

ON PAGE 20

VISITING THE NATIONAL MUSEUM OF QATAR DURING THE WORLD CUP ON PAGE 06



THE QUIET

STONE CLADDING

ON PAGE 18





CONTENT



National Museum of Qatar

The Editor-in-Chief of Vakai Magazine, visited and photographed the National Museum of Qatar (NMOQ) during the just ended FIFA World Cup in Doha, Qatar.



Vakai Magazine invites architectural students to submit sustainable building designs for the student's design competition. **See page 34**

3D Pavings Become Popular

80

Paving has become popular with good compaction and good pavers

Staircases

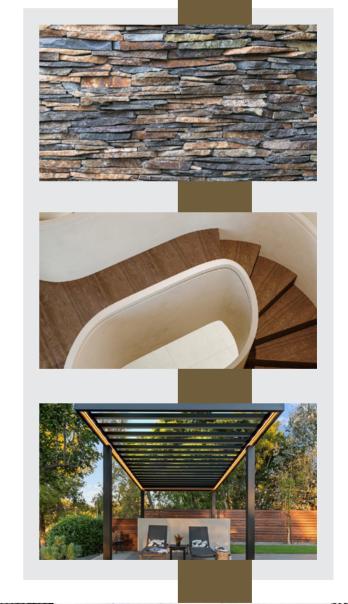
10

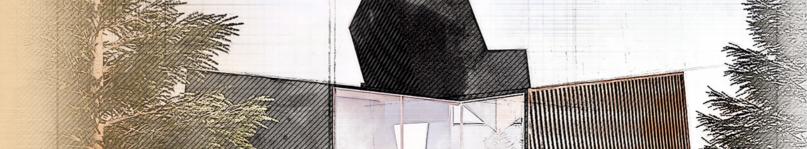
A staircase project can lead into exciting stories through innovative designs and plans.

Pergolas

20

Pergolas are becoming very popular in building projects either as a way of providing aesthetic finish or providing shade.





EDITORIAL TEAM

Editor-in-Chief

Tawanda Collins Muzamwese

Design and Layout

Opus Haus (Pvt) Ltd

Contributors

Tawanda Collins Muzamwese Calvin Manika Innocent Nhire

Photography

Jairos Nzvimba, Green Records Company

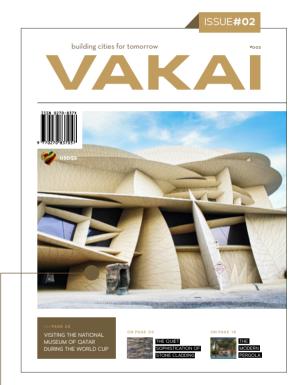
DISCLAIMER

The editorial team tries to ensure accuracy of information presented in the publication. However, the publication is not liable for any loss, damage or inconveniences arising as a result of using information contained herein. The information presented by the contributors represents their personal opinion. Vakai Magazine and the Toxiconsol Consultancy Group will not be legally liable to any loss arising as a result of reliance on information contained therein.

Reproduction of content without prior permission is strictly prohibited. All Rights reserved © 2022

The Vakai Magazine is a publication of the Toxiconsol Consulting Group. All Rights Inc © 2022 zimgreengazete@gmail.com +263773472697





COVER PICTURE

Our Editor In Chief photographs the National Museum of Qatar, a beautiful piece of architecture.



FROM THE EDITOR'S DESK

Vakai! We have no choice but to build. Thank you very much indeed for accepting the first issue of Vakai Magazine. Therefore, we bring forth the charged Second Issue of Vakai Magazine. We bring you more insights into the art of building your ideal home,

In this issue we focus on gutters, staircases, brick choices, modern bathrooms, roof leaks and competition for designing a head office of a consulting firm.

In this issue we also talk about exciting options for staircases in order to add sophistication to your building project. The choice of getting exquisite staircase in comparison to the need for strength and durability is a key aspect to consider.

Outdoor paving is fast becoming common in many homes to avoid muddy arrivals to your homes. The emergence of 3D paving is becoming common to many households.

Cladding your home is one of the best ways to finish your home in a stylish way. Stone cladding does not imitate but it expresses itself vividly on the walls of exposed elevation. Better still, for those with a modest budget, cladding can also be put on the inside.

