



Ассоциация

«Общероссийская негосударственная
некоммерческая организация – общероссийское
отраслевое объединение работодателей
«Национальное объединение саморегулируемых
организаций, основанных на членстве лиц,
осуществляющих строительство»

**ЗАМЕСТИТЕЛЬ
РУКОВОДИТЕЛЯ АППАРАТА**

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ИНН/КПП 7710478130/770301001

Руководителям саморегулируемых
организаций
(по списку)

НОСТРОЙ

№ 02-2814/16
от 19.07.2016

На № _____ от _____



О взаимодействии в области строительства
на территории Ганы

В адрес Ассоциации «Общероссийская негосударственная некоммерческая организация – общероссийское отраслевое объединение работодателей «Национальное объединение саморегулируемых организаций, основанных на членстве лиц, осуществляющих строительство» поступило обращение Министерства строительства и жилищно-коммунального хозяйства Российской Федерации от 12.07.2016 № 21727-АЕ/02 о предложении сотрудничества, адресованном компанией «SGL Investments» российским строительным организациям, по вопросу возведения доступного жилья в Гане.

Просим рассмотреть указанное обращение и при наличии заинтересованности направлять информацию по указанным в письме Минстроя России координатам до 31 июля 2016 года.

Приложение: на 18 л. в 1 экз.

Г.В. Хасханов



**МИНИСТЕРСТВО
СТРОИТЕЛЬСТВА И ЖИЛИЩНО-
КОММУНАЛЬНОГО ХОЗЯЙСТВА
РОССИЙСКОЙ ФЕДЕРАЦИИ**

(МИНИСТРОЙ РОССИИ)

Садовая-Самотечная ул., д. 10/23,
строение 3, Москва 127994
тел. (495) 647-15-80; факс (495) 643-73-40
www.minstroyrf.ru

12.07.2016 № 21727-АЕ/02

На № _____ от _____

По списку рассылки

НОСТРОЙ

№ 01-13127/1Е

от 18.07.2016



Уважаемые коллеги!

Правовой департамент Министерства строительства и жилищно-коммунального хозяйства Российской Федерации в связи с письмом Минэкономразвития России от 30 июня 2016 г. № Д16и-1401 направляет предложение ганской стороны по развитию взаимодействия в области строительства, а также презентацию компании «SGL Investments» с аннотированным переводом и приложением сертификатов указанной компании.

Правовой департамент Минстроя России просит проинформировать отраслевые организации о предложении сотрудничества, адресованном компанией «SGL Investments» российским строительным компаниям, по вопросу возведения в Гане доступного жилья.

Правовой департамент Минстроя России просит рассмотреть в возможно короткие сроки вышеобозначенное предложение и сообщить о результатах в Минстрой России по возможности в срок до 31 июля 2016 года.

Приложение: на 17 л. в 1 экз.

Заместитель директора
Правового департамента

А.Н. Евдокимов

исп. Андреева Т.В.
Тел.: +7 (495) 647-15-80, доб. 61044
Tatyana.Andreeva@minstroyrf.ru

*540180



4th May, 2016

H.E. Ambassador
Dmitry Suslov
Russian Embassy
Accra, Ghana.

Dear Sir,

INVESTMENT PROPOSAL FOR GOVERNMENT OF GHANA LOW COST HOUSING PROJECT

It is our pleasure to submit this proposal to your Excellency seeking for assistance from your embassy to the appropriate authorities in Russia and to prospective Investors in Russia who will be interested in partnering with our company for the construction of 10,000 Low Cost Public Housing Unit in partnership with the Government of Ghana.

1. SUMMARY

We are seeking to invite, partner and solicit for the support of the Russian Government, Investors and partners alike through your honorable embassy for the construction of a 10,000 completed but unfurnished housing units of between 1,000 and 2,000 square feet per home. This housing project will come with a hospital building, police post, playground, water mains to provide water to these 10,000 homes. Furthermore, we seek to use and deploy Russian made Sewage Treatment Systems to treat the sewage of the 10,000 homes, and recycle the water to potable (drinking water) standards, the construction and commission of sufficient power for this project, either by substation commission and connection from the existing power generating plant, or (as we are proposing under same proposal, potentially a new Russian Engineered Concentrated Solar Powered facility) to power these 10,000 homes (eventual scope to include 40,000 homes), and the roads necessary to complete the subdivisions of these 10,000 homes.

