

## **SALES FAQ's**

### **1. Location of the project?**

Habitat Heights estate is located near the Lukenya Hills, along the Mombasa road.

### **2. What are the unit types and their sizes?**

Habitat Heights estate comprises of Studios, 1BR, 2BR, 3BR & Retail Units.

- Studios comes in two variations 22m<sup>2</sup> and 28m<sup>2</sup>
- 1 Bedroom – 44m<sup>2</sup>
- 2 Bedroom – 75m<sup>2</sup>
- 3 Bedroom – 95m<sup>2</sup>
- Retail Units Comprising 80m<sup>2</sup>, 76m<sup>2</sup>, 57m<sup>2</sup>, 65m<sup>2</sup> and 42m<sup>2</sup>

### **3. How can I purchase a unit?**

you can either contact our Sales Agent or contact the office direct and we would be glad to walk you through our different sales plan.

### **4. How do I know that the sales agent talking to me is officially mandated by you the developer?**

Each Sales Agent will have an Agent ID, which will be issued by us(the developer)

### **5. Have you executed a project before?**

Yes we have. We have completed about 1500 projects in central Asia mainly in Malaysia and Singapore.

### **6. When are we expected to complete the project?**

The project will take approximately 4 to 5 years to complete.

### **7. What measures have been put in place to ensure the accountability of the developer with regards to collection of payments from buyers as well as the execution of the project?**

Habitat Housing Cooperative Society Limited(land owner) who comprise of past and present UN staff and Singapura Developer Limited are co-signatories in the collection account. In addition, Singapura Developers Ltd has partnered with UNOPS together with other reputable companies like Sustainable Housing Solutions who are the construction partners to ensure the smooth running of the project.

### **8. What are the facilities and features available?**

#### **Facilities:**

- Shops & Cafes
- 2 Club Houses
- Gym
- Study Corners
- Meeting rooms
- Multi purpose Halls

- Water feature ponds
- Olympic Size swimming pool
- Kid's pool
- Jacuzzi Pool
- Astro turf football pitch
- Rugby pitch
- Basketball courts
- Tennis courts
- Garden with footpath & Ponds
- Children's playground
- Outdoor elderly fitness corners
- Jogging tracks
- BBQ Pits

#### **Features:**

- Gated Community
- 24hrs CCTV Surveillance with security guard and electric fencing
- Intercom & card access
- Visitors reception & Lobby
- Parking space
- Designated drop off points
- Disability access
- Elevators
- Designated fire lifts
- Designated fire assembly points
- Integrated solar heating for hot water supply
- Adequate water supply
- Onsite management office
- Satellite TV & Fiber optic infrastructure
- Backup power supply
- Car wash facilities
- Garbage management system
- Smart city maintenance

#### **9. What is the pricing of each unit?**

##### **Phase 1 off plan sales price**

##### **Cash/ Cash installments:**

- Studio 22m<sup>2</sup> – KSH 1.98M
- Studios 28m<sup>2</sup> - KSH 2.48M
- 1 Bedroom – KSH 3.4M
- 2 Bedroom – KSH4.8M
- 3 Bedroom – KSH 5.8M

##### **Mortgage Price:**

- Studio 22m2 – KSH 2.18 M
- Studios 28m2 -KSH 2.78M
- 1 Bedroom – KSH 3.78M
- 2 Bedroom – KSH 5.48M
- 3 Bedroom – KSH 6.88M

**10. What are the required documents to purchase a unit?**

- Letter of Offer
- Agreement of Sale
- Sublease agreement

**11. What are the types of payment plan?**

- Full cash
- Cash instalment
- Mortgage

**12. What if I'm a full cash buyer?**

On signing the letter of offer within 30 days a 10% down payment will be collected immediately. Another 10% down payment will be collected immediately after signing the Agreement of Sale within 30days. The 80% balance payment to be paid within 90 days after signing the Agreement for Sale.

**13. What if I'm a cash instalment buyer?**

On signing the letter of offer within 30 days a 10% down payment will be collected. An Agreement for Sale will be issued and upon signing of this agreement within 30 days another 10% will be collected. The Agreement for Sale issued will supersede the letter of offer. The remaining balance which is 80% will be collected based on banks "certification of progress" as below:

- 15% upon completion of foundation work of the unit.
- 15% upon completion of Reinforced Concrete Framework and walls of the unit.
- 15% upon completion of door sub-frames / door frames and window frames are in position and internal plastering.
- 15% upon completion of electrical wiring (without fittings) and the plumbing (without fittings) of the unit.
- 10% upon completion of doors, windows, light fittings and sanitary fittings.
- 10% upon completion of Car Parks, roads, sewers and drains serving for the unit.

**14. What if I'm a mortgage buyer?**

The Purchase Price being financed shall be paid to the Vendor by the Purchaser's Financier as shall be agreed between the Purchaser and Financier but subject to approval by the Vendor

**15. How much is the legal fee on the purchase of a unit?**

1% of the purchase price.

**16. How much are the stamp duty charges?**

4% of the valuation by a registered government valuer.

**17. How much is the initial provisional service charge deposit?**

Deposit will be collected for the 6months at once. At (...)/Month

- 22 SQM - KSH 10800
- 28 SQM - KSH 13800
- 44 SQM - KSH 21600
- 75 SQM - KSH 36000
- 95 SQM - KSH 45600

**18. What will be the service charge?**

- 22 SQM - KSH 1800
- 28 SQM - KSH 2300
- 44 SQM - KSH 3600
- 75 SQM - KSH 6000
- 95 SQM - KSH7600

**19. There are talks that there is a water shortage around Machakos, how has the developer addressed this issue?**

The project's water system will be connected to the Mavoko Water and Sewerage company water distribution line. There's also county dam projects underway which will aid in complementing the existing water distribution line. We are also accessing other forms of water technologies that will ensure that drinking and non-potable water will be sufficient for the estate. Our bio ponds are also natural rain collection systems that will cater for the estate's non-potable water usage ( car washing, watering of landscapes and cleaning of common areas, etc.) in order for us to not waste good treated water. We are also considering having boreholes in the estate.