



IMPAC SARL

PROFILE

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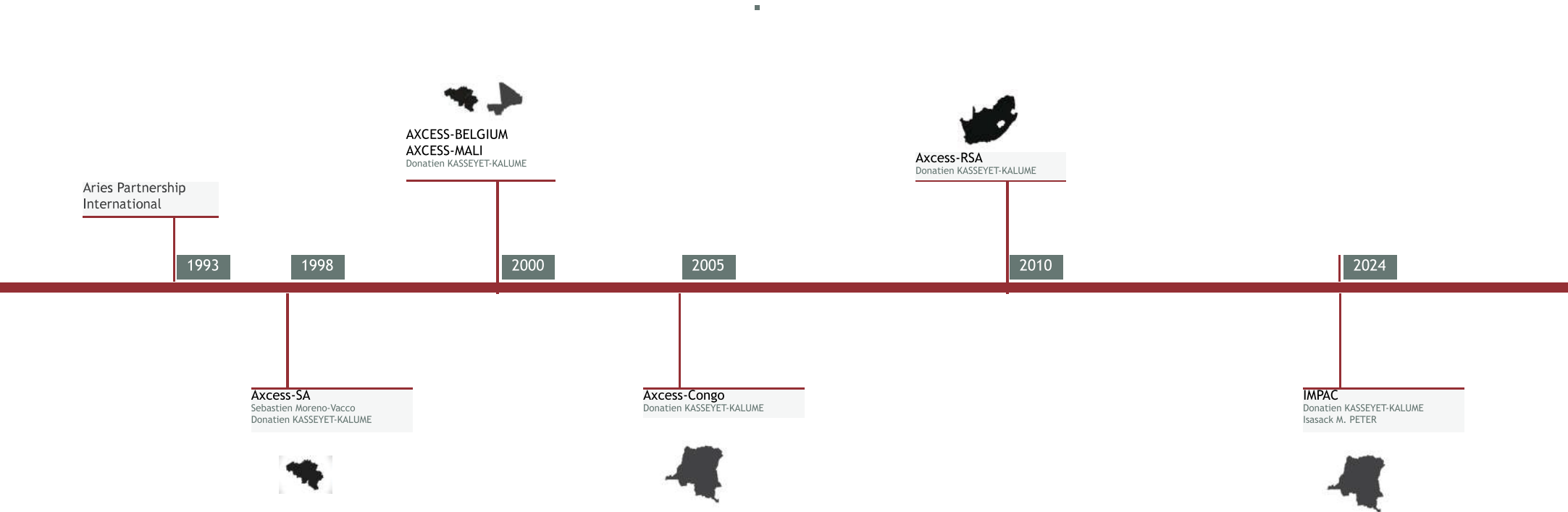
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Our History



AXCESS CONGO SARL is a built environment professional consulting company, registered in the DRC, and an affiliate of the IMPAC GROUP. Our GROUP reach in global partners and network, has over the years delivered projects across several countries in various disciplines and extensive sectors including satellite cities, residential, commercial, hospitality, education, tertiary, banking, and institutional. Our competent team made up of multinational and multidisciplinary individuals bring on board a verifiable global experience with dedication of meeting Employer's requirements

Our Approach

We combine a creative and innovative approach to our consultancy work with optimum satisfaction of our clients' needs and expectations. In this sense, our key words are **creativity, innovation, precision, rigour, attention to detail and performance.**

Our approach is based on 4 principles:

- **Listening** to the customer is the basis of a successful project. The key is to get to know the customer, exceed their expectations and integrate their definition. expectations and integrate their definition. We also need to question the site to identify its potential and its dimensions.
- **Interpretation** is the result of our creativity in the composition process. The project is told and articulated within a framework dictated by the programme. dictated by the programme. It is a question of message, not composition, of identity, not identification. The full integration of inherited external parameters into the basic data will be all the more perfect because it will be the direct consequence of a careful and enlightened understanding of the problem posed.
- **The representation** completes the process with its own syntax and phrasing. The project is conceived, organised, drawn and presented.
- **Implementation** can only take place, especially in the context of the Congo, if all the parameters identified in the 3 previous acts are correctly managed. The materialization and confrontation with reality will take place through human performance, technical skills and technologies.



Our Services

Through our extensive global network and dedicated team, we specialise and offer our services in the following areas;

- **Project Management**
- **Urban and Town Planning**
- **Architecture Services**
- **Interior Design**
- **Landscape Design**
- **Property Valuation**
- **Cost and Contract Management**
- **Structural and Civil Engineering**
- **MEP Engineering**
- **ICT, Security and Smart Building Engineering**
- **Facilities Management**



