

F.A.Q.

Q. WHERE IS CITYVIEW GARDENS?

A. CITYVIEW GARDENS is located at the entrance of The New Holy Ghost Arena, Redemption City, Ogun State. It is approximately 5 minutes drive from Main Redemption Camp, 7Min from Lotto Junction before Redemption Camp on Lagos-Ibadan Expressway. About 20 minutes drive from Lagos end of the toll gate.

Q. WHAT ARE THE NAMES OF OTHER ESTATES AND INSTITUTIONS ETC. WITHIN 1/2 KM RADIUS OF CITYVIEW GARDENS?

A. The neighbourhood and other institution sites within the vicinity of CITYVIEW GARDENS includes: Redemption City, The New 3km by 3km RCCG's Auditorium, Deeper Christian Life Ministries International Camp, Achievers University, Redeemers' University for All Nations and Haggai-Redeem Estate and several others Residential Estates.

Q. WHO ARE THE DEVELOPERS OF CITYVIEW GARDENS?

A. CITYVIEW GARDENS is being developed by Pishon Properties Ltd.

Q. WHAT IS THE PRICE PER PLOT?

A. A Residential plot is currently being sold on promo for N1,300, 000.00 (Outrightly purchase) naira only per standard 648sqm plot with limited plots available and an installmental for N1,500,000 with initial deposit of N150,000 and the Balance been spread for 15months.

Q. WHAT IS THE SIZE OF A PLOT?

A. 324 square metres half plot available.

648 square metres full plot available

Q. IS THERE ANY ENCUMBRANCE ON THE LAND?

A. The land is free from every known government and individual interest and no adverse claimant.

Q. WHAT TYPE OF INFRASTRUCTURE WILL THE DEVELOPERS PROVIDE?

A. The project promoter of CITYVIEW GARDENS has concluded discussions with project partners for the provision of infrastructures within the estate. This includes;

- Perimeter fencing
- Security gate.
- Gate house
- Motorable road network.

Q. DO I HAVE TO PAY FOR THE INFRASTRUCTURE?

A. No, You do not have to pay for the Infrastructure within the estate. Under the CITYVIEW GARDENS Land Acquisition Scheme, your payment for the land comes with basic infrastructure within the estate.

Q. WHAT INFRASTRUCTURE WILL THE DEVELOPER NOT PROVIDE?

A. Distribution of electricity to individual houses (Poles and its stringing), connection of individuals houses to the water mains and tarred/paved road.

Q. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

A. Survey fee N150, 000.00 & legal documentation fee N50,000.00

Q. DO I HAVE TO PAY FOR DEVELOPMENT LEVY?

A. Yes, but not immediately.

Q. HOW MUCH WILL I PAY AS DEVELOPMENT LEVY?

A. Development Levy fee will be jointly determined by the developers and CITYVIEW GARDENS Occupant Association upon completion of the CITYVIEW GARDENS Housing Development Scheme.

Q. THE DEVELOPMENT LEVY WILL BE USED FOR WHAT?

A. Distribution of electricity to individual houses (Poles and its stringing), tarred/paved road, Drainage e.t.c

Q. WHEN DO I PAY DEVELOPMENT LEVY?

A. After full payment, which will be jointly agreed by all parties concerned?

Q. WHAT DO I GET AFTER COMPLETION OF PAYMENTS FOR THE LAND?

A. Receipt, letter of allocation, estate covenants, survey plan and deed of assignment.

Q. WHEN WILL MY (PLOTS) BE ALLOCATED TO ME?

A. In batches after full payment for the land survey fee and legal documentation.

Q. WHAT TYPE OF TITLE DOES CITYVIEW GARDENS HAVE ON THE LAND?

A. Our Reg. survey is under process after which our C of O

Q. WHAT HAPPENS IF I CANNOT COMPLETE PAYMENT OR DEFAULT IN THE PAYMENT OF MONTHLY SUBSCRIPTION?

A. You will get a refund of total money paid less 25% administrative expenses.

Q. DOES CITYVIEW GARDENS CHARGE INTEREST ON THE BALANCE OF PAYMENT?

A. The transaction is interest free.

Q. CAN I START BUILDING ON MY LAND NOW?

A. Once the payment is completed you can start building on the land immediately, by submitting your architectural plans which must conform to the estate prototype. This is to encourage high standard set by the estate promoter.

Q. IS THE ROAD TO THE ESTATE GOOD AND MOTORABLE EVEN DURING RAINING SEASON?

A. Yes, the road to the estate is very motorable and accessible even at the peak of the raining season.

Q. IS THERE ANY RESTRICTION AS TO THE TYPE OF BUILDING I CAN BUILD?

A. The Estate building prototype series set a standard for the type of building you can construct. However, you are limited to building residential houses within the area designated as residential and commercial houses on area designated as commercial. Provision of shops in residential houses and building of tenement house type (popularly known as face me I face you) is not permitted.

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

A. The time limit is 6 months by which time you will be encouraged to commence work immediately to encourage development and control weeds. Also, in a case where the land is left unkempt, the developer will enter on the land to keep it tidy and expenses incurred will be transferred to you.

Otherwise you reserve the right to sell outrightly at the market prevailing price.

Q. IF I PAY OUTRIGHTLY, DO I GET ANY DISCOUNT?

A. Yes. 5% discount for bulk outright purchase (12 plots upward)

Q. HOW WILL PAYMENTS BE MADE?

A. The payment will be made into the company's accounts. We do not collect cash at our offices. Find below the company's banker and bank account numbers.

S / N	B A N K E R	ACCOUNT DETAILS	ACCOUNT NUMBER
1	DIAMOND BANK PLC.	P I S H O N P R O P E R T I E S L T D .	

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

A. You can re-sell your property at any time but with a transfer fee of 10% of selling price/current value of land.

Q. CAN I ACCESS NATIONAL HOUSING FUND LOAN?

A. CITYVIEW GARDENS is a platform for accessing National Housing Fund loan.