

TERMS & CONDITIONS FOR RESIDENTIAL LANDS – 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 500** and the initial deposit is **GHC 5,000** for same. **NB: The cost of the plot includes a 4 course wall.**
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.
5. You will be required to sign a separate Estate Management and Maintenance Agreement in addition to your Lease Agreement. **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.**
6. The lease period for the land is **60 years (for Ghanaians only)**, renewable for another **45 years** at **3%** of the value at the time of renewal.
7. Your lease starts immediately after handing over of the property so you can take immediate occupancy thereafter.
8. You are required to fully develop and occupy the plot within **4 years** after handing over.

9. 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 inspect your plan and methodology before construction begins.
10. 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.
11. Once design is inspected, you will need to get a final approval from the district assembly before commencement of building.
12. 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.
13. You may choose to make outright payment at any time subject to negotiation.
14. A penalty of **30%** 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.
15. Any delayed monthly payment will attract a penalty of **5%**.
16. Any dormant accounts (3 months or more) will be rendered inactive and closed. Reactivating these accounts will be based on the current plan at the time of reactivation.
17. Refund, where situation arises shall be effected maximum **12 months (i.e. excluding weekends and holidays)** after application for same.
18. The Property is transferable but with recourse to the Cities and Habitats GH Ltd.

19. 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.

20. Be assured that in the most unlikely event that Cities & Habitats GH Ltd fails to deliver, you will be entitled to 100% refund of your total payments made with no deductions.

21. You will be responsible for maintenance of the property but only with registered **CITIES EXTENSION APPROVED** service providers.

22. 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 street-lights, security and solid waste collection.

23. Also note that self-help provision of services, i.e. water, electricity, drainage, waste management etc. is not allowed in our communities.

24. Any registration done without the payment of initial deposit will be considered incomplete. A new application will be needed if initial deposit is not paid within 30 days of registration.

25. 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 these Terms & Conditions)**

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