

CO-OPERATIVE NEWSLETTER

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EDITOR'S NOTE

The Housing Society is looking forward to a great 2018. We have new members incorporated to the Management Committee who have already injected fresh energy to the team. We have a great potential to invest in our country and provide healthy returns for members. In the last month, we have taken initiative to engage other Housing Societies that seem to be doing well and picked out a few tips that we intend to implement to assist us to grow. We are starting to think big. In the words of Adam Sicinski:

"The one major factor that separates the most successful people from the rest begins with a single thought. This single thought — if cultivated — grows over time into the empowering habit of thinking big that eventually takes over this person's psychology, and propels them towards the achievement of their goals and objectives.

We must, however, keep in mind that over years this single thought is analysed, criticized and condemned by others.

People believe that this thought is impossible, improbable and undeniably unimaginable. They say that the thought is unorthodox and bordering on crazy. And so this single thought must overcome great obstacles, setbacks, problems, and difficulties before it can realize its full potential. After all, this single thought understands that in order to grow BIG and expand, that it must accept the harsh realities of life and respond by growing long and strong roots that will support its tremendous weight as it stretches towards the sky. Yes, this single thought knows very well indeed that to think big, is to do big."

Thank you all for turning up in large numbers for our last AGM. We believe we are on the right track and can only take off from here with your support. Please continue to invest in your society and feel free to give us leads to what could be the next "big deals" for us. Watch this space.

ANDREW WAITITU, Chairman



PROFILE - VILLY HAPPINESS NJAU



Just as her name suggests Villy is a bubbly and passionate member of the Shelloyees Housing Society.

She plays the role of secretary in the communications and marketing committee as well as a member of the investment committee. Ms. Happiness also works at Vivo Energy Kenya Limited as the Card Fleet Sales Manager.

When asked about her best highlights for the housing society, she said, "I think for me my best highlight would be when we were able to pay the members their dividends for the first time last year." She continued to say "I am also glad that the housing Projects we have put in place this year are

worthy investments that will help our members even for their future." Her hopes for the Housing Society is that it will continue to grow and double its revenue this year and be able to source for products that will be available to all its members.

She is glad that the Shelloyees Sacco gave the Shelloyees Housing Society a chance because many people have been able to invest for their future. In conclusion she noted that the Housing society is doing its best to ensure that the members develop themselves and are given an opportunity to invest. Other than being a good cook, Ms. Happiness loves to travel to new places.

HOUSING PROJECTS

2018 has been a good year for us, we have been able to achieve most of our goals and targets for the first quarter of the year. We have started a number of projects this year and also been able to complete some. Here is an update on the housing projects we have had till now.

Laiser Place, Ongata Rongai 1 & 2 Bedroom Apartments



Our biggest achievement so far is the official opening of our Ongata Rongai housing project: Laiser Place. The housing project consists of 1 & 2 bedroom apartments which have all been sold out. All the units are complete and the project even has a swimming pool and some of the owners have already moved in. The opening ceremony, held on 14th April 2018 and was attended by some members of the Shelloyees Housing Sacco, representatives from the developers Tsavo city limited, Andrew Waititu the Shelloyees Housing Sacco Chairman and Mr. Kioko the Vice Chairman Shelloyees Sacco.

90 Degrees - Embakasi Studio Houses & 1 bedroom apartments



Our third project 90 degrees is located in Embakasi. All units have been sold out and the construction is ongoing. The studios and 1 bedroom apartments are expected to be complete within a period of 15 months. A studio apartment was going for 1.4 million KSH while a one bedroom house was going for 2.16 million KSH. This property will also have special features such as a communal Swimming Pool among others.

Coral Bells - Kiambu Rd Studio Houses from Ksh.1.5M



The Thindigua housing project: Coral Bells is almost sold out as most of our members have already invested leaving only limited spaces available. The Show houses are ready and construction is underway for the studio and 1 bedroom apartments. The Housing project is located along Kiambu Road approximately 1 km from Kiambu town and approximately 500m off Kiambu road. This prime property will have special features such as a communal Swimming Pool among others. The Studio Deluxe will be going for 1.5M with a projected income of Ksh 132,000 per year while the Studio Convertible will be going for 2.5M with a projected income of Ksh 216, 000per year.

