

Adiva Plainfields



The Adiva

www.myadiva.com

Newsletter

Hand-Over to Home Owners Continues...

We are pleased to announce that hand-over of Phase 1 homes to eligible Adiva owners is ongoing, and we welcome to the new neighborhood, home-owners who have already taken possession of their units. In this edition, we will provide an update to all home owners on the service charges, facility management services, estate development guidelines, the new residents association, and as usual address some frequently asked questions we have received since the last edition.

Based on buyer requests, we have extended the home inspections till the end of September. Owners should contact their agents to schedule an inspection with our site representatives to address any questions.

6th Edition

August 2011

*Welcome
to the
Neighborhood*

Estate Facility Management

In order to ensure the quality of the estate and its amenities are preserved, we have finalized arrangements with Facility Managers, Briscoe Properties Limited (BPL) to commence operations upon handover of the estate. The services provided by the company will include:

- Provision of armed and patrol security
- Landscaping & cleaning of common areas
- Refuse collection
- Management of sewage and water treatment plants
- Fumigation and pest control
- Maintenance staff to address all home and estate issues



View of East Lake Drive - Adiva Plainfields

Rules & Building Guidelines

Comprehensive guidelines have been prepared to protect the built environment and maintain the harmonious co-existence of residents within the estate.

All home owners are advised to read this document before commencing any construction works so as to understand the related rules and regulations. The document which will also be provided in your handover pack is online at <http://www.myadiva.com/estate>

Show Home

As houses are delivered as shells, buyers can visit the show home on site for some ideas on the finishing options for their homes.

Adiva Plainfields Residents Association (APRA)

We all need to make Adiva a habitable environment within the nearest future. We recognize the need for residents to be involved in the management of the estate and we have formally established a residents association. While all homeowners will instantly become members of the association upon handover, we implore owners to be active members.

Copies of the Constitution and Residents' Association Agreements will be provided to all owners as part of the handover pack and can also be downloaded online at <http://www.myadiva.com/estate>



Sirocco Homes on East Lake Drive



Finished Kitchen in the Show Home

Lead Agent: ARM Investment Center

Lagos: • Oluwole Mall, Nnamdi Azikiwe/Martins St Tel. 01-7389509 • 68C Coker Road, Ilupeju Tel. 01-4718282; • 86, Adeniran Ogunsanya Street, Surulere. Tel. 01-4798720

Abuja: Plot 129 Adetokunbo Ademola Crescent, Wuse II. Tel. 09-4130530-1

Port Harcourt: 12 Circular Road, Presidential Estate I. Tel. 084-462591-2

Onitsha: 60A Old Market Road (opp Broadway Cinema) Tel. 046-872048

Kano: 139 Murtala Mohammed Way, Beside DHL. Tel. 064-896174



Frequently Asked Questions

I have paid 100%, can I take possession of my home now?

Yes, we encourage property owners to take possession of their properties immediately, so their homes can be ready to move into once facility management begins and the remedial works on the site for the service lines and water and sewage treatment plants are completed.

How much is the service charge for my home?

The charge is N26,000 per month and is collected annually for the first year of operation.

I have a serviced plot, do I have to pay this charge too?

Yes, all serviced plot owners are required to contribute to security and maintenance of the estate. The fees are N6,324.00 monthly but the equivalent of the first two years of operation will be collected upfront. The payment of this fee will be required until a permanent structure is built on the plot.

Do I have to use your contractors to finish my home?

You can use your contractor, however he/she must adhere to the Estate Rules and Building Guidelines. Contractors must also register with BPL before entering the estate.

Why am I being asked to pay service charges now, when I have not moved in?

The service charges will cover all maintenance costs from the date of official handover to BPL. Prior to this date, Adiva will continue to cover all costs to ensure the estate is properly secured and maintained.

Since some buyers are already intending to occupy the estate immediately after handover, it will be unfair for them to have to wait till all other buyers move-in to the estate before the facility management operations commences.

I am finishing my home and will move in next month, what about all the contractors and people working on the estate?

Fencing of the phase 1 portion is almost complete, we are also separating the homes in Phase 1 from the latter phases with temporary fencing. Our contractors and their workers will be restricted from accessing phase 1 after final handover.

Can I fence off my property?

Yes, owners can construct fences their properties in accordance with the fence construction guidelines. However, in order to promote open-living we encourage owners to consider flowers and hedges as a means of fencing as opposed to blockwalls which will restrict ventilation.

How will the power be managed?

Individual houses have been provided with prepaid-meters which can be recharged through the vending system managed by the facility manager. While power lines are provided in the service plot areas, owners will pay a connection fee to connect their houses to the lines once construction is complete. Backup generators can be provided by each homeowner. The central generators will be used to power the common facilities such as streetlights and treatment plants.

Are there any restrictions on the use of my Commercial plots?

Commercial plots are restricted based on the uses permitted by the State government for the estate which include education, commercial shops & light offices.

I have completed payment on my property, how long will it take to get my title documents?

All title documents will be dispatched to buyers within 60 days of making the final payment on their property.

From The Project Manager . . .

On the 10th of July, 2011 we received over 300mm of rainwater within 2 hours on the Adiva site!! While the rainfall caused major flooding issues in other parts of Lagos and estates, Adiva was immediately dry after the rain. Due to the flat topography within the Lekki area, we immediately identified flooding as a key-risk and consulted several engineers on this during the design phase of the project.

We are glad this painstaking and expensive consultations have resulted in a properly designed estate. The drainage network ensures that storm water drainage is not concentrated at one or two points but drains off along main roads, through culverts and trapezoidal drains, then out of the estate. Residents will also be pleased to know that finished floor levels in all homes are about 500mm above road level, giving added protection in the event of torrential rains.

On behalf of the entire development team, I congratulate you on this astute investment and welcome you to the new neighborhood.

Francois Rautenbach, EQ3 Projects Limited
Project Managers - Adiva Plainfields



The Adiva Development Team - representing EQ3 Projects, Golden Swan, Kenol Nigeria, Trent Parker, Pinconsult & Associates, Consem & Associates and Twin Palms Construction.

The new neighborhood is born . . .

We hope you have found this edition of The Adiva helpful and ask that you contact us with any questions either through the website: www.myadiva.com or via email to realestate@arm.com.ng

Other Agents:

Assist to Sell Properties:

Gatrix Investments Limited:

Briscoe Properties Limited:

Joe Akhigbe & Associates:

Raadsel Limited:

Helm Estate:

Plot 45 Olabanji Olajide Street, Off Baderinwa Alabi Street, Lekki Phase 1, Lagos 0803 307 6154 / 0803 081 5570 /

182A, Corporation Drive, Dolphin estate, Ikoyi Lagos 0802 223 2361 / 0807 555 9665 / 01 871 0333

18, Fatai Atere Way, Matori, Lagos 0803 235 2945 / 0803 321 0413 / 01 791 6122

5th Floor, 19 Tinubu Street, P.O Box 80312, Lafiaji - Lagos 0802 360 4579 / 0803 352 0286 / 01 775 7869

Suite D6, Adeniran Ogunsanya Shopping Complex, Surulere, Lagos 0807 551 9616 / 01 765 2935

238 Murtala Mohammed Way, Yaba. Lagos 0803 320 8464 / 01 776 8847 / 01 470 5207