

ELIJAH OGUNSANYA ASSOCIATES - COMPANY PROFILE

INTRODUCTION

Elijah Ogunsanya Associates is an indigenous firm of Estate Surveying and Valuation registered in Nigeria on the fourth day of June, 2014 as business concern with registration No. 2303773 (BN) and approved by the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON) to practice the Profession of Estate Surveying and Valuation throughout the Federation. The firm has offices in Abuja, Lagos, Port Harcourt, Nasarawa, Kaduna and Birnin Kebbi which are manned by seasoned Estate Surveyors and Valuers of considerable experience and competence.

BACKGROUND OF THE FIRM

The firm was registered and operated under the Business Name of **Sanyavid Properties Limited** which is now recognised and registered with the Nigerian Institution of Estate Surveyors and Valuers (NIESV), and the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON) with a new Business Name "**Elijah Ogunsanya Associates**", for the execution of professional services in the field of Estate Surveying and Valuation throughout the Federation of Nigeria.

The diverse skills incorporated in the firm of **Elijah Ogunsanya Associates** are organised to provide both direct technical input into specific project as well as to provide support services in the multi-disciplinary scheme of the profession of Estate Surveying and Valuation.

RANGE OF PROFESSIONAL SERVICES

We offer a range of professional services, which includes:

- Valuation of Assets including Land, Buildings, Plant and Machinery, Furniture, Fixture, Fittings, and Equipment.
- Real Estate Agency involving letting, leasing, sale and purchase of landed properties for and on behalf of clients.
- Property Management involving administration of leases including specialized services and installations in multi-tenanted (high-rise) buildings as well as general property maintenance.
- Project Appraisal, which entails carrying out feasibility and viability study/report to determine practicability and profitability or otherwise of proposed projects; including sourcing for development finance.
- Project Management, which involves administration of real estate development projects and co-ordination of relevant consultants from conception to ensure its successful realization within reasonable time and cost limits, without jeopardy to quality workmanship.
- General Real Estate Consultancy including; advice on highest and best use of land resources, premises cleaning, painting and fumigation.

PROPERTY/ASSET VALUATION

Valuation generally speaking involves the determination of the value or worth of an interest in property for a particular purpose, at a particular time. The asset could be land and buildings, plant and machinery, furniture, fittings and equipment or even goodwill. More so, it could also be necessary to carry out periodic revaluation of the assets of companies due to sporadic increase in prices occasioned by the unstable exchange rate. However, property assets embracing furniture, land and buildings, office equipment, motor vehicles and other floating assets (including goodwill) could jointly or separately require periodic valuation or revaluation for any or some of the following purposes:

- Mortgage,
- Insurance,
- Preparation of Balance Sheets or Accounts,
- Privatization and/or commercialization,
- As a going concern,
- Rating and taxation,
- Merger and acquisition,
- For the determination of the worth of assets to be transferred in the case of liquidation, and
- Security for a loan from financial institutions, etc.

ESTATE AGENCY

The letting and sale of real properties is what is generally referred to as Estate Agency in the Estate Surveying and Valuation Profession. Our firm has acted for various clients, both corporate and individual, both in the public and private sector, throughout the country in the letting and sale of their property assets. Our services in this area will among others include:

- Identification of a suitable property to suit the clients' requirement either for sale or lease,
- Carryout proper search to ensure that the property is not encumbered either in any way,
- Advising on the proper rent or sale value of the property to be sold or let based on our vast knowledge of the property market,
- Securing tenants and buyers for properties,
- Upon conclusion of each transaction ensure that vacant possession is delivered, and
- Ensuring proper documentation of such transactions.

Our numerous clients have the benefit of enjoying our extensive network and links in the property market throughout the country.

PROPERTY MANAGEMENT

In Estate Surveying and Valuation, property management is different from agency, in that while agency services terminates with letting or sale of the property and the remittance of rent or proceeds of the transaction to the Landlord (vendor). The management surveyor retains control of the property, directing and supervising his client's interest with the purpose of maximizing the investor's return on the investment which could be financial, social or even in cultural terms as the case may be. We have over Three Hundred (300) choice properties in our management portfolio that comprised of residential, commercial, recreational and industrial properties. We ensure that our clients sit back and enjoy the fruit of their investment, while we take responsibility over:

- The quality of their tenant,
- Fair market rents on their property,
- Local, state and federal taxes on their properties,
- Lease and tenancy agreements with the tenants, including renewals and pre-vacation inspections,
- Service bills such as electricity, water and refuse collection for multi-tenanted properties,
- Security,
- Insurance, and
- Repairs and maintenance.

