



In Association With



QUEEN'S COURT FAQ



Q: A Brief Description Of Queen's Court

Queen's Court is a premium residential cluster within Edo Vidia Homes and Park developed by BlueDutch in association with NNPC E&P LTD (NEPL) Staff Multipurpose Cooperative Society.

Asides its affordability, high end amenities, water tight security structure and luxury feel, it offers home buyers the flexibility of partaking in and owning the construction process through our open system policy, which encourages direct conversations with our constructing unit and exclusive virtual inspections.

Q: Where is Queen's Court Located?

It's situated along Sapele Road By-Pass, Benin City, Edo State.

Q: What Is Its Land Title?

Certificate of Occupancy (C of O).

This estate is free from all known encumbrances, adverse claims, and government acquisition.

Neighbourhood landmarks :

- Rubber Research Institute of Nigeria (RRIN)
- Wells Hosa Farm
- Country Home Hotel
- Benson Idahosa University
- Church of God Mission, Balm of Gilead

Q: What Infrastructures and Amenities Are Available For Home Owners?

- Water tight security all day and night, aided by Armed security personnel and a network of 360degrees CCTV surveillance cameras.
- Street lights on outlined, paved access roads with channelled drainages
- Power Supply: Private estate transformers routed on Band "A" power supply
- Portable Water Supply: Direct water supply from our exclusive reservoir, saving residents the hassles of generating portable water.
- Recreation & Wellness Centers:
 - i. Justin-Robert Park - A landscaped green area harboring recreational facilities such as; Olympic sized swimming pools, Lounge & Sports bar, Wellness and fitness centers, Football Court, Kiddies Zone -featuring Kids swimming pool, Sandy layout, Bouncy Castles, football pitch, basketball court, bicycle racks amongst others.
 - ii. Palms Village: A culturally inspired recreational hub reflecting ancient Edo heritage while offering a distinctive contemporary lifestyle experience.

Q: What Building Types Are Available At Queen's Court?

Standard Homes and Exclusive Homes types.

Q: What Building Prototypes Are Currently Selling?

- 3 Bedroom Bungalow with ante room & BQ
- 4 Bedroom Bungalow with ante room & BQ
- 3 Bedroom Duplex with ante room & BQ
- 4 Bedroom Duplex with ante room & BQ
- 3 Bedroom Terrace with ante room & BQ

Q: What Are The Payment Tenures For These Buildings?

Outright Plan: 0-3 months

Mid Term Plan: 4-6 Months

Lengthy Plan: 7-12 months

Savers Plan: 12-18 months

Life Line Plan: 19- 24 months

Note:

- Mortgage Plan is available. T&C applies.
- A 20% deposit necessates physical home allocation within 36 hours of payment confirmation.

Q: How Often Am I To Make Payment?

You are to make monthly payments, otherwise, you are to notify the company by writing in extreme cases where payments cannot be made in three consecutive months.

Q: What costs make up the purchase price of the building?

The entire project cost including;

- Building design and Approvals
- Construction cost
- Supervision cost
- Cost of fencing
- Community levy

Q: What Happens Upon A Default?

Should you default in your payment, your payment tenure will be upgraded at the prevailing price. While a default in payment after twenty-four months will attract a monthly penalty of 10% default fee on the outstanding balance. In extreme cases such as in cases of a no-show after 6 months, measures will be taken as such;

- A relocation to an affordable prototype within the estate.
- A relocation to an affordable land owned by BlueDutch
- A refund might be made.
- Estate development fee

Q: Upon Making Full Payment For My Home, What Other Payments will I Make.

You will be required to pay for your legal documentation.

- (Deed of assignment and
- Survey fee)
- Light connection
- Water connection

Q: Can I Get A Corner Piece Building?

You can be allocated a corner piece building at a 10% surcharge.

Q: Can I Resell My Home?

You can sell your property at any time. BlueDutch can assist in facilitating the sale, however, it is not obligated to. Subject to T & C.

Q: What Are The Plot Sizes Of These Homes?

All standard homes are fit into 50 by 100fts land sizes while Exclusive homes are fit into 60 by 100fts Larger plot sizes are available on request. Subject to T&C.

Q: What Is The Allocation And Construction Timelines For These Homes?

Physical allocation is conducted 36 hours upon payment confirmation wherein, you will be presented with all relevant details pertaining to your home.

Delivery Timeline for;

- Bungalow - 6 Months
- Duplex - 9 Months
- Terraces - 12 Months

Note:

Exclusive express delivery ranging from 4 to 7 months delivery timeline is available, subject to T & C.

Q: What Other Relevant Information Are Available?

Homeowners can choose from three distinct compound layouts;

1. Open Plan (No Fence): Compounds designed without perimeter walls between homes.
2. Standard Fence Plan: Featuring dwarf perimeter fence measuring 1.2 meters in height.
3. High End Plan: Featuring perimeter fence measuring 3 meters in height.

Q: What Is The Allocation And Construction Timelines For These Homes?

Buyer can have first hand feel of every developmental phase of their property by virtual inspection services in 2 tiers:

1. **Standard Virtual Inspection:** Provides weekly building updates from photographs, video recordings and construction reports at every milestone of the building construction.
2. **Exclusive Virtual Inspection:** Includes daily photographs and video updates, live site videos, and occasional engagement with the construction unit. T&C applies.