



**1. WHERE IS OUR ESTATE?**

Victory Gardens Phase 2 is located at Imedu Village, Ibeju-Lekki.

**2. WHY INVEST IN OUR ESTATE?**

Our Estate is designed to provide a comfortable environment for all clients, enjoyable for residential, Commercial and multi-purpose respectively. Our aim at Brit Property is to be at the forefront of Real Estate business and provide innovative solutions in our services.

**3. WHAT ARE THE LAND SIZES AVAILABLE ON OUR ESTATE?**

**400 sqm** minimum, **550 sqm** maximum.

**4. WHAT OTHER PAYMENTS DO I HAVE TO MAKE IN ADDITION TO THE PAYMENT MADE ON THE LAND?**

- a. Survey - N250, 000 per plot
- b. Legal documentation - N120, 000
- c. Developmental Fee - 400SQM - N500,000, 550SQM - N750,000. (This is subject to review at any point in time).
- d. Allocation fee- N50,000 - N100,000 per plot

**5. WHAT IS THE INFRASTRUCTURE/DEVELOPMENTAL FEE USED FOR?**

For the provision of facilities in the Estate such as: Paved roads, Electricity, Drainage, Street lights and Documentation.

**6. WHAT DO I GET AFTER INITIAL PAYMENT? A starter's kit which includes:**

- a. A letter of subscription
- b. Receipt of payment
- c. Invoice

**7. WHEN WILL MY PLOTS BE ALLOCATED TO ME?**

Paper allocation is upon completion of payment of land, legal documentation and survey while physical allocation will be within 12 months after full payment including allocation fee.

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

Contract of sale, Letter of Allocation, Estate Restrictive Covenant, Deed of Assignment and Survey.

**9. CAN I MAKE A DEPOSIT AND PAY THE BALANCE WITHIN THE GIVEN TIME?**

Yes. But payment must be made within the agreed time without default. Otherwise a default charge will apply.

**10. IS THERE ANY RESTRICTION AS TO THE NATURE OF CONSTRUCTION?**

Yes, you are limited to building residential houses within the designated area. Commercial buildings can only be built in designated area. Other restrictions will be indicated in the Estate Restrictive Covenant.

**11. CAN I START CONSTRUCTION ON THE LAND?**

Yes, Construction can commence after physical allocation however fencing without immediate development will not be allowed. It is to enable continuous maintenance of undeveloped plots within the estate

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

Assignees are advised to take possession and develop their plot within a year of physical allocation to avoid accumulated maintenance charges.

**13. WHAT HAPPENS IF I DO NOT PAY INFRASTRUCTURE/DEVELOPMENT FEES?**

Such a customer will not be allowed to commence any form of construction on the site.

**14. CAN I RE-SELL MY PLOT/PROPERTY?**

Yes, a subscriber who has paid up on his/her land can re-sell. However, 10% of the current value of the land will be remitted to the Company for Documentation. i.e. change of name.

**15. WHAT HAPPENS IF I WANT TO CHANGE MY ESTATE?**

Should the client wish to transfer his interest from one estate to another, he will be required to pay 10% of the current value of the Land he wishes to transfer his interest to.

**16. WHAT ARE THE CRITERIA UPON DISCONTINUANCE WITH MY PAYMENT? IS THERE A REFUND?**

Application for refund can be made on the condition that 40% of the total sum will be forfeited as administrative fee; this is applicable to deposits above 20% of the price of the land. For deposits below 20% of purchasing price, the full sum will be forfeited as administrative fee and is non-refundable.

**17. WHAT HAPPENS IF I DO NOT PAY WITHIN 11 MONTHS?**

You are expected to complete your payment plan within 11 months to avoid 1% default charge on current rate of the estate.

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HERewith, IS ACCEPTABLE AND CONSENTED BY ME, AND I ACKNOWLEDGE RECEIVING A COPY OF IT.

**SUBSCRIBER'S**

NAME..... SIGNATURE..... DATE.....