We carefully articulate the benefits of selecting appropriate locations to building your dream home in consideration of distance from core services, infrastructure, services and value. Buying property should consider the value in the short and long term just in case the buyer has intentions of making a profit on the land in due course.

Roofing materials are becoming an interesting option for many people who build. Selecting tiles or IBR materials is one of those choices that depend on taste of individuals. But how long does each of these materials last?

On the international segment, we go to the National Museum of Qatar, where we appreciate the startling infrastructure. Unique building designs which tourists are coming to view, provide inspiration.

What are the tips to build a high quality home but with a modest budget? Do you need to spend a lot of money, to get quality? Not necessarily. We talk about building on a tight budget.

We appreciate those who have taken heed of our call to advertise in the magazine and also follow our social media channels. Vakai! Together we will build.



STONE CLADDING FINISHING WITH SOPHISTICATION



Once you decide to build a dream house, it is necessary to stretch imagination. Cladding can make ordinary buildings look sophisticated. This process involves applying a layer of stone on top of an ordinary wall.

Cladding comes in different colours such as rustic, grey and white. Colours depend on availability of raw materials. A stone finish is essential to ensure that the building gets an imposing appearance at the visible parts. Cladded buildings look exquisite, sophisticated and expensive than normal wall variations. Others prefer wall tiling, but it is not in the same category as stone cladding.



Stone cladding forms a layer around a structure to create a wall that appears like it has been built for century. In order to get the best outcomes, cladding should be installed by competent stone masons.

Cladding is undertaken to enhance strength and uplift the visual appeal of buildings. Selecting the right installer is very essential in order to make sure that the finish is tacit and beautiful. Don't allow inexperienced individuals to lead your cladding projects.

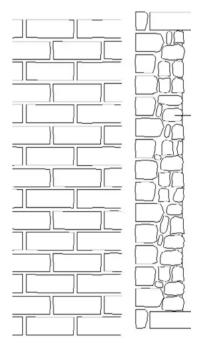




Blending the cladding with your paint or other colours on your building ensures that your structure continues to look world class.

Some key tips to successful stone cladding include the following:

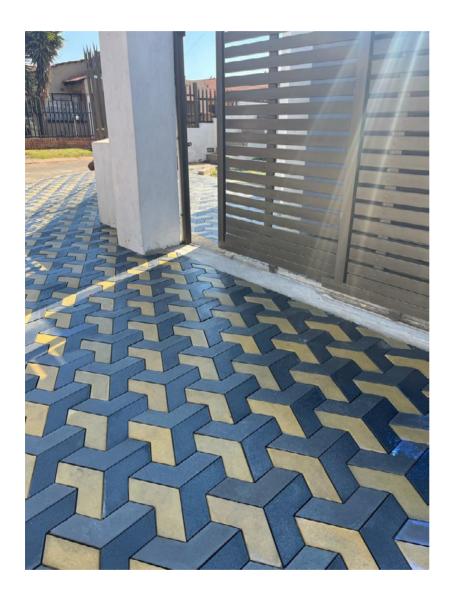
- Engage professionals.
- Prepare surfaces well for better adhesion.
- Remove contaminating foreign material like paint, cement debris, brick offcuts, dust, dirt and fabric etc.
- Use stronger adhesive agents for a durable cladding which does not flake off.
- Always start with corners and end with the middle of the wall.
- Ensure surfaces to be cladded are dry and free of moisture.
- Distribute colours evenly to achieve a uniform look than concentrating dark colours on their own, away from light colours.
- Leave cladding undisturbed for at least 24 hours after installation to ensure that it firms up on the all.





Cladding will last for many years if it is installed by competent experts and also if the right materials are used for the project. Get on with it and bring a fresh look to your buildings through modern day cladding.

3D PAVING BECOMES POPULAR



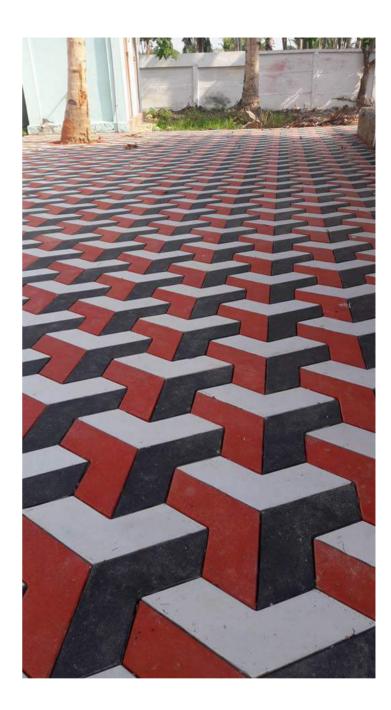


.......

