



# HERITAGE COASTVIEW MEADOWS

Lekki Free Trade Zone, Coastal Road, Ibeju-Lekki, Lagos, Nigeria

## FREQUENTLY ASKED QUESTIONS

Q1. WHERE IS HERITAGE COASTVIEW MEADOWS?

A. Heritage Coastview Garden is situated in Free Trade Zone Area, Coastal Road off Lekki-Epe Expressway.

Q2. WHO ARE THE OWNERS/DEVELOPER OF HERITAGE COASTVIEW MEADOWS?

A. HERITAGE DOM LTD, a member of Heritage Group is a leading international real estate development and finance company and is an active player in overseas property investment.

Q3. WHAT TYPE OF TITLE DOES HERITAGE COASTVIEW MEADOWS HAS ON THE LAND?

A. Certificate of Occupancy issued by the Lagos State Government (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, Recreation Centre and Main Gate House into the Estate (Heritage Coastview Meadows is a Gated Estate without internal fence walls except for the perimeter fence)

Q6. WOULD THERE BE ANY DEVELOPMENT LEVY?

A. Yes, Development Levy for the provision of infrastructure in the estate is payable by each Allottee. The rate yet to be determined shall be per square metre of size of land allocated

Q7. WHAT IS THE PAYMENT STRUCTURE? (Outright and Instalment Payments)

- A.
- (a) Outright Payment for a 500 sqm land is N5,000,000 (Five Million Naira) per plot at N10,000/sqm
  - (b) Payment of N916,700 monthly instalments per month for 6 months
  - (c) Payment of N334,000 monthly Instalments per month for 18 months
  - (d) Commercial plots attract additional 10% of land cost
  - (e) Corner piece plot attract additional 5% of land cost

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.

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: N100,000 for preparation of the Deeds (Subject to review)
  - (b) Survey Plan: N180,000 for Survey Plan in the name of Allottee (subject to review)
  - (c) Development Levey: Will be communicated later (under review)
  - (d) Corner Plot: N100,000 only per plot (subject to review)
  - (e) Commercial Plot: N350,000 only per plot (subject to review)

### Heritage Homes:

Integrated Housing, Infrastructure Development, Housing Finance & Consultancy | A member of Heritage Group  
1 Adebisi Ladejobi Street, off Coker Road, Ilupeju, Lagos, Nigeria.

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Q11. WHEN DO I MAKE THESE OTHER PAYMENTS?

A. (a) Deed of Assignment, (b) Survey Plan, (c) Corner plot demarcation, and (d) Commercial plot demarcation after payment for land and before Physical Allocation of plot. Development Levy Under Review could be paid after plot allocation.

Q12. WHAT DO I GET AFTER THE INITIAL PAYMENT?

A. Starters Pack comprising a letter of acknowledgement of subscription and receipts of payment.

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. You can start building on the land after Physical Allocation and payment of Development Levy.

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

A NO, but should not be left fallow.

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

A. Yes. The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e Bungalow, Block of Flats, Detached Houses, Duplexes. Note Tenement Building and High-rise houses will not be permitted. All building design must conform to the design concept and the required setback of building of building control of the estate. Such design would be approved by the Heritage Homes and with Lagos State Government afterwards.

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 Homes would require the seller to furnish it with details of the new buyer.  
(b) A Charge of 10% of the land sales consideration (Covering Transfer Documentation Fee shall be paid to HERITAGE HOMES by the new buyer.

Q18. CAN I PAY CASH TO YOUR AGENT?

A. We strongly advise that Cash Payment should ONLY be made to HERITAGE HOMES at its designated offices. Otherwise cheque(s) should be issued in favour of HERITAGE DOM LTD. We shall not accept any 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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