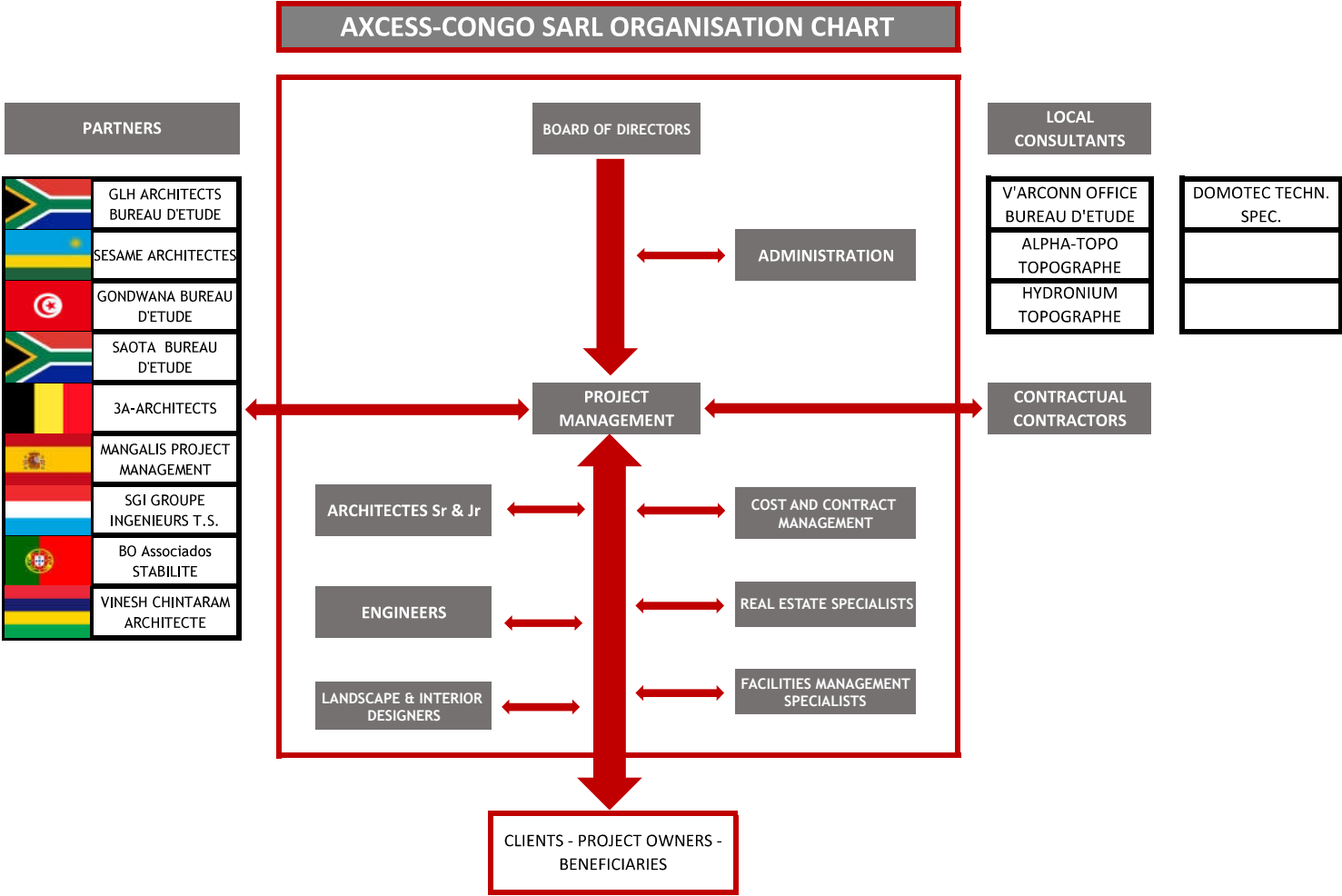
Our Team



Donatien KASSEYET KALUME
Group Chairman & MD

Donatien KASSEYET KALUME, 60, is an architect and urban planner who trained in Belgium, which he joined in 1969. He graduated as an architect from the Institut Supérieur d'Architecture de St Luc in Brussels and as an urban planner from the Institut Supérieur Urbanisme et de Rénovation Urbaine.

After working as an architect in Belgium and France for 18 years, he returned to the DRC in 2005 to open the AXCESS-CONGO SARL in DRC and in turn the company has expanded her operation and global reach following formation of IMPAC SARL.



Our Portfolio



REAL ESTATE DEVELOPMENT

COMMERCIAL SECTOR

TERTIARY SECTOR

BANKING SECTOR

HOSPITALITY SECTOR

RESIDENTIAL SECTOR

INSTITUTIONAL SECTOR

REAL ESTATE DEVELOPMENT

COMPLEXE LA FORGE

KINSHASA, DR CONGO

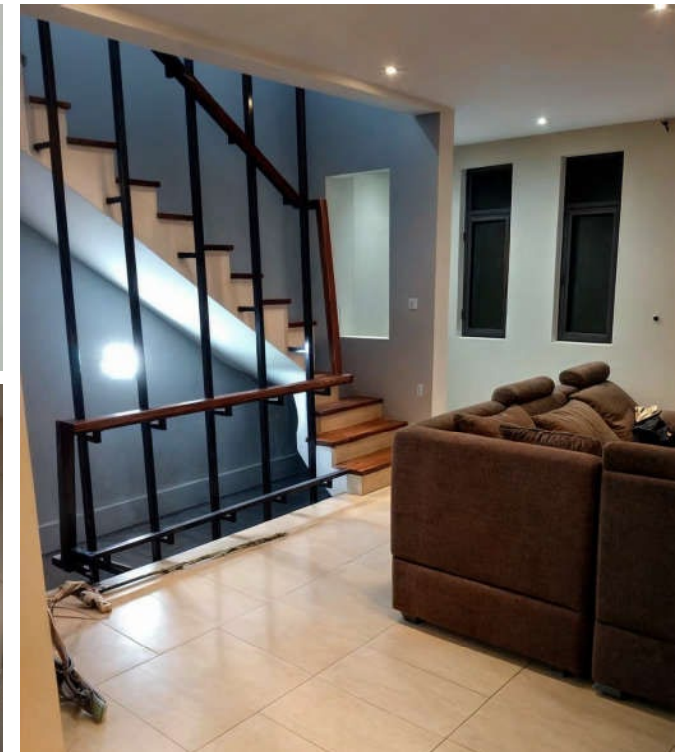
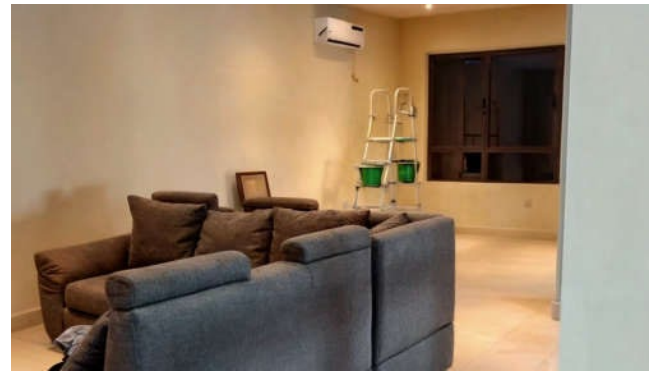
Année: 2009

Cout du Projet: US\$ 7.000.000

Axcess-congo has been approached to develop a property on a former industrial site close to the city centre.

This is the first project to be developed for sale off-plan. It consists of 35 detached villas on a cul-de-sac.

The homes have 3 en-suite bedrooms, lounge with open plan kitchen, indoor garage, utility room, guest toilet and rear garden. The entire project has been sold before construction has even started.



COMPLEXE JEAN XXIII

Kinshasa, DR CONGO

Year: 2009-2010

Estimated Project Cost: US\$ 54.000.000

Client: RDC IMMO

On a 10-hectare site by a small river in the commune of Ngaliema, Access-Congo was commissioned to design a housing project comprising 17 apartment blocks, 38 villas, a primary school, a sports centre and restaurants.



