

MiNeco House focuses on construction of low cost/Affordable housing, this has been achieved through a myriad of innovative technologies all geared towards constantly making housing affordable.

Mineco House is one of the 5 main Central government supplier of affordable/Low cost housing Technology.

MiNeco House products: Other innovative affordable and ecofriendly product includes:

- Hollow Interlocking Concrete Blocks (HICB)
- Precast Concrete waffle slab
- Precast structural members.
- Ready Mix
- Domestic Bio digester.

Our focus is primarily on continuous research and investment on any ideas, technologies and products that are geared towards achieving our objective (Affordable housing) and shelter of all mankind with comfort.

With our rich experience gathered through our time of existence we have crafted a product that brings in the affordability concept and still allows the liberty for the clients to decide on their preferred finish. **“The Shell”**

“The shell” is the simplest form of a constructed structure that is nearest to completion whereby, it has a simple roof cover, plastered wall surfaces, window frames, door frames bandering, electrical conduiting, plumbing pipes, cement sand screed and a steel front and rear doors. The shell purposely omits the finishes hence giving the client the liberty to determine their preferred finishes in relation to their financial capacity.

Before we embark on any project a clear survey is done to establish,

1. The best foundation design to adopt,
2. The affordable local materials that can be used,
3. The best construction systems and method to use.

Our main principles are:

1. **Minimum time of construction:** 45 days for Bungalows and 90 days for Maisonettes hence reducing overhead and labor expenses. Material prices barely fluctuate within such a short period and inflation is negligible.
2. **Minimum cost of construction** this is achieved through the use of locally available materials and labor from the local community labor. Rate per square metre 23,000 and 30,000 for standard and deluxe finishes respectively. With a price range of Kshs 900,000 to 3,500,000 for a 2 bedroomed bungalow and 4 bedroomed maisonettes respectively.
3. **Minimum labor requirements.** Our systems are simple and require less skilled labor. In situ training is done to the local community within few hours. Our standardized houses and prefabricated components including interlocking blocks, and waffles are easy to adopt.
4. **Functional space allocation.** Function comes in the utmost front of our planning process whereby we impress upon our clients to prioritize their very essential needs as opposed to building for ego and other unimportant activity spaces. However the set building by laws are fully adhered to.
5. **Eco-friendly material and techniques.** As a result of construction method and materials we adopt, there is minimal damage to the environment, for example the upset of the natural layering of soil is minimized. Air gets locked between the ground and the slab and in the walls, this act as thermal insulators reducing the need for mechanized air conditioning. The air locked up also doubles up as a sound buffer.
6. **The steel frame roof** reduces the amount of timber used in the structure which hence helping in the reduction or the rate at which our natural forest cover is being depleted.
7. One of the additional products that promote the eco-friendliness of our product is the **bio-digester**. The bio-digester replaces the traditional septic tank and it comes with the advantage of supply of gas that can be used for cooking and the fact that it does not have to be disludged.

MiNeco house has a rich experience of 9yrs since its inception in 2010. Thorough investigation on ways of improving construction and making it affordable have been our prime focus since then.

We as a company engage in construction of all sorts including residential housing, commercial, health facilities, educational and recreation facilities in the entire country.

Our Principles:

- Minimal cost of construction ensuring quality and standards.
- Eco-friendly materials and construction methods.
- Functional planning and design of space for the projects.

MiNeco house employs more than 100 people directly and indirectly creating a livelihood for a number of other people

The systems of construction adopted by MiNeco are used all over the world. We are spreading our tentacles to other counties in the country and hope to open up branches in East Africa and Africa eventually.

Benefits for the user of the MiNeco House building systems include:

Substantial Cost savings-in block making and construction. Easily available raw materials. The blocks are concrete and do not require baking to strengthen them instead curing is what they require. Unskilled labor can be trained in block making as well as construction.

Environmental Friendliness- A major feature of the Mineco House blocks is that it is produced concrete wet mix, without the need for the wood, gas or coal to burn bricks. MiNeco house interlocking dry stacked face brick work has less than one third. The embodied energy and resultant co2 content than fired day face or clay stock brick work. This results in the MiNeco house blocks having a lower embodied energy content than day stock brick work. This results in the Mineco house blocks having a lower embodied energy content than day fired bricks, resulting in a lower co2 footprint making the MiNeco house blocks more desirable for green projects.

