

FAQs

FREQUENTLY ASKED QUESTIONS

ASO Hortigraph Housing Estate The Sanctuary Court

01 **Where is the Hortigraph Housing Estate Located?**

Hortigraph Housing Estate is located at the new Karmo District, Abuja. The new Karmo district is a 15 minute drive from the citycentre and 25 minute drive to the airport. The district is nestled between Life Camp and Mborra District, and also a few minutes drive from the Jabi District. Other strategic landmarks within the district include Nigerian Turkish Hospital and Patnasonic Estate.

02 **How many Units will be built?**

A total of 87 units comprising of:

- 19 units of 4 bedrooms fully detached house on 2 floors,
- 17 units of 4 bedrooms terraced on 2 floors,
- 39 units of 3 bedrooms terraced house on 3 floors and;
- 12 units of 3 bedrooms flats.

These units will be developed in Phases.

03 **What is the Proposed Phasing Plan?**

The project has been conceived to be developed under two phases.

Phase 1 comprises a total of 42 units on 1.5 hectares of land as follow:

- 5 units of 4 bedrooms fully detached house on 2 floors,
- Units of 4 bedrooms terraced house on 2 floors,
- 16 units of 3 bedrooms terraced house on 3 floors and
- 12 units of 3 bedrooms flat.

Work has fully commenced on Phase 1 and is scheduled to be delivered by April 2016.

Phase 2 comprises a total of 45 units on 2.1 hectares of land as follow:

- 14 units of 4 bedrooms fully detached house on 2 floors,
- 8 units of 4 bedrooms terraced house on 2 floors,
- 23 units of 3 bedrooms terraced house on 3 floors.

Works are projected to commence by February, 2016 with a target delivery for September 2016 in Phase 2.

Phase 1 and Phase 2 are less than 1 minute drive apart.

04 **Will all the rooms be ensuite and will there be any provision for guest toilet?**

Yes, all the rooms are ensuite and there will be provision for guest toilet in all the four house types to be developed.

05 **Will there be any provision for servant room (BQ)?**

All the house types except the 3bedroom flat will have a room BQ attached to the main house. The BQ will also be ensuite.

06 **What is the price of each house type?**

The price of each house type is as follows:

- 4 bedrooms fully detached house on 2 floors N39.9 million
- 4 bedrooms terraced house on 2 floors N28.9 million
- 3 bedrooms terraced house on 3 floors and N24.9 million
- 3bedrooms flat N19 million

These prices exclude VAT of 5% and Finder's Fee of 5% on each house



07 Will there be any increase in prices?

The selling prices above are the project's early entry selling prices, therefore may increase based on market conditions. Prospective subscribers that make early payment for any house in Phase 1 or Phase 2 in line with the estate's payment plan will stand to benefit from any upward value in price appreciation.

08 What is the Payment Plan?

The payment plan for any house type is as follows:

- 20% down payment on acceptance of offer;
- 30% down payment within the next 6 months from date of acceptance of offer;
- 50% balance payment is payable over the next 12 months on a monthly or quarterly basis at 0% interest rate.

09 When is the VAT of 5% and Finder's Fee of 5% payable?

The Finder's Fee of 5% is payable on acceptance of the property offer alongside the 20% initial deposit while the VAT of 5% is payable on 6th month from date of acceptance of offer.

10 What is the internal size (in square meters) of each house type?

4 bedrooms fully detached house on 2 floors:

- Ground Floor 82sqm
- First Floor 82sqm
- Total 162sqm

4 bedrooms terraced house on 2 floors:

- Ground Floor 90sqm
- First Floor 93sqm
- Total 183sqm

3 bedrooms terraced house on 3 floors:

- Ground Floor 61sqm
- First Floor 62sqm
- Second Floor 62sqm
- Total 185sqm

3 bedrooms flat:

- Total 144sqm

11 Will the units be fully completed or partially completed?

All house types except the 3 bedroom flats will be partially completed (70% estimate) houses wherein the outer façade of each house will be fully constructed but the internals will have minimal works. The exception to this will be the 3 bedroom flats which are expected to be fully completed.

12 What is the extent of the finishing in a partially completed unit?

External Finishes: Outer façade of each house will be 100% completed (plastered, painted with external doors and window, and terrace handrails. Infrastructure + all ancillary buildings and facilities will be fully provided.

Internal Finishes: The internal finishing will be limited to plastering (without screeding or painting), conduit piping for plumbing and electrical works, and wiring.

With this concept, subscribers will have the option of finishing their homes to their taste, quality, pace and satisfaction.

13 What is the cost of finishing for each house type?

The cost of finishing each house type will depend on the subject house and taste of the prospective subscriber. This can be provided upon request on a case by case basis by the developer. Subscribers are also free to engage alternative contractor(s) for this purpose.



14 **What is the extent of the finishing in a fully completed 3bedroom flat?**

- All wall finishes including painting
- All floor finishes - tiles and skirting
- Ceiling finishes
- Windows, doors and iron monger
- Stair/terrace Handrails
- Wardrobes
- Kitchen Cabinets
- Light fittings
- Piping & control/connection accessories (sockets)
- All Ducts and pipe works
- All plumbing fixtures - water closet, wash basin, bath tub, shower tray, kitchen sink

15 **What is the mode of payment?**

All payments are to be made into the following account:

Local Currency (N)

Bank Name: ASO Savings & Loans PLC
Account Name: Hortigraph (Nig.) Ltd Escrow
Account No: 0034651121

16 **What documents will be made available to a purchaser?**

On 100% completion of payment for the property, subscribers shall be given the following:

- Final Allocation Letter
- Deed of Assignment
- Consent to register deed of assignment
- Handover Certificate + House Key

Subscribers will be issued a provisional allocation letter for the specific house of their choice upon payment of 50% of the value of the house and VAT & Finder's Fee.

17 **What kind of root title does the estate have?**

The root title for the project site is an FCT Issued Certificate of Occupancy.

18 **Can prospective subscriber take possession or commence renovation upon payment of the initial deposits?**

Subscribers will not be allowed to take possession or commence renovation or completion of internal finishing until 100% payment for the property has been made.

19 **What documents are required from a prospective subscriber desirous of acquiring a home in the Hortigraph Housing Estate?**

Prospective subscribers shall be required to provide the following:

- Duly Completed Home Ownership Form and accepted offer letter
- Valid Means of Identification
- 2 Passport Photograph
- Evidence of 20% down payment + Finder's Fee of 5% of property selling price

For any additional enquiries, you can contact your relationship officer, call
07003300000 or 07037301973
or visit any of our branches in Abuja.