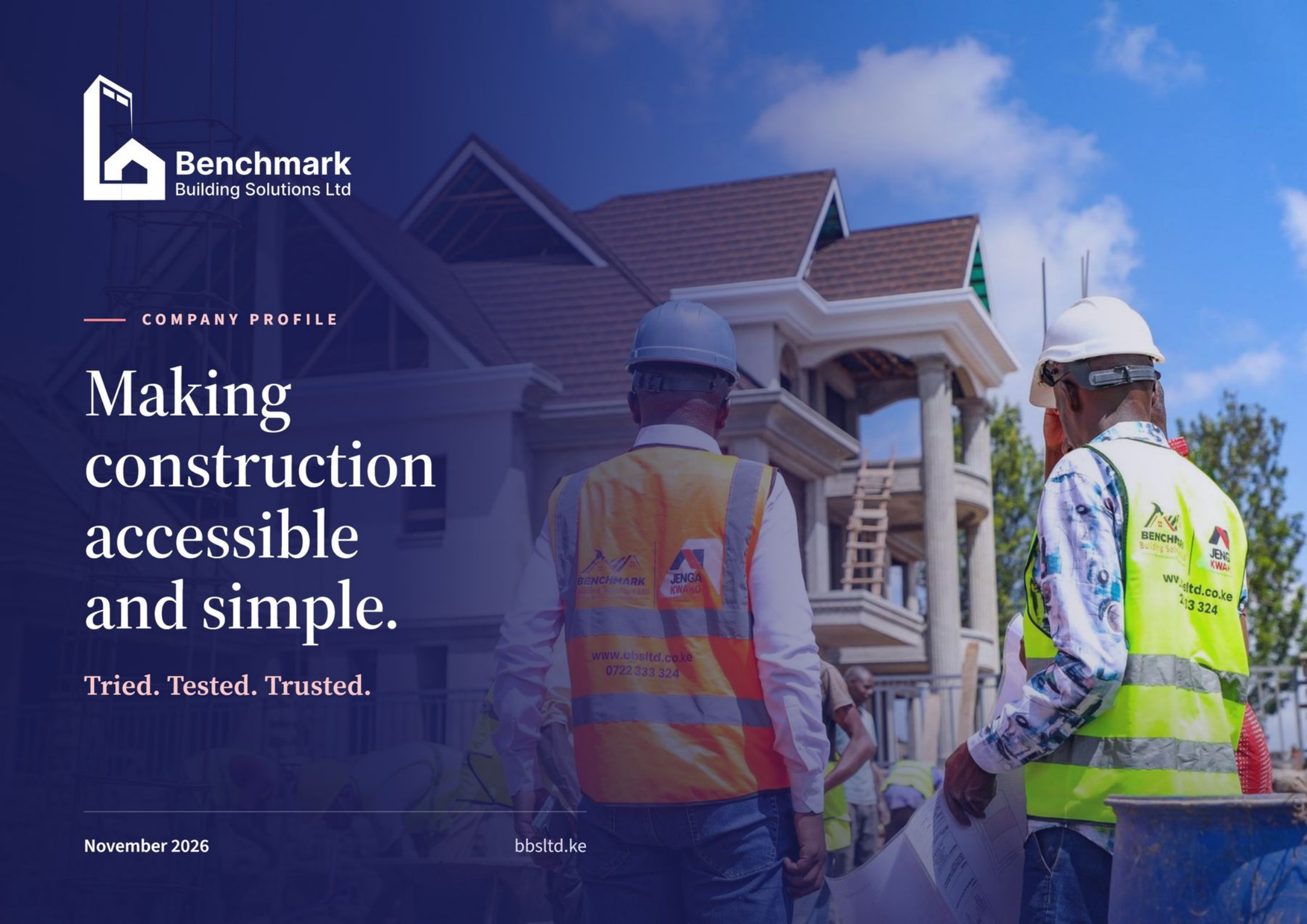
Benchmark
Building Solutions Ltd

COMPANY PROFILE

Making construction accessible and simple.

Tried. Tested. Trusted.



November 2026

bbsltd.ke

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About us

A Kenyan design-and-build company that takes a project from the first conversation to the keys.

Benchmark Building Solutions Ltd was registered in 2012 as DAVSO East Africa, and rebranded as Benchmark Building Solutions in 2021.

