



## Adiva as is

'Tis the season of celebration and we would like to start by wishing all the members our Adiva community a very Merry Christmas. We have a lot to in the way of construction to celebrate with you and we elaborate on all that in this edition. We also provide information on the status of the highly anticipated Sierra Units.

Even as the rains of 2010 have come and barely gone, severely impacting construc-

tion projects, work on Adiva estate has enjoyed significant, conscientious progress.

### Phase I Status Update

We have completed the construction of 131 homes and 101 have been painted.

To be more specific, 30 Savannahs, 20 Sahels, 9 Sahara Is, 36 Sahara IIs, and 36 Sirocco units have been constructed and painted.

### Unit Allocations

As we conclude construction in Phase 1 we have allocated units to owners who have made 3rd instalment payment. Allocation letters will have been sent to purchasers that fall in this category. If you have recently made a be sent to show the provisional allocation of the completed units.

4th Edition

December 2010

#### Location

Km 36, Ibeju-Lekki, Lagos

#### Land Size

111 Hectares

#### Completion Date

Phase 1: March 2011

#### Project Consultants

FMA Associates

(Architect)

Pinconsult Associates

(Civil & Structural)

Consem Associates

(Mechanical & Electrical)

EQ3 Project Services

(Project Managers)

#### Main Contractors

Golden Swan Nigeria Limited

(House Building)

Dys Trocca Valsesia

(Infrastructure)

## Homes, Roads and other infrastructure

We are pleased to provide updates on the main roads and civil works on the Adiva Plainfield Estate.

The entire road network is about 90% complete. The sub-structure on the inner roads are complete, while paving is 70% complete.

Additionally, the sewer piping network is 98% complete, and the sewage treatment plant will be installed by the end of March 2011.



### Site Photographs

A- Sahel

B- Sahara II

C- Sirocco



## Lead Agent: ARM Investment Center

### ARM Investment Center Locations

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



## Sierra

The **Sierra units** were planned for construction along with all the other housing units since the conception of the Adiva Plainfields Estate. There have been various causes for the delay in the construction of these units and many of them have been highlighted in previous correspondence. However, we will no longer be offering excuses instead we are seeking ways to move forward.

The construction of the Sierra units have been cancelled until further notice.

Firstly, we apologise profusely for the inconvenience this will cause and we appreciate your understanding in advance.

### Solutions

There are three options available to the purchasers of Sierra units as shown below:

### A. Plots within the Townsville Estate

The Townsville Estate is a gated layout development with no infrastructure. This development is adjacent to Adiva Plainfields Estate. These plots come in 450sq.m & 900sq.m and are ready for immediate handover. Your deposits can be applied towards the purchase of these plots should you wish.

### B. Refund

We understand that some of our purchasers will prefer to request for their deposits made to date. This option is available with the an additional interest of 0.75% per month based on the Guaranty Trust Bank interest rate. The additional interest payment is reserved for the purchasers who made timely installment payments.

### C. Build Sierra

We intend to build out the Sierra unit types but due to increased construction cost, it would not be possible to deliver the Sierra units at the original price. Therefore, based on the new calculations, the Sierra units will cost N—— to build which will incur an additional cost of N—— to each purchaser.

Please inform your agents of your decisions as soon as possible to facilitate a quick resolution.

We apologise again for any difficulties this decision may have caused and we hope that you can accept that a decision of this magnitude was not taken likely.

## Frequently Asked Questions

The following are some of the questions we have received via our website, [www.myadiva.com](http://www.myadiva.com):

**Question:** Are there any restrictions on the type of house I can build on my serviced plot?

**Answer:** No. The idea behind the sale of service plots in the Adiva Estate is to give buyers the opportunity to build their choice house type and also enjoy the Adiva

**Question:** Can you finish my property?

**Answer:** There are currently no plans for Adiva to finish homes; however, a shortlist of nominated finishing agents or contractors can be provided to meet the finishing needs of home owners.

**Question:** Can I build a fence around my property?

**Answer:** Yes. However, to maintain the aesthetics of the Estate, we would like to suggest to homeowners who wish to construct a fence to build picket fences.

We hope you have been well informed with this edition of "The Adiva". We will ensure that the homes delivered are of the highest quality and we will do our best to continue to keep you up to date on all activities on the Estate.

Please continue to send your questions or concerns to us via our website [www.myadiva.com](http://www.myadiva.com).



### Savannah

#### Ask About:

Townsville  
Oluwole  
Summerville

#### Current Adiva Prices

Unit	Price (N)
Savannah (2br cluster bungalow)	16,500,000
Sahel (3br semidetached bungalow)	24,700,000
Sahara II (3br detached bungalow)	30,800,000
Sirocco (4br villa + maid's room)	44,000,000

### Other Agents:

Assist to Sell Properties:  
Matrix 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