

GLOBAL RESOURCES DEVELOPMENT LTD AFFORDABLE HOUSING SCHEME

IN COLLABORATION WITH
DELTA TRUST MORTGAGE FINANCE LTD

**FOR THE BENEFIT OF THE MEMBERS OF
NNPC ZONAL OFFICE MULTIPURPOSE
COOPERATIVE**



Due to the peculiarity of the housing sector with the multiplicity of challenges, home ownership by the working class in Nigeria has become very cumbersome with no help from the government or employers of labor; within the horizon of ameliorating succor.

. . . This situation has led to “every man to himself or every woman to herself”

**“ OUR UNIQUE HOME OWNERSHIP SCHEME
TO THE RESQUE”**



HOUSING: BASIC NEED OF EVERY HUMAN

To address the seemingly insurmountable challenges we have conceptualized a practical and tested stress-free home ownership scheme – leveraging the collaborative support we have garnered working with some Primary Mortgage Finance Institutions (PMIs) in the country.

The impactful core of this home ownership scheme is that it is designed to enable workers own and move into their own homes in the immediate term; and spread the repayment of the incurred value of such homes over specific period of their working lives, through monthly deductions from their salaries.

The Scheme is anchored on organizing workers who have regular and stable income into Cooperative Society platforms; or tap into an existing Staff Cooperative Societies.

HOUSING: FUNDAMENTAL FOR HUMAN EXISTENCE

The famous Abraham Manslow's Hierarchy of Needs (derived from human motivation theories) places shelter as a basic need of every human. In other words, without shelter man is less bothered about social activities, self-esteem or any other offerings of the society. If any normal human being wanders all day, at some point in the evening dark hours, nature would make a request for him to rest his body. Where does he/she turn to rest the tired body? Of course, a house!



HOUSING GOES BEYOND ROOF OVER HEAD

Observe and recall that the need does not just end with sleeping to rest the body, he or she needs to be refreshed by washing up the body and clothing, cook food to eat; to be able to face the demands and activities of a new day. As it is for the man or woman, so it is for every member of his/her household.



SAFETY & SECURITY KEY TO DECENT HOUSING

Furthermore, note that as he/she and household set out from their abode for their daily activities, they need to ensure that the house and their belongings are safe and secured to return to in the dark evening hours for sleep and refreshment. Therefore a vital factor that is often overlooked when talking about decent housing is security and safety.



DEFINING A DECENT HOUSING

Housing in modern context, goes beyond just providing roof over the head, but to include basic amenities and utilities like fresh potable water, electricity, good access road, waste disposal, safety and security, etc



CULTURAL ASPECTS OF HOUSING

**Without Owning A Home/House Man Is Considered
A Man Of Straw !**



UNIQUE FEATURES OF THE SCHEME

- ✓ To qualify, the targeted members of the Cooperative Societies must be contributors into the Society's pool of funds, a portion of their monthly income as savings.
- ✓ Furthermore, the members collectively have parcels of land covered with Certificate of Occupancy in a single location, surveyed, plotted and allotted to single individual members. A group of the members (minimum of 20 persons) should be prepared to subscribe to a batched construction of 20 units of homes, over a 120 day construction period for bungalows; and slightly more weeks for duplexes.



- ✓ The subscribers must have the capacity or assisted by the umbrella Cooperative Society to immediately make available 30% or more of the total value of the desired home to start construction, while we source the balance 70% from an accredited Primary Mortgage Institution, to complete the construction of the home units, within the agreed construction period.



BENEFIT OF THE HOUSING SCHEME

1. Subscribed owners have the opportunity to make input into the type, design of the home units, based on their affordable preferences, by making available through the umbrella Cooperative, the architectural drawings/plans and Bills of Quantities (BOQ).



2. The beneficiaries are assured of the quality of the home units. . . No abandoned projects; ultimately decent homes at cheap cost; No more continuous payment of rent over working life with no roof over you and family at retirement.



Housing Construction Management In Perspective





OUR CURRENT OFFERINGS

... In Collaboration with Delta Trust Mortgage Finance Ltd.

Global Development & Capital Resources Ltd shall deploy its technical expertise in the field of building designs & construction, as well as mortgage funding for the delivery of five categories of homes, depending on the affordable preferences of beneficiary members of the Cooperative:

- **DETACHED TWO BEDROOM BUNGALOW**
- **SEMI-DETACHED TWO BEDROOM BUNGALOW**
- **DETACHED THREE BEDROOM BUNGALOW**
- **SEMI-DETACHED THREE BEDROOM BUNGALOW**
- **FOUR BEDROOM DUPLEX**

Global Development & Capital Resources Ltd has a **UNIQUE** way to build new custom homes with exceptionally high quality finishing and structural resilience. With our professional expertise in project management, be assured of delivery of the agreed housing units according to schedule.

