







STRATEGIC SHELTER DEVELOPMENT COMPANY LTD



COMPANY PROFILE

-  Suite 23/24 Cometstar Plaza 4th Avenue, Festac Town Lagos
-  info@strategicsshelter.com | customerservice@strategicsshelter.com
-  www.strategicsshelter.com
-  **08158408793, 08158413394, 08025933493, 08129888516**

Company's Background

Strategic Shelter Development Company Limited was incorporated in Nigeria on August 20th, 2008. As the name implies, the company is in the business of Real Estates development and promotion with special emphasis on the development of gated estates and communities.

"In a market where many only facilitate land transactions, we focus on delivering complete, livable developments with verified ownership and visible infrastructure."

Strategic Shelter Development Company Limited have taken time to study the housing sector of the economy and are prepared to provide real lasting solutions, as well as, hand over to people, the most decent environment in all our estates.

VISION

To become a major player in the Real Estates, Construction and Hospitality sectors in Africa and beyond.



MISSION

To provide housing solution to Nigerians and indeed Africans through the promotion and development of modern gated communities and estates with first class Infrastructures and Hospitality Facilities that guarantee adequate comfort, peace and safety to residents, in the most cost-effective and flexible manner.



CORE VALUES

INTEGRITY- Our word is our bond, people must believe in us based on our actions and deliveries.

EMPATHY- We are experiencing the same thing, we therefore know where it pinches, as much as possible we shall make our products affordable, and payments easy and flexible.

SURETY- Our products are not questionable and must meet best practice standards.

TIMELINESS- No diversion of focus, we must achieve timely delivery of projects.



GUIDING PRINCIPLES

COMFORT- Availability of infrastructures and facilities that help make living easy and comfortable.

PEACE- Quietness/serenity offered by the presence of nature (Trees, gardens, and parks).

SAFETY- Adherence to minimum standards in building and infrastructure constructions.

SECURITY- Availability of measures to safeguard life and property.

AFFORDABILITY- Applying the most cost effective measures to ensure affordable pricing.

FLEXIBILITY- Good payment plan and guarded flexibility in building designs.



Our Services

We are providing dual services to our clients:

- 1. Housing Services:** This consists of completed and partly-completed houses of various types ranging from bungalows, semi-detached/terrace duplexes, block of flats and blocks of serviced apartments, to terrace houses. Right now we are constructing 200 units of 3 bedroom bungalow and 50 units of terrace duplexes at Queen's land and Royal Palms estates respectively. Over 100 units of this houses have been completed at Queensland estate while construction is ongoing on the rest..
- 2. Site and services:** whereby we make available empty plots of land of different sizes in our estates and provide modern infrastructures/facilities therein and management of same while the plots subscribers take responsibility for building houses of their choice inline with estate guidelines.

This aspect of our services is ongoing now at our two estates located in Agbara Igbesa neighbourhood, they include Royal Palms Resort Estate Agbara-Igbesa and Queensland Estate, Alapoti- Ado-Odo, Ogun state as well as Queensland estate, Igwuruta-Ali, Port-Harcourt.

Background

There is no doubt that the population of Lagos state is increasing at a geometric rate by the day. The last National population census puts Lagos at having a population of over 12 million people, though this is being contested by the Lagos people who are estimating its population to be over 20 million. Whatever the number is, it is a known fact that the present population of Lagos state is far too heavy for the state both in terms of land mass and infrastructure.

One glaring fact about this population explosion in Lagos is that the growth does not commensurate with the increase in housing. Study puts the housing need in Lagos state at over 6 millions units. In the past, the state government tried their hands in the provision of housing which led to the construction of low quality housing estates in various parts of the state and today some of those estates have turned into slums. The reason is quite clear government is a bad business man.



Lately, there has been an advent of privately promoted estates in various parts of the state but more on the Lekki corridor. However the prices of houses in these estates have been placed beyond the reach of the ordinary man and substantial portion of the middle class. The near absence of realistic mortgage loans with medium/long term repayment tenure has not helped matters in this regards.

House rents in Lagos state are quite high and understandably so. The cost of completing a housing unit in Lagos state is high due to a combination of the following factors among others. Viz;

- Lagos, they say is below sea level which makes the cost of bringing an average plot of land in the state to a buildable state very high. This includes sand-filling, raft foundation, piling, etc.
- Then the ever exploding population.

The foregoing factors therefore offer a great advantage to Ogun state which is the only Nigeria state bordering Lagos state, to accommodate the overflow of Lagos state population. Ogun state has a very huge land mass with very small population comparatively.

The recent synchronization of efforts between Ogun and Lagos states towards the creation of Lagos – Ogun mega city along Mowe, Ibafo, Ikorodu axis has led to the springing up, lots of privately promoted proposed estates along that axis. The essence is to help ease the pressure on Lagos.

