

WANANDEGE HOUSING AND CREDIT SOCIETY LTD

SUPERVISORY COMMITTEE REPORT TO THE ANNUAL GENERAL MEETING FOR THE PERIOD ENDING 31ST DEC, 2014.

We present our report for the year ending 31st December 2014. The objective is to appraise members on the happenings of the year and after carrying out such procedures necessary to oversee operations of the society on behalf of its members, report accordingly.

The external business environment remained challenging for the Society. We were unable to close on land projects commenced in the year. Further, both contributions and loan repayments from some members who were laid off by Kenya Airways continues to injure the Society's cash position.

1. Membership

We wish to note that membership in the Society has increased and we appreciate the efforts made by those who have continually introduced new members. We also noted that some members discontinue their contributions when they reach 150 shares. Please note that we have the Pepea account which is opened automatically when one reaches 150 shares and the deposits above the 150 shares can be withdrawn at any moment and one can qualify to take a loan based on the savings.

We thank our members who have continued with their monthly contributions and urge those who have slackened to work harder despite the obvious challenges.

2. Economic Report

a) Income

The income realized by the Society increased from Kes. 5.8million in 2013 to Kes. 23 million in 2014.

We also wish to encourage members to take advantage of the lower prices offered by the Society on sale of plots in installment and acquire properties in Kisaju and Tinga 2.

b) Expenditure

We are happy to report that in the course of the year, the committee kept keen eyes on the Society's expenditure and found that most of the accounts were within and on reduced budget. We commend the Board for keeping costs in check in line with reduced incomes.

c) Projects

1. Kinanie

During our normal checks we noted that the two plots of which hold the water pump, the borehole and with the storage tank were not accounted for as the Society Assets. We have now confirmed that the two are now the Society's assets and can be exposed to earn the Society some income.

2. Katani

We are also happy to report that all members had made commitments, through the lawyer, to repay all professional fees due to the Society. Most of the titles have been processed and handed over to the owners and the few remaining will be processed once all payments are cleared in full. Out of the 124 plots, 118 plots have been paid fully and only 6 plots paid partially.

3. Kisaju 2

The sale of Kisaju 2 is ongoing and out of the 74 plots advertised for sale, 27 plots are fully paid while 21 plots are partially paid and 26 plots are yet to be sold. We urge all members to encourage others to buy plots taking advantage on three months installments.

4. Oletepesi – Tinga

This project had 210 plots and so far there is a good response as all the plots were sold and members balloted for their plots number. We are now selling Tinga 2 of which 20 plots are fully paid while 59 partially and remaining 275 to be sold. Let's pull our resources together and urge our friends and relatives to buy the remaining plots.

5. Embakasi Project

During the last AGM, some issues on this project were highlighted by members. We took up the matter, investigated on all the allegations and presented our findings to the Board for action. In the process dealing with our findings, the project also encountered some legal challenges as highlighted in the Chairman's report and the matter is now in court. The outcome will be communicated to you as the Society receives it.

Outstanding loans

We wish to register our concerns about the Society's loan book especially by the dormant members. We commend the Board for the action they took to repossess plots which were in arrears for more than 360days.

We continue to urge members in default to get in touch with the office before further action is taken by the Board.

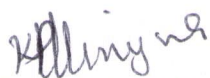
CONCLUSION

We wish to thank the Department of Co-operative officials, the Wanandegge Housing Society Board, Staff and members for the support accorded to us in performing our duties throughout the year.

We sincerely thank the entire Board for working as a team to ensure the closure of the stalled projects and fast tracking the issuance of title deeds for Katani and closing of Tinga 1. We believe that this year, they will continue to fast track the remaining projects and close them.

We call upon the members to bring to our attention issues that are of concern, especially if they are not being addressed adequately by the Board.

We continue to encourage members to invest in our Society to enable us secure shelter to all our members.



Pamellah Walinywa
CHAIRPERSON

J. Chege
MEMBER



Florence Akwera
SECRETARY