

PROPOSED APARTMENTS TO BE BUILT AT MICHAMVI AREA, ZANZIBAR.



Architect:

AJ **AXIS JOINT ASSOCIATES
COMPANY LTD**
ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGERS

Developer:

M
**MOHAFRIN
COMPANY LTD**
REAL ESTATE | DEVELOPMENT | INVESTMENT

AUGUST 2026

DESIGN REPORT

ARCHITECT



DEVELOPER



PRELIMINARY DESIGN REPORT

PROJECT: MICHAMVI APARTMENTS DEVELOPMENT

CLIENT: MOHAFRIN COMPANY LIMITED

PROJECT ARCHITECT: AXIS JOINT ASSOCIATES COMPANY LTD

LOCATION: MICHAMVI, ZANZIBAR

DATE: AUGUST 2026

1.0 BACKGROUND & SCOPE OF SERVICES

In July 2026, **MOHAFRIN COMPANY LIMITED** ("The Client") officially commissioned **AXIS JOINT ASSOCIATES COMPANY LTD** to act as Lead Project Architect and Managing Consultant for the preliminary design, technical coordination, and execution planning of the re-development of the Michamvi plot into a premier, high-end commercial residential and hospitality apartment complex.

Terms of Reference (TOR)

1. **Architectural Design & Space Planning:** Develop comprehensive architectural concepts, spatial layouts, 3D visualizations, detailed working drawings, and architectural specifications in accordance with local Zanzibari architectural heritage and contemporary coastal standards.
2. **Sub-Consultant Coordination:** Identify, engage, and lead integrated sub-consultancy teams, including Structural/Civil Engineering, Quantity Surveying, MEP (Mechanical, Electrical, Plumbing) Engineering, and ICT Systems Integration.
3. **Project & Quality Control:** Maintain rigorous budget, schedule, and quality control frameworks within client-approved parameters.
4. **Statutory Approvals & Procurement:** Prepare and submit documentation for statutory approvals (ZEMA, ZaPURA, ZIPA/Local Municipal Council). Manage contractor tendering, bid evaluation, site handover, and full post-contract administration through the Defects Liability Period (DLP) up to final account closure.

2.0 DESIGN BRIEF & PROGRAMMING

The **Michamvi Apartments Project** is conceived as a modern, multi-functional commercial residential and hospitality development tailored to high-density, luxury coastal living.

Functional Accommodation Schedule

- **Two-Bedroom Apartments (Single-Storey Units):** 10 sell-able standalone/semi-detached residential units designed for modern family living and short-term holiday rentals.
- **Three-Bedroom Apartments (Double-Storey Units):** 20 sell-able double-storey units featuring premium interior finishes, open-plan living, private balconies, and dedicated ensuite layout design.
- **Common & Lifestyle Facilities:** Integrated central amenities building featuring:
 - Mini-supermarket / Convenience store
 - Fully equipped fitness center / Gym
 - Sauna, steam room, and changing facilities
 - Central communal swimming pool and sun lounge deck
- **Vehicular Parking:** Dedicated private parking spaces directly assigned to each apartment unit (30 designated residential parking spaces) plus visitor parking allocations.

3.0 SITE & LOCATION ANALYSIS

3.1 Site Context & Accessibility

- **Location:** Michamvi Peninsula, South Unguja (East Coast of Zanzibar).
- **Access:** Directly served by an established, paved arterial tarmac road connecting to key East Coast beach resorts and tourism corridors.
- **Topography:** Gently sloping terrain providing natural drainage paths towards external site boundaries. Highly suitable for low-to-medium rise structures. *(Formal topographical and boundary surveys to be conducted prior to final scheme freeze).*

3.2 Environmental & Climate Considerations

- **Solar Orientation:** Buildings are oriented along an East-West axis to minimize direct solar heat gain on long facade walls, incorporating deep roof overhangs and shaded verandas.
- **Prevailing Winds & Microclimate:** Designed to capture coastal sea breezes (Kaskazi and Kusi monsoons) for passive cross-ventilation, reducing cooling energy loads.
- **Coastal Exposure:** Structural specifications accommodate marine atmospheric conditions (high moisture, high salinity) through marine-grade coatings, protective concrete cover, and non-corrosive hardware.



site plan

4.0 SERVICES & INFRASTRUCTURE STRATEGY

- **Access Roads & Circulation:** Primary entry via paved main road into an internal, permeable-paved circulation loop linking all units and parking bays.
- **Parking Provisions:** 30 designated resident parking bays (1 bay per apartment) plus dedicated visitor parking slots and service delivery bays.
- **Electrical Power:** Primary supply via **ZECO** (Zanzibar Electricity Corporation) high-voltage grid, supported by an onsite dedicated step-down transformer substation and an automatic mains-failure (AMF) silent standby diesel generator.

- **Water Supply & Storage:** Connected to **ZAWA** (Zanzibar Water Authority) mains, backed by a sub-grade reinforced concrete storage reservoir and a dual variable-speed booster pumping system.
- **Sanitation & Drainage:** Onsite heavy-duty sewage treatment plant (STP) / septic tank system with soak-away fields. Engineered surface water drainage network incorporating catch basins and percolation trenches.
- **Telecommunications & Security:** High-speed fiber-optic connectivity via **TTCL**, facility-wide Wi-Fi infrastructure, access control, and IP-based CCTV surveillance.

