

# JENGA KWAKO TERMS AND CONDITIONS

- 1.The **Jenga Kwako** package applies for Nairobi, Kiambu, Kajiado and Machakos counties only.
- 2.If the site requires the change of use, the client will bear the cost and our time lines may not apply.
- 3.Water and electricity is not included but all installations and drainage is included.
- 4.Incase of any legal matters or family wrangles during the process of construction, the contractor is indemnified. And if the construction work is stopped, the client will pay the 10% of the contract amount to the contractor.
- 5.Any requirements by the community or estate like fees charged to do construction will be the clients obligation. Other conditions like working days and hours set may alter our time lines.
- 6.Some costs may vary from our BQ depending on the site but this will be discussed before the onset of the construction work.
- 7.Major changes by government e.g taxes or cost of building materials may cause changes in the cost.
- 8.A contract under the **Jenga Kwako** product is strictly a full contract (A-Z).
- 9.Boundary wall and landscaping is not included in the cost.
- 10.It is the client's obligation to clear with the authorities the land rates and any other charges. A delay in the same will alter our time lines.
- 11.Loan processing and other bank charges are not included in the cost of the house.
12. Any extra work done on the house will be under a different arrangement.
13. The contractor will receive the payments as per the banks disbursement arrangements but in the case where the financier deposits the full amount in to the clients account, then the client will need to deposit at least 50% of the contract amount for the contractor to begin work.