Little attention however has been paid to Agbara, Igbesa, Badagry axis which has a very great but neglected potential and serious housing gap. It is as a result of this wide gap in housing on this axis and the great potential for off-takers of housing units that inspired us to come up with the following estates: Royal Palms, Queen's land phase 1, Majesty garden city and Queen's land phase 2, all located within Agbara area, Ogun state.



OUR ESTATES

1. Royal Palms Resort Estate

Agbara Igbesa, Ogun State.

Royal Palms Estate is a medium income community of about 150 acres of land. with a planned resort. The estate is located on an attractive piece of land at Igbesa, along Agbara/ Atan section of Badagry/Sokoto super highway off Lagos-Badagry Expressway about 8 minutes drive from Agbara estate and 30 minutes from Badagry.

The estate is covered by Certificate of Occupancy and has been layed out into plots under government approved layout.

Royal Palms is a modern estate with the following infrastructures already under construction:

1. Perimeter fencing with modern gate house.
2. Tarred/paved road network.
3. Quality drainage.
4. Electricity to every plot.
5. Beautification with Palms/Grassing/Gardens.
6. Street lights.
7. Recreation and sports centres.
8. Police post.
9. Nursery, Primary and Secondary Schools
10. Estate intercom system.

❖ **LOCATION** - Agbara Igbesa Ogun State
Size- About 150 Acres

STAGE OF WORK

- ❖ Fully Fenced)
- ❖ Road infrastructure- Ongoing **20% completed**)
- ❖ Electrification- ongoing **20% completed**)
- ❖ Housing- 23 units of 4 bedroom duplexes under construction

TITLE-

- ❖ Certificate of occupancy
- ❖ Government approved layout

ESTATE COMPOSITION

The estate is a large expanse of land and consists of 3 broad areas:

1. Residential Area
2. Business District-Shopping malls and event centers
3. Royal Resort



2. Queensland Estate

Agbara , Alapoti, Ogun State



Queensland Estate is a medium/low income estate of about 400 Acres of land. The estate is located at Alaagba-Ado-Odo near Agbara Igbesa about 15 minutes drive from Agbara Estate.

The following infrastructures are already under construction in the estate:

- | | |
|---|-----------------------|
| 1. Perimeter fencing with gate | 100% Completed |
| 2. Tarred/paved Road network with quality drainage | 60% Completed |
| 3. Electrification | 60% Completed |
| 4. Recreational and sporting facilities - To be provided | |
| 5. Housing units – over 200 housing units comprising of bungalows, Blocks of Flats and duplexes are either completed or under construction. | |

Queen's Land estate covers approximately 400 acres of land and consists of both residential and commercial plots clustered into 5 blocks under a government approved layout with good road network. The estate is also covered by a global CofO.

Housing and infrastructure construction towards achieving our twin services of housing and site and services are simultaneously going on at the estate site. As it stands today over 120 housing units have been completed in the estate ranging from 2 bedroom flats, 3 bedroom bungalows and duplexes.



Queens Homes

Agbara , Alapoti, Ogun State

Queens Homes comprises of various cluster of housing units built as mini estates located inside Queensland Estate Alapoti Ado-Odo near Agabara in Ogun State, with each cluster containing various housing units of similar designs.

Cluster (I) - Queens Heaven

This comprises of 32 units of 3 Bedroom Semi-Detached Bungalows beautifully placed right by the entrance gate of Queensland Estate.

Features:

- ❖ 3 Bedroom Semi-detached Bungalow
- ❖ Living Room
- ❖ Dining Room
- ❖ Visitor's Toilet
- ❖ Kitchen
- ❖ Fenced and Landscape Compound
- ❖ Minimum of 4 Cars Parking Space
- ❖ Tarred/paved Roads
- ❖ Electricity in Place

3D Design



Actual Construction Ongoing



Cluster (II) - Ivory Garden

This comprises of 34 units of fully detached bungalows. like the names implies these houses are simply Royalty and Exquisite.

Features:

- ❖ 3 Bedroom Flat (All Ensuite)
- ❖ Large Living Room
- ❖ Dining Area
- ❖ Visitor's Toilet
- ❖ Kitchen
- ❖ Front & Back Terraces
- ❖ Fenced and Lanscape Compound
- ❖ Extra Space For Extra Building/ Garden/ or Swimming Pool
- ❖ Paved/tarred Roads
- ❖ Electricity in Place

3D Design



Completed units on ground



Terrace Royal

This is a mini community of over 50 units of 4 bedroom terrace duplexes under construction located within Royal Palms estate, Agbara-Igbesa. It is strategically located in a beautiful landscaped environment inside Royal Palms Estate behind the proposed Resort.