5.0 STRUCTURAL & FINISHES SPECIFICATIONS

5.1 Structural Engineering

- **Substructure:** Reinforced concrete pad/strip footings engineered based on site-specific geotechnical investigations and soil bearing capacities.
- **Superstructure:** Reinforced concrete frame (columns, beams, suspended floor slabs) engineered to resist lateral wind loads and seismic provisions.
- **Walls & Envelope:** High-density hollow/solid concrete block masonry external walls with damp-proof courses. Internal drywalls for flexible spatial partitioning where applicable.
- **Roofing System:** Combination of heavy-duty reinforced concrete flat roof slabs (with elastomeric waterproofing membranes) and high-grade resin-coated aluminum roof sheeting over treated timber/light-gauge steel trusses.

5.2 Architectural Finishes

- **Flooring:** Heavy-duty, large-format porcelain tiles in living rooms and high-traffic areas; anti-slip textured ceramic tiles in bathrooms and wet outdoor decks; heavy-duty porcelain on stairways.
- **Wall Finishes:** Smooth plaster with premium moisture/fungus-resistant washable internal paint; weather-shield textured external wall rendering formulated for marine environments.

- **Ceilings & Openings:** Moisture-resistant gypsum board suspended ceilings concealing MEP ducts and recessed lighting. Powder-coated anodized aluminum window frames and structural glass entry doors fitted with stainless steel ironmongery.

6.0 FINANCIAL ANALYSIS & COST ESTIMATES

6.1 Direct Construction Cost Breakdown

Building Component	Floor Levels	Rates (USD / m2)	Total Area (m2)	Total Estimated Cost (USD)
2-Bedroom Units (10 Nos)	Single Storey	\$700.00	1,112.90 m²	\$ 779,030.00
3-Bedroom Units (20 Nos)	Double Storey	\$800.00	2,283.55 m²	\$ 1,826,840.00
Common Facilities Building	Single / Double	\$900.00	424.61 m²	\$ 382,145.00
Subtotal (Buildings)			3,396.45 m²	\$ 2,988,015.00
External Works & Infrastructure		Lump Sum	Site-wide	\$ 300,000.00
TOTAL ESTIMATED CONSTRUCTION COST				\$ 3,288,015.00

6.2 Professional Consultancy Fee Distribution

Consultancy services comply with Act No. 4 of 2010 and the AQRB Standard Form of Agreement (Total Professional Fee = 10% of Direct Construction Cost).

PROFESSIONAL FEES BREAKDOWN (10.0% Total)

Discipline	% Share	Amount (USD)
1. Architectural Services	5.00%	\$164,400.75
2. Structural / Civil Engineering	2.00%	\$ 65,760.30
3. Quantity Surveying	1.25%	\$ 41,100.19
4. Electrical Engineering	0.75%	\$ 24,660.11
5. Mechanical Engineering	0.75%	\$ 24,660.11
6. ICT Engineering	0.25%	\$ 8,220.04
TOTAL PROFESSIONAL FEES	10.00%	\$ 328,801.50

6.3 Consolidated Project Budget

S/N	Cost Level / Budget Component	Computation Basis	Amount (USD)
i	Total Construction Cost	Direct Works + External Works	\$ 3,288,015.00
ii	Professional Consultancy Fees	10% of Construction Cost	\$ 328,801.50
iii	Contingency Allowance	10% on (Construction + Fees)	\$ 361,681.65
iv	Sub-Total (Excl. VAT) (i + ii + iii)		\$ 3,978,498.15
v	Value Added Tax (VAT)	18% of Sub-Total	\$ 716,129.67
vi	TOTAL ESTIMATED PROJECT COST (iv + v)		\$ 4,694,627.82

7.0 PROJECT IMPLEMENTATION MILESTONES & TIMELINE

1. **Milestone 01 — Scheme Design Approval:** Review and formal client sign-off on spatial arrangements, site master plan, building elevations, massing, and outline cost estimate.
2. **Milestone 02 — Environmental & Planning Approvals:** Submission of Environmental Impact Assessment (EIA) to **ZEMA**, followed by planning consent application to **ZaPURA** and local authorities.
3. **Milestone 03 — Detailed Design & Tender Package:** Finalization of structural, MEP, ICT, architectural working drawings, Specifications, Bills of Quantities (BOQ), and tender documentation.
4. **Milestone 04 — Building Permit & Contractor Selection:** Securing statutory municipal building permits, issuing tender packages to select contractors, bid evaluation, and contract award.
5. **Milestone 05 — Construction & DLP:** Site handover, physical construction supervision, quality control management, practical completion commissioning, and oversight through the 12-month Defects Liability Period (DLP).

