



**(APPENDIX-1)**  
**Guidelines For Housing Developments at Genesis Court, Ajah**  
**Development Control and other information**

**Development Guidelines**

**1. Set Backs**

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|----|--|---|---|
| a) | Sides and rear boundaries                        | - | Minimum of <b>3 meters</b> clearance from the fence line not fronting the road fence line.  |
| b) | Frontage to the road and side fronting the road. | - | <ul style="list-style-type: none"> <li>i. However, minimum of <b>6meters</b> set back is required from the building line to frontage fence line where the plot is fronting any of the main roads.</li> <li>iii. Where a plot has any of its sides facing a <b>main road</b>, a minimum of <b>6meters</b> set back is required.</li> </ul>   |
| c) | Boys Quarters                                    | - | Where proposed building development has a detached Boys Quarters, minimum of <b>3 meters</b> clearance between main building and Boys Quarters is required  |
| d) | Semi-detached & Terraced Houses                  | - | Where semi-detached & terraced houses are proposed on a plot, there must be a minimum clearance of <b>6 meters</b> set back is required from the building line to frontage fence line, and <b>3 meters</b> clearance from the side and rear boundaries.   |
| 2. | <b>Density</b>                                   | - | <ul style="list-style-type: none"> <li>(1) Maximum of 1 (one) family house on a plot of less than 450 Sqm</li> <li>(2) Maximum of 2 (two) family houses (semi-detached) on a plot of 450m2 - 600m2.</li> <li>(3) Development block of flats is only permitted within designated sections of the estate, in order to maintain the ambience and general aesthetics of the estate.</li> </ul>  |
| 3. | <b>Fence</b>                                     | - | Frontage, side & rear fence – maximum height of 1.8 meters, of which block wall is a maximum height of <b>1.2 meter</b> and remainder can be metal grill.   |
| 4. | <b>Property Usage</b>                            | - | Properties developed within Genesis Court Ajah are only to be used for residential purposes. It is expressly not permitted to use property within the estate for commercial activities, except a special concession is granted by the estate manager.   |
| 5. | <b>Electricity Connection</b>                    | ➤ | <ul style="list-style-type: none"> <li>➤ Purchase and installation of EKDC Pre-paid meters shall be the responsibility of the subscriber / home owner.</li> <li>➤ The use of Solar power and Inverters as back up solutions for electricity supply is highly encouraged.</li> <li>➤ Where the use of electricity generator sets is unavoidable, it is highly encouraged to use noiseless generators, in order to reduce noise pollution.</li> </ul> |



6. **Water tank & Stanchion, Well or Borehole**

The use of borehole and water storage tanks is advised, however the storage tank MUST either be concealed in the building roof, or be at such height that it does not extend beyond the roofing height. The storage tank & stanchion must also be located at the back of the house.

7. **Discharge of water**

It is not permitted to drain EFFLUENT waste water from kitchen or bathrooms into the estate drains. This should be drained into the cesspool / septic tank / soak away pit.

8. **Gate House** - Individual gatehouses ARE NOT ALLOWED.

9. **Construction Permit, Regulations & Access Control for Workmen-**

Before construction activities can commence on a plot, a payment of ₦260,000 is required for the following:

a) **Access Control Tags / Gate pass:** Before construction commences, 20 access control tags would be issued to the site engineer or lead foreman, to distribute to his workmen. These tags would enable estate security to easily identify them, and facilitate their access & exit from the estate for construction works. It costs ₦20,000 for 20 tags, and ₦1,000 per every additional tag (if needed).

b) **Service Charge:** Upfront payment of 1 year service charge (₦240,000) is required before construction activities can commence. This is because immediately construction activities have commenced on a plot, the plot owner is deemed an active stakeholder in the estate, and directly benefits from the below listed services provided by the estate facility management office. Also, security of construction materials, cleaning of estate roads disturbed by construction activities and management of waste produced at the construction site are equally covered by the service charge payment.

- Each construction site is required to have a waste disposal bin stationed at the site to facilitate proper disposal of waste materials (food items and wrappers, cement bags, etc) produced at the site.
- During the period of your building construction, working hours are strictly restricted to 7am – 6pm; from Mondays – Saturdays. No form of construction work is permitted on Sundays.
- During construction, it is not permitted to drop construction materials (sand, granite, etc) on the estate roads or horticulture setbacks in front of plots. All materials should be delivered inside the plot / construction site, and brought in within the period they are to be used in order to maximize the use of space within the construction site.
- The setbacks in front of plots are strictly for horticulture and infrastructure (electric poles, underground cables, telecommunication cables, etc) purposes, and its usage is exclusive to the estate managers. It is not permitted to extend construction activities into this space as it could affect estate infrastructure. Also, it is the responsibility of the estate manager to maintain the horticulture (trees & flowers) within this space, and it is not permitted to cut down the trees planted by the estate management.
- In the case of building / plot entrances, you are to notify and seek the consent of the estate manager before cutting down a tree in the area for your proposed plot / building entrance. Unauthorized cutting down of trees planted by the estate management attracts a fine of 100,000 per tree.



10. **Estate Service Charge:**

The estate service charge is ₦20,000 monthly per housing unit, and covers the provision of the under listed services:

- a) General Cleaning & Maintenance of the estate
- b) Private Uniformed Security
- c) Waste Management
- d) Horticulture & Gardening

**Only estate residents are required to make service charge payments.** The amount charged as service charge and the services covered are subject to periodic review via joint meetings held between the estate manager, the estate residents and property owners.

11. **Plot Maintenance Charge:**

In order not to allow fallow undeveloped plots become bushes that can harbor dangerous reptiles and create concern for residents in the vicinity, the estate management has a policy of cutting vegetation on all fallow plots twice monthly. The current cost of this activity is ₦5,000 / month, and you will be required to reimburse the estate management the backlog of these payments counting from 1<sup>st</sup> February 2022.

12. **Design Checks**

To secure clearance for your proposed development; it is required to ensure building designs comply with the relevant sections above. Plot owners will be required on application for clearance, to submit the following -

- i. 1 set of Architectural drawing for the proposed development, clearly stating the number of dwelling units being developed, and also indicating the setbacks between the building and the fence / property boundary.
- ii. Site plan for the proposed development, clearly indicating the number of car parking spaces provided.
- iii. A 3D design of the proposed development
- iv. A soil test report for the plot the development is to be cited on.
- iv. It is advised that land owners undertake their building plan approval process with the Lagos State Building Control Agency (LABSCA), and also keep to all Lagos State building control and safety guidelines.