Attractive finish: the concrete interlocking blocks are standardized and uniform in color and shape that makes it have a harmonious pattern that can even be left un plastered on the inside of the house.

Training: MiNeco house offers training countrywide. Full training in block production and building methods is provided on site with all the technical assistance when needed and wherever needed.

MiNeco House since inception in 2010 has never stood still. The company is constantly innovating in better ways of building and construction. The company welcomes new Ideas through the employment of young engineers and Architects with a vision for innovative building systems and brick making.

The Firm

MiNeco House Limited is a general building and civil Engineering construction firms initiated and registered in Kenya in 2010. The firm activities cover a wide spectrum of specialized works for both small and large development projects (Both civil and engineering and Building works)

These development projects include,

- Residential and commercial buildings,
- Schools, labs and swimming pools
- Renovations and interior design
- The firms and undertake project management designing and drafting of Architectural structural drawings and civil Engineering works.
- The firm also draws on the services of the other firm in specialized works such as mechanical, plumbing and electrical works as domestic subcontractors where necessary and coordinate and manage their services during the realization and execution of the projects.

Vision:

To be the best quality provider in executing construction work and providing affordable quality works using locally available ecofriendly materials which is reliable to our client and ensuring professionalism is maintained.

Mission:

MiNeco House limited has a primary responsibility of providing affordable quality building and civil engineering construction services through efficient, effective and sustainable utilization of the available resources in an environmentally friendly manner, and meet and exceed the expectation of our client and other stake holders.

Core Values:

- Simplicity
- Quality and integrity
- Creativity and innovativeness
- Ethics and professionalism
- Efficiency and Effectiveness
- Commitment and Teamwork
- Customer Focus
- Transparency and Accountability.

Our Approach

We strongly feel that there is a great need to provide employment to the youth; therefore in our course of provide employment to the youth; therefore in our course of providing services we shall be involving the youth in the areas where our projects will be located to offer employment and also transfer the technology.

The managing director will ensure that all the activities are well coordinated, ensure that there is quality control and that the principles and practice of civil engineering are comprehensively applied. We shall be committed to hard work and team work. We shall display a high respect to the traditions and religious practices for the societies for which we shall be serving. All our works shall be executed with high professional ethics, emphasizing on quality to the clients satisfaction.

We are willing to work with the government and other developing partners to improve the lives of our people.

Organization Structure.

For any service provider to be effective, it must equip itself in terms of manpower. We have therefore joined with other competent professionals with whom we share the same core values. We highly advise every individual to take initiative in attending relevant courses to add value to their service delivery. The sky is the limit.

List of current Staff.

1. **Mate J. Njiru-Managing Director**

Mate holds BSC in Civil Engineering from JKUAT.

He has a wealth of technical and commercial skills acquired through experience with various construction companies in the country.

He has comprehensive understanding of the different methodologies and operating systems applicable to construction of commercial, Residential, Industrial Infrastructure and Property management. More particularly he has considerable experience in Project Management, Structural Design and construction supervision.

Having worked in both housing and Telecommunication Industry for the past 11 years.

He is in charge of the company policy structures, implementation of the directors resolutions.

2. **Martin Mugambi-Project Manager**

Martin holds a Degree in Architecture from Jommo Kenyatta University college of Agriculture and Technology. He has a vast experience in construction Industry spanning over 10 years. He is an accomplished project manager and is the company's client satisfaction and liaison representative, as well as the QA officer ensuring quality output of deliverables to clients.

3. **Terry Kendi-Director/Administrator**

Terry holds a diploma in Purchasing and supply from Kenya Institute of Management College (KIM) She has vast experience in purchasing of construction materials, overall management of local and international suppliers and store management. She is the Finance director in charge of procurement, financing of all the firms projects overseeing efficient and effective delivery of services to our clients by our staff.

4. Paul Kirui-Assistant Project Manager

Paul holds a Diploma in Civil engineering from the Technical University of Kenya. He has a vast experience in Construction Industry spanning over seven years. He is an accomplished project manager and is the company's client satisfaction and liaison representative as well as the QA officer ensuring quality output of deliverables to clients.

5. Zackary Ajuoga-Manager MEP

Zackary holds BSC in mechatronic Engineering from JKUAT. He has vast experience in construction Industry spanning over 10 years. He is excellent in mechanical, electrical and Plumbing services ensuring quality output of deliverables to clients.