CERED GL HQ

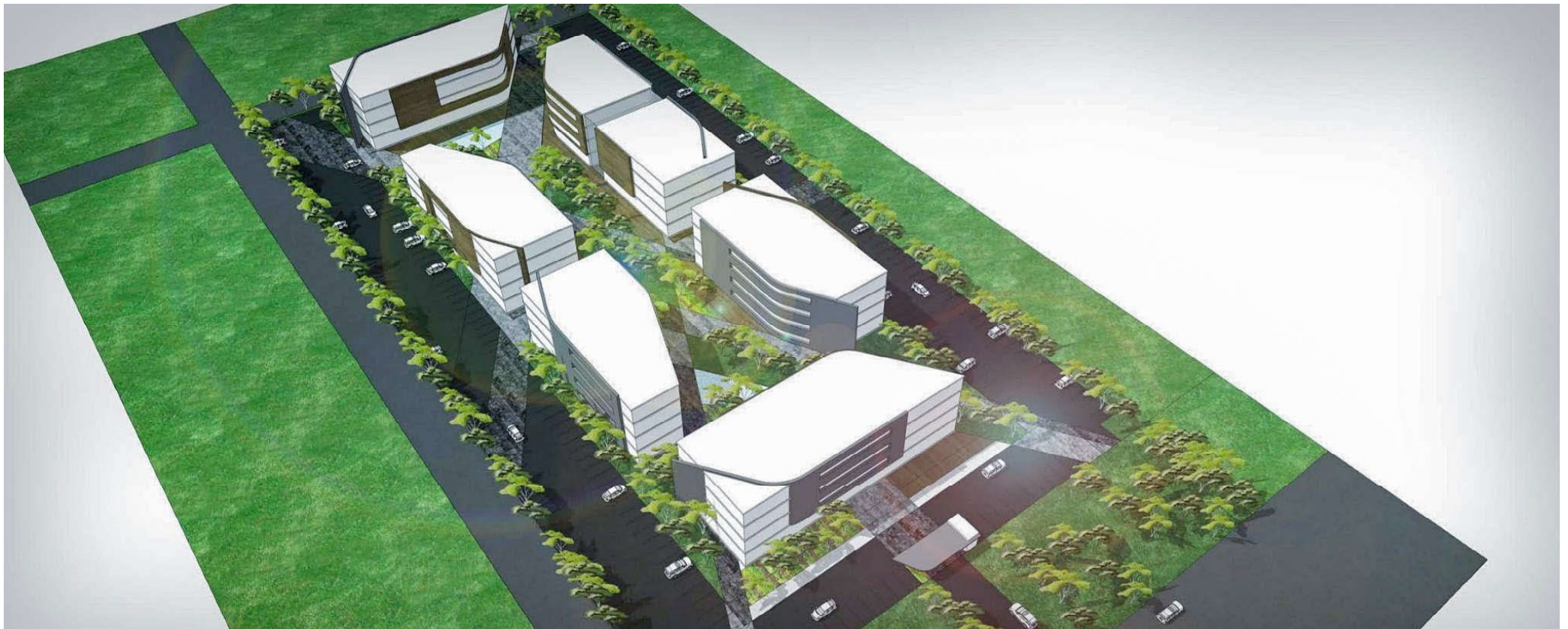
Lubumbashi, DR CONGO

Partnership: GHL architects & Axcoss-congo

Year: 2009

BUDGET: US\$ 18.000.000

The team's brief was to design a business park comprising 6 office buildings of 3,500 m² each for the Regional Women's and Gender Documentation Centre for the Great Lakes Countries.



KITOKO CITY

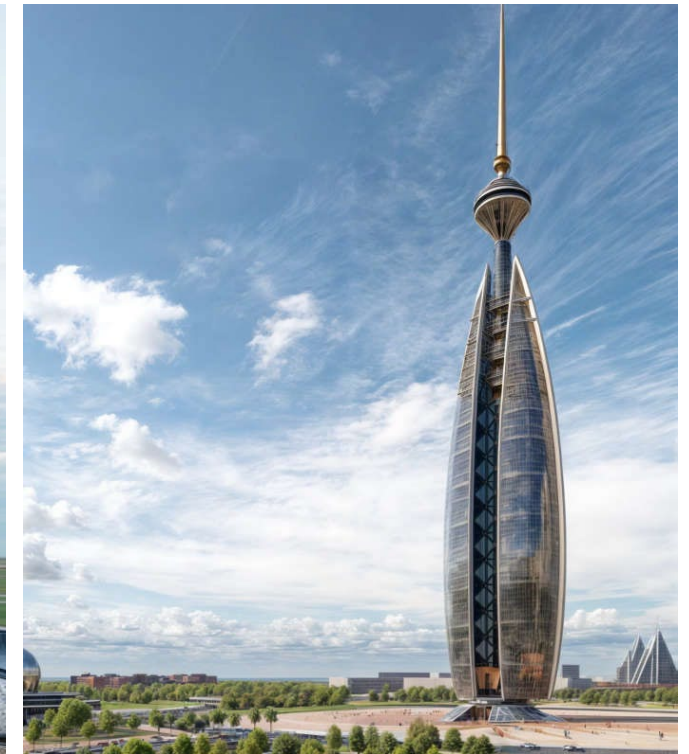
MALUKU, Kinshasa, DR CONGO

YEAR: 2022-

Project Cost: N/C

Pierre GOUDIABY Atepa has designed the new, intelligent town of Kitoko in the commune of Maluku, 12km north-east of Ndjili airport.

He has entrusted Axxess-Congo with technical and local representation with the administrative authorities. Axxess-Congo hopes to be part of the team that will develop the concept and launch work on this ambitious project, which will cover 20,000 hectares.



COMMERCIAL SECTOR

MERCEDES EUROPA

Woluwe, BELGIUM

Partnership: Jasper-Aries-Axcess sa

Year: 2000

Project Cost: 15.000.000 Euros

The result of a competition launched by the Daimler Chrysler Group and won by Jaspers and Aries Partnership International.

The objective for Daimler Chrysler was to give a new image to the Mercedes brand and to propose a new concept for showrooms and workshops, with transparency as the main theme. The transparency of the showrooms, offices, maintenance and repair workshops.

The competition project included the used car showroom and the demonstration centre. Only the showroom was built.



SMART CENTER BRUXELLES SUD

Bussels South, BELGIUM

Year: 1998

Project Cost: 11.000.000 Euros

Alexis MANNES, a dynamic young entrepreneur who has just signed a contract with Daimler Chrysler to market the SMART, came to us to take on this new challenge.

Designed by Nicolas HAYEK and developed by Mercedes, the miniature 2-seater was to be marketed in a special showroom designed by the famous watchmaker.

From concept to reality, this was the challenge we accepted.



TERTIARY SECTOR

GUIMARD-10

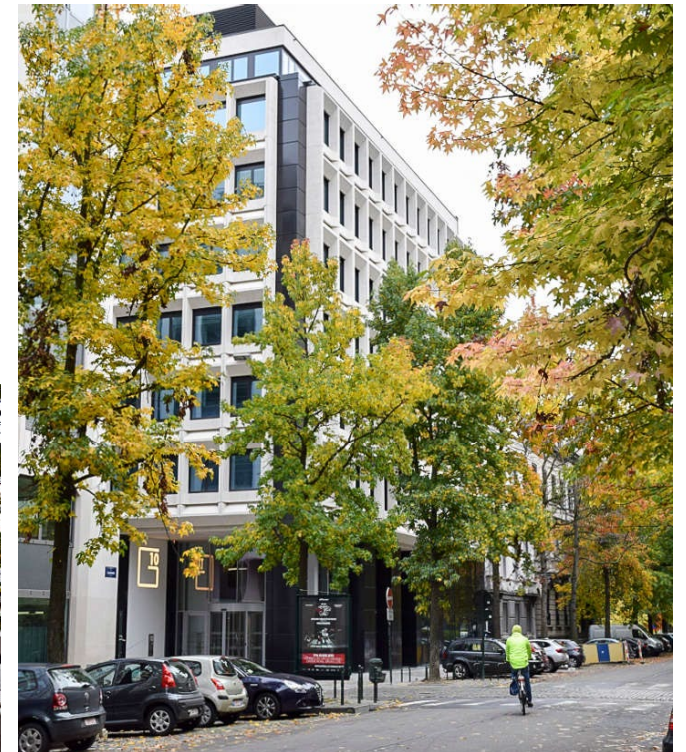
Brussels, BELGIUM

Partnership: Api & Axxess sa

Year: 1997

Project Cost: N/C

Renovation of an office building in the European district of Brussels, which is booming following the arrival of the European Commission in the Belgian capital.