We handle every part of a build: architectural and structural design, county and NEMA approvals, a priced bill of quantities, and construction from the foundation to the finishes. It is one contract, with one team answerable for all of it.

With our NCA accreditation, we bring reliable, timely and budget-conscious building to families, investors and institutions across Kenya, and to Kenyans abroad who need someone they can trust on the ground. All our clients have to do is turn the key and move in.



Benchmark at a glance

2012

Registered as DAVSO East Africa. Benchmark Building Solutions since 2021.

300+

People on our sites, from skilled fundis to casual labour.

20

Counties we have built in, from Mombasa to Kakamega.

100%

Of our projects compliant with NCA, NEMA and county approvals.

6

Products, from a full build with financing to labour only.

1

Contract for design, approvals and construction. One team answerable.

Vision, mission and values

OUR VISION

To be the preferred construction, facilities, and associated service partner for our clients and to be the benchmark against which our competitors are measured.

OUR MISSION

To deliver the highest level of service to every client, every day in all areas and be the benchmark in quality, consistency, professionalism and integrity exceeding clients' expectations while making Benchmark Building Solutions Ltd the employer of choice.

CORE VALUES

- **Quality**
- **Integrity**
- **Teamwork**
- **Excellence**
- **Safety**

OUR PHILOSOPHY

We build more than structures: we build solutions, relationships and futures. A customer-first approach, rooted in integrity and ethical practice, to homes and communities that empower and endure.

Our story

How the company has grown since 2012.

2012

Registered as DAVSO East Africa

The company started out in infrastructure work and grew through referrals, building homes and rental projects for people we had worked with before.

2021

Rebranded as Benchmark Building Solutions

As the market changed, so did what our clients needed from us. We rebranded and changed our strategy to meet that demand.

2024

Affordable housing and Jenga Kwako

We entered the affordable housing market through KMRC and built Jenga Kwako around it, so clients can arrange their financing and their build with us.

2026

Benchmark Signature Homes

Our development arm, which will supply finished homes to investors, Jenga Kwako buyers and people who would rather buy than build.

● Milestone ○ In progress

Kenya needs more homes than it builds.

250,000

new homes needed every year

about 50,000

completed through formal channels

Source: Centre for Affordable Housing Finance in Africa, Housing Finance in Africa yearbook, Kenya profile, 2025 edition.

WHERE BENCHMARK FITS

01 One contract, design to keys

Design, approvals, costing and construction with one team answerable, so a home does not stall between consultants.

02 Financing beside the build

Jenga Kwako puts KMRC-backed financing next to the build, whether the client is buying land and building, or building on a plot they already own.

03 More homes on the market

Through Benchmark Signature Homes we are adding supply of our own: finished homes for investors, Jenga Kwako buyers and families who would rather buy than build.

Who we serve

Whatever the starting point, the same team, the same standards and one contract.

First-time home owners

Salaried and self-employed people building their first home, with or without land, financed through KMRC.

Legacy builders

Families building homes or investment properties to pass on to their kin.

Kenyans in the diaspora

Building at home from abroad, with every stage photographed, dated and costed on the client portal.

Investors

Rental and mixed-use projects designed around the return and built to the budget.

Foreign investors

Companies and individuals entering Kenyan real estate who need a trusted local team to deliver.

Institutions

Schools, colleges and organisations: classrooms, workshops, dormitories and offices.

Our products

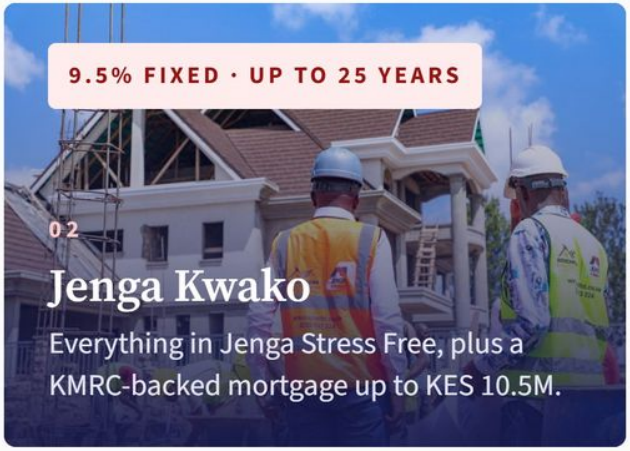
Six ways to build with us, whether you are paying as you go, borrowing, abroad, or only need part of the work.