7. Dickson Maillu-Technical Director

Dickson Maillu holds Bsc, in construction Management from JKUAT. He has a vast experience in the construction Industry spanning over five years. He is a accomplished quantity surveyor. Legal adviser, he also is the head of tendering, rising payments certificates and variation.

8. Joel Mumo Quantity surveyor. Joel Holds MA in Construction Management and a Bsc. Construction management. He has experience spanning over 12yrs in the building and construction industry.

9. Charles Mutembei- Head of Account of Department

Charles holds a Bachelor of commerce (accounts opinion) from moi university and Msc information Science.



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PROJECTS 2018/2021

PROJECT	LOCATION	COST (Kes)	CLIENT	CODE
250 Units Police Housing	Various	327,000,000	State Department of Housing-Government of Kenya	50U-549M-Dx5
St. Peter's Church	Nairobi	380,000,000	Catholic-Ruai	SH-7200S-C
8 Maisonettes	Various	34,000,000	Individual Clients	M-C
14 Bungalow	Various	42,000,000	Individual Clients	B-C
Hospital	Machakos	54,000,000	Private developer	HOS-1600F-D
Totals		837,000,000		5

PROJECTS 2016/2017

PROJECT	LOCATION	COST (Kes)	CLIENT	CODE
250 Units Police Housing	Various	327,000,000	State Department of Housing-Government of Kenya	50U-549M-Dx5
10 Warehouses and Perimeter Wall	Nairobi	39,300,000	Private developer	WH-200B-Cx10
8 Pacha Homes	Kiambu	48,000,000	Pacha Homes	3BR-132B-Dx8
6 Bungalow	Kajiado	42,000,000	Individual Client	3BR-150B-Dx6
24 Units Flat	Chuka	68,000,000	Private developer	24U-720M-D
480 Units Flat	Nairobi	520,000,000	Private developer	48U-720M-Dx10
Totals		1,044,300,000		6



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PROJECTS 2015/2016

PROJECT	LOCATION	COST (Kes)	CLIENT	CODE
3 Bedroom Bungalow	Sabaki	2,200,000		3BR-85B-S
4 Bedroom Maisonette	Ngong	3,600,000		4BR-185M-S
6 Bedroom Bungalow	Meru	12,800,000		6BR-560B-D
3 Bedroom Bungalow	Meru	2,800,000		3BR-180B-D
3 Bedroom Bungalow	Meru	2,800,000		3BR-180B-D
Model School-Classrooms	Meru	26,800,000		SCH-B
Model School -Laboratories	Meru	12,000,000		SCH-B
Model School –Lab/Adm/Classes	Tharaka Nithi	21,000,000		SCH-B
3 Bedroom Bungalow	Isiolo	7,600,000		3BR-280B-D
4 Bedroom Bungalow	Machakos	9,200,000		4BR-420B-D
4 Bedroom Bungalow	Machakos	9,200,000		4BR-420B-D
5 Bedroom Bungalow	Kilifi	10,300,000		5BR-460B-D
Totals		120,300,000		12

PROJECTS 2014/2015 PROJECTS

PROJECT	LOCATION	COST (Kes)	CLIENT	CODE
3 Bedroom Bungalow	Embakasi	2,700,000		3BR-115B-D
5 Bedroom Maisonette	Kitengela	4,600,000		5BR-205M-S
3 Bedroom Maisonette	Ruai	2,700,000		3BR-105M-C
4 Bedroom Maisonette	Kitengela	4,200,000		4BR-156M-C
2 Bedroom Bungalow	Kapsabet	3,200,000		2BR-45B-Sx4
4 Bedroom Maisonette	Nakuru	3,800,000		4BR-146M-D
3 Bedroom Bungalow	Homabay	1,700,000		3BR-75B-S
4 Bedroom Maisonette	Karen	7,400,000		4BR-284M-D
Warehouse and Perimeter Wall	Kitengela	9,300,000		WH-200B-C
4 Bedroom Maisonette	Kitengela	4,600,000		4BR-184M-D
2 Bedroom Flats	Mombasa	12,400,000		2BR-205F-S
3 Bedroom Bungalow	Limuru	2,000,000		3BR-75B-D

4 Bedroom Maisonette	Nairobi	3,800,000		4BR-145M-C
3 Bedroom Bungalow	Nairobi	3,900,000		3BR-115B-C
3 Bedroom Bungalow	Homabay	2,200,000		3BR-75B-C
3 Bedroom Bungalow	Naivasha	6,600,000		6BR-325M-x2
4 Bedroom Maisonette	Nakuru	3,800,000		4BR-146M-D
5 Bedroom Maisonette	Ngong	5,500,000		5BR-255M-C
Totals		84,400,000		18