BUILDING AUTHORITY OF BELGIUM

Brussels, BELGIUM

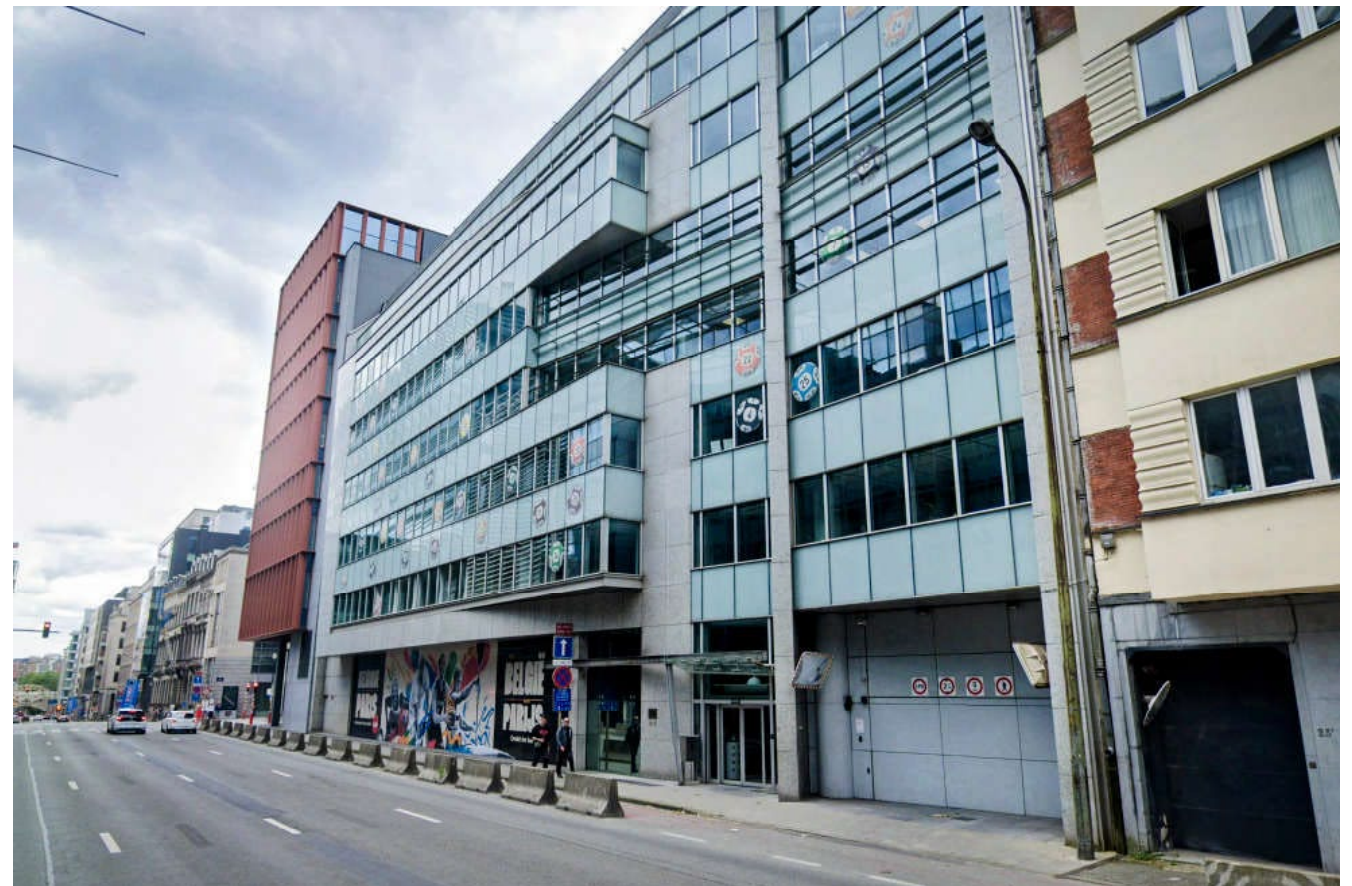
Year: 1997

Project Cost: N/C

Construction of an office building for the Régie des Bâtiments in Brussels.

Also in the European district, Aries Partnership International has signed a dozen projects, both major refurbishments and new builds.

The building was finally sold to the National Lottery of Belgium.



SEL-BACOB

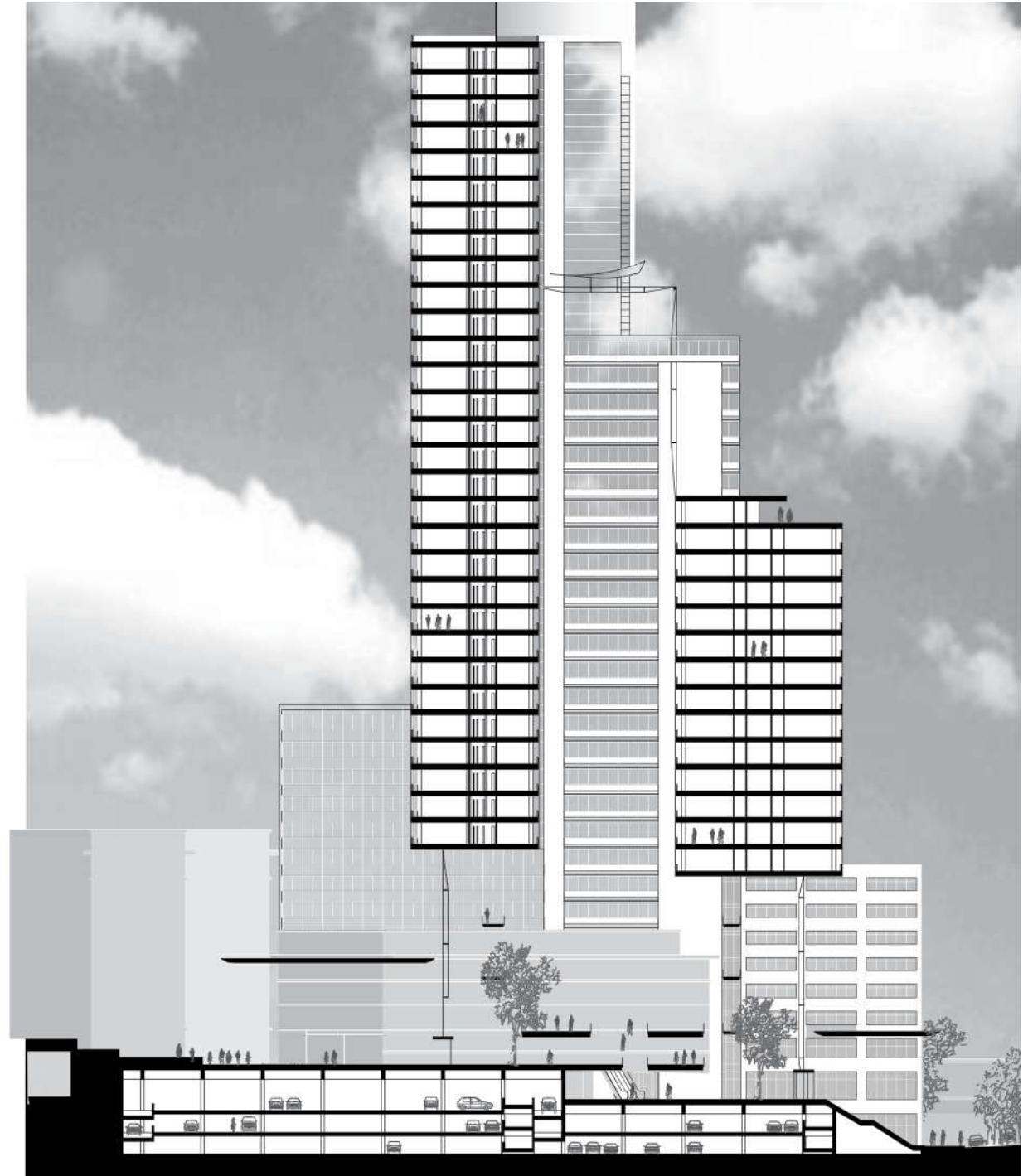
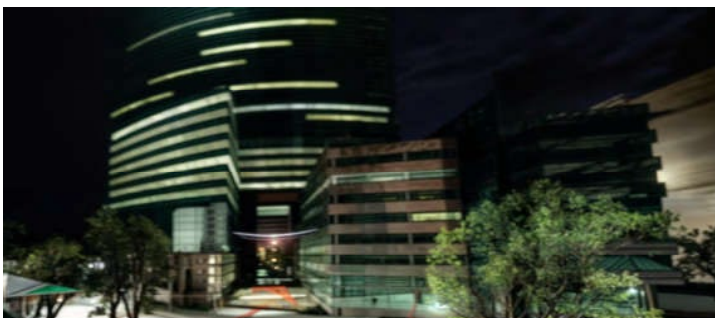
Brussels, BELGIUM