01

Jenga Stress Free

Architect, engineer, QS and site team on one contract with us.

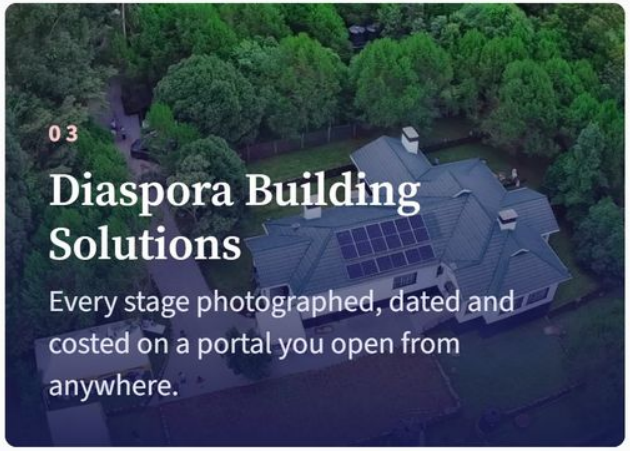


9.5% FIXED · UP TO 25 YEARS

02

Jenga Kwako

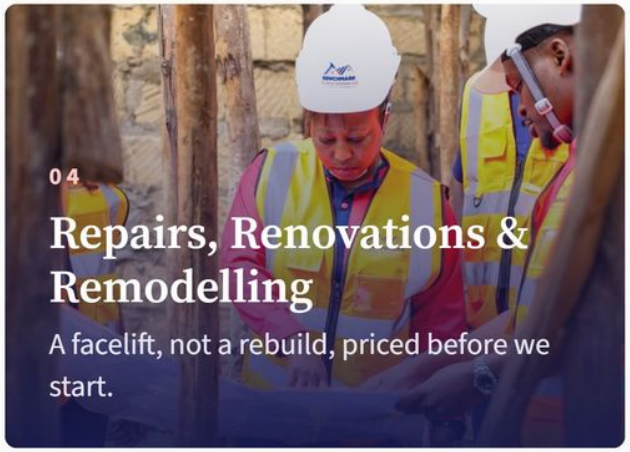
Everything in Jenga Stress Free, plus a KMRC-backed mortgage up to KES 10.5M.



03

Diaspora Building Solutions

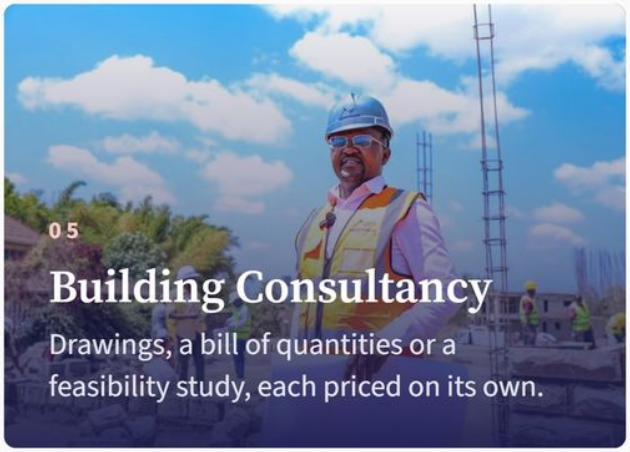
Every stage photographed, dated and costed on a portal you open from anywhere.



04

Repairs, Renovations & Remodelling

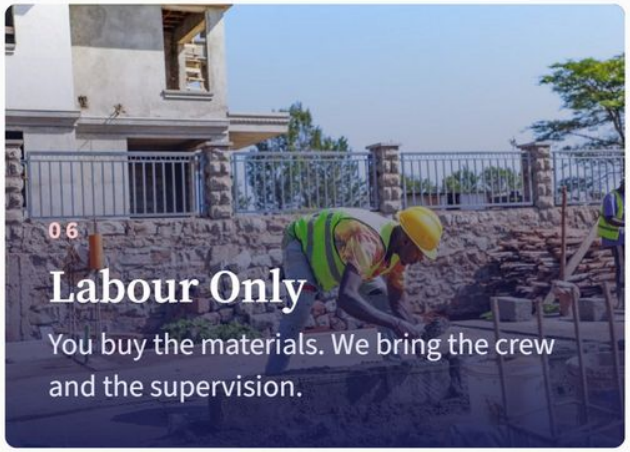
A facelift, not a rebuild, priced before we start.



