



FREQUENTLY ASKED QUESTIONS

Question: Where is **LUXURY HOMES ESTATE**?

Answer: **LUXURY HOMES ESTATE** is located at Akodo-Ise Town, along Lekki Free Trade Zone immediately after Dangote Refinery.

It is about 50 minutes from Ajah bus stop.

Question: Who is the developer of **LUXURY HOMES ESTATE**?

Answer: **LUXURY FLATS VICTORIA ISLAND**

Question: What types of infrastructure will the developer provide?

Answer: Perimeter fencing, Well structured road network, Gate house and Electricity.

Question: Would there be any development levy?

Answer: Yes, there is a development levy of N300,000 (Required at the time of development) PER PLOT and other applicable fees.

For further details please refer to the land application form.

Question: Would there be any survey/allocation fee?

Answer: Yes, there will be a total of N350,000 PER PLOT, N650,000 per 2-3plots and N900,000 per 4-6plots for survey/allocation fee.

Question: Would there be an Agreement fee?

Answer: Yes, there would be an (Deeds of Assignment)Agreement fee of N50,000 PER PLOT.

Question: When will my plot(s) be allocated to me?

Answer: Immediately after the 100% payment for the land, documentation of land agreement and survey/allocation fees are made.

Question: What do I get after completion of payment for the land?

Answer: Receipt, letter of allocation(Inclusive Survey) and deed of assignment.

Question: What type of Title does **LUXURY HOMES ESTATE** have on the land?

Answer: Deed of Agreement with Land Owners and Lagos State, Government Approved Survey Plan and Layout Plan and Government Excision in Progress.

Question: Can I pay a deposit and pay balance anytime within the duration of tenure chosen?

Answer: After the payment of the initial deposit you are expected to pay the balance monthly within 3Months.

Nonpayment monthly as at when due will be treated as fundamental breach of contract which can result to 5% monthly late charges and possibly relocation of said plot(s).

Question: Is there any extra cost required to have a corner piece plot?

Answer: Yes, Corner piece attracts a 25% surcharge.

Question: What does it take to acquire a commercial plot?

Answer: Commercial plots attract a 25% surcharge and are available on request and availability.

Question: Can I start construction or building on the land now?

Answer: You can start building on the land after physical allocation and payment of the stipulated Survey fee and development levy.

Question: Is the road to the Estate motor able?

Answer: Yes the road to the estate is motor able.

Question: Is there any time limit to commence work on my land after allocation?

Answer: No there is no time limit to commence work.

Question: Can I re-sell my plot/property?

Answer: A Subscriber can resell his/her property. However a letter of notice of ownership transfer should be written to **LUXURY FLATS VICTORIA ISLAND**

Question: Can I pay cash to your agent?

Answer: While we are not discrediting anybody, we strongly advice that cash should be paid to **LUXURY FLATS VICTORIA ISLAND BANK ACCOUNT ONLY**. Otherwise, Cheque should be issued in favour of **LUXURY FLATS VICTORIA ISLAND ONLY**.

We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.

Question: What is the size of the plot?

Answer: 600sqm.

Question: Is there an installment plan for both full plot and half-plot?

Answer: We only have installment plan for full plot and there is no installment plan for half-plot.

Question: If I paid outright payment for my plot(s) and I'm no longer interested, can I get a refund?

Answer: Yes, you can get a refund however there is a strict 40% administrative and agency fee.

Question: If I paid outright for my plot(s) and cannot complete payment on other stipulated fees, can I get a refund?

Answer: There is a 90 day deadline after payment of plot(s) to complete payment on survey/allocation and land agreement fees avoid loss of allocation or been relocated to another estate.

Question: If I was on the installment payment plan and cannot continue with the payment. Can I get a refund?

Answer: Yes, you can get a refund however there is a strict 40% administrative and agency fee.

(Please, fill and sign the column below to indicate you have read and understood the contents of this document.)

Subscriber's Name: Signature: Date: