

FAQ | LANDS

FREQUENTLY ASKED QUESTIONS (GENERAL QUESTIONS)

1 *Where are AVIANCE PROPERTIES located?

Aviance Town, Aviance City, Aviance Court, Aviance County, Aviance Park, Aviance Garden and Aviance Garden Annex Estates are respectively located in Epe, and in Ibeju-Lekki, Lagos.

* **Description:** Talashe is at 10mn from Igbonla Model College; Tomoba is at 15mn from Igbonla; Odobawojo Majoda is at 15mn from Yaba College and 5mn from Majoda; Tomoba-Igboye Epe is between the boundary of Lagos & Ogun State.

2 What type of infrastructures will the developer provide?

- | | | |
|------------------------|-----------------------------------|----------------|
| * Beautiful Gate House | * Excellent Security System | * Estate Mall |
| * Paved Roads | * Perimeter Fencing & Electricity | * Gate House |
| * Portable Water | * Green Area | * Worship Area |

3 Will there be development levy and how does it apply if I buy multiple plots?

Development fees are used to provide infrastructures in the Estate, therefore they must be paid individually per plot.

4 Am I paying for Survey?

No, what you pay is documentation fee which includes the survey, the deed of assignment and other requirements for physical allocation.

5 Will there be any agreement or agency fees?

There will be no Agreement or Agency fee applicable.

6 Will there be extra charges for corner piece or commercial plots?

Corner piece plots are allocated on availability at the time of request and are sold at 25% more.

7 When will my plots be allocated to me?

Provisional allocation is immediately after initial deposit is being made while Physical allocation is after 100% payment for the following: (1) Cost of land (2) Documentation/legal fee / Survey fee (3) Developmental levy must be paid before construction begins.

8 * What do I get immediately after my first payment?

- | | | |
|--------------------|--------------------------|--------------------|
| * Purchase Receipt | * Acknowledgement Letter | * Contract of Sale |
| | * Invoice | |

* **Note:** No physical allocation does not commence until ancillary charges are paid and batches of plot owners treated together. This is also to ensure that those that are willing to start developing their plot(s) immediately get the frontal plots, to ensure uniform development of the estate; and avoid a situation where the buildings within the estate are scattered and far apart, while vast fallow plots lie everywhere in-between.

9 What documents do I get after full payment?

* Receipt

* Letter of Allocation

* Survey Plan

* Deed of Assignment

10 Can I start construction on the land now?

Yes. You can start building on the land after payment of all required fees. Physical allocation is done immediately after all payments are completed.

11 Can I resell my plot(s)?

Yes. A Subscriber can resell his/her property. However, a notice for transfer of ownership should be written to and approved by AVIANCE HOMES & PROPERTIES.

12 If I paid outright or installment payments for my plot(s) and I'm no longer interested, can I get a refund?

Yes, but it will be subject to 30% administrative fee after getting another buyer or in case our company buy back the said plot(s).

13 If I was on the instalment payment plan and cannot continue with the payment, can I get a refund?

Yes, you can get a refund of less 30% when the plot is sold.

14 Are there rules guiding what I can and cannot build in the estate?

You can build any building of your choice; however, it must be approved by the management and Lagos state Government, and all set back rules must be followed to the letter. All such rules and regulations guiding development in the estate will be given to you after completion of payment for the Land.

15 Can I pay cash to your Agent?

NO. ALL PAYMENTS SHOULD BE MADE TO AVIANCE HOMES & PROPERTIES LTD:



Cheques should be issued in favor of **AVIANCE HOMES & PROPERTIES ONLY**. We would not accept responsibility for any liability that may arise because of deviation from the above instruction.



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PROPERTY SPECIFIC INFORMATION

Aviance⁺

TOWN

ACTUAL PRICE

N1.5M | 600SQM
60ft x 100ft

WHERE'S THE LOCATION?

AVIANCE TOWN is located at Abapawa, Igbonla area of Epe, Lagos State, Nigeria.

IS THE ROAD MOTORABLE?

Yes, the road gives easy access to the property.

 ABAPAWA-IGBONLA
EPE, LAGOS

 DEED OF ASSIGNMENT
& GOVERNMENT SURVEY

INFRASTRUCTURES



Beautiful Gatehouse



24/7 Electricity



CCTV Camera



Portable Water



Recreation Center



Road Network

DOCUMENTATION FEES

250K per plot

DEVELOPMENT FEES

350K per plot

Aviance⁺

PARK

ACTUAL PRICE

N1.5M | 600SQM
60ft x 100ft

WHERE'S THE LOCATION?