These among others are some of the many management services our clients enjoy. It would also be necessary to mention here that we do not only manage for the Landlord, but also for tenant. For tenants, we could manage their leases by projecting and protecting their interests in the property and ensuring that they are not harassed by the landlord. In fact, even where we represent the Landlord,

it is our belief that a property is well managed only if both the Landlord and tenant are happy with the performance of the management surveyor.

PROJECT MANAGEMENT

In project development, we participate as project managers or as both project managers and joint financiers in the development of viable building projects.

Project management however, involves the co-ordination on behalf of the developers of the activities of the other members of a development team, for the purpose of a hitch-free development, namely:

- The Architect
- The Engineers (Structural, mechanical, electrical etc.)
- The Quantity Surveyor
- The Contractors (main and subordinates).

Some members of our staff have contributed substantially in the project management of some key projects in Abuja and its environs.

Closely related to property development is feasibility and viability appraisal of real estate developments. This requires a critical analysis of a conceptualized project to determine its feasibility and viability. It is worth mentioning here that we hardly participate in any property development project without first of all establishing the feasibility and viability of such project.

RELEVANT EXPERIENCE

Our firm has also satisfactorily carried out real estate services for both private and public companies spanning several sectors of the Nigeria economy. They includes;

- **MOTA-ENGIL NIGERIA/MINISTRY OF TRANSPORT**
- Compensation Valuation Report on Building/Structure, Crops and Economic Trees for Kano – Katsina – Jibiya – Maradi (Niger Republic) and Kano –

Dutse Land Survey along Fago – Sandamu 116+200-123+100 of the Right of Way Segment Measuring 6.9 Kilometers Long

- **Federal Ministry of Justice**

- Valuation of Forfeited Assets to the Federal Government of Nigeria

- **Nigeria Deposit Insurance Corporation**

- Consultant Estate Surveyors and Valuers to the corporation.

- **Skye Bank Plc**

- Consultant Estate Surveyors and Valuers.

- **First City Monument Bank Plc**

- Consultant Estate Surveyors and Valuers.

- **Infinity Trust Mortgage Bank Plc**

- Consultant Estate Surveyors and Valuers.

- **Kabels Global Company Limited**

- Consultant Estate Surveyors and Valuers.

- **Platinum Mortgage Bank Limited**

- Consultant Estate Surveyors and Valuers to the mortgage bank.

- **FHA Mortgage Bank Limited**

- Consultant Estate Surveyors and Valuers.

- **Nigerian Export and Import (Nexim) Bank**

- Consultant Estate Surveyors and Valuers.

- **Macbas and Sons Limited**

- Valuation of land and building for Macbas& Sons Limited,

- Letting and Management of all Macbas& Sons Limited Properties in Abuja and environs, and
- Consultant Estate Surveyors and Valuers.

- **J-Plus Complex**
 - Consultant Estate Surveyors and Valuers.
 - Letting and Management of the Complex.

- **Flash Motors Nigeria Limited**
 - Consultant Estate Surveyors and Valuers to Flash Motors Nig. Ltd.
 - Facility Management of the landed properties for Flash Motors Nig. Ltd.

- **Nigeria Social Insurance Trust Fund [NSITF]**
 - Consultant Estate Surveyors and Valuers.
 - Letting of residential apartment to some of the staff of Nigeria Social Insurance Trust Fund (NSITF)

- **Eagle Construction Limited Abuja**
 - Management of Residential Apartment for the senior staff of the Firm.
 - Consultant Estate Surveyors and Valuers.

- **OMNIA Limited Abuja**
 - Consultant Estate Surveyors and Valuers.
 - Letting and Management of 5 – Storey Office Complex at Wuse Zone 5, Abuja for the firm.

- **Abbey Building Society Limited**
 - Consultant Valuers (ON-GOING)
 - Joint letting of some residential apartment in Abuja.