APARTMENTS LAYOUTS

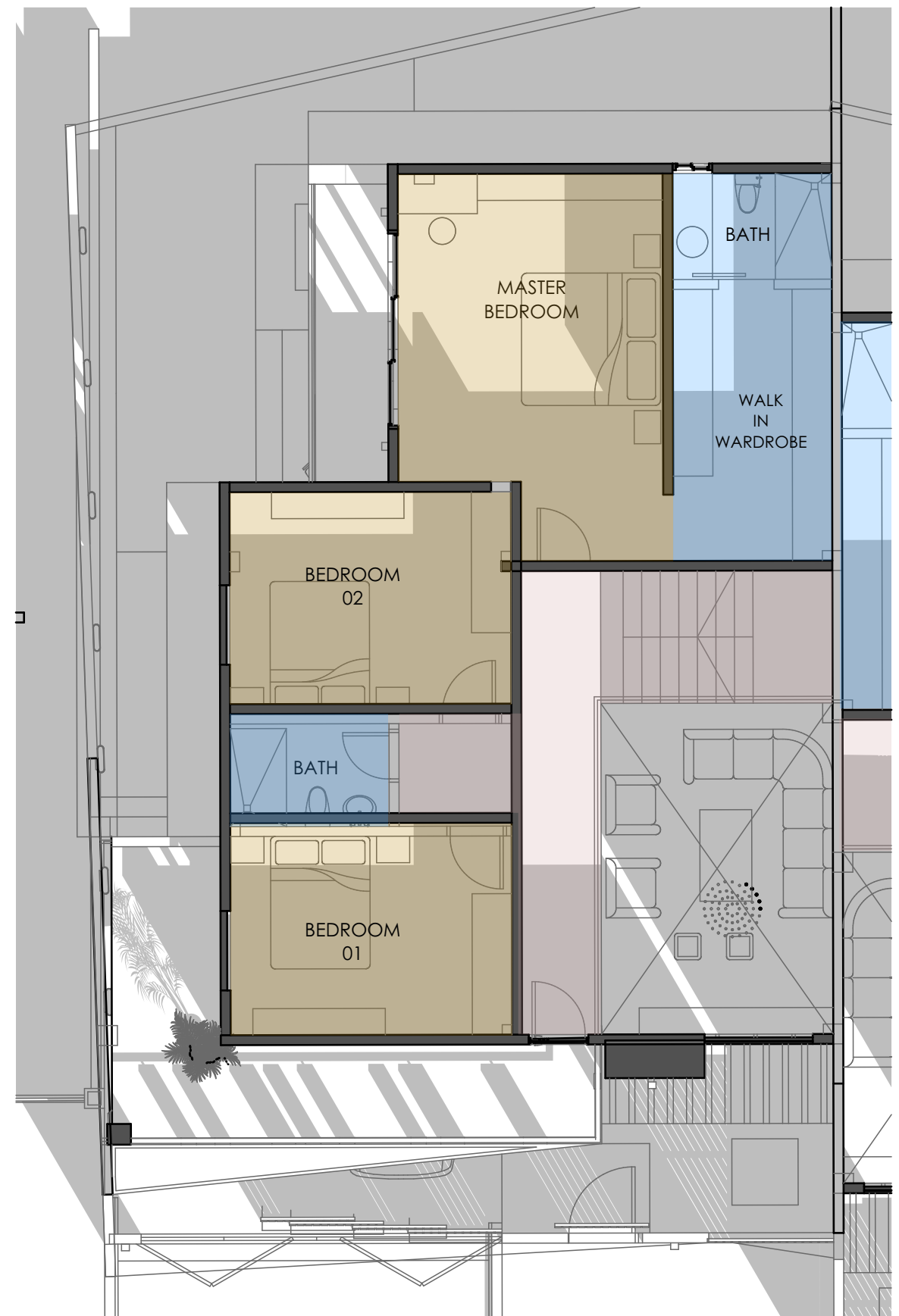
ARCHITECT

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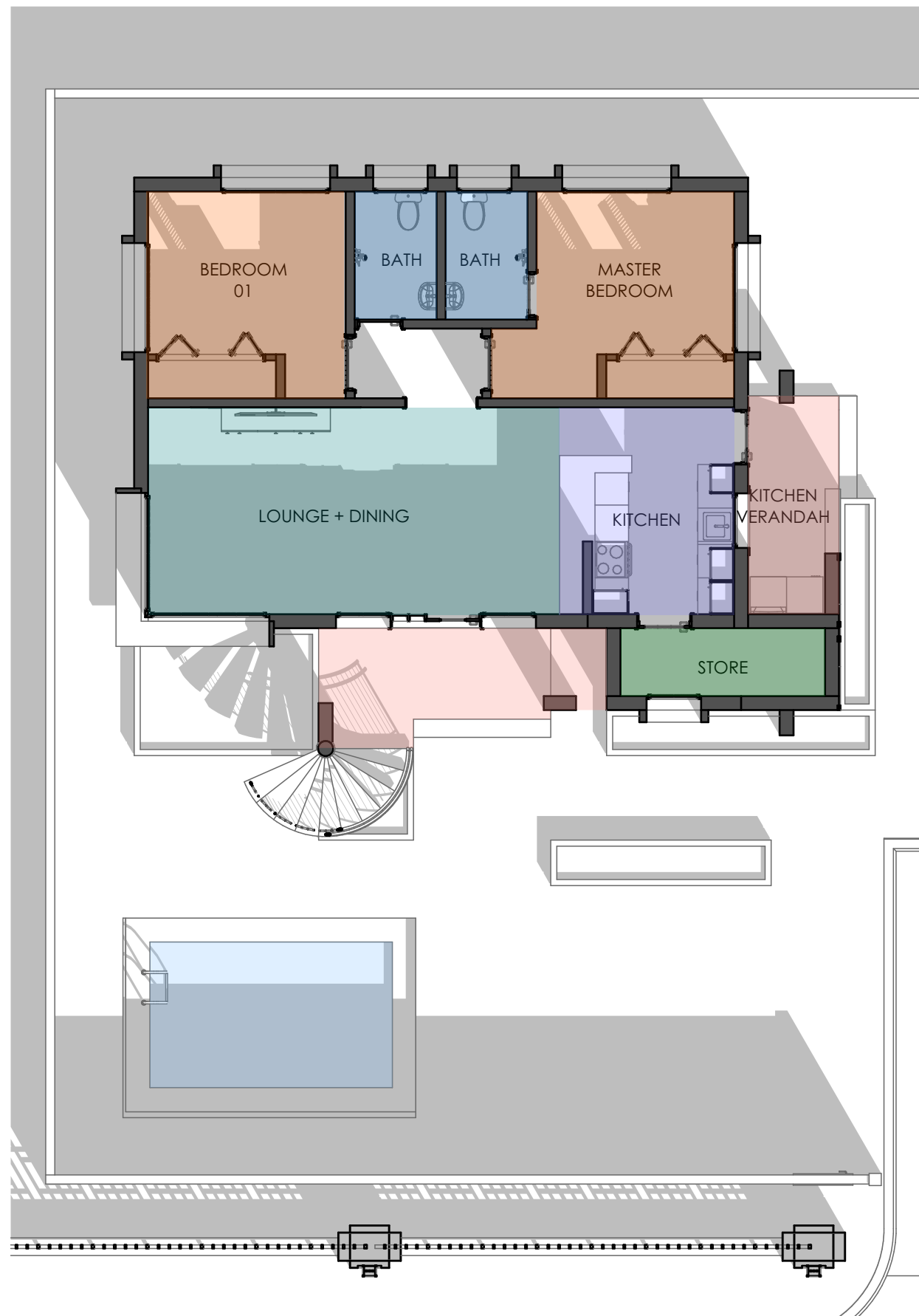
GROUND FLOOR

