

FREQUENTLY ASKED QUESTIONS (FAQ)

1. Question: Who is the developer of AVIANCE GARDENS?

Answer: It is being developed by AVIANCE HOMES & PROPERTIES LTD, a registered company in Nigeria.

2. Question: Where exactly is AVIANCE GARDENS?

Answer: AVIANCE GARDENS is at Tomoba Igboye via Igboye Epe, Lagos State, Nigeria

3. Question: How much is the land?

Answer: Land is currently ₦1,500,000 for a plot of 600sqms (Outright payment)

4. Question: What is the title on of AVIANCE GARDENS?

Answer: The estate has a Deed of Assignment; Government Survey Plan and it is free from all encumbrances of the local community (Omonile).

5. Question: Would there be any survey/documentation fee?

Answer: Yes, there is a survey and documentation fee ₦300,000 per Plot for the provision of a survey plan, Deed of Assignment and other documents that will be issued to subscribers.

6. Question: Would there be a developmental fee?

Answer: Yes, there is a developmental fee of ₦500,000 per plot

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

Answer: 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. Question: What do I get immediately I pay my first payment.

(1) Purchase Receipt

(2) Contract of sale stating that you own a plot of land with the stated size within the estate,

(3) Acknowledgment letter and

(4) Invoice Please Note; No physical allocation does not commence until ancillary charges in 7 above 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. Question: What do I get after completion of payments?

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

10. Question: Can I start construction on the land now?

Answer: YES. You can start building on the land after payment of all required fees. Physical allocation is done immediately after all payments are completed. AVIANCE HOMES & PROPERTIES LTD Suite 20-22 Richland Mall, KM 24, Lekki Epe Expressway. Ajah, Lagos.

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11. Question: Is there any extra cost required to have a corner piece plot & what does it take to acquire a commercial plot?

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

12. Question: Is the road leading to the Estate motorable?

Answer: Yes. The road leading to the Estate from Epe Ilara road is very motorable

13. Question: Is there any instalment payments plan?

Answer: Yes. Instalment payments of up to 6months for land is available depending on location within the estate at 10% interest. No additional fees on 3 months instalment payment plan.

14. Question: Can I buy land for investment purposes?

Answer: Yes, you can buy for investment purposes depending on location within the estate.

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

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

16. Question: Can I pay cash to your agent?

Answer: NO. All PAYMENTS SHOULD BE MADE TO AVIANCE HOMES & PROPERTIES LTD STERLING BANK. ACCOUNT NO 0081779364, Cheque should be issued in favour of AVIANCE HOMES & PROPERTIES ONLY. We would not accept responsibility for any liability that may arise because of deviation from the above instruction.

17. 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 when the plot is resold. However, there is a 30% deduction of the total amount as administrative fee charged.

18. Question: If I was on the instalment payment plan and cannot continue with the payment, can I get a refund?

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

19. Question: Are there rules guiding what I can and cannot build in the estate?

Answer: 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.