The thought of arriving home on a rainy day and stepping into a muddy puddle is the worst experience someone can have. In reality, it is a thorn in the flesh to get soiled by stepping on unpaved spaces in your yard. Paving has become popular with good compaction and good pavers, an even tarmac can be created.

Paving brings neatness and allows runoff to move undisturbed into drainage areas. One of the most popular forms of paving that are gaining ground is 3D paving. Mostly applied to driveways, walkways, swimming pool surroundings and backyard tarmacs, 3D paving is a popular choice for the modern generation.





In order to achieve the best outcomes, there is need for proper compaction using roller compactors or other portable compaction devices and ensuring that both air and water are eliminated from the soil colloidal space. Without proper compaction, the paving can cave in.

What makes 3D paving more popular is its ability to give a 3D look and distinguishing itself from regular paving options. A variety of service providers are masters of 3D paving and what is only needed is to assess a few projects that have been delivered successfully before you engage.

Prospective individuals building their homes are also spoilt for choice on possible paving materials and colours. Most importantly, the aesthetics should conform to the mechanical properties of the paving in order to sustain heavy loads such as those of vehicles

STAIRCASES

EMBRACED BY MANY MODERN FAMILIES

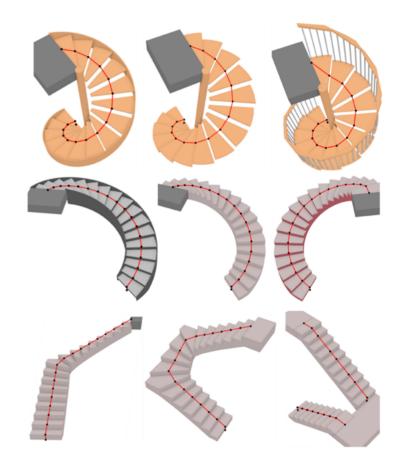
Many people have transformed their building projects into exciting stories through innovative designs and plans. A number of people from this generation are beginning to build houses with staircases.

Staircases can be within a main house structure or also provide access to the deck or veranda. There are a variety of finishes that can be put onto staircases including teak wood, stainless steel balustrades or even glass balustrades. Some staircases are made out of marble tiling or ceramic tiling.

Depending on taste and preferences, staircases have become a signature of style and sophistication. At the core of the staircase, could be steel, brick or concrete; depending on the design of the staircase. Always consult your architect and building contractor on what is best for your project.

Some staircases come straight, whereas some can be spiral staircases. More detail can also be noticed on bifurcated staircases and half turn staircases. Helical, U-shaped, S-shaped and L-shaped staircases are other variants which can be explored depending on space. Many other variants exist in modern times. In each case, it is essential to ensure that proper handrails are in place and also to ensure that the angle of the risers is comfortable for people of all age-groups – children and those of advanced age included.

Avoidance of angles which are too steep is essential to prevent falls. A good landing platform or landing area allows people to rest whilst going up the stairs and also allows the stairs to turn in a different direction.

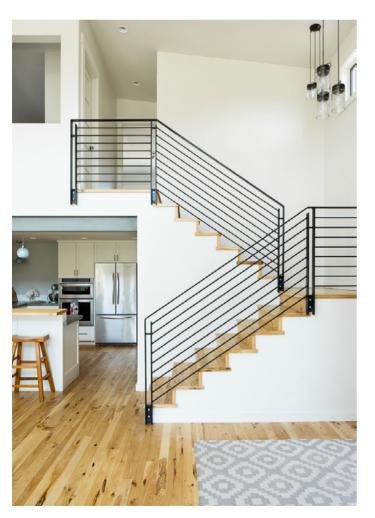




Steel, wood, concrete and glass are some of the common materials used for staircases. It is always necessary to consult with your building contractor and architect on what will be mechanically and aesthetically suitable for your project.

Whilst staircases help us to move from one floor to another or from a lower part of a building to a flat deck, they exhibit an aura of sophistication. The amount of detail and the material used will also depend on your budget.

The decision of a staircase is not only based on space alone, but it also depends on cost, tolerance to noise, durability and availability of materials. Steel can be noisy if it is on stepping surfaces. Concrete is durable but may not present itself aesthetically more attractive that glass and steel. Glass is brittle and can break if not managed with care. Wood can wear and tear if not properly maintained. Wood is not moisture tolerant just in case there are kids who spill liquids. Every material has pros and cos. Therefore, we avoid to be prescriptive in our approach and allow individuals to make their choices.







Safety should be considered first, in designing your staircase, taking heed of the fact that possibly the elderly, children and disabled may access the staircase at some point. Accidents must be prevented. This is why the staircase must be designed by experts and not just using the gut feeling.



BUILD WITH STYLE, VAKAI ZVAKANAKA



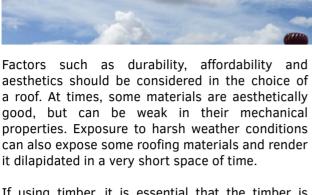
ROOFING

FOR A PURE FINISH



Having a roof over the head, is a dream come true for many aspiring families. However, the roofing stage is an interesting one in terms of the cost implications. It may require a good budget in order for it to be successful. Some of the major materials include concrete roofing tiles, metal roofing, IBR chromadek,

clay roof tiles and wooden shingles. Some of these materials are restricted or regulated in different countries. It is always necessary to check with your national building regulations and building codes on what is allowable in your jurisdiction before making an investment in roofing materials.



If using timber, it is essential that the timber is sourced from reputable supplier and is not rotten or mouldy. Some suppliers may not treat the timber properly before selling it to unsuspecting customers.

Selection of roofing material should also consider issues to do with noise, due to the fact that some materials are noisier than others. Hence, there is need to carefully ponder on the implication of the roofing material especially if one prefers silence during rainfall or wind events.

As technology advances, there are new developments associated with the use of solar tiles which have an inherent capability to generate energy. In this process, there is the ability to meet building objectives, whilst at the same time being sustainable and saving the planet. Solar tiles may also facilitate reduction in energy bills. However, they are not available in every country and in some regions there is need to import them or to wait until they hit the market at full throttle.

In this article we avoid promoting certain brands and leave it to the customer to make informed choices on their preferred materials. Consulting your roofing contractor or carpenter also helps greatly.

As roofs are installed, it is essential that greater care is taken to prevent and avoid roof leaks. These leaks can cause damage to ceilings and other valuable objects in the home.





CARE AND MAINTENANCE OF

......

GUTTERS

The rainy season always comes around each and every year. Therefore, property owners or those who are custodians of it, should ensure that the gutters are in good condition to drain water adequately. Gutters help to drain water away from the building. There are many issues that have to be considered to dealing with gutters.

Safety is essential – Avoid maintaining gutters if you are not competent enough to the work.

Removing rotten leaves and debris that may have accumulated in the gutters is necessary, as these may block waterways.

Inspecting and repairing where damage is evident should be taken with urgency. Damage could arise from rust, mildew or due to the vices of the weather.

Gutters are dangerous to deal with, due to the inherent risk of Working at Heights (WAH), as a result, hiring professionals is a must. If gutters lose the lustre of paint, they should be repainted. As people stay in their built homes, it is only a few who will remember to repair gutters over the passage of time.



ROOF LEAKS-ADENT TO GOOD PROPERTY VALUE

Rains come and go in different parts of the world, especially in tropical areas, where they can be pronounced. Even in environments where the rainfall is erratic, a leaking roof is an absolute non-starter.

There are many causes of roof leaks such as the following:

- · Poor roofing workmanship
- Wear and tear of roofing materials
- Extreme weather events which may slightly move some tiles
- · Poor quality roofing materials
- Poor sealing of valleys
- · Aging roofs
- Poorly installed skylights
- Blocked gutters

Many other reasons exist on a case by case basis. The consequence, is damaged ceilings and loss of property value. Roof leaks should be prevented in the first place. As property is managed, it is essential to safeguard it from unnecessary damage.

Just in case they do happen, it is essential to get roofing experts who can repair the leaks before serious damage creeps in.









BEMOAN DOUBLE ALLOCATION

Double allocation of property is on the rise on the local property market. Market watchers and prospective buyers have bemoaned double allocation from a few individuals selling property as inconveniencing to their plans for development. Double allocation occurs when two or more parties are sold the same piece of land.