We made some necessary assumptions on the urgent need of low cost housing units for the Ghanaian security services as well we as hundreds of thousands of government workers based on the information and data supplied by government.

With government been overwhelmed with the population growth and Ghana expected to reach 30 Million by 2020, government is overstretched with limited resources in catering for the housing challenges confronting its populace, especially those in the Security Services and Government workers.

2. PROJECT MANAGEMENT

SGL Investment been a reputable construction firm in Ghana with several completed projects under its name is interested in partnering with the Russian people and to a large extent Russian Investment and Government for a joint partnership on a Public Private Partnership for the design and building of a 10,000 Low Cost Housing Units for the Government of Ghana.

We bring onboard over 20 years experience of construction matters and we do believe that partnering with a Russian company or partner will further enhance and broaden the collective years of experience, thus the execution of such huge project will put all concerned on a global map.

3. JOB CREATION

We anticipate this project for 10,000 homes to create at least 50,000 jobs for Ghanaians, at prevailing local wages for labor, operation, supply, and indirect jobs of 10,000 or more.

4. COST

The total cost for the project will be based on final estimates, feasibility studies and other factors to determine the total cost of the project.

The overall cost though, will be to cover a total turnkey project; which will include the following:

1. Housing Units of 2,3 and 4 Bedrooms
2. Hospital
3. Roads within the Housing complex.
4. Water
5. Police Post.
6. Sewage Recycle facility (Optional).
7. Solar Power Facility.

5. MAINTENANCE AGREEMENT

SGL and the Russian partner will also decide on operation and maintenance of the facilities under an additional agreement, for at least 20 years from startup, including the employment of local Ghanaian operators' on-site at the power plant, water treatment plant, and sewage treatment facilities.

6. FINANCE

SGL is seeking for the participation and partnership of Russians interested in investing in Ghana. Thus, SGL seeks for funding from Russian investors, or construction companies.

SGL is seeking for a Public Private Partnership with a reputable Russian company or through government supported Russian companies who are capable in financing the construction of the housing project.

7. WHAT IS REQUIRED

1. Interested Partner: Interested investor or government supported partner shows interest and intent by showing proof of interest to SGL Investment through the Russian Embassy of its interest in partnering with us for the construction of the housing units.

2. Government Interest: The government of Ghana has shown interest in such partnership been brought forward by SGL Investment, in that, government agrees to purchase the 10,000 housing units in an Offtake terms. In the Offtake amount, government will agree to buy out rightly a number of the housing unit either before construction or immediately after completion.

Government in its effort to construct more affordable housing units for its populace is interested in Offtaking of such project only if the Investor(s) agrees to such arrangement whereby government provides the land for the project and agrees to purchase the housing unit at an agreed price and make payment over a period of time not exceeding 10 years.

3. If agreed, an introductory letter of intent is submitted to the Government of Ghana by the partners comprising of SGL Ghana and the Russian partners.

Upon acceptance of the Letter of Intent by government, all parties will meet to further discuss the modalities and if all details are agreed by all parties, government will sign such Offtake agreement to enable the commencement of the housing project.

7. TECHNICAL DETAILS

The Proposed Housing Units are to:

- Provide 50% - 75% energy savings
- Be constructed 300% faster than conventional concrete construction
- Withstands up to 250 mph Winds
- Withstands Earthquake forces up to 7G's
- Resist effects of floods & moisture
- Not support the grow of black mold
- Be Termite & Insect resistant

8. PRE FABRICATED CONCRETE

SGL Investment with its experience in the Ghanaian housing markets and with technical expertise proposes for a housing units using pre-fabricated concrete. This will enable for speedy construction of the housing units, cut the time needed for the construction of one housing unit by 70% and it is financially and economically viable for the investment. This method of construction is not sacrosanct on the project. We welcome and will be interested to use better and well advanced method from investors or partners for the construction of the housing units.

8. CURRENT MARKET TREND

An average government low cost housing in Ghana cost an average of \$50,000 for a 2 Bedroom house. This huge cost is usually a problem to the government workers or other persons who ought to occupy these houses.

We are seeking to draw in the experience and technicality of the Russian construction investors or partners with whom we can share ideas with on ways and method to construct very affordable houses which the average Ghanaian and Government workers will be able to afford and pay for.