CONSISTS OF: KITCHEN, PUBLIC TOILET, DINING, LOUNGE AND MAID BEDROOM



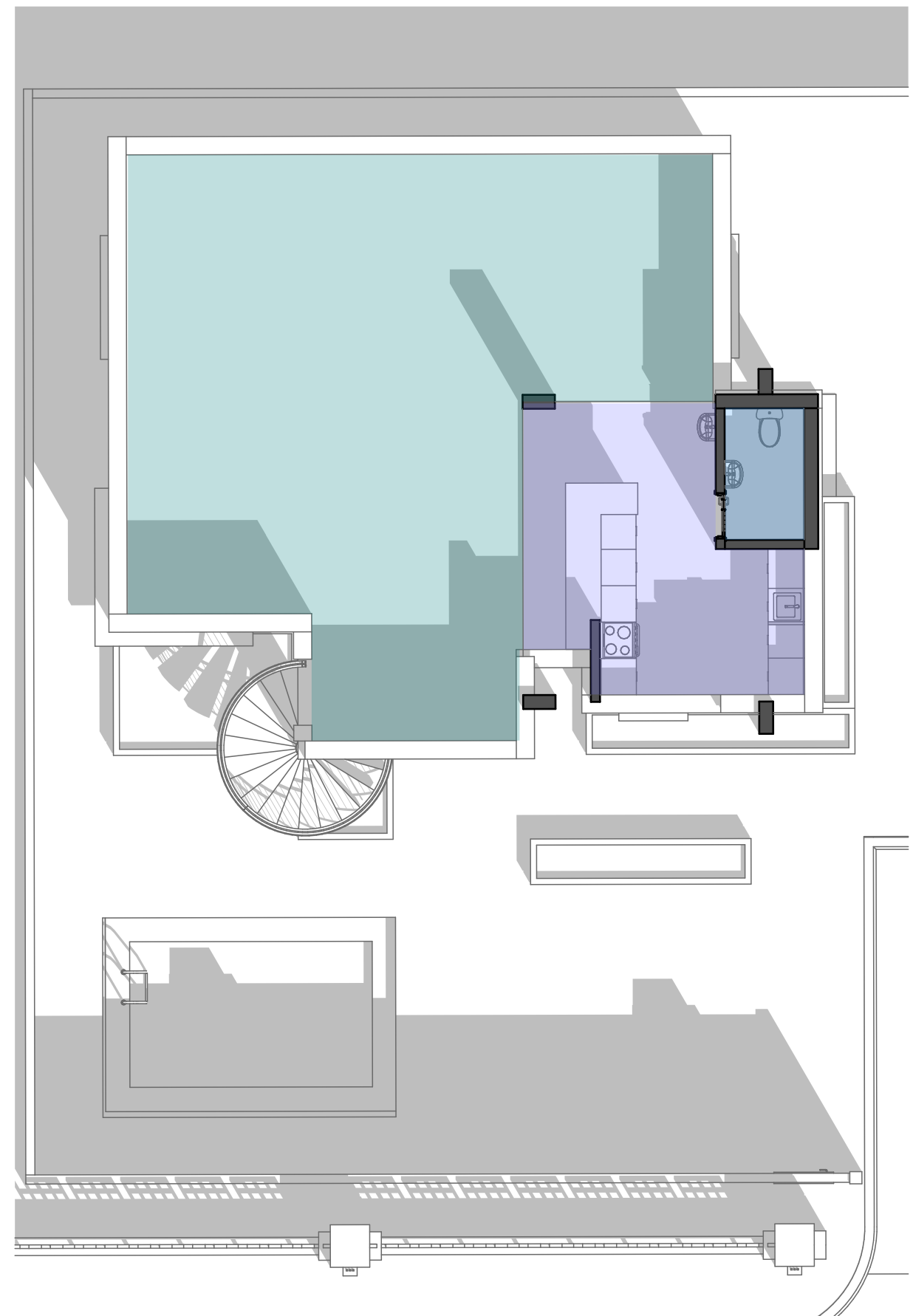
FIRST FLOOR

CONSISTS OF: MASTER BEDROOM WITH WALK IN WARDROBE, AND TWO BEDROOM