There are numerous situations when some innocent buyers have developed properties only to discover that someone else has title deeds or is claiming title to the same land. Resolving such issues takes time and causes delays and financial losses.

Anyone selling land should avoid double allocation and ensure that they have mandate to sell the land. After concluding the sale, it is essential that sellers do not attempt to resell the land to additional people.

In order to avoid being duped, prospective property owners should undertake due diligence and also work with legal practitioners to verify title, ownership and legality of agreements. If unsure, it is essential to also be in touch with law enforcement agents including the police.

Double allocation cases can become civil cases, resulting in compensation and also could be classified as fraud and being of a criminal nature.

NB: The views expressed in this article cannot be considered as legal advice. Users of this information should do so with caution and for specific guidance, readers are required to consult with their legal practitioners. No liability will be incurred by the publication for anyone who sorely depends on this information.



THE

ry popular s a way of r providing fivariations steel, glass

Pergolas are becoming very popular in building projects either as a way of providing aesthetic finish or providing shade. There are a number of variations of pergolas, ranging from steel, glass and synthetic materials. Depending on availability or budget, a pergola can be one of those elements which can spice up your project. If you have a deck which needs to be protected from excessive moisture, a pergola can help to lessen or even eliminate the water from hitting the vulnerable deck. Pergolas present an aesthetic look and allow the introduction of outside couches or recreational areas that require a shed.





Pergolas can also be seen as extensions of the buildings and also on existing decks. Constructing a pergola on top of a deck can reduce the exposure to direct sunlight. It is necessary to ensure that the pergola is designed by qualified architects or designers who understand the dynamics. Without proper planning, the pergola becomes an eyesore.

MODERN PERGOLA

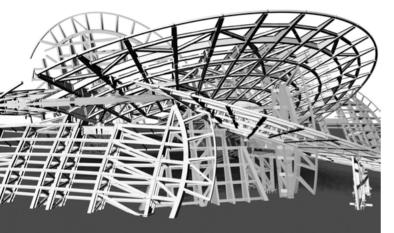




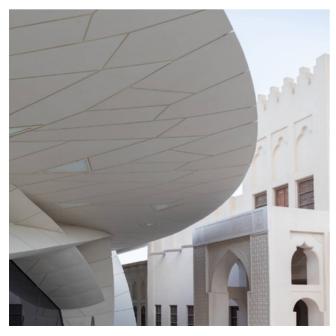
Pergolas are a smart way to extent your space and create new serene areas which you can find tranquillity and rest during your past time. Some of the pergolas are becoming retractable and adjustable using canvas material. Whether steel, wood, fibreglass or canvass, pergolas are the way to be innovative and dynamic in your living space.

Wood, vinyl or fibreglass also offer unique ways of dealing with outdoors pergolas. On decks, pergolas can offer break from the direct sunlight. On patios and concrete; pergolas can work out magic feel and brilliant finish to your house.

NATIONAL MUSEUM OF QATAR – A HAVEN FOR ARCHITECHTURE



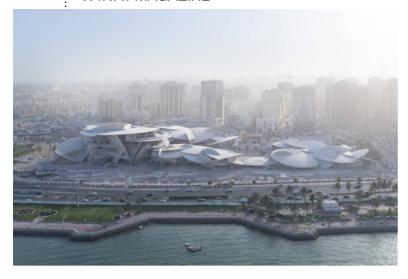
The Editor-in-Chief of Vakai Magazine, visited National Museum of Qatar (NMOQ) during the just ended FIFA World Cup in Doha, Qatar. What a marvel of infrastructure the museum is. The fine architecture, consists of unique walls with wall projections which give it a rugged feel. Whether you view it from the top, bottom or sideways, there is an aura of sophistication.







VAKAI MAGAZINE



The iconic architecture of National Museum of Qatar resonates with the history of Qatar and provides a bridge between the past, present and future. National Museum of Qatar has its colours blending with the desert environs.



