



Manor

HIGHBRIDGE

The word 'Manor' is written in a large, dark blue, serif font. The letter 'M' is particularly tall and elegant. Behind the letters 'a' and 'n', there are silhouettes of palm trees. The word 'HIGHBRIDGE' is written in white, uppercase, sans-serif font inside a green rectangular box that overlaps the 'a' and 'n' of 'Manor'. The letter 'o' in 'Manor' has a green, stylized wave-like graphic at its base.

LOCATION: LONDON ROAD ODO-IRAGUSHI, EPE

TITLE: RESIDENTIAL FREEHOLD



TERMS AND CONDITION/ PRE-CONTRACT

Q1. WHERE IS HIGHBRIDGE MANOR?

HIGHBRIDGE MANOR is situated at London Road, Odo-Iragushi, Epe. This estate is very close to several other estates and housing projects. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at HIGHBRIDGE HOMES LTD office or with the designated sales representative. Free inspections hold Tuesdays and Wednesdays. Take off time is 10:00AM.

NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY SHOULD I BUY HIGHBRIDGE MANOR?

HIGHBRIDGE MANOR enjoys proximity to major government presence & economic investment landmarks like

- Dangote refinery,
- Epe Resort and Spa,
- Jubilee Chalet
- Lekki international Airport etc. guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF HIGHBRIDGE MANOR?

HIGHBRIDGE HOMES LTD, multiple award-winning real estate company & winner of the “MOST AFFORDABLE REAL ESTATE COMPANY OF THE YEAR 2021, 2022, 2023 and 2024”

Q4. WHAT TYPE OF TITLE DOES HIGHBRIDGE MANOR POSSESS?

Residential Freehold

Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from every known government acquisition and adverse claims.

Q6. WHAT PLOT SIZE(S) IS AVAILABLE?

400SQM Residential plots only.

Q7. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZE?

0 – 6 MONTHS OUTRIGHT

7 - 9 MONTHS PAYMENT PLAN

10 - 12 MONTHS PAYMENT PLAN

PLOT SIZE	0 – 6 MONTHS	7 - 9 MONTHS	10 - 12 MONTHS
	(PRE-LAUNCH OUTRIGHT)	(PRE-LAUNCH PAYMENT PLAN)	(PRE-LAUNCH PAYMENT PLAN)
400SQM	N5,000,000:00 INITIAL PAYMENT: N500,000:00	N5,250,000:00 INITIAL PAYMENT: N500,000:00	N5,550,000:00 INITIAL PAYMENT: N500,000:00

CORNER PIECE PLOTS ATTRACTS 12.5% (LAND COST) ADDITIONAL CHARGE OF THE SELECTED PLOT SIZE.

HIGHBRIDGE HOMES LTD reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

Non-payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result in termination or revocation of the contract/OR attract default charge of 10% of the month payment or 10% of the total balance upon demand, OR 10% of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

Q8. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable.

Q9. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

- Documentation N1,200,000:00/Per Plot
- Development fees N1,500,000:00/Per Plot

NOTE: Development Levy covers the following:

Drainage Construction

Transformers and Electrification

Tarred or Interlocked Roads

Building of Special Amenities

Landscaping and Beautification of the Estate, etc.

Q10. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate in a case of unplanned or unforeseen circumstance.

Q11. WHEN DO I MAKE THE OTHER PAYMENTS?

Documentation fee and development should be paid before Physical Allocation.

Q12. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FURTHER INSTALLMENTS?

- A Letter of Acknowledgement of Subscription.
- An Invoice.
- A Duly Executed Receipt for Initial Deposit; and Installment Payment Receipt(s) for further Installments.
- Contract of Sale.

Q13. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- Completion Payment Receipt.
- Survey Plan
- Deed of Assignment
- Plot Allocation Document

Q14. CAN I RE-SELL MY PLOT/PROPERTY?

Yes a subscriber who has fully paid up on their land can re-sell their plot(s). In that event, HIGHBRIDGE HOMES LTD would require you (the seller) to furnish the company with details of the new buyer.