Partnership: Api & Axxess sa

Year: 1999

Project Cost: N/C

Competition for the SEL BACOP bank in the centre of Brussels, a 200,000 m² office building with a public esplanade on the ground floor allowing pedestrians to take a shortcut to the adjacent street and avoid the busy Rue Belliard.



BANKING SECTOR

SIEGE ECOBANK

Burkina Faso (competition)

Partnership: Gondwana - Axxess congo - Arcade

Year: 2022

Project Cost: 17.000.000 Euros

A 10-storey building with an area of around 15,000 m² to house the national headquarters of ECOBANK in Ouagadougou, Burkina Faso. We took part in this open international competition, which was a complex but interesting challenge.

Our proposal combines culture and modernity. It incorporates the entire programme submitted by the client, while offering a central atrium that articulates the building throughout its height.



CONGOLESE BANK

Lubumbashi, Katanga, DR CONGO

Year: 2008

Project Cost: US\$ 3.500.000

In 2008, Banque Congolaise appointed Axcess Congo to completely renovate its provincial headquarters in Lubumbashi.

We started from the structure of the existing buildings to propose a new image for the bank.

Transparency was noted as the guiding principle in the process and was materialised by a large central hall on 2 levels and peripheral offices with glass partitions.



BANQUE COMMERCIALE DU

CONGO - BCDC

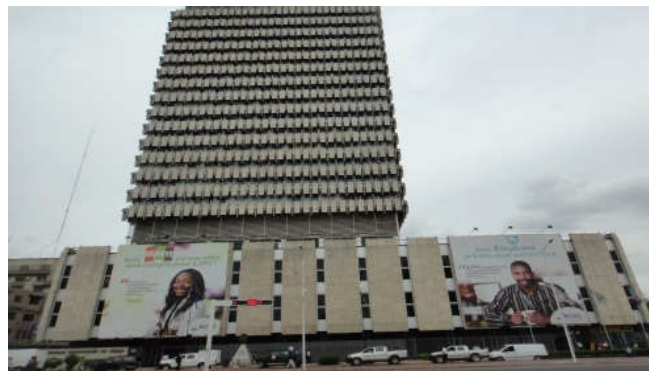
Kinshasa, DR CONGO

Year: 2014

Project Cost: US\$ 400.000

In 2014, the BCDC banking group commissioned Axcess-congo to renovate its Bank's headquarters in Kinshasa.

A number of key interventions were highlighted, such as improving the interior of the existing head office and designing the furniture.



HOSPITALITY SECTOR

LES GRANDS HOTELS DU CONGO

Kinshasa, DR CONGO

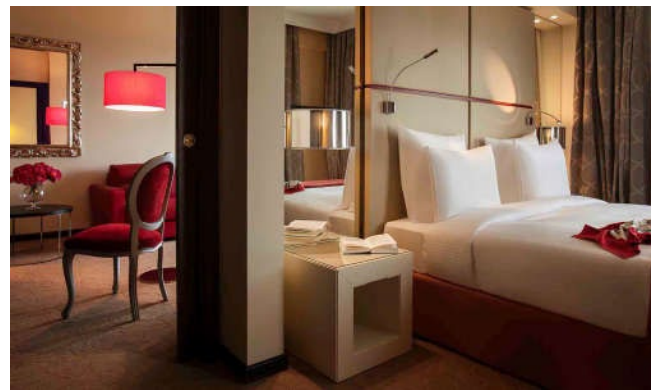
Year : 2015

Project Cost: US\$ 26.000.000

This highly detailed project involved the complete transformation and renovation of the former Intercontinental Hotel in Kinshasa, which was successfully built in 1976.

This 275-room jewel has been completely stripped down and rebuilt to international standards.

This first phase of the project houses the 4-star Pullman hotel of the Accor group. The second phase will bring a 5-star Sofitel to the 21-storey tower.



CHAIN HOTEL KINSHASA

Kinshasa, DR CONGO

Partnership: Saota architects, Mangalis & Axxess-congo

Year: 2015:

Budget: US\$ 9.300.000

NOOM is a proposed 3 star Hotel situated on the banks of the Congo River, famous for its many waterfalls.

The hotel offers a choice of 174 rooms and suites, a central dining room and restaurants. There is an infinity pool and bar, conference facilities, shops and a wide range of activities.



RESIDENTIAL SECTOR

VILLA PKK

Kinshasa, DR CONGO

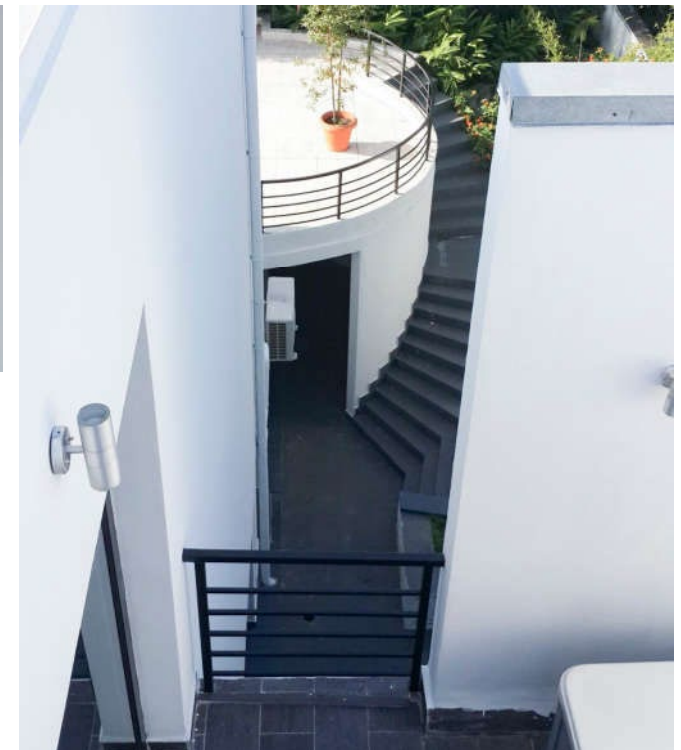
Year: 2008

Project Cost: US\$ 2.000.000

Covering an area of almost 1,200 m², the residence of the CEO of the PYGMA Group was designed by Axxess-Congo.