05

Building Consultancy

Drawings, a bill of quantities or a feasibility study, each priced on its own.



06

Labour Only

You buy the materials. We bring the crew and the supervision.

How we work

Six stages, in order. You know which stage your project is in at any point, and what has to finish before the next begins.

01 Consultation

We sit down with you to understand your vision, your needs and your goals, then map out a clear path forward together.

02 Site visit

Our technical team assesses your site, and you receive a report setting out exactly what your land can take.

03 Drawings

3D presentation drawings first, so you can change your mind while it is still free. The approved design becomes the full technical set.

04 Compliance & approvals

We handle the approvals on your behalf: county submissions, NEMA, and every regulatory query that follows.

05 Costing

With approvals in place, a full bill of quantities gives you an accurate picture of the total cost. No surprises.

06 Construction

From foundation to finishing we manage the full build, to strict quality standards at every stage.

Throughout: progress photographs, costs and documents on your client portal, as they happen.

Benchmark Signature Homes

The supply side.

Until now we have built what clients commissioned. Signature Homes is our development arm: homes we design, build and offer for sale, to the same design, approvals and site standards as every Benchmark project.

01 For investors

Finished, income-ready homes without managing a build.

02 For Jenga Kwako buyers

A ready supply of homes for buyers financing through Jenga Kwako.

03 For buyers who would rather not build

The same quality, without the hustle of construction.



Where we have built

20 of Kenya's 47 counties, from the coast to the lake.