NOTE:

20% of the Land Consideration paid by you will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

Q15. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to HIGHBRIDGE HOMES LTD at its designated Banks. Otherwise, cheque(s)/bank drafts should be issued in favour of HIGHBRIDGE HOMES LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q16A. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT OF INITIAL DEPOSIT BUT BEFORE ALLOCATION? CAN I GET A REFUND?

Yes, but you are required to give the Company 120 days' written/email notice to process your refund request and a further 120 days if the process isn't completed after the first 120 days. The refund shall be processed and paid less 30% (Administrative, Logistics & Agency Fees).

Q16B. CAN I GET A REFUND AFTER ALLOCATION?

No, the company will not make any refund after allocation of plots. The subscriber can resell their plots themselves to recoup the investment money.

Q17. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

Yes, there must be evidence of active possession on your land within 12 months of physical allocation i.e. fencing of plot(s). Where an allocated plot is not fenced within the stipulated timeframe, the Company reserves the right to reallocate the subscriber to another area of the Estate.

Q18. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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 i.e. Bungalow, Block of Flats, Detached Houses (duplex). Note that high-rise buildings will not be permitted. All building design must conform to the required set back & building control of the estate and the government; and such design should be submitted for vetting to the company. You are expected to bear the cost of obtaining relevant building permits with the appropriate agencies of the Lagos State Government before any development on your plot(s).

Q19. CAN I RE-SELL MY PLOT/PROPERTY?

Reselling of your plot can be done either by selling yourself directly or the Company selling on behalf of the Client. The process of resale is as follows: In whatever circumstance of sale, you are required to send an email notifying the company of your intention to sell, detailing whether you elect to sell directly or through the Company. Emails for this purpose should be sent to accounts@highbridgehomesltd.com

- a) For selling directly: All financial obligations to the Company (payment for land, documentation and infrastructure fee) must have been settled. The cost of transaction is borne between parties to the transaction while the Company charges only the new owner a registration fee of 20% of the appreciation value of the property (difference between the acquired price and current market value of the property) and the new owner makes payment for new documentation.
 - Where there are outstanding payments to be made, and there is no arrangement to settle same, the company will as of necessity effect the sale on your behalf, deduct all outstanding fees and 30% agency fee of the current market value of the land, while the remaining proceed is paid to the client. The new owner is obligated to pay for documentation subsequently and also make payment for infrastructure fee at the current market value of the time purchase.
- b) For engaging the services of the Company for re-sale:
 - The Company is obligated to look for a suitable buyer and the land is offered to the buyer at the current market or best offer value.
 - Upon eventual sale, the Company will pay to the Client (as seller) the purchase price of the land at its current market value less of 30% agency and transactional fee and the balance of the proceed of sale will be paid to the client (as seller) while the new owner pays for his new documentation.

Provided always that, where the plot to be sold is undeveloped and has not been maintained by the seller, and the company has proceeded to keep the plot maintained and secured on behalf of the seller, the company shall be entitled to an additional 15% interest of the appreciation value (that is the difference between purchase price and current price) at the time of sale, as envisaged in the Estate Guidelines.

- Upon resale, the Client (as Seller) must deliver all original copies of documents issued to him to the new owner and/or the Company.
Where the property is developed i.e., there is an existing building on the land, the Company is only entitled to a transactional fee of 2.5% on the sale price of the developed property.

Q20. HOW DO I GET CONSTANT UPDATES ABOUT HIGHBRIDGE MANOR?

Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels stated below;



ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT THE INFORMATION AND TERMS PROVIDED WITHIN THE FAQ IS ACCEPTED AND CONSENTED BY ME:

SUBSCRIBER'S NAME: _____

SUBSCRIPTION DATE: _____

SIGNATURE: _____

IN THE PRESENCE OF:

NAME: _____

OCCUPATION: _____

ADDRESS: _____

PHONE NUMBER: _____

SIGNATURE: _____