DIFFERENT PROJECTS HANDLED AND PARTICIPATED IN THROUGH COLLABORATION WITH DIFFERENT ORGNISATIONS

GREATER PORTHARCOURT CITY , PORTHARCOURT





ASABA HOUSING ESTATE, ASABA









GOSHEN HOUSING ESTATE, EDO STATE







LOW COST HOUSING, PORTHARCOURT



Solar Power Accessories (Optional)

Incorporating Solar and Wind ENERGY into the special homes helps to ensure:

- The residence can be brightly lit at night
- Hot water available and,
- Room temperature comfortably regulated, when there is no power.

People are now turning to the economic benefit of solar and wind energy as an option to reduce their living expenses.





Basic Infrastructures Development

Decision as to Scope and Responsibility

COMMUNAL SERVICES TO BE PROVIDED WITHIN THE COMMUNITY INCLUDE:

- a). Access Road
- b). Internal Roadways ;
- c). Water Supply Source
- d). Zonal Sewage & Water Connections
- e). Power & street lighting;
- e). Perimeter Fencing;
- f). Corner Shops;
- g). Playground/Estate Centre

5-Point Action Plan

2.1. The Cooperative Makes available Parcel of land – size to be determined by Number, Type and Design of Housing Units members may opt for. Thereafter the Cooperative Management constitutes a three member technical committee to work with our team.

2.2. Based on Members interests and Preferences, the Cooperative on behalf of participating members makes available Estate Layout/Plan, Drawings, Designs and Set of complete drawings of housing units, as well as Bill of Quantities.

2.3. The Cooperative Housing Committee harmonizes with our Team, all the above factors/activities to agree on a common platform as to cost of each housing unit/Road Map/Time Schedules for effective implementation of the Housing Project.

2.4. Our fees for project handling/execution ranging from Conceptualization, Funding, Construction to DELIVERY OF FINAL PROJECT, are discussed and mutually agreed on – leading to MOU/ Agreements at all relevant levels being signed.

2.5. The Corporative/Beneficiary makes available 30% or more of Total Project Cost as her contribution for construction to commence in earnest; While the balance 70% shall be sourced from the National Housing Fund or our collaborating PMI Delta Trust & Mortgage Finance ltd .

Transparent & Accountable: Win-win For All Stakeholders

1. Cooperative to raise Project Management Team of three members to work with us to ensure quality assurance of the houses to be built.
2. An escrow project bank account to be jointly managed with Cooperative to effectively manage funds for effective and efficient home delivery. One co-signatory is expected to be nominated from the Cooperative Project Management Team.
3. Potential individual home owners to prepare their preferential building plans and BOQs for our review, assessment and authentication of cost estimates based on current market prices.
4. Cost of registration of building plans and perfection of legal mortgages and other related costs are to be borne by the beneficiaries.
5. Development costs arising from community and local government if any are also to be borne by the beneficiaries or the Cooperative on behalf of the beneficiaries. **Continuing . . . 6 Next**

6. Initial contribution of 30 to 35% by beneficiary depending on the value of the house and net salary income.
7. Mortgage repayment from 5 to 20 years depending on the residual number of years left in service.
8. Repayment of Periodic Mortgage by individual beneficiary to be deducted from Cooperative account to be domiciled with the financing Primary Mortgage Bank. Thus, the responsibility of the Coop is to ensure the check off payment direct from payroll source.
9. Our charges of 10% of total building construction cost covers preliminary consulting services, construction, sourcing of 70% of cost of constructing housing units and other associated costs.

ABOUT US

We are a team of innovative company, which founding members together and accumulatively have garnered over 60 years of practical and versatile experience in the real estate development, investments, banking, and legal as well as construction world. The cumulative experience gives us a sharp edge advantage of timely and quality project delivery to the satisfaction of our clients.



Our team amongst others includes:



Mr E. W. Ureki is a seasoned Banker by profession, an Administrator by training, Finance and Real Estate Management Consultant/ Property Developer. He holds a Bachelors of Science degree in Public Administration from the University of Benin, Benin City and Master's degree of Business Administration (MBA) from the Delta State University, Abraka, Nigeria. He is a member of the Chartered Institute of Bankers of Nigeria (CIBN) and an Associate of the International Association of Book-Keepers (AIAB) London. In addition, he has had extensive training in Advanced Banking, Marketing, Property/Project management, Managerial and Leadership courses in Nigeria and Abroad.

Mr. Ureki has 33 years of robust Commercial Banking and Mortgage Underwriting experience garnered from the United Bank for Africa PLC and Delta Trust Mortgage Finance Ltd (a Primary Mortgage Bank wholly owned by the Delta State Government) where he served as its Managing Director/Chief Executive Officer for fifteen (15) years prior to his recent retirement and going into private business. He is also the Principal Consultant of Weem Consult (a firm of Financial, Management & Mortgage/Property Consultants) and Chairman/CEO of Landcruise Limited - a Logistics Company. **As EXECUTIVE DIRECTOR, OPERATIONS;** his Wealth of experience brings immense value to our operations at Global Development & Capital Resources Ltd



**Executive Director,
Business Dev. &
Legal Services**

Barrister Dave Ibeni Obiuwevbi is a Lawyer by training. He attended and studied Law at the then Bendel State University Ekpoma. He thereafter attended the Nigeria Law School in Victoria Island, Lagos and consequently was called to the bar in 1988.

