

### **RESIDENTIAL PLOTS T&Cs for NON-GHANAISANS – PLANNED CITIES EXTENSION PROJECT**

#### **General Terms**

1. This is **NOT** a freehold sale; it is a leasehold property.
2. The land shall be used for **residential purposes only**. Lease shall be cancelled if it is used for any other purpose apart from residential.
3. The **non-refundable** registration fee **per plot** is **GHC 1,000** and payment is for outright purchase only.
4. The handing over of the property and property code allocation shall be **AFTER** completion of payment. The Deed of Lease which will enable you to occupy the land will also be provided after completion of payment. **NB: Land title registration number will be provided upon completion of the entire vast land's registration at the Office of the Lands Commission which is ongoing.**
5. Your lease starts after handing over of the property so you shall take immediate occupancy thereafter. and shall be for a period of **50 years**, renewable for another **45 years** at **3%** of the value at the time of renewal.
6. You are required to fully develop and occupy the plot within **4 years** after handing over.
7. Ideally, construction of your property will be done by **PLANNED CITIES EXTENSION PROJECT contractors**. In the case where you would like to build on your own, management shall approve of your plan and methodology before construction begins.

8. You are required to consult the Estate Managers on the design standards and specifications for your development of the said plot and submit drawings/designs for inspection and no objection prior to commencement of works on same. Please note the submissions mentioned in this paragraph shall be for the original development, future intended extension and any modification thereof.
9. Once design is inspected, you will need to get a final approval from the district assembly before commencement of building.
10. Kindly note that this is a controlled and secure site so all construction and related works are subject to rules, regulations and guidelines of Cities & Habitats.
11. This acquisition is based on outright payment only. A penalty of 15% of payment made to date will be charged to you and deducted from payments if you decide to opt out prior to delivery of the property.
12. Refund, where situation arises shall be effected maximum **12 months (i.e. excluding weekends and holidays)** after application for same.
13. The Property is not transferable without recourse to the Cities and Habitats GH Ltd.
14. Statutory payments like ground rent, property rate, etc., will be borne by the buyer. **NB: These payments are made to the Office of Lands Commission and Ghana Revenue Authority.**
15. Be assured that in the most unlikely event that Cities & Habitats GH Ltd fails to deliver, you will be entitled to a 100% refund of your total payments made.
16. You will be responsible for maintenance of the property but only with registered **CITIES EXTENSION APPROVED** service providers.

17. You will be required to sign a separate Estate Management and Maintenance Agreement in addition to your Lease Agreement.
18. Please note that our communities and homes are expected to be highly maintained. You will be required to pay reasonable Estate Management service charges for, i.e. public cleansing (roads, street & drainage), maintenance of streetlights, security and solid waste collection.
19. Also note that self-help provision of services, i.e. water, electricity, drainage, tarring of road, waste management etc. is not allowed in our communities.
20. **The offer is applicable only till 30 calendar days from the date of your completion of Registration. (REGISTRATION IS DEEMED VALID AFTER INITIAL DEPOSIT IS MADE.)** You will need to apply for fresh offer thereafter from our offices.
21. Your Acceptance letter must be duly signed, addressed and returned to the Project Manager, Cities & Habitats GH Ltd, Planned Cities Extension Project, Central University Campus, Miotso-Prampram. **(NB: Making payments without an acceptance letter is still considered an acceptance of the TnCs)**

Thank you for choosing to live in the New Accra City (Newac).