The affordability of the housing project will give us a huge advantage when government is called upon to Offtake the project.

9. PROFITABILITY

By using modern building methods and technology and as per SGL indices, calculation and projection, the project will very profitable to any who invest into it.

The breakeven point is within the first 2 years of construction. With government guaranteeing to buy the houses and agreeing to an Offtake agreement, 60% to 70% of the total cost of the project will be realized from the Offtake amount to be paid by government.

SGL Investment is suggesting two forms of Investment for the Government Supported Low Cost Housing Units.

1. BOT (Build Operate and Transfer)

In this arrangement, the investor can decide to partner with government or operate it alone.

If partnering with government, the government will provide the land and the investor builds, rent or sell the housing units. When it has accrued or recovered its total cost and expenditure over a period of years it then hand the Housing Units over to government.

2. PPP(Public Private Partnership)

In this form of agreement, the investors bring in the finances; government provides the land and agrees to Offtake a percentage of the housing units to be built.

The investor then decides to either sell the remaining units to government on an agreed price which is to be paid over a period of time or sell it to individuals or entities.

10. RUSSIA'S CONSTRUCTION INGENUITY SHOWPIECE

SGL believes that the capabilities of Russian technology and advancement cannot be over emphasized. We believe that these projects will not only address the issue of housing deficits in Ghana but it will to a larger extent show Russian Construction and Technical ingenuity in construction.

While others look to other countries, especially to the West, we strongly believe that a partnership with Russia in the development of these infrastructures in Ghana will open a new frontier in the deepening of Russia's friendly developmental agenda not only in Ghana but in Africa as a whole.

It is again our pleasure to propose this turnkey system for housing, power, water, wastewater treatment and road construction for 10,000 new homes in Ghana.

Do not hesitate to contact us should you require any further information.

Sincerely,



Eddie Kwarteng

CEO

Аннотированный перевод с английского

**Инвестиционное предложение по программе правительства Ганы
по строительству доступного жилья**

В настоящее время в Гане отмечается острый дефицит жилья для семей с низким и средним доходом. Средняя стоимость двухкомнатной квартиры составляет 50 тыс. долл. США. Компания «SGL Investments» выражает заинтересованность в привлечении российских инвесторов для осуществления программы строительства городского района из 10 тыс. жилищных единиц, проводимой в сотрудничестве с правительством Ганы.

По планам «SGL Investments», площадь возводимых жилищных зданий будет составлять от 1 тыс. до 2 тыс. кв. м. Помимо жилых домов предполагается провести к микрорайону несколько подъездных дорог и водопроводную магистраль, построить здания госпиталя и полицейского участка, а также игровую площадку, сооружения для очистки сточных вод и электроустановку. Обеспечить энергоснабжение возводимых зданий «SGL Investments» планирует за счет солнечной электростанции, для строительства которой предполагается привлечь российские компании с опытом в энергетической сфере. Для обслуживания инфраструктурных сооружений «SGL Investments» намерена заключить соответствующее соглашение с российскими партнерами.

Компания предполагает, что строительство 10 тыс. домов создаст более 50 тыс. рабочих мест в Гане. Программа строительства жилых домов содержит следующие условия для возводимых сооружений:

- уровень энергосбережения в новых зданиях должен составлять 50%-75%;
- строительство должно осуществляться в 3 раза быстрее, чем обыкновенное строительство бетонных зданий;
- здания должны сохранять устойчивость при силе ветра до 250 миль/час;
- здания должны выдерживать землетрясения до 7 магнитуд;

- здания должны обладать повышенной влагоустойчивостью, а также защитой от термитов и других насекомых.

«SGL Investments» предлагает применить в строительстве готовый бетон, использование которого должно сократить время возведения жилого дома на 70%. Компания готова рассмотреть предложения российских партнеров по использованию других технологий.

По данным «SGL Investments», строительство жилых зданий в рамках рассматриваемой программы окупится через два года.

Правительство Ганы выразило заинтересованность в заключении соглашения с российскими инвесторами для реализации программы. Инвесторам предлагаются две формы сотрудничества.

