

Digest



A Publication of Username Investment Limited

May 2022 - August 2022

Issue 14



FEATURES

- Projects on Offer
- Title Deeds Update
- Project Updates

PROJECTS ON OFFER



Royal Gardens Ngong

Kshs. 829,000

Located 10 minutes' drive from Ngong Town and few metres from Ngong - Suswa tarmac.



The Oakfield Matuu - Phase II

Kshs. 299,000

This property is near Matuu Town, touches Thika - Garissa Highway (60m wide road) and is near Kivandini – Masinga Junction.



Havanna Estate - Nakuru Phase IV

Kshs. 629,000

The project is located 15 minutes drive from Nakuru Town next to Ngata Estate off the Nakuru – Eldoret highway.

We Promise & Deliver

We have good news to our investors. Title deeds for the following projects are ready for collection.

1. The Oakfield Matuu
2. Radiant Gardens Kangundo Road
3. Fountain Field Ngong Phase 1 & 2
4. Ngong Breeze Phase 7 & 8
5. Ngong Meadows



PROJECT UPDATES



Havanna Estate - Nakuru Phase 1 - Tree Planting Along the Main Access Road Complete



Royal Gardens - Ngong - Installation of Beacons Complete



Ngong Fortune - Fencing and Grading of Access Roads Complete



Havanna Estate - Nakuru Phase 1, 2, 3 & 4 - Fencing and Grading of Access Roads Complete



Springfield - Nakuru - Installation of an all-round perimeter fence with concrete poles complete



Ngong Sunrise - Borehole Drilling Now Complete

NAKURU CITY WILL NOW ENJOY CONNECTION BY RAIL, ROAD AND AIR

The refurbished Nakuru Railway Station was recently launched by President H.E Uhuru Kenyatta



The Nairobi-Nakuru-Mau Summit road recently received Ksh 17.73B to transform it to four-lane dual carriageway.



Upgrading of Lanet Airport to International Standards is Almost Complete



PHOTOS

This is What Happened in The Past Quarter

Staff Training



Username Investments Staff members attending a conveyancing process training

Havanna Estate - Nakuru Phase 4 Open Day



Username Investments Clients during the Open Day



Clients being served at the plot booking desk



Susan Ndung'u Finance Manager addressing clients during the Open Day

CELEBRATING EXCELLENCE



Susan Ndung'u, Finance Manager, awarding Victor Luvega, Customer Relationship Manager for hitting his monthly target twice in a row.



From right, Ruth Moraa, Customer Experience Manager, awarding Esther Khaemba, Asst. Sales Manager for hitting her monthly target fourfold in a row.



Perpetual Wanja, Human Resource Manager, awarding Kenneth Mureti, Customer Relationship Manager for being the most improved with target hit.



Reuben Kimani, Chief Executive Officer, awarding Esther Khaemba, Asst. Sales Manager for hitting her monthly target threefold in a row.



Maureen Mutahi, Marketing Manager, awarding Gabriel Ombati, Sales Manager for hitting his monthly target twice in a row.



From left, Maureen Mutahi, Marketing Manager, awarding Dorina Mirembo, Sales Manager for hitting her monthly target twice in a row.

EMPLOYEES OF THE MONTH



Julius Karanja, Director, awarding Susan Wambui, Public Relations Executive as Employee of the Month April 2022



Maureen Mutahi, Marketing Manager, awarding Eva Thuku, Senior Customer Experience Executive as Employee of the Month May 2022



From left, Susan Ndung'u, Finance Manager, awarding Esther Khaemba, Asst. Sales Manager as Employee of the Month May 2022



Susan Ndung'u, Finance Manager, awarding Ronald Kemei, Marketing Executive as Employee of the Month July 2022

DEPARTMENT OF THE MONTH

Congratulations Credit Control Department for clinching the Department of the Month April 2022



USERNAME FOUNDATION, Empowering Dreams

In partnership with Affecto Foundation, Username Foundation has been impacting the lives of students by offering financial support and mentorship towards their education.



Username Investments Staff members at Alliance Girls High School during a mentorship session where they also issued a cheque towards the students' education



BRAIN TEASERS



WHICH OF THESE HAS FOUR EIGHT AND ONE NINE?

- A.** 888819
- B.** 4819
- C.** 88889



SMART WAYS ON HOW TO UTILIZE AN EIGHTH ACRE PLOT

Building Temporary Stalls



Opening a Bed and Breakfast facility (AirBnB)



Recycling Facility



Outdoor Events Garden



Building Self-Storage Facilities / Go down



Building a House



Parking lot



Growing trees or a fruit orchard



Car Wash Business



Farming





ASK REUBEN?

Hello Reuben,

Last weekend, I collected my title deed for a property in Nakuru that I bought from Username Investments. This being my first investment, I have spent better part of the week wondering how best to store this title deed. Can I laminate it? Please advise on the best ways to safeguard this document. My second worry is how do I confirm if it is genuine?

Jackie Mwanza, Nairobi

Congratulations Jackie on your first investment in Nakuru City! at least you overcame the fear that grapples first time investors. Am glad you now have a title deed. It is okay to feel the need to protect this important document at all costs. We all value something we have made sacrifices for.

Whereas lamination protects a documents from damage from fluids, dirt, increases life span and improves the overall appearance, it is not advisable to laminate a title deed. It is important to note that you might need to use this title deed in future such as a collateral for a loan, security for a court bond, security for hospital bill, proof of ownership in case of disputes, seeking building approvals or even selling the land in future.

In most of these uses, the record, claims and encumbrances are recorded on the 3rd page of the title deed. When you laminate, the document cannot allow for any more records to be written on it.

Instead of laminating, you can first have a scan of the four-page document and store it in a Google Drive. This will help you for reference and just in case you misplace it you have a copy that you can use to replace the lost or damaged title deed. After this you can explore these three options of safe guarding it.

The first option is safe keeping services by a financial institution, this is where you pay a fee depending with the institution and they store it for you safely. The second option is in the custody of a lawyer and lastly storing it in a high quality fire proof document safe in your house.

Do you have a question in relation to property ownership in Kenya? You can direct them to us via our Digital Platforms.

HEAD OFFICE

Le'Mac, 4th Floor,
Church Road, Westlands.

NAIROBI TOWN OFFICE

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Mama Ngina Street, Nairobi.

NAKURU TOWN OFFICE

Assumption Centre, 4th floor
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