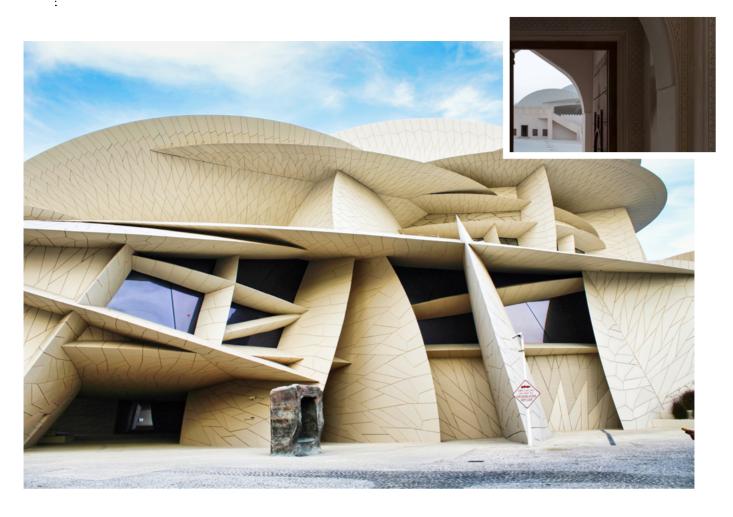






The building was inspired by the desert rose, in a classical design that imitates nature. It now stands boldly as one of the jewels of the Middle East in the heart of Qatar. If ever you stop by, it is worth taking a closer look.

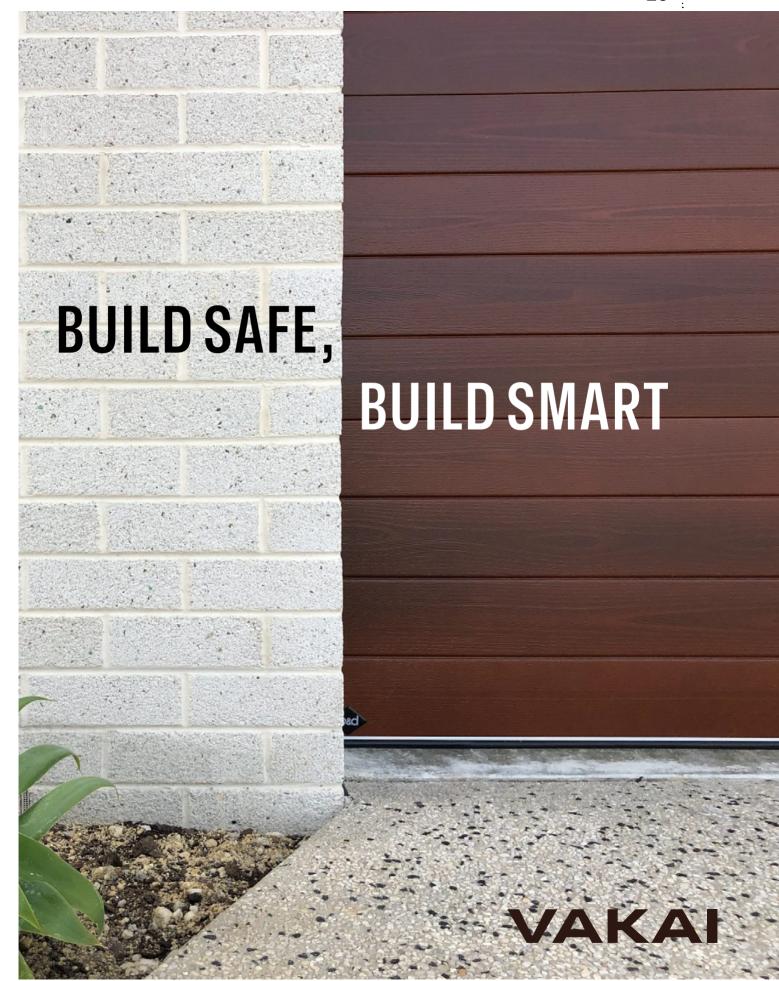












TIPS FOR BUILDING A HOUSE WITH A MODEST BUDGET

Building a good house does not mean that you must spent a very high fortune. There are many strategies of saving costs whilst building your house. Some of these strategies are well proven, whereas others may not fully function in certain environments.



