

PHOTON CREST 1

FREQUENTLY ASKED QUESTIONS

- What is the name and location of the estate?
 - **Ans: The name of the estate is Photon Crest 1, it is located at Orimedu Town, Ibeju Lekki, Lagos**
- Is there any documentation that shows that the land belong to WhiteGate Homes and Facilities Management Ltd?
 - **Ans: We have a duly notarized Deed of Purchase from the traditional land owners.**
- Is the land free from government acquisition?
 - **Ans: Yes, our estates are free from government acquisition**
- Will I have issues with omonile or land grabbers?
 - **Ans: NO. Our estate lands are purchased legally from the traditional land owners with duly notarized and registered title documents.**
- What is the title for the estate?
 - **Ans: Photon Crest 1 has Receipt of Purchase, Registered Deed of Assignment and Excision.**
- What is the size of a plot of land at Photon Crest 1?
 - **Ans: The standard size for a plot of land is 600sqm. However, we also have plots in different sizes like 300sqm, 450sqm, 500sqm, 700sqm, 800sqm, 900sqm.**
- Can I buy a half plot of Land?
 - **Ans: Yes.**
- Do you give discounts?
 - **Ans: Yes, only on bulk purchase or during sales promotion.**
- What type of Title or Document will I get when I purchase plots of land at Photon Crest 1?
 - **Ans:**
 - Duly Executed Purchase Receipt
 - Deed of Assignment
 - Survey Plan
 - Letter of Allocation
- How long does it take to get documents or titles after payment?
 - **Ans: Titles will be provided within a week after payment.**
- How long does it take to get land allocation?
 - **Ans: Allocation comes immediately after all financial obligations have been fulfilled.**
- What other payments do I make apart from the payment for the land?
 - **Ans:**
 - Payment for Deed of Assignment (₦ 50,000)
 - Payment for Survey Plan (₦ 350,000) and
 - Payment for the Developmental fee (₦ 500,000)
- What is developmental fee?
 - **Ans: Developmental fee is the fee collected to provide the infrastructures that will be in the estates.**

- What Infrastructure will be provided by the development fee?
 - **Ans:** Development fee will be used to provide infrastructures such as:
 - Electricity poles, cables, transformers and extension of electricity to every plots within the estate.
 - Durable and motorable stone paved roads.
 - Drainage System network.
 - Gardens and Green areas.
 - Security materials and personnel.
- When should I pay the Developmental Fee?
 - **Ans: Developmental fee should be paid within 3 months of getting plot allocation.**
- How much is the Development Fee?
 - **Ans: The sum of ₦500,000 has been fixed as the sum payable for development.**
- How is the developmental fee paid?
 - **Ans: the development fee will be paid according to the number of plots owned.**
- Are there any hidden charges?
 - **Ans: There are no hidden charges.**
- What is the distance to the main road?
 - **Ans: Photon Crest 1 is about one minute drive from the Expressway.**
- Is the estate in a developed area?
 - **Ans: The estate is in a developing Area**
- Who manages the facilities within the Estate?
 - **Ans: Facilities within Photon Crest 1 will be managed by WhiteGate Homes and Facilities Management Ltd, no external management company or resident association of any kind is allowed.**
- Can I purchase properties and also pay for development fee in installments?
 - **Ans: Yes, we have monthly structured payment plans up to three months only.**
- What if I can't meet up with my monthly payment schedule?
 - **Ans: refer to our Terms and Conditions**
- When can I take possession of my land?
 - **Ans: Immediately after development fee has been paid.**
- Will my building plan be approved?
 - **Ans: Yes. Assessment of the building drawings will be done to ensure conformity to the estate building standard before owners' can go for building plan approval.**
- I am no longer interested in keeping my land, can I resell?
 - **Ans: Yes. However, you must do so through our office having obtained necessary approvals from us. Please refer to the terms and conditions**
- Can I get a refund?
 - **Ans: Yes, please refer to our terms and conditions.**
- How do I get a refund?
 - **Ans: Refund will be made into the very bank account through which payment was made.**