



**shelloyees**  
housing co-operative

*Let us invest and grow together...*



# HOUSING NEWSLETTER

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VOLUME 10, JUNE 2019



## Editor's Note

My name is Andrew Kiserema. Please come and join me on an exciting journey as we continue to delve into the prime property sites as offered through our partnership with Tsavo.

We also take a look into the new opportunities that Kenya's first Expressway will bring. Lastly, we will take a look at what is currently trending!

*Andrew Kiserema*



# Chairman's Remarks

Dear Members,

Our vision as Shelloyees Housing is to be your trusted investment vehicle. This is because we operate in a highly volatile investing environment and we could all do with some good advice before making that next investment. This month I will provide some advice on land investment from Virginia Mwangi.

In Kenya, buying land is very risky as brokers could sell you thin air in the name of land. One is required to do thorough research before drowning their life savings into a scam. Unlike buying a product from the supermarket, buying of land is a process that requires due diligence, patience and the right information at hand.

Land used to be affordable before, it is currently one of the most valued assets in the country with ridiculous prices that could literally drive anybody into depression if conned. Below is the process of acquiring land in Kenya whether from a group or an individual with charges of how much one needs to part within every stage.

**Step 1:** Ask to see the title deed or copy of the title deed. Then do a search at the ministry of lands to confirm who the real owners are or if the title has any Caveat on it.

**Step 2:** Do a search with the local authorities to check of any unpaid land rates. If any, agree with the seller on who will settle the debt. Please note that land can NOT be transferred if there are unpaid land rates.

**Step 3:** Go to the ministry of lands and buy 2 maps, one map will be showing the exact measurements of the piece you are buying which is called mutation while the other will be showing the neighboring lands.

**Step 4:** With your 2 maps and a surveyor, visit the land you are buying and verify the details on the map. Check out all the beacons.

**Step 5:** Sit down with your seller and bargain the price. Write down an agreement. The agreement can be done before a lawyer or you may decide to do it yourself. It's not a must to have it written by a lawyer though it is advisable so as not to overlook anything as they tend to be more conversant with such matters.

**Step 6:** Pay a certain percentage of the agreed money as per your agreement. The land is no loaf, do NOT pay everything at once whether or not you can afford. Do NOT pay in cash at any one point, do a bank transfer to the seller or pay directly to his or her account. This will be evidence of you paying and to who you paid. The seller could easily deny ever receiving any money from you if there is no record, this is irrespective of whether they look like honest beings or not.

**Step 7:** Book a meeting with the lands control board (LCB). They meet once a month. There is also a special LCB meeting which you can book at an extra cost. LCB will issue consent for the land to be sold.

**Step 8:** Pay the remaining balance after getting consent from LCB.

**Step 9:** With the consent from LCB, a recent search (not more than 6 months), clearance form from County land rates, your 2 maps, the agreement, KRA PIN, 2 Passports and copy of the title deed, go to the ministry of lands to change ownership.

**Step 10:** Pay stamp duty which is dependent on the value of the land.

Congratulations! You are now a landowner BUT before throwing that party, go to the ministry of Land and do a search to confirm if it really reads your name, after all this is Kenya.

Now for our members, you do not need to go through this process. We take care of all these for you. Join Shelloyees Housing today and enjoy the benefit of owning a piece of your very own property.

*Andrew Waititu,* CHAIRMAN

# Great Housing Offers by TSAVO CITY LIMITED

## ROYAL SUBURBS - Roysambu

Royal Suburbs is an amazing apartment with terraced roof gardens under construction in Roysambu.

STUDIO - KES 1.6M

1 BEDROOM - KES 2.6M



## TSAVO STUDIOS - Embakasi

TSAVO Studios is an amazing apartment under construction next to our 90 Degrees in Fedha, Embakasi

JUNIOR 1 BEDROOM - KES 1.85M

1 BEDROOM - KES 2.4M



## LAISER PLACE - Rongai

An amazing, neighborhood defining apartment Located close to Laiser Hill Academy and Nairobi Chapel, Rongai.