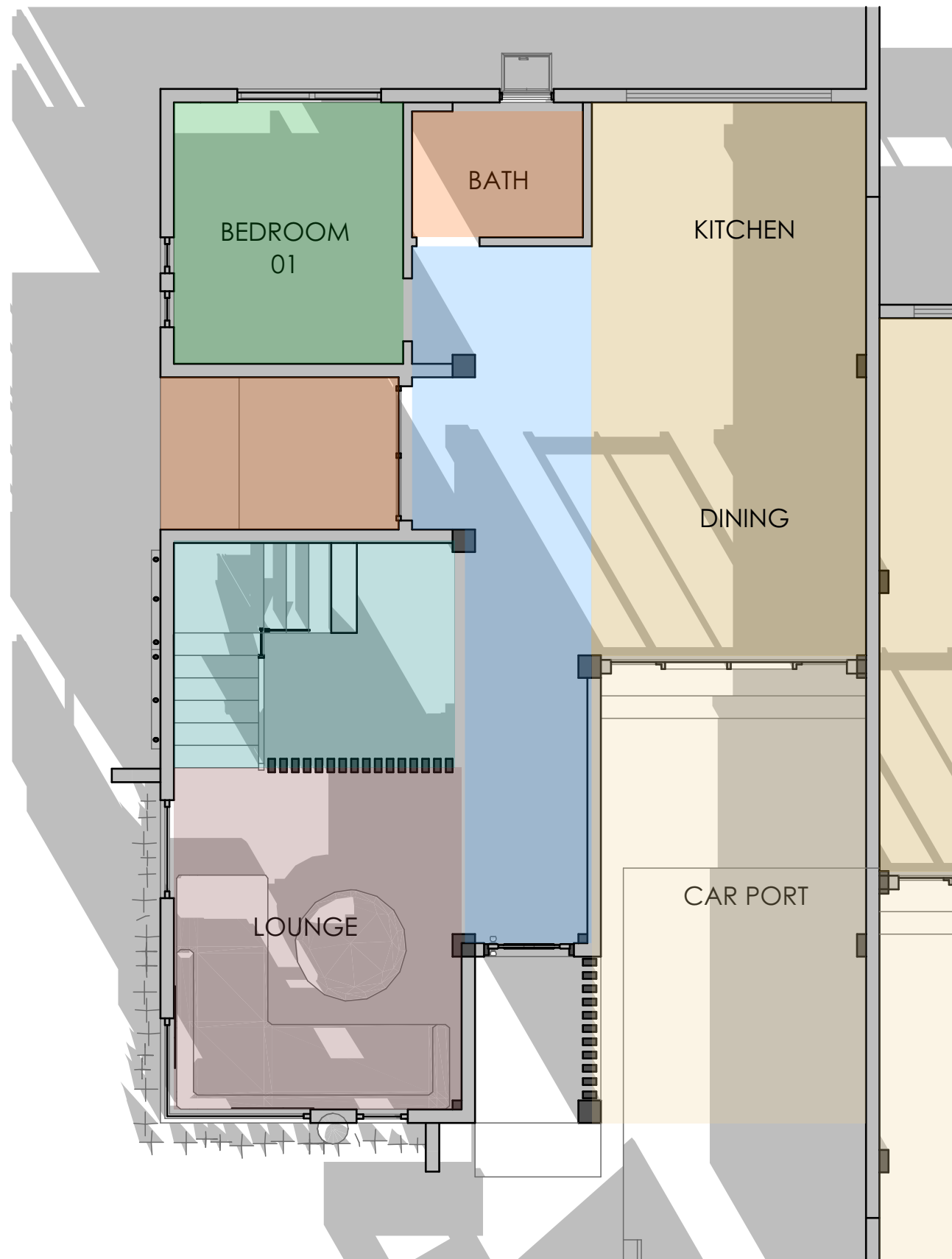
GROUND FLOOR

CONSISTS OF: KITCHEN, DINING, LOUNGE, BEDROOM WITH SHARED BATH AND MASTER BEDROOM

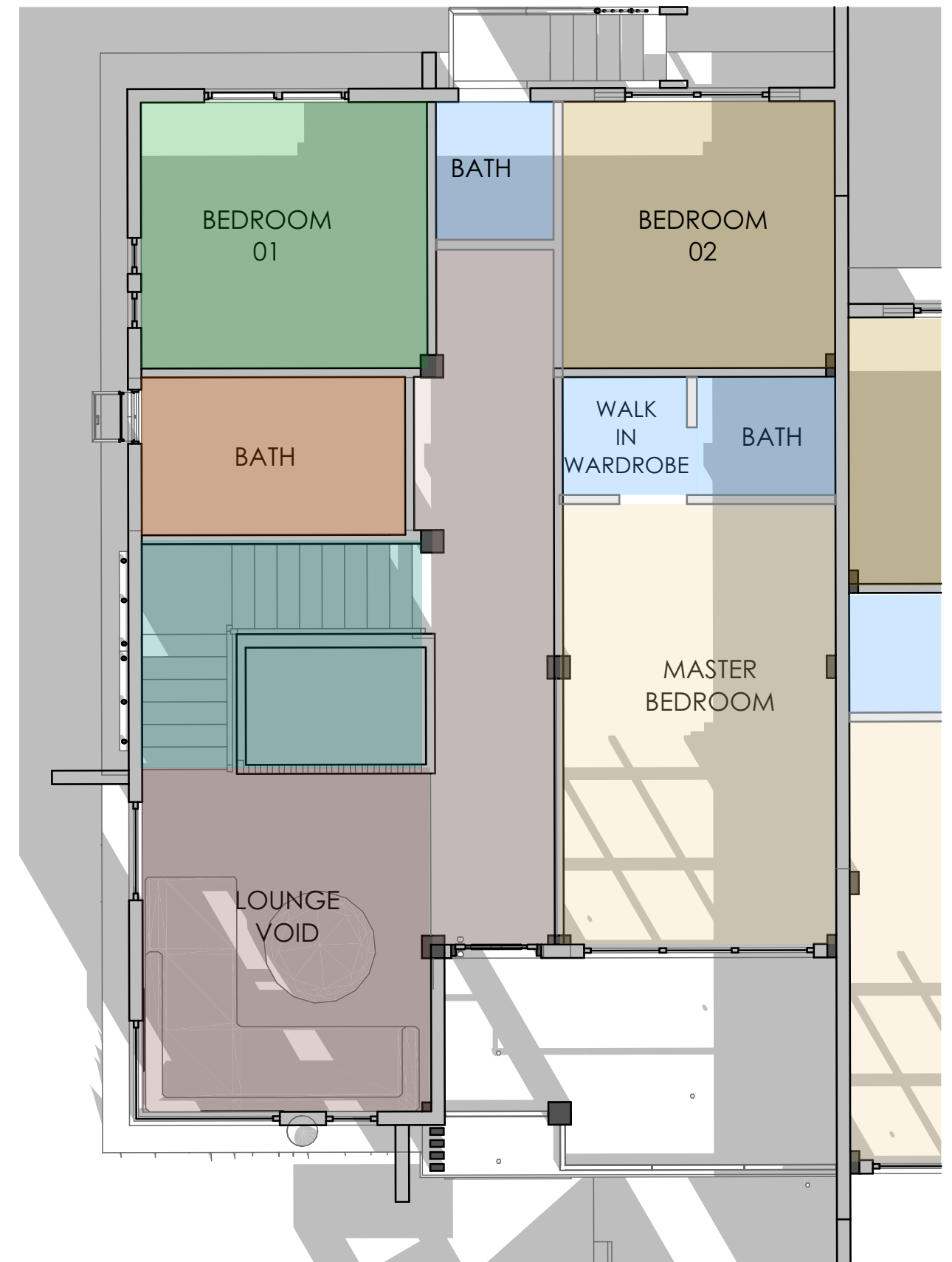


ROOF TERRACE