Since being called to the Bar 30 years ago he has been engaged in intensive advocacy and soliciting cum ancillary legal practice. In the capacity of company secretary, he sits on the board of several companies. Barr. Obiuwevbi's passion for property and real estate development saw him getting engaged as Mortgage Development Manager at First Call Estate Development Company Limited in 2003 where he acquired a wide spectrum of experience in real estate development and management.

Once a lawyer, always a lawyer, in 2009 Barr David Obiuwevbi returned to full legal practice by co-founding the law firm of Obiuwevbi, Obiuwevbi & Associates. The law firm is into legal practice and real estate development. Under this auspices, in addition to his business development and advisory functions at Global Development & Capital Resources Ltd, he consults for several companies including Noralister Nig limited, a Company presently developing 140 units of 3 and 4 bedrooms bungalows at Ogwuashi-Uku for the staff of the Delta state Ministry of Power and Energy; as well as another 100 housing units in Asaba for the members of Nigerian Civil Defense Commission Cooperative Society



Abel Ojo is an Investment Banking, and Business Development professional imbued with resourceful wealth of experience spanning various industries and international business cultures. Has designed and implemented business processes with focus on growth and profitability. He has received practically engaging hands-on training in projects design and implementation strategies, from several global organizations – amongst which are the United Nations Development Programs (UNDP) Nigeria; Weiz Center for Development Studies, Israel; Capital Advantage LLC, Dubai International Financial City, UAE; Hult International Business School – Boston, USA. He holds Diploma in Sales Management from the National School of Salesmanship, Manchester, England; and Bachelor's Degree (with honors) in Business Administration, University of Benin, Nigeria. Also, Mr. Ojo holds two masters degrees: M.Sc., Banking and Finance, University of Benin,

Managing Director

Nigeria; and MBA, Global Business Management and Business Strategy, Hult International Business School, Boston, USA; where under the auspices of the Business School's Action Learning Program (ALP), he had work/study exposures cutting across several industries in Boston, Dubai, London and Shanghai. Until relocating to Nigeria in 2012, he worked with Capital Advantage LLC, Dubai International Financial City (DIFC) United Arab Emirates; where he acquired core experience in Project Management: delivering housing projects in Haiti, UAE, Turkey and Nigeria. He was also for several years the Managing Director of UIDC Securities Ltd – a Stock-broking and Assets Management Company accredited and registered by the Nigerian Stock Exchange; and the Securities and Exchange Commission. In this capacity, he successfully anchored several Capital Issues undertakings aimed at business development, recapitalization and funding of numerous quoted and private companies, as well as government development projects.

He is currently engaged at Global Development and Capital Resources Ltd, since 2012.

Arc. Obi C. Nwankwo (Project Architect)

Arc. Obi C. Nwankwo is a tested expert in his professional calling. He studied at the University of Science and Technology, Mina, Nigeria where after an impressive academic performance in both first and second degree programs; he was awarded with Bachelor's Degree (with Honors) and Master of Science Degree respectively in Architecture. He has in-depth experience in project design, construction and coordination spanning over 12 years. Filled with impactful passion for handicrafts and interior decorations, he is a go-to professional for electrifying building finishing.

Ogbogure Jonathan Emamuzo (Quantity Surveyor)

Mr Ogbogure Jonathan Emamuzo trained at Auchi Polytechnic and graduated with HND in Quantity Surveying. Thereafter he acquired post graduate diploma in project management from Federal University of Technology, Owerri, and Master's Degree in Business Administration (MBA) from Ladokpe Akintola University of Technology, Ogbomoso. Jonathan is a registered member of Nigeria Institute of Quantity Surveyors (MNIQS Reg. No. 1537); and a member of Quantity Surveyors Registration Board of Nigeria (QSRBN Reg. No. 1263) He has well over 30 years tested working experience, having worked with several building and civil engineering construction companies.

Mr John Omuedi (Project Management)

Mr John Omuedi is a versatile project management professional. He has post-graduation practical experience of over 15 years in building technology and project management. He graduated from the University of Benin, Benin City, Nigeria with Bachelor's Degree in Geography and Regional Planning. Gingered by quest for further academic studies for enhanced self and career development, he acquired post graduate Diploma in Management, University of Jos, and Masters Degree in Business Administration (MBA) from the Delta State University, Abraka, Nigeria.

Contact Us

Should you be in need of any clarification and additional information regarding the Housing Scheme; you are just only a phone call away from us.

Use the following telephone numbers.

- **Mr W. Ureki; 08023280984**
- **Barr Dave Obiuwevbi; 08168630378**
- **A. Ojo, 08032145615**



