



HERITAGE COASTVIEW MEADOWS

Tunde Akande Road, Off Coastal Road, Lekki FTZ, Origanrigan, Ibeju-Lekki, Lagos,
FREQUENTLY ASKED QUESTIONS

- Q1. WHERE IS HERITAGE COASTVIEW MEADOWS (Heritage Meadows)?
- A. Heritage Meadows is situated in Origanrigan, Ibeju-Lekki, Lekki Free Trade Zone Area, off Lekki-Epe Expressway.
- Q2. WHO ARE THE OWNERS/DEVELOPER OF HERITAGE MEADOWS?
- A. HERITAGE DOM LTD, a member of Heritage Group a leading international real estate development and finance company. It is an active player in overseas property investment.
- Q3. WHAT TYPE OF TITLE DOES HERITAGE DOM LTD HAS ON THE LAND?
- A. Certificate of Occupancy issued by the Lagos State Government with Governor's Consent obtained by Heritage Dom Ltd (The cleanest title on land in Nigeria)
- Q4. ARE THERE ANY ENCUMBERANCES ON THE LAND?
- A. The Land is free from any known interest and adverse claims.
- Q5. WHAT TYPE OF INFRASTRUCTURE WILL THE DEVELOPER PROVIDE?
- A. Perimeter fencing, Road Networks, Street Lights, water treatment plant, waste treatment plant, drainage, landscaping, green park and Gate House in the Estate (Heritage Meadows is a Gated Estate without internal fence walls only perimeter fence)
- Q6. WOULD THERE BE ANY DEVELOPMENT LEVY?
- A. Yes, Development Levy for the provision of infrastructure in the estate stated in Answer to Q5 above is payable by each subscriber. The rate is inclusive in the cost of each plot of land allocated.
- Q7. WHAT IS THE PRICE AND PAYMENT STRUCTURE? (Outright and Instalment Payments)
- A. (a) Price is at N45,000.00 (Forty-Five Thousand Naira) per square metre N45,000/sqm (subject to review)
(b) 3 Months - monthly instalments payments @ 5% extra payment
(c) 6 Months - monthly instalment payments @ 10% extra payment
(d) 12 Months - monthly Instalments @ 15% extra payment
(e) Commercial plots attract additional 20%
(f) Corner piece plot attract additional 10%
- Note: Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the purchase contract which will result in termination or revocation of the contract and or default charge of 10%
- Q8. WHAT IS THE SIZE OF THE PLOT?
- A. Plot size is 500 sqm, some are more or less and sold per square metre.
- Q9. IS THE ROAD TO THE ESTATE MOTORABLE?
- A. Yes, the Road to the Estate is motor-able.
- Q10. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?
- A. (a) Deed of Assignment: cost for preparation of the Deed is included in the cost of land
(b) Survey Plan: cost for Survey Plan is included in the cost of land
(c) Development/Infrastructure Levey: cost of construction of roads, water, streetlights, sewage treatment, perimeter fencing, landscaping and green park are already included in the cost of land
- Q11. WHEN DO I MAKE THESE OTHER PAYMENTS?

Heritage Homes:

Integrated Housing, Infrastructure Development, Housing Finance & Consultancy | A member of Heritage Group
Heritage Place: 12A, Michael Adekoya Street, Ilupeju, Lagos, Nigeria.

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A. (a) Deed of Assignment, (b) Survey Plan, (c) Infrastructure Levy and (d) Building Drawings & Approved Plan are due along with payment for land. All payments due must be made before plot can be handed over to Subscribers.

Q12. WHAT DO I GET AFTER THE INITIAL PAYMENT?

A. Starters Pack comprising Brochure, Subscription Form, FAQ, Layout Plan, Provisional Letter of Allocation

Q13. WHAT DO I GET AFTER COMPLETION OF PAYMENT FOR THE LAND?

A. (a) Completion payment receipt,
(b) Contract of Sales & Allocation Notification Letter,
(c) Deed of Assignment & Survey Plan (after Physical Allocation is done).

Q14. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. The land is ready. You can start building on the land after Physical Allocation.

Q15. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. Not necessarily, but we will not allow the plot to be left fallow by subscriber.

Q16. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A. Yes. The estate development site layout and land use plan are in sections, you are limited to build houses on each section based on design designated for the section i.e. Block of Flats, Detached, Semi Detached Houses, Terrace Duplexes. Note. Tenement Building is not permitted; High-rise buildings are permitted only in designated Section of the estate.

The building drawings, Structural drawings and MEP drawings for Heritage Meadows were created in line with its design concept and put together by Heritage Dom Limited for approval by the Lagos State government in conformity with government provisional approved development layout plan for it. All subscribers are required to abide by the building regulations of the estate (Heritage Meadows) in line with the approved designs by the Heritage Dom Ltd and statutorily by the Ministry of Physical Planning of the Lagos State Government

Q17. CAN I SELL MY PLOT?

A. (a) Yes, a subscriber who have fully paid-up on their land can re-sell their plot(s). Heritage Dom Ltd would require the seller to furnish it with details of the new buyer. Heritage Dom Ltd shall be given benefit of first refusal in such sales.

(b) A Charge of 10% of the land sales consideration (Covering Transfer Documentation Fee shall be paid to HERITAGE DOM LTD by the new buyer.

Q18. CAN I PAY CASH TO YOUR AGENT?

A. We strongly advise that Cash Payment for our plots should be made ONLY to HERITAGE DOM LTD at its designated offices. Otherwise, cheque(s) should be issued in favour of HERITAGE DOM LTD. We shall not accept responsibility for any liability that may arise as a result of a deviation from the above instruction.

I HEREBY CONSENT TO THE ABOVE INFORMATION; FAQ AND TERMS HEREWITH AND I ACKNOWLEDGE RECEIPT OF A COPY OF IT.

SUBSCRIBER'S NAME SIGNATURE DATE.....

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