HOW TO OWN
C OF O LAND
IN A STRATEGIC LEKKI-EPE GROWTH CORRIDOR

The practical guide to owning secure land in The Parliament Estate: Phase I & Phase II.

TWO PHASES. ONE ROYAL STANDARD.

Premium living. Strategic investment. Secure ownership.

THE PARLIAMENT ESTATE

Phase I & Phase II

A Harmony Garden & Estate Development Ltd. Development

BEFORE YOU BUY LAND, KNOW WHAT YOU'RE BUYING.

If you've been waiting for the right opportunity to own land in the Lekki-Epe corridor, this guide is for you.

The Parliament Estate gives you **two investment options:**

PHASE I
A premium residential and commercial address for investors seeking a more upscale estate environment.

PHASE II
A more accessible entry point for buyers who want to own C of O land within a strategic growth corridor.

Both phases offer **Certificate of Occupancy (C of O)** title.

This guide will show you:

- ✓ Why location matters.
- ✓ What a C of O means.
- ✓ How to verify your land before payment.
- ✓ The difference between Phase I and Phase II.
- ✓ Current plot prices and deposits.
- ✓ Available payment options.
- ✓ What happens after you pay.
- ✓ How buyers abroad can purchase remotely.

Own securely. Invest strategically. Build with confidence.

WHY LOCATION MATTERS MORE THAN JUST LAND.

Land becomes more valuable when the area around it develops.

The Parliament is positioned within the Lekki-Epe growth corridor, an area experiencing significant residential, commercial, and infrastructure development.

MAJOR LANDMARKS WITHIN THE BROADER CORRIDOR INCLUDE:

- ✓ Lekki-Epe Expressway
- ✓ GranVille Estate
- ✓ Dangote Refinery & Fertilizer Plant
- ✓ Lekki Deep Sea Port
- ✓ Pan-Atlantic University
- ✓ Lekki Aviation Town
- ✓ Proposed Lekki-Epe International Airport

The investment logic is simple:

INFRASTRUCTURE → ACCESS → DEMAND → VALUE

You are not simply buying a plot.

You are positioning yourself within a developing economic corridor.



TWO PHASES. TWO LOCATIONS. ONE STANDARD.

The Parliament was designed to serve different levels of property buyers while maintaining the Harmony Garden standard.

THE PARLIAMENT PHASE I

Premium Investment Address

Location: Bolorunpelu-Onigbedu (Oke-Ogun), opposite Aiyetoro Government Scheme, Lekki-Epe Expressway, Ibeju-Lekki.

Ideal for buyers seeking:

- ✓ Premium residential investment
- ✓ Larger plot options
- ✓ Commercial opportunities
- ✓ A more established premium positioning

THE PARLIAMENT PHASE II

Accessible Luxury Investment

Location: Seidu/Imare Airport Government Resettlement Scheme, Ibeju-Lekki.

Its location places it within the wider emerging airport/infrastructure growth corridor.



C OF O, IN PLAIN ENGLISH.

A Certificate of Occupancy (C of O) is a government-issued title confirming a recognized interest in land.

For a property buyer, title security matters because your investment should be more than a receipt or promise.

WHY C OF O MATTERS

SECURITY
A recognized title gives greater confidence in your ownership.

DOCUMENTATION
Your ownership is supported by formal property documentation.

TRANSFERABILITY
A properly documented property can be transferred or assigned in accordance with applicable requirements.

LONG-TERM VALUE
Securely titled land provides a stronger foundation for development and investment.

THE PARLIAMENT ADVANTAGE

Phase I & Phase II carry the C of O title.

That means you can choose the investment level that fits your budget while pursuing secure land ownership.

Own land. Hold title. Build value.



BEFORE YOU PAY, VERIFY.

Buying land should never be based on excitement alone.

A smart buyer verifies the property, documentation, and payment process before committing funds.

YOUR 3-STEP OWNERSHIP CHECK

01 · VERIFY THE TITLE

Request and review the relevant title documentation.

02 · VERIFY THE PROPERTY

Confirm the property's location, status, layout, and applicable development information.

03 · VERIFY THE PAYMENT CHANNEL

Make payments only through **Harmony Garden's official company-approved payment channels.**

THE GOLDEN RULE

Never pay an individual because they asked you to.

Your investment deserves a documented process from inquiry to allocation.

BUY WITH CLARITY. NOT ASSUMPTION.



TWO PHASES. ONE ROYAL STANDARD.

The Parliament offers two entry points into a strategically positioned estate.

PHASE II · ACCESSIBLE LUXURY

PLOT SIZE	PRICE	INITIAL DEPOSIT
300 SQM	₦16.5M	₦3M
500 SQM	₦27.5M	₦5M
600 SQM	₦33.5M	₦7M
1,000 SQM	₦66M	₦15M

PHASE I · PREMIUM INVESTMENT

PLOT SIZE	PRICE	INITIAL DEPOSIT
300 SQM	₦34.5M	₦7M
500 SQM	₦55M	₦10M
600 SQM	₦66.4M	₦10M
1,000 SQM	₦200M	₦15M

YOUR CHOICE

START WITH PHASE II.
Enter at a more accessible price point.

SCALE WITH PHASE I.
Choose a premium investment position.

Prices are subject to periodic review. Confirm current prices and availability before payment.



OWN AT YOUR PACE.

You don't have to pay everything at once.

The Parliament offers structured payment options designed around different completion periods.

PHASE I

PAYMENT PERIOD	300 SQM	500 SQM	600 SQM	1,000 SQM
0–3 Months	₦34.5M	₦55M	₦66.4M	₦200M
4–6 Months	₦36M	₦57M	₦69.4M	₦205M
7–12 Months	₦37.5M	₦59M	₦72.4M	₦210M

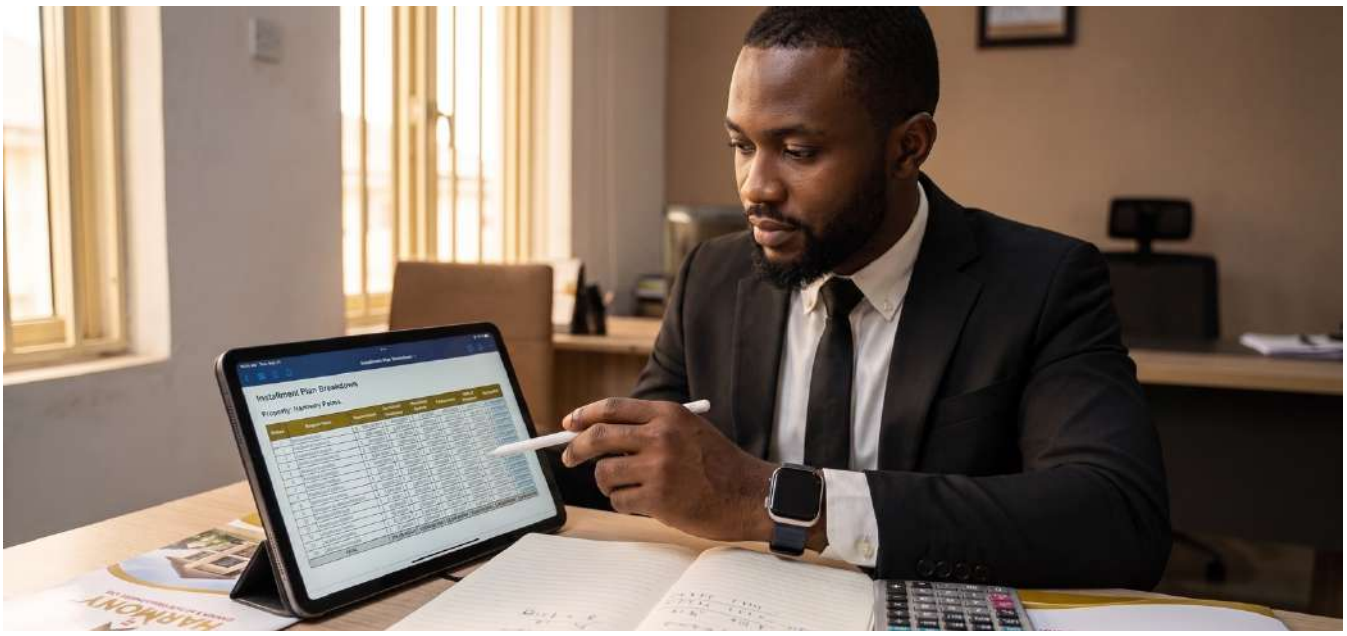
PHASE II

PAYMENT PERIOD	300 SQM	500 SQM	600 SQM	1,000 SQM
0–3 Months	₦16.5M	₦27.5M	₦33.5M	₦66M
4–6 Months	₦17.5M	₦29M	₦34.5M	₦69M
7–12 Months	₦18.5M	₦30.5M	₦36M	₦72M

THE PRINCIPLE

The faster you complete, the lower the applicable total price.

Payment figures are based on the current Harmony Garden plans and may be reviewed periodically.



ABROAD? YOU CAN STILL OWN AT THE PARLIAMENT.

You don't have to be physically in Lagos to begin your ownership journey.

THE PROCESS

01 · CONSULT
Speak with a Harmony Garden representative virtually.

02 · VERIFY
Review the property information, title, and payment structure.

03 · DOCUMENT
Submit the required identification and documentation.

04 · PAY
Make payment through approved Harmony Garden channels.

05 · COMPLETE
Follow the agreed payment and allocation process.

YOUR ADVANTAGE

You can participate in the process remotely while receiving the relevant documentation and updates.

Same estate. Same title. Same ownership journey.

International payment arrangements should be confirmed directly with Harmony Garden before payment.

THE QUESTION ISN'T ONLY "CAN I BUY?"
IT'S ALSO "WHEN SHOULD I START?"

Property markets change.

As infrastructure, population, businesses, and communities develop around a location, demand can increase, and property prices may be reviewed.

Waiting may mean entering later at a different price.

But smart property buying is not about rushing.

IT IS ABOUT BEING INFORMED.

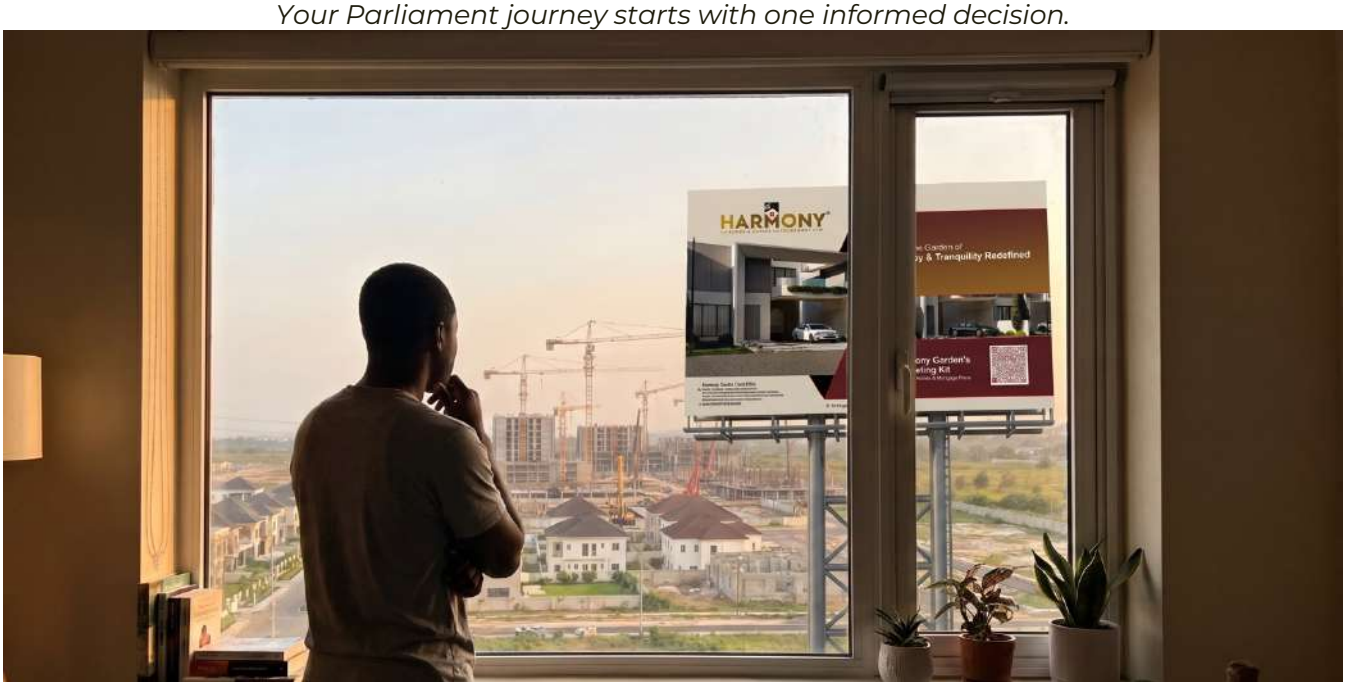
- ✓ Know the location.
- ✓ Verify the title.
- ✓ Understand the price.
- ✓ Choose the payment plan.
- ✓ **Then make your decision.**

THE PARLIAMENT OPPORTUNITY

Whether you choose the more accessible **Phase II** or the premium positioning of **Phase I**, the objective remains the same:

OWN SECURELY.
INVEST STRATEGICALLY.
BUILD YOUR FUTURE.

Your Parliament journey starts with one informed decision.



WHAT HAPPENS AFTER YOU COMMIT?

Buying land is only the beginning. At Harmony Garden, your ownership journey follows a documented process.

YOUR OWNERSHIP JOURNEY

01 · INITIAL PAYMENT

Receive your official payment receipt and acknowledgement.

02 · DOCUMENTATION

Your purchase documentation progresses according to your payment milestone.

03 · ALLOCATION PROCESS

Once the applicable allocation requirements are met, your allocation documentation is processed.

04 · FULL PAYMENT

Upon completing your payment obligations, physical allocation and the relevant ownership documentation follow the applicable process.

THEN IT'S YOURS TO BUILD.

With your allocation completed, you can proceed with development in accordance with the estate's guidelines and approved building requirements.

OWNERSHIP SHOULD NEVER BE JUST A HANDSHAKE.

It should be documented, traceable, and clear.

Specific allocation and documentation timelines are subject to the applicable purchase terms.



THE QUESTIONS BUYERS ASK MOST.

Does The Parliament have C of O?

Yes. The Parliament Estate is presented by Harmony Garden as a C of O-titled development.

Are Phase I and Phase II the same location?

No.

Phase I is at Bolorunpelu-Onigbedu (Oke-Ogun), opposite Aiyetoro Government Scheme, along the Lekki-Epe Expressway.

Phase II is at Seidu/Imare Airport Government Resettlement Scheme.

Does either phase face the New Lekki-Epe International Airport?

Yes, Phase II faces the proposed New Lekki-Epe International Airport from behind.

Are there flexible payment options?

Yes. Buyers can choose between outright payment within 3 months or structured payment options extending to 6 or 12 months, based on the applicable phase and plot size.

Can I buy from outside Nigeria?

Yes. Buyers can begin the process remotely, subject to Harmony Garden's documentation and payment procedures.

Can I inspect the property before buying?

Yes. A physical or appropriate virtual engagement can be arranged with a Harmony Garden representative.

Are the prices fixed?

Property prices may be reviewed periodically.

Always confirm the current price, availability, and payment terms before making payment.

READY TO OWN YOUR PARLIAMENT PLOT?

You don't need to have everything figured out before you start.

Start with a conversation.

BOOK YOUR FREE PARLIAMENT PROPERTY SESSION

Speak with a Harmony Garden property advisor and:

- ✓ Compare Phase I & Phase II
- ✓ Confirm available plot sizes
- ✓ Review current prices
- ✓ Understand payment options
- ✓ Ask questions about title and documentation
- ✓ Schedule a site inspection

NO GUESSWORK.
NO PRESSURE.
JUST A CLEARER PATH TO OWNERSHIP.

YOUR NEXT MOVE

BOOK AN INSPECTION
Visit The Parliament and experience the location.

SPEAK TO AN ADVISOR
Get answers specific to your budget and investment goal.

REQUEST THE CURRENT PRICE LIST
Confirm availability before prices are reviewed.

OWN YOUR PLACE IN THE PARLIAMENT.

Call: 09039817131
WhatsApp: 0803 477 5527
Website: landbookbyharmony.com

A DEVELOPER. A VISION. A LEGACY.

HARMONY GARDEN & ESTATE DEVELOPMENT LTD.

The Parliament is one of the **Seven Citadels of Joy** developed by Harmony Garden & Estate Development Ltd.

Harmony Garden's portfolio includes multiple residential and land developments across the Ibeju-Lekki growth corridor, including **The Parliament, Lekki Aviation Town, Granville Estate, and Majestic Bay**, alongside other developments.

WHY HARMONY GARDEN?

STRATEGIC DEVELOPMENTS
Projects positioned around emerging growth corridors.

SECURE OWNERSHIP
Property offerings backed by documented title structures.

PLANNED COMMUNITIES
Developments designed around infrastructure, accessibility, and lifestyle.

HOMEOWNERSHIP ACCESS
Flexible payment and mortgage initiatives designed to make property ownership more attainable.

THE PARLIAMENT PROMISE

AFFORDABLE EMPIRE DESIGN WITH ROYALTY

Whether you are buying your first plot, expanding your portfolio, or securing land for the next generation, The Parliament gives you an opportunity to enter the property market at a level that fits your ambition.

REMEMBER THE GOLDEN RULE

Make payments only through Harmony Garden's official company-approved channels.

Never pay an individual account based solely on a realtor's instruction.

THE PARLIAMENT ESTATE

TWO PHASES.
ONE ROYAL STANDARD.

PHASE I Premium Investment	**PHASE II** Accessible Luxury
C OF O TITLE Secure Ownership	**LEKKI-EPE CORRIDOR** Strategic Location

START YOUR OWNERSHIP JOURNEY TODAY.

Harmony Garden & Estate Development Ltd.

Invest where Lagos is growing. Own where your future can take shape.