THE BOYE-THOMPSON ESTATE, PRAMPRAM, GREATER ACCRA

Applications for the grant of land

Terms & Conditions

1. These terms and conditions provide a guide to the requirements for the grant of land to potential property developers (hereinafter referred to as "the client") at the Prampram site of The Boye-Thompson Estate.

2. Where there are preliminary application and assessment procedures set out for any grant, such procedures have to be followed as required by the client in full before any consideration of a request for land may be entertained.

3. The submission of an application for land is not a guarantee that any land may be offered.

4. The grant of land can only be offered on condition that the client fulfils the criteria for such grant and has provided robust assurances that any terms or conditions imposed upon such grant shall be performed in full

5. The grant of any land to a prospective client would be on such terms as agreed between the parties and set out in a signed document of conveyance or indenture.

6. A grant of land shall be made on prescribed general terms and conditions notwithstanding that each grant may have specific conditions attached to it.

7. The conditions of any grant will be the basis of an agreement between the Boye-Thompson Estate and the client

8. Upon registration of an interest to secure land for the purposes of constructing a structure on the land, and by completing an application form, the prospective client is required to pay the prescribed application fee for the type of land that is being applied for.

9. The value of the said application fee and the directions on how this fee shall be communicated to the client or from an advertised source including print and broadcast media, social media and website or other such media as provided.

10. The prospective client shall send in proof of payment to accompany any completed application form. Application forms without proof of payment or without payment whatsoever shall not be considered.

11. Prospective clients should note that all application fees are NON REFUNDABLE.

12. Submission of a complete application form would generate a unique Lodgement Number for the client. This number must be quoted on all correspondence between The Boye-Thompson Estate and the client.

13. The processing of an application for land will be subject to satisfactory references and due diligence undertaken on the prospective client. In this regard, prospective clients are advised to provide all information and documentation requested from them as quickly and readily as required so that their application is not hindered or affected.

14. Upon satisfactory performance on assessment and a robust assurance that the prospective client has fulfilled all the requirements for a grant, a site inspection date will be agreed with the prospective client in order to choose the location and coordinates of the plot available for the grant.

15. The offer of a grant will be made in writing only after such site visit as stated above, this will be accompanied by a bill for professional services necessary to the finalization of the sub lease or shared ownership indenture.

16. All fees, service charges and any other payments due to the estate shall be provided for settlement by the tenant prior to the completion of a grant.

17. At the conclusion of these procedures, full access shall be granted to the client for the commencement of construction activities and other engineering works on the allocated plot.

18. These terms and conditions shall form part of the agreement to be reached with the tenant. They should be read together with all other legal documents and advisories sent or communicated to the client.

19. All tenants at The Boye-Thompson Estate will be required to sign up to a code of conduct which shall form part of their agreement to occupy the land

20. It is a matter for the client to fully demonstrate ability to fulfil the conditions of the offer of grant, therefore all applications are accepted on the basis that the prospective client(s) have read and accepted these terms and conditions