Ongata Rongai Plots 50x100 Prime Plots from Kshs 850,000



Lastly our newest project is located in Ongata Rongai only 2km from SGR service terminal and approximately only 5km from the already marked SGR station. A 1/8 acre plot goes for only Sh850, 000 for Shelloyees Housing members and 950,000 for non-members 30% of the housing project has already been sold out leaving only 70%. The project is set to be a controlled residential development. We urge you to take up these opportunities and invest with Shelloyees Housing today at an affordable rates and secure your future.

PRODUCT HIGHLIGHT: TAKE RISKS... BUT NOT WITH YOUR SAVINGS!

Saving is something that we are taught from a very young age and to do so we adopt several methods and measures. Some invest in properties while others go the traditional way by saving money in different savings bank accounts. If you want to get better returns on savings, the first thing that you need to change is the way you have been saving your money.

Saving your money in a fixed deposit bank account is one of the easiest ways to grow and keep the money safe. With this account, you are assured that your initial investment is safe and it provides you with a guaranteed return. Fixed deposits are similar to savings accounts, except that you cannot access your money for an agreed fixed period like one year and the longer the money stays in this account, the higher the interest earned.

A fixed deposit account has higher interest rates than a saving account but better still a Fixed Deposit Account with Shelloyees Housing gives you a 12% interest rate p.a as compared to local banks who give an interest rate of between 4-9% p.a. To open a fixed Deposit account with Shelloyees Housing Sacco, one requires a minimum of Sh 20,000 which would attract 12% interest for a one year period.

However, the interest is also subject to a 15 per cent withholding tax and is calculated on a per annum basis.

This means saving Sh100, 000 in Fixed Deposit account with Shelloyees Housing for one year at 12 per cent interest per annum would earn you about Sh12, 000 but after deduction of 15 per cent withholding tax, the money earned comes to Sh10, 200. You can visit the Shelloyees website here and check out the Fixed Deposit calculator which will help you see the returns earned when you invest your money.

The Shelloyees Fixed Deposit account does not have any hidden fees like maintenance fees, ledger fees etc. therefore what you see is what you get. Other than higher interest rates a fixed deposit account maximizes the potential growth of your savings without taking any risks, other options like securities market can be unpredictable.

The Shelloyees Fixed Deposit account would therefore be your best bet for a safe investment with guaranteed returns so don't wait any longer, click here to start your investment journey today!

FREQUENTLY ASKED QUESTIONS (FAQS)

1. Why should I invest with the Shelloyees Housing Cooperative?

- By becoming a Housing member, the purchase price for a given investment such as land will be discounted for you depending on the nature of the investment chosen.
- Shelloyees housing does its due diligence making it more convenient for you when looking for a credible and viable investment for you.

2. How can I invest in the Shelloyees Housing Cooperative?

- **Land purchase:** we currently have various Land projects that you can invest in located in Ongata Rongai and Kitengela see housing projects segment above for more information.
- **Apartments:** we have done two housing projects namely project 90 degrees and Laiser place which have been sold. We shall announce the forthcoming project once it is rolled out.
- **Fixed deposit investment:** Within the Shelloyees Housing, we have fixed deposit account in which you can get a 12% interest rate.

- We are also expanding our portfolio and we looking forward to more partnerships with different stakeholders. This means more lucrative offerings will be available to the benefit of a given investor.

3. What are the payment options for the Shelloyees Housing projects

- The payment options depend on the given investment. For instance, the land in Rongai, has 10% deposit with 10% installment periods for Housing members.
- An investor can also get funding from the SACCO by taking a loan to finance their investment and be left paying the loan with the SACCO.

4. How can I visit any Housing project/Show houses?

- If you wish to do a site visit, kindly do contact Shelloyees Housing employees and they will guide you on the way forward.