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LSK HOUSING CO-OP SOCIETY LTD

WAKILI PALM VILLAS-DIANI (AT KWALE/GALU KINONDO/ 617)

APPLICATION FOR A PLOT(S) *(With effect from 4th August 2018)*

A: APPLICANT'S DETAILS

APPLICANT 1

NAMES:.....ID No.....

OR (if a corporate body is applying)

NAMES.....Cert. No.....

P.O. Box No. Code.....Tel. No.....

Email 1.....2.....

Physical Address.....

CO-APPLICANT 2

NAMES:.....ID No.....

P.O. Box No. Code.....Tel No.....

Email 1.....2.....

Physical Address.....

CO- APPLICANT 3

NAMES.....ID No.....

P.O. Box No. Code.....Tel No.....

Email..... Physical Address

I/We attach copy/copies of my/our PIN, ID/certificate of incorporation and apply as categoryand I am a/we are all member(s) of:

- (i). LSK HOUSING Member No. LH-.....
 - (ii). LSK SACCO Member No. LS-
 - (iii). LSK and other administration of justice affiliates..... *as per the evidence attached hereto. (The evidence is a copy of employer's letter, payslip, employers ID e.t.c. certified by the employer.*
 - (iv). Other
- (Tick as applicable)*



B: FEATURES

1. A controlled gated community of holiday homes/villas in 7.4 acres of land within Diani and 500 metres to the beach.
2. Easy access via Ukunda Airstrip and the SGR especially on completion of Dongo Kundu Road.
3. Each villa on approximately 50X100 ft exclusive plot
4. Choice of villa from 2-5 bedroom internally customized to individual taste
5. Common facilities: swimming pool, volleyball pitch, borehole, sewerage system, roads and health walkways, generator, shared management and boundary wall.
6. Other onsite facilities: LSK Housing owned restaurant, accommodation and conference facilities.

(The above features are not warranted by LSK Housing Co-op Limited)

C: SPECIAL CONDITIONS

1. Ownership of plots will be by way of leases.
2. A manager will be incorporated to hold the main title and manage the common facilities/services.
3. No single plot may have more than one house on it except the plot containing the restaurant, conference facilities and other accommodation.
4. The individual owner shall be responsible for the cost of internal maintenance and repairs of each villa.
5. All new construction, repairs or alterations must be affected within the time and manner stipulated and by a contractor and supervision professional appointed by LSK Housing Co-op limited or the common manager.
6. All designs will be approved by the professionals appointed by LSK Housing or the common manager. The outer look of all villa's shall be closely alike.
7. All common facilities including common area lighting, security, grounds e.t.c. shall be maintained by a common manager and each plot owner shall contribute to their cost and other common expenses proportionate to the size of the plot.
8. No plot may be further subdivided, sublet, sold or transferred without the written consent of LSK HOUSING CO-OP LTD or management company.
9. All owners of plots and users of the villas and other facilities will adhere to the rules and regulations stipulated by the common manager.

D: PRICE CATEGORIES & PAYMENTS TERMS (PLOT + COMMON FACILITIES ONLY) ON OFFER

	Price Categories Effective 4 th Aug 2018	SPECIAL INTRODUCTORY PRICE!!! Book and pay a deposit of 10% and the balance on or before 28 th February 2019
a	LSK Housing members	Kshs. 6,000,000
b	LSK Sacco & LSK members	Kshs. 6,250,000.
c	General Public	Kshs. 6,500,000



E: PATICULARS FOR PLOTS APPLIED FOR:

WAKILI PALM VILLAS-DIANI-PLOT PRICE AND COMMON FACILITIES COSTS SELECTION

Each plot is sold together with the proportionate cost of common facilities shared with other plots and I/we choose and apply to purchase the following plot(s) at the following prices:

Item	1	2	3	4	Total
Plot No.					
Size					
Plot + common facilities (KSHs.)					

I/We understand that the prices offered are special and apply if full payment is not received within the said time frame, the price will be subject to change at the sole discretion of LSK Housing Ltd.

I/We attach herewith the original banking slip for Kshs.....dated.....being my first/whole purchase price payment of Ksh..... and will remit the balance of Kshs..... on or before towards the price of the plot and common facilities in accordance with the category selected above

I/We understand the full plot price and common facilities costs must be paid on or before (i) 30th November 2018 / 28th February 2019 (*tick where applicable*) ..., and in default, I/We accept to forfeit 10% of the purchase price plot price and common facilities. Further that all monies shall be banked in the bank account: **LSK HOUSING CO-OP SOCIETY LTD, CO-OPERATIVE BANK SAVINGS A/C No. 011 001 6985 6100 KIMATHI STREET BRANCH.**

F: COST OF CONSTRUCTING A VILLA

Upon selecting the design of the villa, I/we the owner(s) of the plot will be informed of the cost of construction and associated professional fees. For guidance purposes only, the standard cost of constructing standard villas/house is as follows:

Type	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
+Maisonnette @35,000 per m ²	222m ² -Kshs.7.7M	200m ² -Kshs.7.0M	237m ² -Kshs.6.295M 250m ² -Kshs.8.750M	287m ² -Kshs.10.045M 281m ² -Kshs.8.295M
Bangalow @35,000 per m ²	132m ² -Kshs.4.62M	149m ² -Kshs.5.215M	N/A	N/A

A separate form will be provided in due course for this selection upon which fairer estimates will be provided.

G: OTHER COSTS

We understand and accept that costs of the following will also be supplied to me/us later: legal fees and other charges for the registration of the lease, service charge, utilities connection costs, cost of incorporating the manager e.t.c.

H: OTHER TERMS: Have also understood that other terms will be included in the sale agreement.

Signed by:

.....
1. APPLICANT
Or DIRECTOR
Date.....

.....
2. APPLICANT
or DIRECTOR
Date.....

.....
3. APPLICANT
or DIRECTOR
Date.....