- · Compare service providers and suppliers.
- Negotiate prices where possible.
- · Get a builder who will not cause reworks.
- Avoid middlemen to buy materials on your behalf.
 Try to deal directly with suppliers.
- · Set a budget and try to follow it.
- Source materials near your building site to avoid massive transport costs.
- Don't build with peer pressure to match your neighbours, friends and celebrities. People have different means of sourcing funds, therefore know your pocket.
- Consider buying some materials on promotion and on discount where possible.
- Avoid transporting small items frequently, rather consider transporting materials in bulk to save costs of transportation.
- Choose building designs which you can afford. Whilst it
 is good to follow internet trends, check your pocket before
 committing. You can extent your building in future when you
 acquire resources for bigger units.







SCAFFOLDING SAFE CONSTRUCTION PR

When the building you are constructing has a significant height of at least two metres and above, it is essential to think about scaffolding. Scaffolding allows access and egress to the areas being worked on. In the modern day construction, scaffolding can either be static or mobile. If your site uses scaffolding, it is essential to ensure that safety is adhered to. At most construction sites, we have observed builders standing on drums, makeshift planks supported by masonry blocks and other dangerous situations.

Many people have died due to poor scaffolding erection, usage and dismantling. The first key principle with respect to scaffolding, is to undertake a Hazard Identification and Risk Assessment (HIRA) for all those who will be using it. It is also essential to ensure that scaffolding is erected by certified scaffold erectors and inspected by certified scaffold inspectors. Areas where scaffolding is to be erected should be even. If the ground is not even, greater care should be taken to flatten it before erecting scaffolding. Such a proactive action reduces

the chances of scaffolding tipping to the ground.

Mobile scaffolds should be used when the wheels are in a locked position. This avoids a situation where the scaffolds move whilst someone is working from the platform of the scaffolds.

Greater consideration should be taken to avoid erecting scaffolds in areas where there are overhead power lines. The risk of electrocution should be prevented at all costs. Scaffolds should also be properly tagged whether they are safe to use or unsafe to use. This informs would be users. Proper bracing of scaffolds is necessary as well as safe access and egress.

During extreme weather events such as thunderstorms, heavy rain and torrential winds, working from scaffolds should be stopped. During rain, they become slippery and during windy conditions they become unstable. Furthermore, under lightning conditions there is a risk of electrocution.



ETYFOR OJECTS

Overloading scaffolding should be prevented at all costs if accidents are to be prevented at construction sites, as well as balancing loads.



WHY DOBRICKS MATTER IN YOUR

CONSTRUCTION PROJECTS?

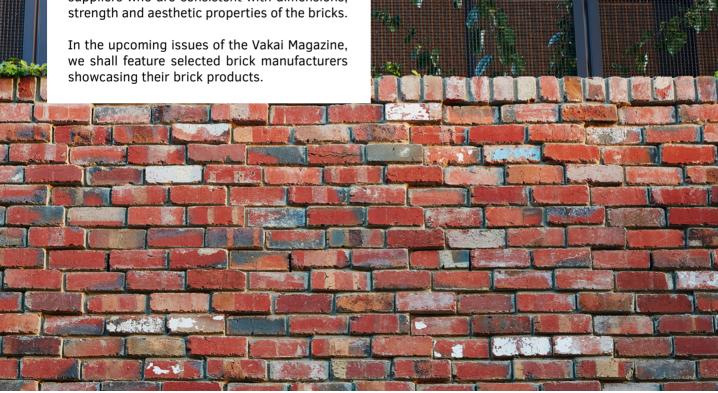
Bricks form the core of the superstructure and also bear loads of the building. Therefore, greater care should be taken in their selection. Consulting your builder, engineer and architect plays a key role in getting the proper bricks for each stage of your project.

Common bricks, load bearing bricks, face bricks and cement bricks are some of the types of bricks that exist. Use of farm bricks is debatable in many countries and policies are applied differently and in some cases they have been restricted whereas in some jurisdiction grace periods have been given. In general, it could be safer to select stronger variants of bricks.

Load bearing bricks are able to sustain loads. They provide greater safety leverages. If weak types of bricks are used, building may crack or collapse. There is no need to take short cuts.

Within the major groups could be some variants such as rustic bricks which give attractive colour hues for a better finish. The selection of bricks should also take heed of reputable suppliers who are consistent with dimensions, strength and aesthetic properties of the bricks.









CALL FOR ARCHITECTURAL DESIGN

FORAHEAD OFFICE

A leading consultancy organisation is looking to shortlist an architect (firm or individual) to design the head office of its operations.

