,132</b></u>
<b>Tax (Receivable) /Payable</b>	0	<b>415,033</b>
<b>2020 Tax Balance</b>		
Less: Withholding Tax	52,586	
<b>Tax Recoverable</b>	<b>(52,586)</b>	<b>415,033</b>

**(b) Capital Allowance**

**(i) Wear & Tear Allowance**

	<b>Class II 25%</b>	<b>Class IV 10%</b>	<b>TOTAL</b>
	<b>Kshs</b>	<b>Kshs</b>	<b>Kshs</b>
<b>Written Down Values (WDV):</b>			
<b>As at 01.01.2021</b>	<b>1,540,020</b>	<b>45,000</b>	<b>1,585,020</b>
Additions During the Year	0	0	0
	<u><b>1,540,020</b></u>	<u><b>45,000</b></u>	<u><b>1,585,020</b></u>
Allowance for the Year	<u>385,005</u>	<u>4,500</u>	<u><b>389,505</b></u>
<b>Written Down Values (WDV):</b>			
<b>As at 31.12.2021</b>	<u><b>1,155,015</b></u>	<u><b>40,500</b></u>	<u><b>1,195,515</b></u>

**(ii) Intangible assets**

	<b>Kshs</b>
<b>Cost Brought Down</b>	<b>0</b>
Additions	55,750
Allowance for the Year	11,150
<b>Written Down Values (WDV):</b>	
<b>As at 31.12.2021</b>	<u><b>44,600</b></u>