For the client, the house is intended to serve as a personal residence and a venue for important Clients and Partners.

It comprises three lounges, a cinema room, an office, a swimming pool, a gym, a wine cellar and a garage for up to four cars, 5 en-suite bedrooms, an open kitchen and a service kitchen, a cigar lounge & an open-air Jacuzzi.



DALILA HOUSE

JOHANNESBURG, RSA

(PARTNERSHIP: GLH Architects - Access RSA)

Year: 2022-

Project Cost: US\$ 2.500.000

As part of the famous STEYN CITY project, Access-Congo was commissioned to design and build a luxury villa with 8 en-suite bedrooms, 2 large living rooms, 1 office, gym, wine cellar, 2 kitchens, cinema room, 4 car garage, laundry room, outdoor swimming pool, pool house and garden overlooking the Steyn City valley.



VILLA MANNES

OHAIN, BELGIUM

Year: 2001

Project Cost: US\$ 1.200.000

Situated in the suburbs of Brussels, Villa MANNES is made up of two buildings, the main house having a surface area of 350 m². It has one master Bedroom and three en-suite bedrooms, two living rooms, a dining room, a kitchen, a lounge and a garage for up to four cars.

There is also a separate cottage for visitors. The choice of materials and level of detail are inspired by the emblematic use of wood, which makes up over 90% of the project.



SOGEPI

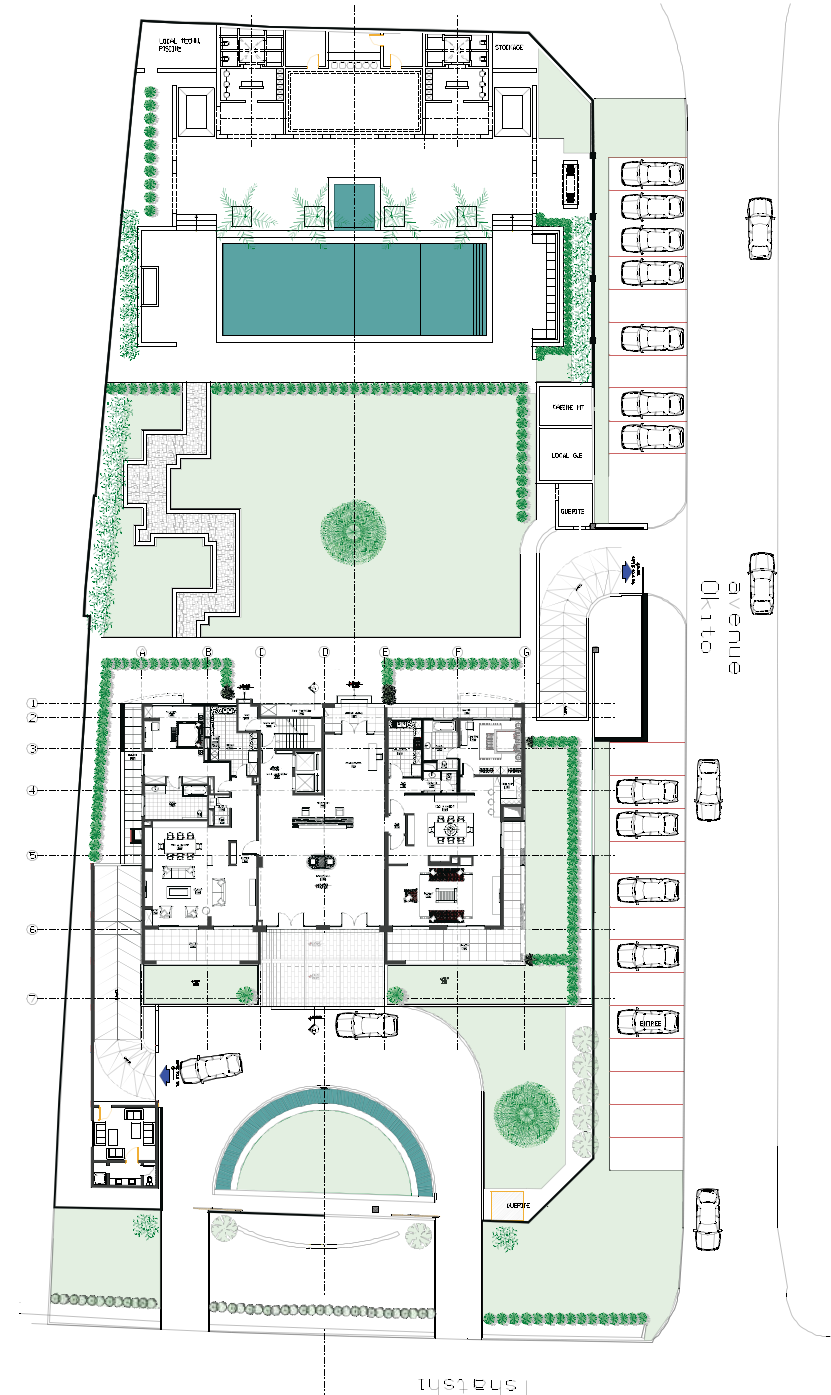
Kinshasa, DR CONGO

Year: 2014

Project cost: US\$ 9.000.000

Located in the Embassy District on a residential street in the centre of Gombe, our project involves the design of a high standard residential building on a 3,400m² site. The result will be a building with 8 storeys above ground and 2 basements.

The crowning glory of the building will be two duplex penthouse apartments with infinity pools. Total built up area: 5,200 m²



INSTITUTIONAL SECTOR

EUROPEAN UNION DELEGATION IN THE DRC (DUE) SUPPORT UNIT FOR THE AUTHORISING OFFICER OF THE NATIONAL DEVELOPMENT FUND (COFED)

1. In 2009, Access-Congo won the tender for the management and supervision of the rehabilitation of the Ministry of Justice and Human Rights and the rehabilitation of the façades of the entire Palais de la Justice.

2. Support Programme for Police Reform (PARP), 2016

In 2016, Access-Congo won the tender for the supervision of the construction of the Maluku Police Academy.

3. Support Programme for Judicial Reform in the East (PAR-JE), 2020.

The infrastructure component of this programme included the construction of the North Kivu Courthouse in Goma. Access-Congo carried out the inspection and supervision of the finishing works and rectified the defects identified following an inventory and detailed assessment of the facilities.

4. The Support Programme for the Launch of Decentralisation (PA2D), 2020

The infrastructure component of PA2D includes the North Kivu provincial institutions (studies): The Government Hotel, the Governorate and the Provincial Assembly.

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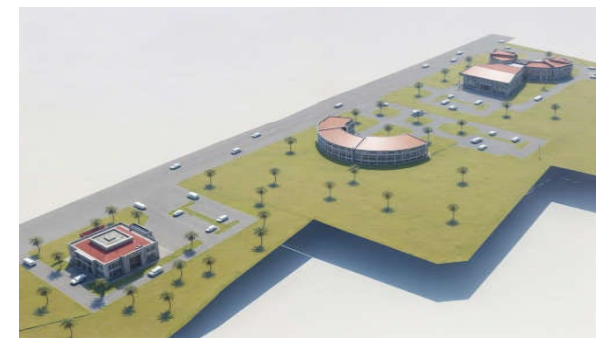
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PRESIDENCY OF THE DR

CONGO

Kinshasa, DR CONGO

Year: 2019-

Budget: Us\$ 25.000.000

In 2019, Axxess-Congo was asked by the Director of the Office of the President of the Republic to evaluate the creation of offices for the Presidency of the Democratic Republic of Congo in an emblematic and historic building, in the spirit of its original design.