NAIROBI METRO

Nairobi, Kiambu, Kajiado, Machakos

CENTRAL

Murang'a, Nyeri, Kirinyaga, Nyandarua, Laikipia

RIFT VALLEY

Nakuru, Narok, Kericho

EASTERN

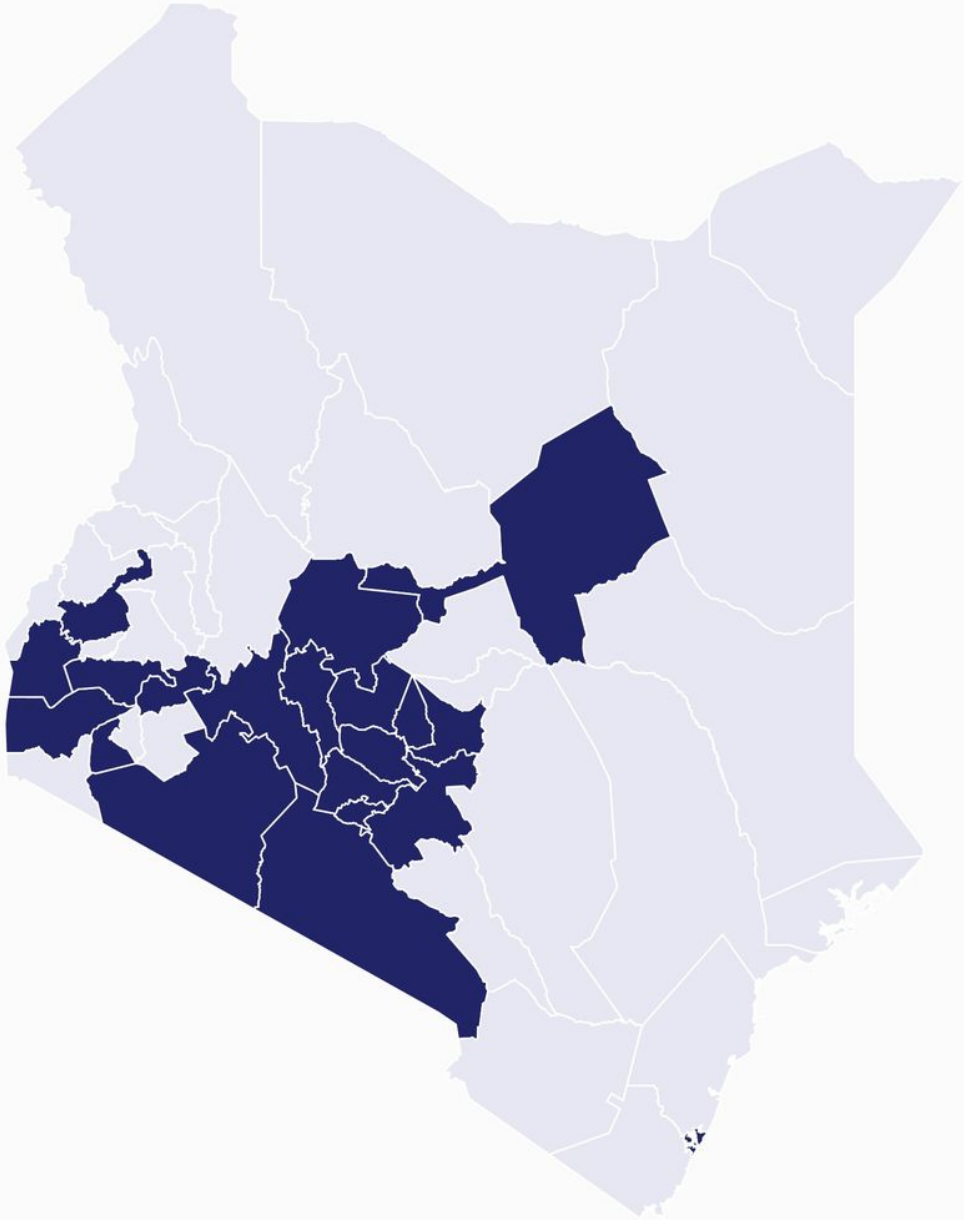
Embu, Isiolo

WESTERN AND NYANZA

Kakamega, Kisumu, Kisii, Homa Bay, Siaya

COAST

Mombasa



We have built here Other counties

Map data: Mihai Ro (svg-maps), CC BY 4.0.

Know before you build.

Most costly mistakes in building are made before the first block is laid. That is why we share what we know, free of charge, with anyone planning to build or buy.

With broadcasters and financial institutions

We take the same conversation to wider audiences, in collaboration with mass media, financial institutions and other partners.

Learn, on bbsltd.ke

What a build costs, which approvals you need and how the financing works, written and recorded by the people who do it.



THE PODCAST

The Smart Builder Real Estate Podcast

Long conversations with the people who shape real estate in Kenya. Hosted by Dobson Waweru, our Sales, Marketing and Business Development Director.

Leadership

Three directors, each answerable for a part of every build.



Alice Karanja

Managing Director

A serial entrepreneur with more than 30 years in the automotive, beauty and construction sectors, and Kiambu County's Entrepreneur of the Year in 2012. She sets Benchmark's strategic direction, oversees its shared services and holds its brand culture and standards.



Dobson Waweru

Sales, Marketing & Business Development Director

A law graduate with more than 20 years in strategic management, sales and market expansion across Africa, including go-to-market strategy for global brands. He moved Benchmark from a referral-based model to a structured, scalable business, and hosts The Smart Builder podcast.