CONSISTS OF: KITCHEN, ROOF TERRACE AND TOILET



GROUND FLOOR
CONSISTS OF: KITCHEN, PUBLIC TOILET, DINING, LOUNGE
AND MAID BEDROOM

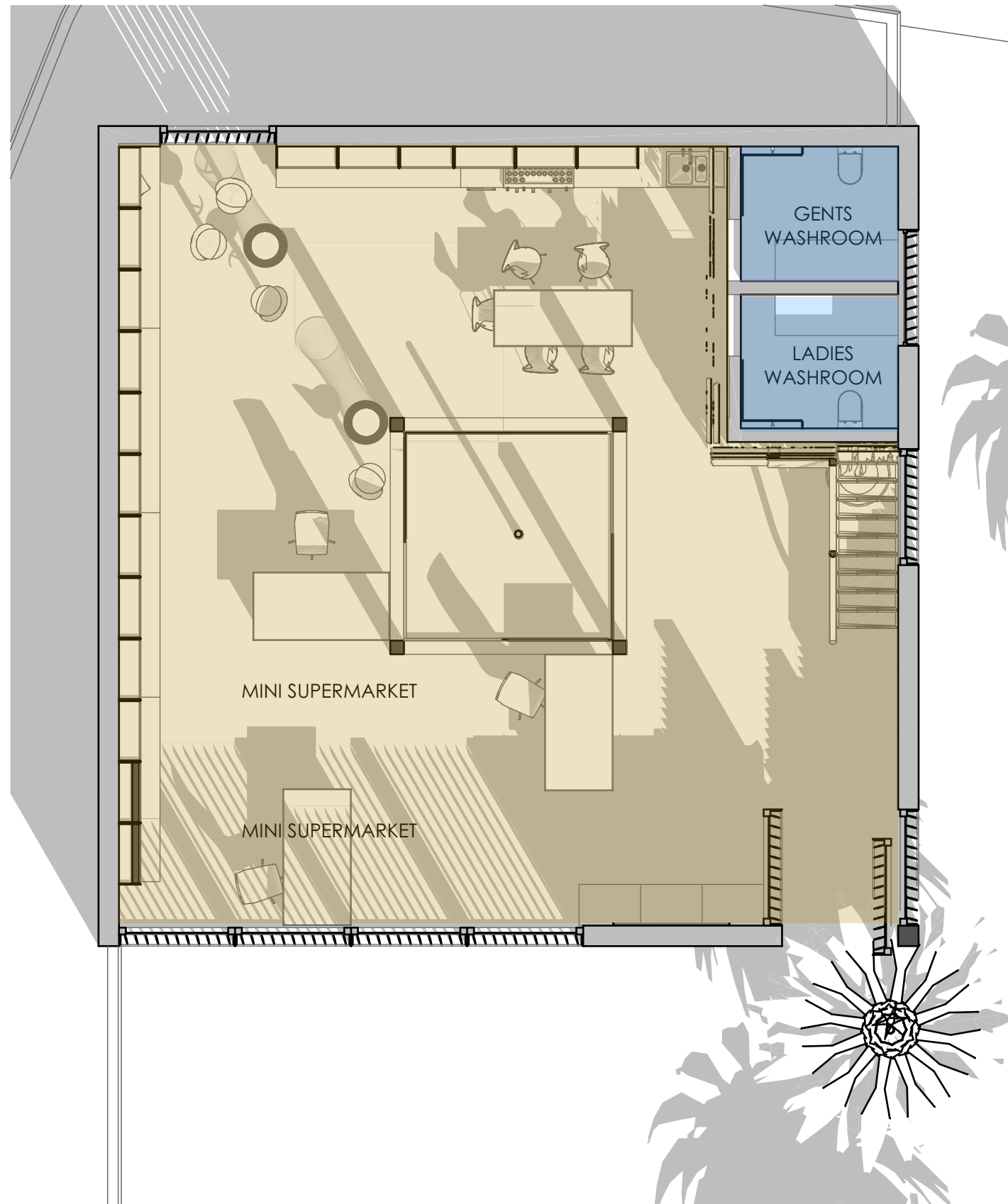


FIRST FLOOR