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MINECO HOUSE 2013/2014 PROJECTS

PROJECT	LOCATION	COST (Kes)	CLIENT	CODE
3 Bedroom Bungalow	Syokimau	2,700,000		3BR-115B-D
3 Bedroom Bungalow	Kitengela	2,200,000		3BR-95B-S
3 Bedroom Maisonette	Ruiru	4,100,000		3BR-156M-C
4 Bedroom Bungalow	Juja	4,200,000		4BR-173B-D
4 Bedroom Maisonette	Kitengela	3,800,000		4BR-146M-D
3 Bedroom Bungalow	Nanyuki	3,400,000		3BR-75B-Sx2
4 Bedroom Bungalow	Malindi	4,200,000		4BR-173B-D
4 Bedroom Maisonette	Membly	3,200,000		4BR-146M-C
4 Bedroom Maisonette	Rongai	6,200,000		4BR-274M-D
3 Bedroom Bungalow	Machakos	1,500,000		3BR-75B-C
4 Bedroom Maisonette	Thika	3,400,000		4BR-155M-C
3 Bedroom Bungalow	Ngong	2,200,000		3BR-95B-S
3 Bedroom Bungalow	Embakasi	2,400,000		3BR-95B-S
177M Perimeter fence	Karen	1,400,000		PW-177M
62M Perimeter fence	Umoja	400,000		PW-62M
Guard House	Kitengela	400,000		GH-25B-C
2 Bedroom Bungalow	Nanyuki	2,700,000		2BR-45B-Sx3
Totals		48,400,000		19



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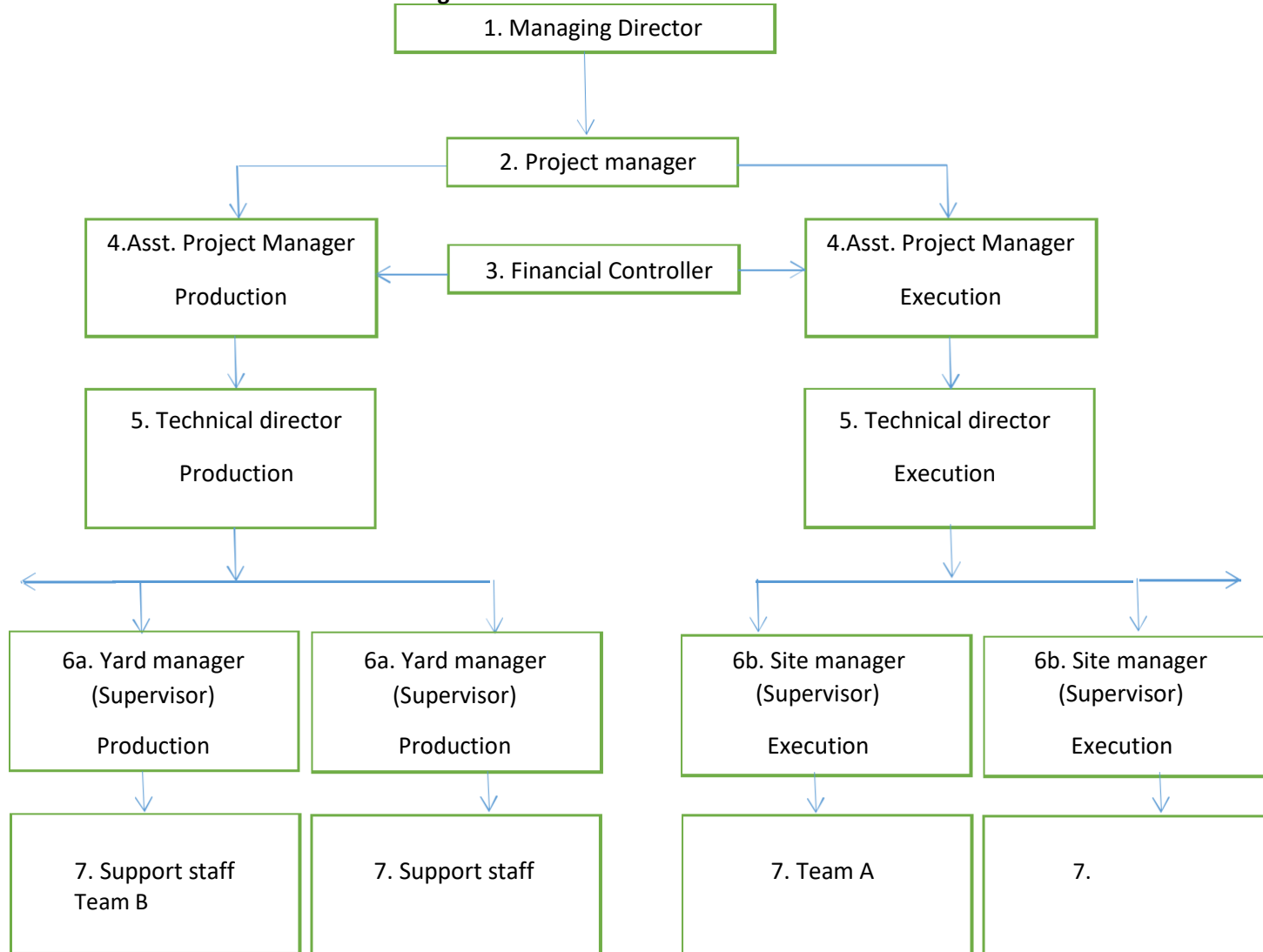
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Comparative Advantages of Mineco House Systems:

	ITEM	MiNECO	CONVECTIONAL	%AGE COST SAVED	COMMENT
1	FOUNDATION	Suspended Foundation	Strip footing	35.12%	
		Less excavation	More excavation		
		No backfill	Backfilling		
		No dumping	Dumping		
		No foundation walling	Foundation walling		
		Less disturbance to natural soil	Upsets natural soil		
		Less interference to natural underground seepage	Blocks natural underground seepage		
2	WALLING	Hollow interlocking Concrete blocks	Natural Quarry stone	46.25%	
		No Mortar joints	Mortar joints		
		Minimal labour	Labour Intensive		
		Less construction time	More construction time		
		Easy to reconfigure and correct	Challenging to reconfigure and correct		
		No Keying or pointing required	Keying or pointing required		
		Consumes less and its easier to plaster	Consumes more and difficult to plaster		
		Thermally 3 times as efficient as concrete and almost twice as efficient as fired clay bricks			
		Stop environmental destruction through baking of bricks, blocks are cured for at least 7 days			
		On site production ensures efficiency and high quality.			
3	ROOFING	Light steel Roofing	Timber roofing	16.20%	
		Low roof pitch	Higher roof pitch		
		Minimal labour	Labour Intensive		
		Less construction time	More construction time		
4	SLAB	Less labour	Labour Intensive	40.00%	
		Less steel is used	Requires plenty of steel		
		Less formwork	More formwork		
		Easy Finish			
		Adequate thermal mass, absorbing internally generated heat			

Organization Structure.



1. Mate Njiru
3. John Inya
4. Terry Kendi
5. Paul Kirui
Joel Mumo
6. Dickson Maillu
James Kirimi
Evans Osumba
7. Yard/Site Team Managers

2. Gakuru Macharia
 - a. Yard Managers
Emmanuel Okendo
John Mawira
 - b. Site Team leaders
Eliud Njoroge
Nicholus Kinyua
Fredrick Ayoso
Michael Ngugi

Plant & Equipments

Mineco House Limited has established six main yards for blocks and waffles production. Each with below capacity.

Item	Zones	Rate/day	Total in Month
HICB Blocks	6	30,000	720,000
Waffles	6	200	24,000
Baluster	6	20	2,400
Concrete Posts	6	10	1,200
Cabro Blocks	2	2,000	80,000
Copings	6	20	2,400
Ready Mix concrete	1	1,000 cum	24,000
Graded Ballast	2	2,000 tn	48,000
TOTAL			

Expansion strategy

In accordance with the company's Mission MiNeco House has embarked in expanding to all the counties within the country with the main focus being the main cities and urban centers, whereby we sort for strategic partners in all this places so that we can bring our concept to the grass root. Yards where production of the Hollow interlocking blocks, Waffles among other materials we use and the dissemination of information that is prerequisite for the implementation of our products are established. The communities in the locality are then trained and inducted into the system so that they too can benefit from the company projects. This will be rolled out as shown in the map below.



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Expansion plan and target map