1 BEDROOM - KES 3.3M

2 BEDROOM - KES 5.3M





## Rongai: The narrow wilderness meets Kenya's First Expressway

In the fullness of time, decades ago: the place known famously known as "Ongata Ronkai" is a Maasai word meaning; the narrow wilderness, was once filled with lush forests and wild animals minding their own business until we started to occupy their space. Who then would have thought of investing their wealth in such a dusty, bushy and distant place such as Rongai? Isn't this what we us as Shelloyees Housing endeavor to do. Remember, we still have a once-in-a-lifetime deal with our partners Tsavo to be the first to gift you with:

So, let me take you on another journey where you will be grateful for an investment along Mombasa Road and Kajiado County. Since Kenya's recent ongoing construction of the Standard Gauge Railway(SGR), which has helped to ease the cost of doing business through better accessibility. Kenya is now going a notch higher with the proposed Mombasa- Nairobi Expressway that will bypass the capital city to branch off just past Konza and terminate onto the Nakuru highway in Kikuyu.

This Sh300 billion expressway will be built by the American conglomerate known as Bechtel. This modern expressway between Nairobi and the Mombasa, which will reduce the journey time from 10 hours to under four hours. The expressway will have four lanes and 19 interchanges. Betchel will employ 4,000 people and provide training and capacity building. The expressway will turn off before reaching Athi River town, cut through Ongata Rongai and Ngong to join the Nairobi-Nakuru highway in Kikuyu town. An offshoot of the expressway will pass through Kisaju and Isinya areas, snaking its way to Maa Mahiu to serve travellers to Western Kenya. Motorists on the expressway will be expected to cut the total travel time between the two cities to four hours. Isn't this music to our ears!

This expressway will be a big game changer for Shelloyees Housing members because of the value add that your properties will bring for you in Rongai. You will be able to earn good interest and a higher return on investment by virtue of the improved business environment. This will be achieved through improved town development, road network (Twala in Rongai is expected to be tarmacked) and greater demand for housing (read tenants). The project will respect communities, environment, and wildlife, focusing on reducing potential impact through the implementation of an international standard Environmental and Social Impact Assessment. The expressway will serve as a central part of Kenya's national transport system, helping to promote trade and development in Kenya and further into landlocked Uganda, Rwanda and Burundi



## What is Trending in the News?

1. Economy is on a go a slow? Time to save, invest and plan with Shelloyees Housing!
2. NBA Finals- who do you support? Golden State Warriors or Toronto Raptors?
3. Game of Thrones. Season Finale. Have you missed out?
4. Avengers. Marvel. Gotta Watch Today.
5. We went from Mercury in our sugar and now gold? What next?
6. Huduma Namba. What value add to Kenyans?
7. Liverpool beat Tottenham 2-0 at Wanda Metropolitano in Madrid. Surprise!
8. Have you watched the new mini series "When They See Us"

## Parting Shot:

*Dear Member,*

*This is a polite reminder to all Shelloyees Housing members that it is a requirement to maintain a minimum monthly contribution of Ksh. 1,000 in line with society's by-laws.*

*This contribution will greatly facilitate in meeting the society's strategic objectives as well as scouting and bringing new investment opportunities to members.*

*The monthly contribution was effected from 30th, June 2018.*

*All members are required to regularize their accounts and make sure it is up to date.*

*Sincerely,*

*Kevin Muiruri  
For: Shelloyees Housing*

## Note from Editor:

The editor requests for your feedback on how to improve this monthly newsletter. Kindly send your ideas to: [Kevin.Muiruri@vivoenergy.com](mailto:Kevin.Muiruri@vivoenergy.com).

Thank you.





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0703 025 270

0703 025 023

Vienna Court  
State House Crescent Road

[info@shelloyees.co.ke](mailto:info@shelloyees.co.ke)  
[www.shelloyees.co.ke](http://www.shelloyees.co.ke)