This included modernising the technical installations, bringing them up to international standards and meeting the security criteria linked to the quality and function of the Presidency.



SAMPLE SERVICES ENGINEERING PROJECTS

CHEZ LANDO HOTEL

DESCRIPTION: Chez Lando Hotel, Kigali

CLIENT: Chez Lando Hotel

CONTRACTOR: Hygebat Construction Ltd

VALUE: USD 1.3m

LOCATION: Kigali, Rwanda

STATUS: Complete

SERVICES: Mechanical, Electrical,
Plumbing, Firefighting,
Extra Low Voltage (ELV)



PENSION TOWER UGANDA

DESCRIPTION: Mixed Use Pension Tower

CLIENT: NSSF Uganda

CONTRACTOR: CRCEG

VALUE: USD 75m

LOCATION: Kampala, Uganda

STATUS: Ongoing

SERVICES: Design of Firefighting System.



INFRASTRUCTURE DESIGN SOLUTIONS

WATER PUMPING STATION



POWER TRANSMISSION & DISTRIBUTION



TRANSFORMERS

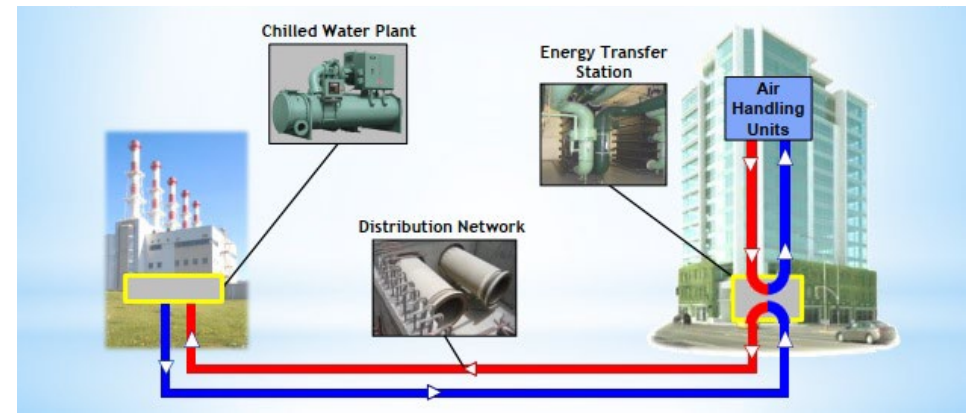


LV PANELS

SEWAGE TREATMENT PLANT



DISTRICT COOLING



SUMMARISED EXPERIENCES

BANKING SECTOR

CLIENT	PROJECT DESCRIPTION	GROSS AREA	COMPLETION	PROJECT COST \$
- Banque Congolaise Sarl	Rehabilitation of the National offices network	14800 sqm	2010	US\$ 18.000.000
- BIAC- Banque international du congo	National Network Implementation	N/C	2011	N/C
- ECOBANK Sarl	National Network Implementation	N/C	2008-2015	N/C
- BGFI Bank SA	- Renovation Venus Branch - Forescom/RDC - Study BGFI Bank DRC Headquarters - BGFI Bank branch in SAO TOME and PRINCIPE	600 sqm	2009-2011	US\$ 700.000
- BCDC Sarl	Interior design Of the MD office	250 sqm	2012	US\$ 400.000
- PROCREDIT Bank SARL	Design of the National HQ	8000 sqm	2012	US\$ 8.350.000
- CITY BANK Sarl	Design et execution de l'agence de lubumbashi	200 sqm	2013	US\$ 750.000

SERVICE SECTOR

CLIENT	PROJECT DESCRIPTION	GROSS AREA	COMPLETION	PROJECT COST \$
- IMMOBILIERE IMMOSEKAS	Mixed-used building comprised of offices & appartments	3600 sqm	2007-2011	-US\$ 4.200.000
- ANGLOGOLD ASHANTI	National HQ Kinshasa (Refurbishment)	900 sqm	2009	US\$ 350.000
- DFID	HQ (UK Embassy DR Congo)	1150 sqm	2009-2010	US\$ 2.000.000
- LOTERIE DE KINSHASA	National HQ Kinshasa	850 sqm	2009-2011	US\$ 1.540.000
- LOTERIE DU KATANGA	Katanga HQ- Lubumbashi	300 sqm	2009-2011	US\$ 600.000
- SESOMO SARL	Offices extension	1100 sqm	2010	US\$ 1.500.000
- CTC Custom and Tax Consultancy	National network implementation	1100 sqm	2010	US\$ 2.300.000
- EUROPEAN UNION / COFED	Rehabilitation of the Ministry of Justice	-	2012-2015	-
- MINISTERE DU TOURISME	Provincial headquarters and branch of the National Tourist Office Goma	750 sqm	2015	US\$ 600.000
- CERED-GL	Study of the DRC headquarters in Lubumbashi	3500 Sqm	2015-2016	-
- PETROCAM	HQ RDC- Kinshasa	-	2017	-
- EUROPEAN UNION / COFED	Study and project management of the Maluku police academy(Phase 1)	3400 sqm	2017-	US\$ 4.000.000
- SMILE	HQ Kinshasa	500 sqm	2017	US\$ 600.000

SECTEUR RESIDENTIEL

CLIENT	PROJECT DESCRIPTION	GROSS AREA	COMPLETION	PROJECT COST \$
- IMMO IMMOBALE	Real estate développement,Complexe of 3 appartement building	N/A	2005-2007	N/A
- PAUL KASSEYET KALUME	PKK Residential villa	1200 m2	2006-2008	US\$ 2.000.000
- LA FORGE IMMO	Residential complex of 35 houses	6000 Sqm	2009-2011	US\$ 7.000.000
- DFID - UK EMBASSY	Project management for the development of an apartment building	2800 Sqm	2008-2009	US\$ 4.100.000
- SGI	Renovation of INSS buildings	N/C	2009-2015	N/C
- PRESIDENCE DE LA REPUBLIQUE	Rehabilitation of the Golf estate, 28 villas estate	5000 sqm	2009-2010	US\$ 5.200.000
- AMBASSADE DE GUINEE CONAKRY	Rehabilitation study	400 Sqm	2010	-
- JC HOOLANS	Real Estate Development / Studies	12000 Sqm	2011-2012	US\$ 15.000.000
RDC IMMO	Real Estate Development - Feasability studies	-	2012	US\$ 54.000.000
TM	TM Villa Cité du fleuve - Kinshasa	230 Sqm	2012	US\$ 450 000
DALILA HOUSE	High End luxury villa - Johannesburg/ RSA	1300 Sqm	2022 -	US\$ 2.500.000
EBY VILLA	High End luxury villa - Kinshasa/ RD Congo	1180 Sqm	2023 -	US\$ 1.540.000