CONSISTS OF: MASTER BEDROOM WITH WALK IN WARDROBE,
AND TWO BEDROOM

COMMON FACILITIES LAYOUT

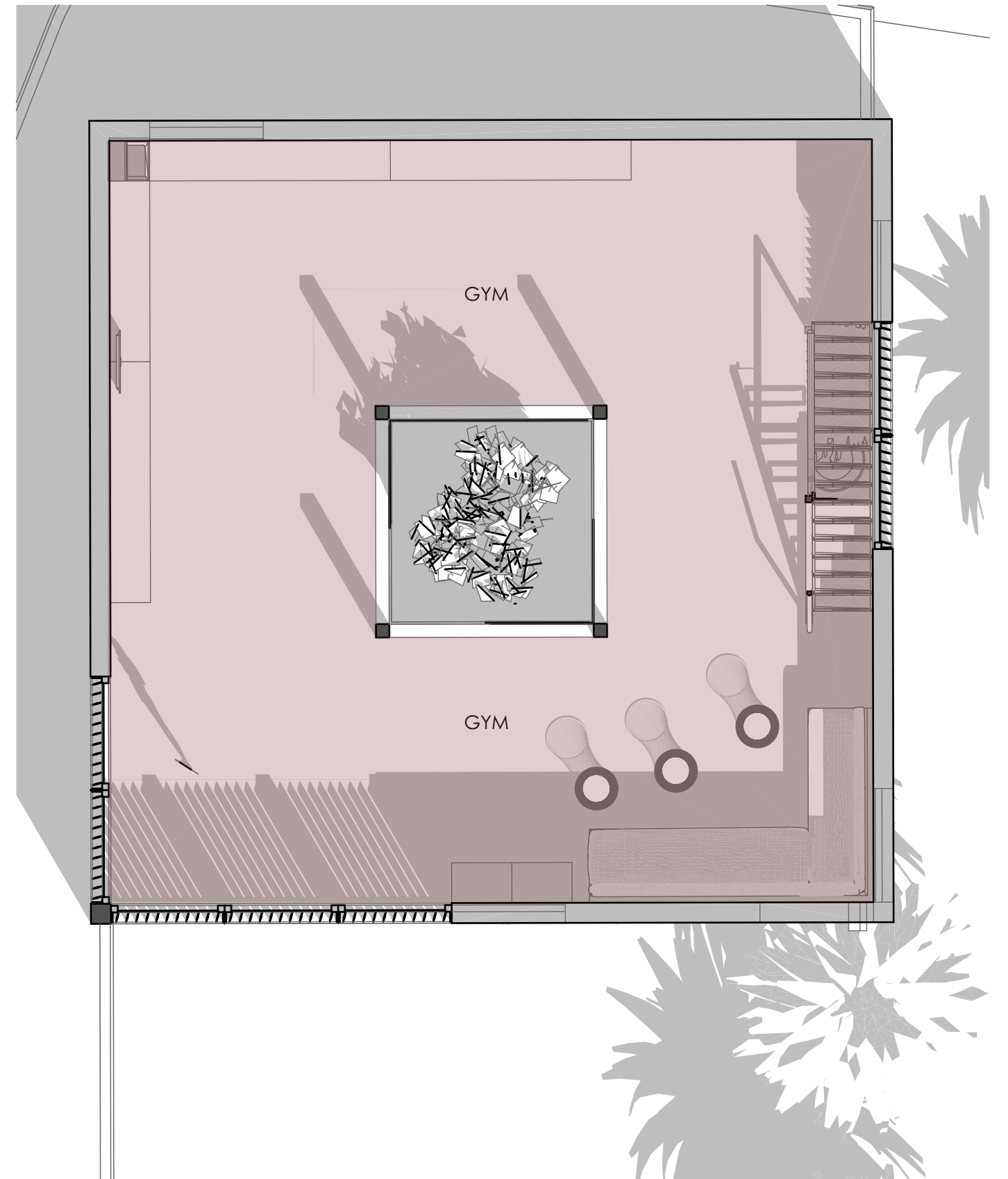
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DEVELOPER



