

The Bungalow Orchid



- This beautiful bungalow Turn-Key house has a total floor area of 900-1000 square feet.
- The building is constructed primarily with concrete, painted internally and externally and finished with tiled floor & bathroom, sheet rock ceiling, modern lighting fixtures, zinc roof, sash windows.
- It includes three (3) Bedrooms, complete Washroom, Septic Tank, Kitchen, common Dining & Living Area and Patio.

Expansion

The building's foundation and columns can accommodate the addition of a top floor.

Price: GY \$8-9M

How to Pay

*** Cash Payment**

An applicant can choose to pay the entire cost for the land and house, along with the conveyance fee.

OR

*** Mortgage Financing**

Prequalified applicants, when invited to select and pay for the property, will pay the full amount for the land, along with the amount that they were not qualified for by the bank.

For example: If the bank agrees to pay \$4M on the house that costs \$5M, the applicant is expected to pay for the land and a difference of \$1M for the house, along with the conveyance fee.

- There is a One-Year Defects Liability Period given for the house
- The purchaser is responsible to have his/her own water & electricity connection to the house

Owning a house remains one of the highest goals for Guyanese since, it gives a sense of security, pride and encourages commitment and responsibility.



**Ministry of Housing & Water
Central Housing & Planning Authority**

Turn-Key Houses



*“Transforming the Dream of Home Ownership into a Reality
-Home ownership made easier”*

Tel: 592-223-7521, 592-225-4810

In 2011, the Ministry recommenced the construction of houses as a housing solution for the citizens of Guyana, with the aim of improving the quality of life with respect to the shelter needs of the population. The overwhelming response from applicants for this type of housing solution resulted in the expansion of this programme.

The Ministry has already constructed a significant number of turn-key houses in several schemes, namely, Providence, Eccles, Mon Repos, Good Hope, Zeelugt and Leonora.

At present, there are two designs of the houses which will be available to Low and Moderate Income applicants.

CH&PA is pleased to launch the 1000 Homes Project at the Perseverance New Housing Development.

The New Perseverance scheme is located on the East Bank of Demerara, approximately 5miles from the capital city. It is part of the East Bank Development Project currently under development. Home owners will be serviced by the financial, commercial, medical & educational facilities located in the Diamond scheme. This development will be provided with open spaces (reserves), for recreational use & institutional purposes.

How to Apply

Visit the CH&PA Head Office and obtain an application form Complete the form & submit to the Land Allocation Unit

The Following Documents Must Be Presented

- Birth Certificate
- Identification Card or Passport
- Marriage Certificate (If applicable)
- Recent Pay slip & Job letter (Affidavits required for Self Employed applicants)

What's Next

- An assessment will be done to determine the eligibility of the applicant to acquire a home
- Qualified applicants will be referred to the Bank to obtain mortgage financing
- The Bank will interview & prequalify applicants, then inform CH&PA of the successful applicants
- Successful applicants are notified by mail & will be invited to select & pay for the home; the unsuccessful applicants will be informed by mail that they did not meet the criteria
- Prequalified applicants will select a house lot and pay CHPA
- Allottee will inspect the house and sign to process Agreement of Sale & Title
- CHPA will submit Letter of Assurance & Agreement of Sale to Bank
- Allottee will submit satisfaction letter to the bank
- Bank will pay CH&PA via cheque
- Keys will be handed over to Allottee

To qualify for a home, applicants must be:

- A resident citizen of Guyana
- Twenty years of age or older
- Neither owner nor part owner of a house or land

The Buttercup Cottage



- This simple modern Turn-Key House has a total floor area of 600 square feet (20' x 30').
- The building is constructed primarily with concrete and the finished floor level is 1'-0" above the road level.
- It includes two (2) Bedrooms, Washroom, Septic Tank, Kitchen, common Dining & Living Area and Patio.

Expansion

The columns are spaced 10'-0" apart -expansion towards the side and back can be done maintaining this grid.

The building's foundation and columns can accommodate the addition of a top floor .

Price: GY \$ 4.9M