HOSPITALITY SECTOR

CLIENT	PROJECT DESCRIPTION	GROSS AREA	COMPLETION	PROJECT COST \$
- HOTEL DU POOL MALEBO	Study and renovation of the hotel (72 rooms)	N/A	2010	-
- NGANZALI LODGE	Study and development of a 25-room Flat Hotel	N/A	2009-2010	-
- GHC	Study and rehabilitation of the Congo's major hotels (275 rooms)	15.000 sqm	2012-2018	US\$ 26.000.000
- GHC - PULLMAN	Renovation of the PULLMAN-GHK lounges	700 sqm	2009-2018	US\$ 450.000

COMMERCIAL SECTOR

CLIENT	PROJECT DESCRIPTION	GROSS AREA	COMPLETION	PROJECT COST \$
- HYUNDAI CONGO	Design & Construction of the HQ	2500 Sqm	2008	US\$ 3.500.000
- RDC IMMO	Feasibility & Design of a Shopping Mall	11000 Sqm	2012	US\$ 28.500.000
- OKASOL	Design of Showroom, workshops & offices design	1200 Sqm	2016-	US\$ 2.000.000
- COBIL SA	Design and construction of Cobil SA Lemba	-	2017-	US\$ 1.150.000
- MANNES	Smart center Bruxelles Sud	N/A	-	-

CONSULTANCY

CLIENT	PROJECT DESCRIPTION	GROSS AREA	COMPLETION	PROJECT COST \$
- PNUD - RDC	Consultant for the DDR program of the United Nation in DRC	-	2006	N/A
- CHAIN HOTEL KINSHASA	Feasibility study for a 174-room hotel in Kinshasa	-	2013	US\$ 9.300.000
- AIR-FRANCE	New General Management offices at PULLMAN-GHK	300 Sqm	2018	US\$ 300.000

MEDICAL SECTOR

CLIENT	PROJECT DESCRIPTION	GROSS AREA	COMPLETION	PROJECT COST \$
- CLINIQUE DE DIALYSE	Day clinic with 8 beds	550 Sqm	2006	US\$ 600.000
- HOPITAL GENERAL DU NIGERIA	Competition for a 200 beds hospital in Abuja	11 300 Sqm	2008	N/A

INFRASTRUCTURE SECTOR

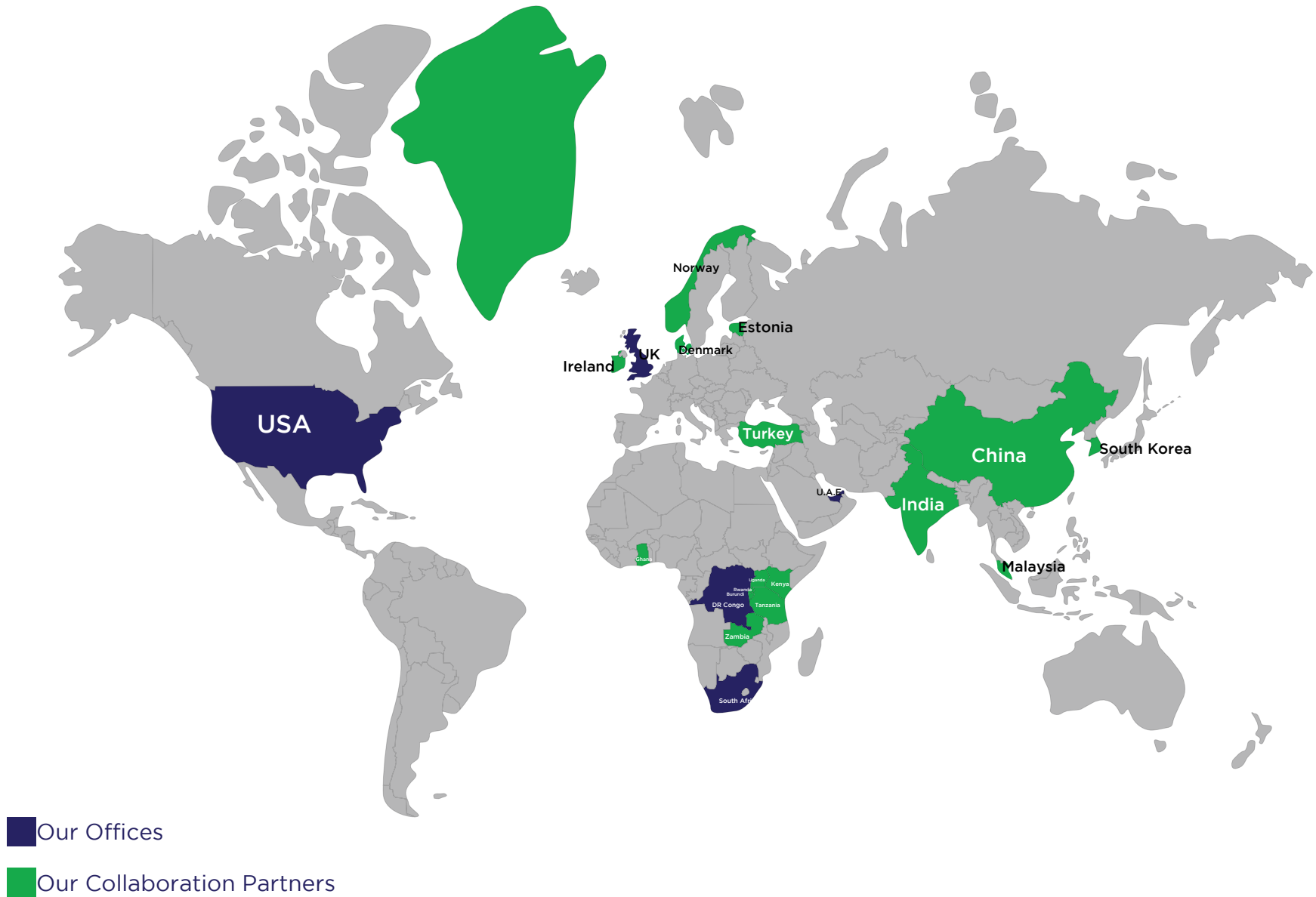
CLIENT	PROJECT DESCRIPTION	GROSS AREA	COMPLETION	PROJECT COST \$
- Nord Pas-de-calais	Marine terminal structures and coastal roads	-	1993-1994	US\$ 75.000.000
- KAMOA MINING	Stabilised earth road	26 KM	2008	US\$ 16.000.000


OUR PARTNERS

OFFICE	COUNTRY	ACCESS ROLE	CONTACT
GHL ARCHITECTS	RSA (Johannesburg)	Local Architect	Xavier Huybrechts
SESAME	RSA (Johannesburg)	Co-Work	Jean-Pierre Gatarahiya
COMETE TUNISIE	TUNISIE (Tunis)	Partnership	Rached Mhedhbi
SAOTA	RSA (Capetown)	Local Architect	Stefan Antoni
3A ARCHITECTS	BELGIQUE (Brussels)	Partnership	Frédéric Huwaert
MANGALIS	ESPAGNE (Barcelona)	Local Architect	Xavier Izquierdo
SGI GROUPE	LUXEMBURG / FRANCE	Partnership	Frédéric Richard
BO ASSOCIADOS	PORTUGAL (Braga)	Lead	Ismael Batista
AK ENGINEER	LEBANON (Beirut)	Lead	Antoine Khairallah
VISIO	MAURICE (Port Louis)	Partnership	Vinesh CHINTARAM
GONDWANA	TUNISIE (Tunis)	Partnership	Sihem MOKAHEM



GLOBAL REACH





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