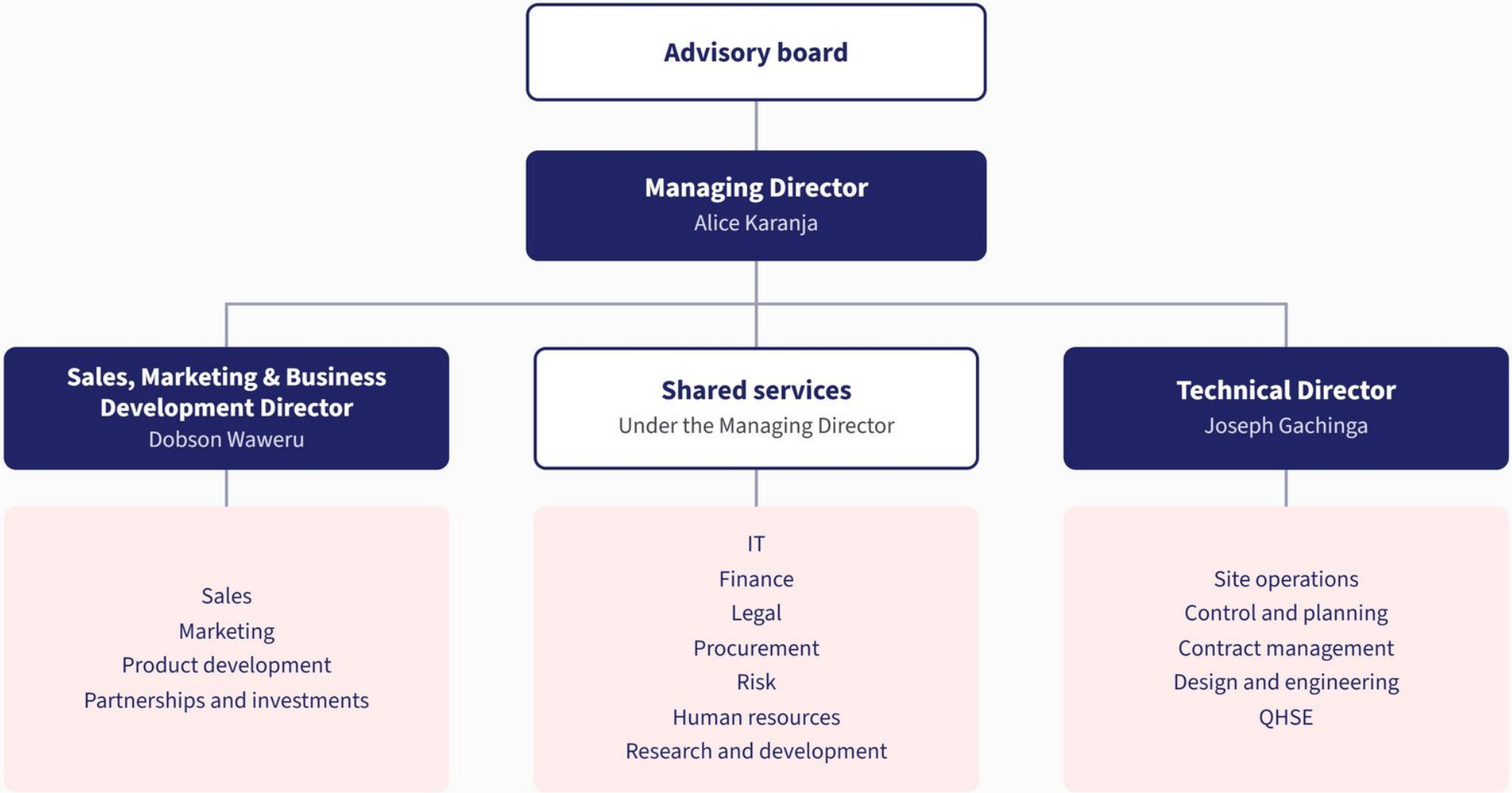
Joseph Gachinga

Technical Director

Thirty years in construction, specialising in structural works and large-scale project management. He directs site operations and enforces quality standards across more than 300 people on site, and is a certified electrical engineer.

How we are organised

The Managing Director reports to an advisory board and leads three arms: business development, shared services and technical delivery.



Notable projects

A selection of our institutional, residential and mixed-use work. See more at bbsltd.ke/portfolio.

INSTITUTIONAL · GITHUNGURI

Family Bank Building

Client Family Finance Building Society
Contract Full
Scope Banking hall, mezzanine, first and second floor offices, utility areas and parking
Consultants AAKI Consultants

RESIDENTIAL AND RETAIL · THIKA

Two-bedroom apartments

Client Private client
Contract Full
Scope Seven levels on a 50 by 100 plot, with a passenger lift, underground parking and shops at street level

INSTITUTIONAL · THIKA

Mary Hill School

Client School Board of Governors
Contract Full
Scope 80-bed dormitory and ablution block
Consultants Thika Municipal Engineers

RESIDENTIAL AND RETAIL

Muthaiga View Place

Client Aberdare Investments Ltd
Contract Labour only
Scope 24 two-bedroom units, 6 shops and 28 parking bays
Consultants Techtura International

RESIDENTIAL · EPS TECHNOLOGY

Four-bedroom bungalow

Client Private client
Contract Full
Scope Four bedrooms, all en suite, built with expanded polystyrene (EPS) panels

RESIDENTIAL · SYOKIMAU

Six-bedroom maisonette

Client Private client
Contract Full
Scope Six bedrooms, all en suite
Period 18 months, not continuous

Our brands

Benchmark
Building Solutions Ltd

JENGA KWAKO
From financing to finishing

Benchmark
Signature Homes

the smart BUILDER
REAL ESTATE PODCAST

CONTACT US

Tell us where the plot is, and what you want on it.



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HOURS

Monday to Friday, 8.00am to 5.00pm. Saturday by appointment.

Asante. Thank you.

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