1. «Строительство-управление-передача». Правительство предоставляет земельный участок под строительство, по завершении которого инвестор продает жилые дома или сдает их в аренду.
2. Частно-государственное партнерство. Инвестор выделяет финансирование, государство предоставляет земельный участок и получает процент от продажи жилых домов. Инвестор получает право продать жилые дома государству по фиксированной цене или продать их частным лицам и организациям.

«SGL Investments» полагает, что успешное сотрудничество с российскими инвесторами создаст необходимые условия для участия российских компаний во многих других проектах по развитию инфраструктуры не только в Гане, но и во всей Африке.

Перевел:



С.Попов



COMPANY PROFILE

SGL INVESTMENTS is one of the leading private companies in Ghana today. The Company was formed under the Company Act in August 23rd 1994.

We provide services such as building, construction, energy, and automobile solution, importation of brand equipment, project management and general consultancy.

In its passion to pursue excellence in the Ghanaian market, SGL Investments have worked with international companies like, Euroil Industrial & Trading Company Ltd., GYJ, KFT Hungary, J.M. Products USA, which companies also arrange for technical co-operation, capacity building and training exposure for SGL Investments, to deliver quality and affordable business solution, based on technical innovations.

The Staff of SGL Investments have had opportunity of exchanging ideas with personnel from these experienced management companies and others.

Above all, at SGL Investments, we seek first and foremost to satisfy our clients and customers, by continuously improving upon our operations to make them cost effective and user friendly.

SGL Investments is committed to building long lasting relationships with our private sector clients, Ministries, Departments and relevant Agencies (MDAs) of Central Government, Communities and Partners we serve, not excluding even our competitors in the Ghanaian market, whom we prefer to refer to as partners in business, of growing economy developmental interests.

COROPRATE VISION

Our vision is to develop and grow as the leading fully integrated private management, relying on our co-operation with our partners and players in various industries, our joint venture partners, both national and international now and in the future.

CORPORATE MISSION

Our mission is to be at the forefront of service providers in the Ghanaian industry, by offering best value and guaranteed excellent service delivery, with competitive rates. Also to introduce utilization of simple but modern technologies and methods of providing affordable energy requirements, cost effective and modern infrastructural projects, durable and user-friendly road construction equipment and trucks.

CORPORATE VALUES

We are committed to provision of services which will prevent environmental pollution and the application of modern technologies with the aim of safeguarding public health and interest.

KEY OBJECTIVES

SGL Investments is continuously developing systems and practices to revolutionize, in order to provide alternate gas and electricity, waste management service and affordable technologically innovative solutions in service delivery, guided by the following objectives:

- i. The use of brand new and appropriate technological application in infrastructural development, energy, extension of electricity power to the rural areas
- ii. Street lighting, waste recycling management, vehicle and equipment.
- iii. Development and capacity building in the use of our new technologies in the urban areas.
- iv. Provision of effective, efficient and total recycled energy management services.
- v. Use of simple local and affordable strategic equipment in the delivery of our services.

KEY PEOPLE

<u>NAME</u>	<u>QUALIFICATION</u>	<u>POSITION</u>	<u>YEARS OF EXPERIENCE</u>
1. Eddie Kwesi Kwarteng	Tech.Eng.(Civil)	CEO	15
2. Prince Kwasi	BSc.Eng. (Civil)	Project Mgr.	12
3. Stephen O. Mensah	BSc.Bus.Admin.	Admn./Acct.	15
4. Eric N. Asiedu	Tech. Eng.(Q.S.)HND.	Qty. Surveyor	15
5. Thomas T. Pinto	BSc.FG.Dip.Arch.	Architect/SP	5
6. Jenifer Awenu	Stenographer/Sec.	Secretary	8
7. Walker Akwetey	HND.Purchasing	Purchase Mngr.	18
8. George Hammond		Finance Mngr.	25

SOME EXECUTED PROJECTS

1. Construction of Ultra Modern E-Block Multi Storey Community Senior High School Project (CSHSP) at Derna-Brong Ahafo Region as part of the President's 200 New Community Senior High School Initiative, for the Ministry of Education
2. Construction of 1200mm Pipe culvert Est. Koforidua Department Of Urban Road.
3. Supply and maintenance of Street Light materials in the Northern Region. Employer – Local Government and Rural Development Ministry.
4. SGL and Thengashep PTY South Africa Limited Rural Electrification Project in the Northern Parts of Ghana for the Ministry of Energy and Petroleum.
5. Construction of District Police Headquarters for Sakumono and its environs.
6. Rehabilitation Works of Local Govt. Ministry Residence Bungalow at Cantonments.