Scope of work

Develop structural drawing for a two-storey building with

- 4 Boardrooms
- 15 Offices
- 4 Training rooms
- 3 Auditoriums (Seating 100 people each)
- · Eco-friendly design that exhibits environmental themes



QUALIFICATIONS

INDIVIDUAL

- · Degree in Architecture, Engineering or related field
- 5 years' experience
- · Registered with reputable professional body
- · At least 5 assignments of Office Premise design

Firm

- · Registered with a reputable professional body
- 3 Years' experience in infrastructural design projects
- 3 Traceable references
- The firm must have at least 5 assignments of Office Premise design

Submit an Expression of Interest including daily rates to the following address toxiconafrica@gmail.com

Only shortlisted firms/individuals will be invited to submit proposals

Deadline: 30 January 2023

Attn: Chief Sustainability Consultant





STUDENT'S GREEN DESIGN COMPETITION

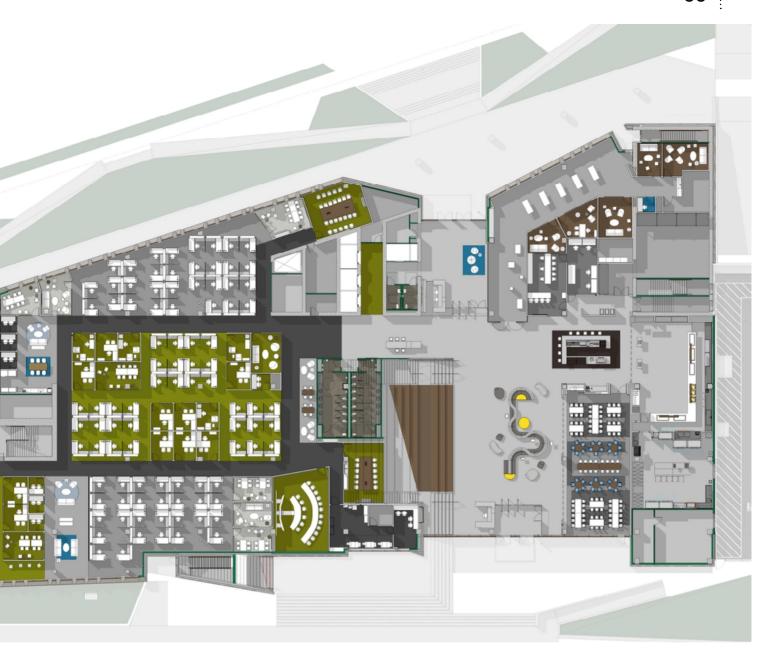


Vakai Magazine invites architectural students to submit sustainable building designs for the student's design competition.

- Designs must be original and not been published elsewhere.
- . Winning Applicant should be willing to have the design published in the next issue of the Magazine.
- The Jury's decision is final and no negotiations will be entered into.
- Designs should be based on an environmental sustainability theme and inspired by a circular economy.

Winning entries will receive the following prize money

Winner: USD \$400



Deadline for Entries: 30 January 2023

NB: Candidates should be currently registered in a degree or Diploma in Architecture or Engineering at a Zimbabwean academic institution. Proof of registration with an academic institution is a must.

VAKAI

THERISEOF LED DOWNLIGHTS

Finishing the construction of a home is never complete without considering lighting options. Whilst traditionally, many people were used to incandescent lights, the modern property developer is favouring LED downlights. These LED downlights have many benefits such as the following:





- · High energy efficiency
- · Capability to save energy
- · Less toxicity and they do not have mercury
- They produce less heat and hence reduce the risk of fire
- Low carbon footprint
- · Low maintenance costs
- Increased lifespan
- Provide more flexibility of managing light intensities in different parts of your home.

Despite these benefits, it is essential that the LED downlights are installed by competent personnel.



THE RISE OF THE DIPLOMAT TOILET

Toilets and bathrooms have become new sophisticated environments with stylish finishes. The diplomatic toilet is gaining ground as a preferred toilet. Some diplomatic toilets are wall hung with concealed cisterns.

New variants have sensors which can open and close on their own as well as flushing automatically. Some of the eco-benefits include reduced water consumption and lower energy costs from water pumping.





Toilets with concealed plumbing are becoming popular with millennials. If there is an allowance of a decent budget, it is worth trying the new generation of toilets and bring the future into your household.

rates





building cities for tomorrow