AVIANCE PARK is located at Odobawojo, Majoda area of Epe, Lagos State, Nigeria.

IS THE ROAD MOTORABLE?

Yes, the road gives easy access to the property.

 ODOBAWOJO
EPE, LAGOS

 DEED OF ASSIGNMENT
& GOVERNMENT SURVEY

INFRASTRUCTURES



Beautiful Gatehouse



24/7 Electricity



CCTV Camera



Portable Water



Recreation Center



Road Network

DOCUMENTATION FEES

250K per plot

DEVELOPMENT FEES

350K per plot

Aviance⁺

COURT

ACTUAL PRICE

N1.6M | 600SQM
60ft x 100ft

WHERE'S THE LOCATION?

AVIANCE COURT is located at Talashe, Igbonla area of Epe, Lagos State, Nigeria.

IS THE ROAD MOTORABLE?

Yes, the road gives easy access to the property.

 TALASHE, IGBONLA
EPE, LAGOS

 DEED OF ASSIGNMENT
& GOVERNMENT SURVEY

INFRASTRUCTURES



Beautiful Gatehouse



24/7 Electricity



CCTV Camera



Portable Water



Recreation Center



Road Network

DOCUMENTATION FEES

300K per plot

DEVELOPMENT FEES

400K per plot

Aviance⁺

CITY

ACTUAL PRICE

N6M | 500SQM
50ft x 100ft

WHERE'S THE LOCATION?

AVIANCE CITY is located at Bogije, Shapati area of Ibeju-Lekki, Lagos State, Nigeria.

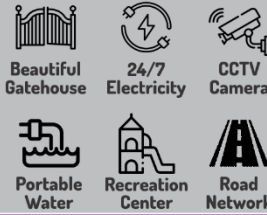
IS THE ROAD MOTORABLE?

Yes, the road gives easy access to the property.

 **BOGIJE, SHAPATI
IBEJU-LEKKI, LAGOS**

 DEED OF ASSIGNMENT
& GOVERNMENT SURVEY

INFRASTRUCTURES



DOCUMENTATION FEES

700K per plot

DEVELOPMENT FEES

1,3M per plot

Aviance⁺

COUNTY

ACTUAL PRICE

N3.8M | 500SQM
50ft x 100ft

WHERE'S THE LOCATION?

AVIANCE COUNTY is located at Ilara area of Epe, Lagos State, Nigeria.

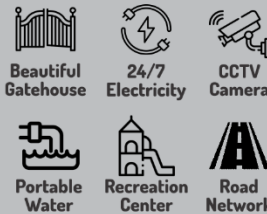
IS THE ROAD MOTORABLE?

Yes, the road gives easy access to the property.

 **ILARA, EPE
LAGOS**

 DEED OF ASSIGNMENT
& GOVERNMENT SURVEY

INFRASTRUCTURES



DOCUMENTATION FEES

400K per plot

DEVELOPMENT FEES

500K per plot

Aviance⁺

GARDEN

ACTUAL PRICE

N1.5M | 600SQM
60ft x 100ft

WHERE'S THE LOCATION?

AVIANCE GARDEN is located at Tomoba, Igboye area of Epe, Lagos State, Nigeria.

IS THE ROAD MOTORABLE?

Yes, the road gives easy access to the property.

 **TOMOBA, IGBOYE
EPE, LAGOS**

 DEED OF ASSIGNMENT
& GOVERNMENT SURVEY

INFRASTRUCTURES



DOCUMENTATION FEES

300K per plot

DEVELOPMENT FEES

400K per plot

Aviance⁺

GARDEN ANNEX

ACTUAL PRICE

N1M | 600SQM
60ft x 100ft

WHERE'S THE LOCATION?

AVIANCE GARDEN ANNEX is located at Tomoba, Igboye area of Epe, Lagos State, Nigeria.

IS THE ROAD MOTORABLE?

Yes, the road gives easy access to the property.

 **TOMOBA, IGBOYE
EPE, LAGOS**

 DEED OF ASSIGNMENT
& GOVERNMENT SURVEY

INFRASTRUCTURES



DOCUMENTATION FEES

250K per plot

DEVELOPMENT FEES

350K per plot