- **Ministry Of Federal Capital Territory**

- Joint valuation of over 2000 properties within the FCT for the purpose of compensation and resettlement.
- **Abuja Investment Property Development Company**
 - Consultant Estate Surveyors and Valuers to the company.
- **First Baptist Church Abuja**
 - Asset valuation of First Baptist Church, Garki - Abuja.
- **Alpha Dental Hospital**
 - Assets valuation of Alpha Dental Hospital in Kaura District Area of Abuja.
- **AGY Mining and Construction Limited**
 - Valuation of AGY Mining site at Keffi Nasarawa State.
 - Valuation of AGY Plaza in Keffi, Nasarawa State.
- **Federal Government Properties in Plateau State**
 - Joint Valuation of all Federal Government landed properties in Plateau State.

OUR PROFESSIONAL FEES

This is in accordance with the Federal Government approved scale of charges for professional members of the Nigerian Institution of Estate Surveyors and Valuers (NIESV).

KEY STAFFS OF THE FIRM

Partners and key professional officers of the firm together have a cumulative experience of many years in active professional practice, and are herein listed as follows:

ESV ELIJAH OGUNSANYA DAVID (Phd. Environ. Resource Mgt, HND EST. MGT. - ANIVS, RSV)

ESV Elijah Ogunsanya is a graduate of Estate Management and a Doctorate Degree holder in Environmental Resources Management from Nasarawa State University, Keffi, Nasarawa State. He started his career as an Estate Surveyor and Valuer with Alao and Co., a registered firm of Estate Surveyors and Valuers. He later established Sanyavid Properties limited in the year 2010 which later metamorphosed and is known as Elijah Ogunsanya and Associates.

He is currently the Principal Partner of the company with a remarkable sixteen (16) years experience in Property and Asset Valuation, Real Estate Marketing, Agency and Sale, Property Management, Facilities Management among others. He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and he is also a registered member of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide.

ESV APEH JEREMIAH OJOCHEGBE (Phd. Environ. Resource Mgt, HND EST. MGT. - ANIVS, RSV)

ESV Apeh Jeremiah Ojochegbe is a graduate of Estate Management from Federal Polytechnic Nasarawa; with a Doctorate Degree in Environmental Resources Management from Nasarawa State University, Keffi, Nasarawa State. He started his career as an Estate Surveyor and Valuer with Jide Taiwo and Co; a registered firm of Estate Surveyors and Valuers where he rose to become a Manager in the company.

His remarkable performance and experience in the Practice for the past twelve (12) years has played main role in enabling him establish himself as acute professional in Properties and Asset Valuation, Real estate Marketing, Agency and Sale, Property Management, Facilities Management among others. He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and

he is also a registered member of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide.

ESV EMESUE PAUL (PGD. Environ. Resource Mgt, HND EST. MGT. - ANIVS, RSV)

ESV Emesue Paul is a graduate of Estate Management from the Federal Polytechnic Nasarawa, Nasarawa State, and has a Post Graduate Diploma in Environmental Resources Management from Nasarawa State University, Keffi, Nasarawa State. He started his career as an Estate Surveyor and Valuer with Dike and Company, a registered firm of Estate Surveyors and Valuers.

He has huge passion for built environment and real estate related activities that is born out of self motivation, believe and environmental aesthetic. As an Estate Surveyor and Valuer in a reputable Estate Firm, his experience in the past nine (9) years has enabled him to establish himself as a great force to be reckon with in Properties and Asset Valuation, Real estate Marketing, Agency and Sale, Property Management, Facilities Management among others. He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and he is also a registered member of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide.

ESV ABRAHAM JIYA N. (Bsc. EST. MGT. - ANIVS, RSV)

ESV Abraham Jiya N. is a graduate of Estate Management from the Federal University of Science and Technology, Minna, Niger State. He started his career as an Estate Surveyor and Valuer with Abdurraúf Umar Nadado & Partners; a registered firm of Estate Surveyors and Valuers.

He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and he is also a registered member of the Estate Surveyors and Valuers

Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide.

ESV BABAJIDE CHURCHILL SAMSON (BSC EST. MGT. - ANIVS, RSV)

Mr. Babajide Churchill Samson is a graduate of Estate Management from the Federal University Technology Minna, Niger State. He started his career as an Estate Surveyor and Valuer with Haruna and Associates; a registered firm of Estate Surveyors and Valuers.