UPCOMING PROJECT

An SGL Foreign Partnership \$10Million 10MW Solar Power Generating Facility to be situated at Dawhenya, Greater Accra Region.

Sincerely,
SGL Investments

CS479682014

C0003988392

*Old TIN**Old RGD Number***C-56,944***Incorporation Date***23/08/1994**

Certificate of Incorporation

I hereby certify that

SGL INVESTMENT LIMITED

is this day incorporated under the Companies Act, 1963 (Act 179) and that the liability of its members is limited.

Given under my hand and official seal at Victoriaborg, Accra,
this 27th day of August 2014

A handwritten signature in black ink, appearing to read 'J. Amakye', written over a horizontal line.

For: Registrar of Companies

CS479682014

C0003988392

*Old TIN**Old RGD Number*

C-56,944

Old Commencement Date

24/08/1994

The Companies Act, 1963, Act 179

**CERTIFICATE TO COMMENCE
BUSINESS****I hereby certify that****SGL INVESTMENT LIMITED**

having complied with the provision of Sections 27 and 28 of the Companies Act, 1963, Act 179 is entitled to commence business with effect from **28th day of August 2014**

Given under my hand at Accra this **28th day of August 2014**

A handwritten signature in black ink, appearing to read 'Amako', written over a horizontal dotted line.

For: Registrar of Companies

GHANA REVENUE AUTHORITY
(GRA)

8121441

F 0013057



CERTIFICATE
OF REGISTRATION FOR
VALUE ADDED TAX (VAT)
*TIN C0003988392

This is to certify that

SGL INVESTMENT LIMITED

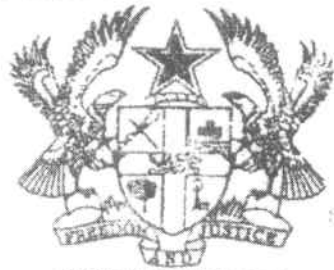
*has been duly registered as an
agent for VAT collection
under*

THE VALUE ADDED TAX ACT 1998
(ACT 546)

Dated this 15th day of JUNE 2015

GEORGE BLANKSON
COMMISSIONER GENERAL

AW/17/1/14 NY 000774



SWR/WD/CS/1/14/1/14 36036^A

REPUBLIC OF GHANA

MINISTRY OF WATER RESOURCES,
WORKS AND HOUSING

CERTIFICATE OF CLASSIFICATION

This is to Certify that

S I G L INVESTMENTS

P.O. BOX CT. 4426, CANTONMENTS, ACCRA

RESTRICTION	FINANCIAL CLASS
General Publicly Works	1 OVER \$500,000
General Publicly Works	OVER \$500,000

11TH OCTOBER, 2016

[Handwritten signature]

[Handwritten signature]

26TH SEPTEMBER, 2015



No. 22423E.....

ELECTRICITY COMPANY OF GHANA
ELECTRICAL CONTRACTORS' LICENCE
(EXTERNAL INSTALLATION)

NAME..... EDDIE KWESI KWARTENG.....

ADDRESS..... SVENSKA GHANA LTD INVESTMENT S.G.L.....

..... KANESHIE-ACCRA.....

VALID UNTIL 31ST DECEMBER, 2015

Is hereby licenced as an Electrical Contractor to carry out external installation under the provision of Electricity Supply and Distribution (Technical and Operational) Rules, 2005 LI 1816

Date... 24TH JUNE, 2013.....

[Signature]
.....
Managing Director



No... 22642

ELECTRICITY COMPANY OF GHANA
ELECTRICAL CONTRACTORS' LICENCE
(INTERNAL INSTALLATION)

NAME..... EDDIE KWESI KWARTENG

ADDRESS..... SVENSKA GHANA LTD INVESTMENT S.G.L.

..... KANESHIE-ACCRA

VALID UNTIL 31ST DECEMBER, 2015

**Is hereby licenced as an Electrical Contractor to
 carry out internal installation under the provision
 of Electricity Supply and Distribution (Technical
 and Operational) Rules, 2005, LI 1816**

Date... 24TH JUNE, 2013

[Signature]

 Managing Director