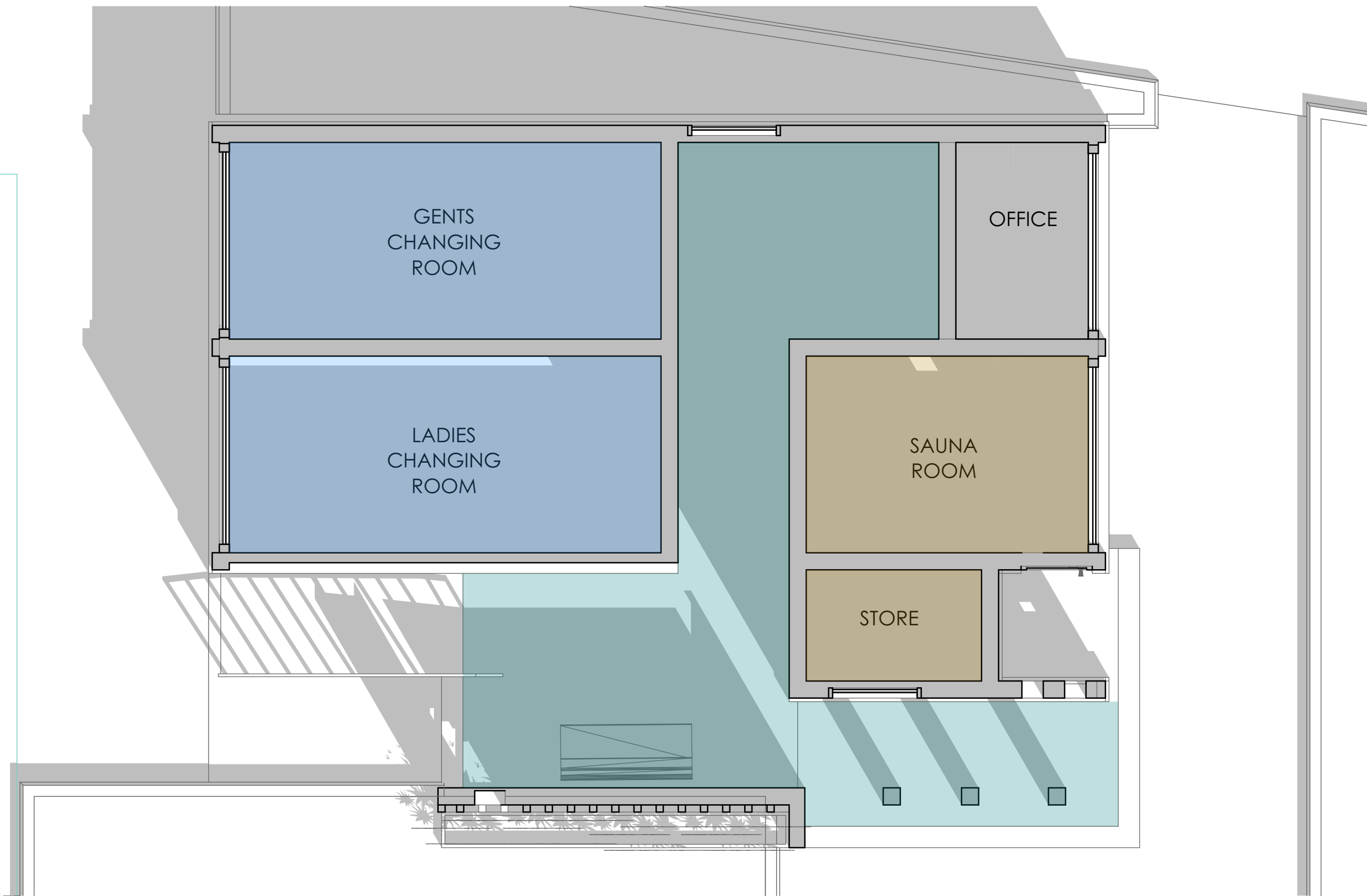
GROUND FLOOR

CONSISTS OF: STORE SHELVES, CHANGING ROOM FOR GYM
AND COFFEE AREA



FIRST FLOOR

CONSISTS OF: GYM



GROUND FLOOR
 CONSISTS OF: SWIMMING POOL CHANGING ROOM, SAUNA ROOM,
 STORE AND MANAGMENT OFFICE

PICTURES

ARCHITECT

DEVELOPER



