He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and he is also a registered member of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide.

ESV MOHAMMED GAMBO (HND EST. MGT. - ANIVS, RSV)

Mr. Mohammed Gambo is a graduate of Estate Management from Federal Polytechnic Nasarawa, Nasarawa State. He started his career as an Estate Surveyor and Valuer with Haruna and Associates; a registered firm of Estate Surveyors and Valuers.

He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and he is also a registered member of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide.

ESV MUSA AWAL MOHAMMED (HND EST. MGT. - ANIVS, RSV)

Mr. Musa Awal Mohammed is a graduate of Estate Management from the Federal Polytechnic Nasarawa, Nasarawa State. He started his career as an Estate Surveyor and Valuer with Haruna and Associates; a registered firm of Estate Surveyors and Valuers.

He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and he is also a registered member of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide.

ESV AYODELE KAYODE DAVID (M.sc FACILITY MGT. - ANIVS, RSV)

Ayodele Kayode David is a graduate of Facility Management from the Federal University Akure. He started his career as an Estate Surveyor and Valuer with Oketola Adeniyi Associates; a registered firm of Estate Surveyors and Valuers.

He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and he is also a registered member of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide

ESV MONDAY ODIBA (B.TECH EST. MGT & VALUATION. - ANIVS, RSV)

Monday Odiba is a graduate of Estate Management and Valuation from the Federal University of Technology Minna. He started his career as an Estate Surveyor and Valuer with Kachi Okpara Associates; a registered firm of Estate Surveyors and Valuers.

He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, and he is also a registered member of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), which confers on him the full license to practice professionally nationwide

ESV BUKOLA ADEBAYO (B.TECH EST. MGT & VALUATION. - ANIVS, RSV)

Bukola Adebayo is a graduate of Estate Management and Valuation from the Federal University of Technology Minna. He started his career as an Estate Surveyor and Valuer with Kehinde Ogunsanya Associates; a registered firm of Estate Surveyors and Valuers.

He is an Associate Member of the Nigerian Institution of Estate Surveyors and Valuers, which confers on him the full license to practice professionally nationwide

ARC. HARUNA ALI (B.Sc, M.Sc Arc.)

Mr. Haruna Ali is a graduate of Architectural Design from Federal Polytechnic Nasarawa, Nasarawa State, and a Masters Degree holder in Architectural Design from Ahmadu Bello University, Zaria, Kaduna State. He started his career at the Federal Capital Development Authority, Abuja.

JUWON ALAPO (HND EST. MGT.)

Juwon Alapo is a graduate of Estate Management from Federal Polytechnic Nasarawa, Nasarawa State. He started his career as an Estate Surveyor and Valuer in our firm of Elijah Ogunsanya and Associates; a registered firm of Estate Surveyors and Valuers.

ZAKARI NASIR ALI (ND EST. MGT.)

Mr. Zakari Nasir Ali is a graduate of Estate Management from Federal Polytechnic Nasarawa, Nasarawa State. He started his career as an Estate Surveyor and Valuer with Kehinde Ogunsanya and Associates; a registered firm of Estate Surveyors and Valuers. He has a remarkable twelve (12) years experience in Real Estate Marketing, Agency and Sale, Property Management, Facilities Management among others.

AKIN AINA AND CO.

The law firm of Akin Aina and Company is the Legal Consultant of our firm of Elijah Ogunsanya and Associates.

CONCLUSION

Our quest for your kind consideration and enlistment as **Consultant Estate Surveyor and Valuer** is pivoted on our proven skills and experience in the multi-various professional services we renders. Thus, we hereby affirm that our firm of Estate Surveyors and Valuers is eminently qualified and able to discharge all briefs that will be referred to it, to your satisfaction and commendation. This we have successfully done in the recent past and our professional services have thus remained a reference point.

Having been gainfully engaged by private Companies, Financial Institutions, Embassies, Government Organisations and Agencies etc in this capacity and having continuously won their commendations for a rare display of professionalism and astute expertise, we forward herewith our proposal for your perusal and favourable consideration.

Thank you while we look forward with high hope of doing business with your highly esteemed organisation.

Yours faithfully,

For: **Elijah Ogunsanya Associates**

Elijah Ogunsanya (ANIVS, RSV)

Principal Partner