



# **COCONUT VIEW ESTATE**

AYELAAGBE, MONIYA-ISEYIN ROAD,  
IBADAN, OYO STATE

# **FAQS**

A DEVELOPMENT BY



**TRUSTPOINT**  
REALTY



**1. Who is the developer of Coconut View Estate?**

**The developer of Coconut View Estate is Trustpoint Realty Investment Limited.**

**2. Where is Coconut View Estate?**

**Coconut View Estate is located at Ayelaagbe, along Moniya – Iseyin Road, Ibadan, Oyo State.**

**3. Are there encumbrances on the land?**

**The land is free from government acquisition, adverse claim or any form of encumbrance.**

**4. What type of title does Trustpoint Realty Investment Limited have on the land?**

**Registered Survey  
The C of O processing is ongoing.**

**5. Is the road to the property motorable?**

**Yes, the property is directly facing the Moniya – Iseyin road.**

**6. What are the Landmarks & neighborhood?**

- **Ladoke Akintola train station.**
- **Inland dry port.**
- **Ilutuntun Business District.**
- **Dway University.**

**7. What are the plot sizes available at Coconut View Estate?**

- **- 300sqm**
- **- 500sqm**
- **- 1500sqm**
- **- 3000sqm**

**8. How much is Coconut View Estate selling for?**

- **300sqm - N625,000**
- **500sqm - N1,000,000**
- **1,500sqm - N2,700,000**
- **3000sqm - N5,000,000**

## 9. What is the initial deposit?

- 300sqm - N100,000
- 500sqm - N200,000
- 1,500sqm - N500,000
- 3000sqm - N1,000,000

## 10. What are the payment plans?

- Outright
- 6 months
- 12 months (attracts 20% more)

## 11. What documents do I get after initial deposit?

- Payment Receipt
- Contract of Sale

## 12. What is the transaction flow?

1. Client goes on inspection or appoints a representative to go (please notify us ahead, we usually go on Saturdays)
2. Payment for land
3. Client fills the subscription form and signs
4. Execution of the terms and conditions for subscription
5. Collect Receipt and contract of sale of the land
6. The client signs the contract of sale and a copy is returned to the office
7. Physical allocation of plots (upon completion of payment)
8. Collect deed of assignment and allocation letter
9. Collect survey.

## 13. Is there any time limit to commence work on my land after allocation?

There is no time limit. However you have to begin work when at least 3 others on your street are ready to begin work on their plots. Otherwise, you will be relocated to another plot within the estate. This is to ensure that we do not have houses sandwiched in bushes and also to make the provision of infrastructural facilities (internal road, drainage, electricity connection, cctv, etc) easier.

**14. Is there any time limit to commence work on my land after allocation?**

**No, there is no time limit to commence work on your plot.**

**15. When will my plot(s) be physically allocated to me?**

**After 100% payment for the land.**

**16. Can I start building after the physical allocation of my plots?**

**You can start building as soon as the following conditions are satisfied;**  
**I Submission of architectural plan and subsequent approval**  
**II Building plan approval**  
**III Payment for infrastructure (which covers access to electric power supply, internal road, drainage, cctv and other infrastructural development of the estate)**

**17. What is the price for Infrastructure?**

**At the moment, the price for Infrastructure is 1 million naira per plot and it is subject to review according to the market prices of the building materials required to provide them. The infrastructure fee is only needed to be paid when you are ready to construct.**

**18. I am buying for investment, do I need to pay for infrastructure?**

**No, you don't. When you are ready to sell, you will sell at the market price of the land at that time. Trustpoint Realty will charge 10% of the transaction amount for change of name on survey and legal documentation. The buyer that wants to come and construct in the estate is the one to pay for the infrastructure which he will enjoy.**

**19. Are the annual returns fixed?**

**The 10% per annum in the first 3 years is fixed as it is going to be paid by the company for using the land to grow other short term crops alongside the oil palm trees. From the fourth year, the annual return is subject to the production of the oil palm trees and price of palm oil in the year under review.**

**The actual annual return to be paid to the subscribers is the amount left after reserves are made for the management of the farm for subsequent year and also 30% of the remaining has been deducted by the company. The projected annual returns (i.e 15 to 30% from the fourth year) are after the deductions has been made.**

**20. What do I get at the point of allocation of my land?**

**Letter of allocation, deed of assignment and provisional survey**

21. Can I pay cash to your agents?

**No, all payment must be made to our Bank accounts.**

22. If I make payment, can I request a refund if I am no longer interested?

**Yes, you can request a refund; however, please note that refund will be 30% less than the entire amount paid at the point of refund. Which serves as administrative charges and will be paid within 90 days of approval of the refund.**

23. Will I be affected by price increase after paying initial deposit?

**No, the subscriber will not be affected by price increase after making initial deposit.**

24. What is the approved account I can make payment to?

**All payments are to be made to**

Bank Name: **Wema Bank**

Account Name: **Trustpoint Realty Investment Limited**

Account Number: **0125830881**

**NOTE:** Upon subscription, you are required to fill your personal contact details (phone number and email) on your subscription form to enable us to give necessary information with respect to your property as against going through your representative.

The company will not be liable for information not received by your result of breach of the clause above. The only party recognized by the company in receiving information and execution of documents as regards the property is the client. In the event where the client intends to delegate that responsibility to a third party, a written instruction either in a letter form or an official email has to be sent to the company's official email address before such third party can be recognized.

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## Proposed Features



Developed by:

