

Our Services

We provide the following services: VALUATION FOR VARIOUS PURPOSES PROPERTY LETTING PROPERTY SALES PROJECT MANAGEMENT TRE-DEVELOPMENT STUDIES PROPERTY MANAGEMENT FACILITY MANAGEMENT

VALUATION FOR VARIOUS PURPOSES SUCH AS:

Mortgage
Insurance
Going Concern
Mergers, Acquisitions and Takeover Bids
Plant and Machinery
Compulsory Acquisition and compensation
Sale/Purchase
Oil spillage and Injurious affection
Tenement Rating and Collection

MORTGAGE VALUATION

A mortgage is created where one party known as the mortgagor grants an interest in his property to another party known as the mortgagee as a security for a loan facility. Due to the peculiar demands of this type of valuation, the mortgagee ought not to rely on the open market value of the property as the basis for disbursement.

We are grounded in the art and science of this type valuation as we advise either party or both as to the most judicious figure to adopt having regard to the possibility of FORECLOSURE.

INSURANCE VALUATION

Valuation of an asset or property for insurance is required when a property/asset is to be insured. This is principally to avoid under-insurance and ensure that the sum insured represents the full replacement or reinstatement cost of the asset.

If on the other hand, the property/asset is over-insured, it will only amount to paying premium for non-beneficial part of the sum insured whereas under-insurance will result in claims less than the replacement cost of the asset.

GOING CONCERN VALUATION

This is obtainable where there is need to ascertain the value of a business which is in operation. Under this situation the asset profile is likely to include land and buildings, plant and machinery, fixtures and fittings, goodwill and in some instances trademark and patent. Trademark and patent are not fixed or tangible assets neither are they common valuation items. Goodwill also falls in that category. In a going concern business, however, these three (3) items are most critical and should be taken into account in a valuation exercise. Our firm is capable of undertaking such exercise for the benefit of the client.

MERGERS, ACQUISITIONS AND TAKEOVER BIDS

This type of valuation is undertaken where there is need to establish the worth of two companies that agree to merge and integrate their operations to achieve higher turnover on assets, maximize efficiency or meet some other business goal or goals. The flip side is where one of the companies is acquiring or taking over the other.

Any of the above postulates the continuance of the business. Consequently, the alternative use value basis might be adopted in such an exercise.

PLANT AND MACHINERY

We also undertake the valuation of Plant and Machinery as well as Equipment used in manufacturing process or other purposes. Typically, such value would reflect the age, condition and level of operational efficiency of the items.

PRIVATISATION

This concept came to the fore when there was widespread need for Governments and Public Sector Organizations to divest from business concerns which the private sector was best equipped to manage.

One of the primary requirements is an INFORMED OPINION on the worth of the component assets of the company. This is where a qualified valuer comes in.

We are versed with the mechanics of such an exercise having undertaken some successfully in the past.

COMPULSORY ACQUISITION AND COMPENSATION

This type of valuation is otherwise known as statutory valuation as the basis of valuation is governed by legislation. The legislation under reference is the Land Use Act of 1978. This Law provides for the valuation of land, buildings and

economic trees.

SALES AND PURCHASE

It's advisable to establish the value of a property to be purchased or sold depending on the client's instructions. We are fully versed with market indices and are in the position to advise a prospective vendor or purchaser as to the best value of a subject property.

OIL SPILLAGE AND INJURIOUS AFFECTION

Although the Land Use Act of 1978 prescribes the method of valuation to be used when valuing for compensation, aspects such as oil spillage and injurious affection are not explicitly mentioned. As a result, the estate surveyor and valuer is expected to exercise discretion.

TENEMENT RATING AND COLLECTION

Although the valuation of properties for tenement rating and preparation of Valuation List is governed by legislation, requisite skills and experience are still required when undertaking such exercise. We are trained and also experienced to undertake such exercise.

PROPERTY LETTING

From our knowledge of the property market, we are able to interpret the inter-play of demand and supply and the effects on rent. Flowing from that, we are able to let all types of properties on behalf of property owners. We are also able to source properties for a prospective tenant.

PROPERTY SALES

Again, our knowledge of the property market and our network of contacts places us in good stead to undertake sale of properties on behalf of vendors. We also deploy information and communication technology to market properties listed in our books.

PROJECT MANAGEMENT

Our role in project management would be to co-ordinate and supervise a development to ensure that the approved design, cost indices as well as materials specifications are adhered to whilst keeping an eye on the anticipated construction period.

PRE-DEVELOPMENT STUDY

After an investor or developer has conceived of a real estate development, it is advisable that a feasibility and viability study otherwise known as pre-development study be prepared.