Royal terrace is an encapsulation of beauty, quality, convenience, affordability, privacy and peace. Beyond enjoying the general facilities of Royal Palms Estate, each terrace house consist of the following facilities;

1. 4 bedroom (all ensuite)
2. Living room with visitors toilet
3. Family lounge (upstairs)
4. Kitchen and store
5. Front and back Terrace (up and downstairs)
6. Cross-ventilated rooms
7. Beautifully Landscaped compound with separate fence and gate.

Royal terrace is handled by the developer; **Strategic Shelter Development Company** under the housing programme.

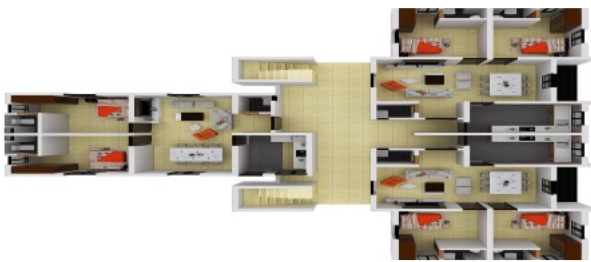


Cluster (III) - Eagle Apartments

This comprises of 18 units of 2 Bedroom flats all ensuite contained in 2 blocks of 9 flats beautifully located in the most serene part of Queensland Estate

Features:

- ❖ 2 Bedroom Flat (All Ensuite)
- ❖ Large Living Room
- ❖ Visitor's Toilet
- ❖ Kitchen
- ❖ Front & Back Terraces
- ❖ Space For 2 Cars Per Flat
- ❖ Tarred/paved Roads
- ❖ Electricity in Place





3. Queensland Estate (Port Harcourt)

Igwuruta–Ali, Port Harcourt, Rivers State.

Queensland estate Igwuruta –Ali, Port Harcourt is a proposed middle class community/ estate located along Igwuruta –Ali/Ipo road, about 10 kilometres before Port Harcourt airport, coming from Igwuruta roundabout.

This estate when completed shall be among the best privately built gated community in the whole of Port Harcourt area and shall boast of the following infrastructural features:

1. Perimeter fencing of the entire estate with control gates
2. Tarred roads/ streets
3. Properly designed concrete drainage system with culverts
4. Electrification with adequately clustered transformers
5. Street light on all the street
6. Green area and recreation/sport centres
7. Security post

SIZE OF THE ESTATE

We have been able to secure approximately 400 plots so far while the target is to gross the total to about 1000 plots in the near future.

CURRENT STATE OF THE ESTATE

1. Perimeter Fencing – completed.
2. Gate House/ Security Post Construction – completed.
3. Earth roads created in line with approved layout
4. Electrification – on going.

OUR CLIENTS IN THE ESTATE

The following high profile co-operative societies who are landlords in our on-going estates at Agbara, Ogun State have taken positions in Queens land Estate Port Harcourt as Follows:

1. NIMASA Staff Multipurpose Co-operative Society Ltd
2. Fidelity Bank Co-operative
3. Airport Fire & Safety Co-operative
4. Federal Ministry of Transportation & Aviation (FMT&A)

Benefits For Investing In Queensland Igwuruta- Ali Port harcourt

1. Value appreciation as a result of:
 - Closeness to the Port Harcourt airport
 - Popularly seen as the new Port Harcourt due to its potentials for immediate and fast development.
2. Land here is plain. Neither water logged nor swampy
3. Gated estate with full infrastructures:
 - Offers serenity
 - Offers security
4. Quality neighbors (high profile co-operative societies already taking positions in the estate)
5. Offers flexible payment plan

LAND MARKS

1. Port Harcourt Airport
2. Salvation Ministry Headquarters (500 thousand Capacity auditorium)
3. New Port Harcourt Stadium
4. 20 Minutes Drive to University of Port harcourt
5. Popular Igwuruta Roundabout.



4. Majesty Garden City

Is a new estate under the stables of strategic shelter development.

Located along agbara/atan section of Badagry Sokoto super highway off Lagos-Badargy Expressway igbesa ogun state.

Just 1km from popular lusada market and Crawford university the estate is about 70 acres with C of O and government approved layout.

Fencing has been completed while infrastructure development is yet to commence sales of plot in the estate will commence in the next couple of months

- ❖ Location - Igbesa-Agbara Ogun State
Size- **70 Acres**

STAGE OF WORK

- ❖ Fully Fenced

TITLE-

- ❖ Certificate of occupancy
- ❖ Government approved layout



AGBARA - IGBESA

Coming Soon!

PROJECTS COMPLETED



FMT & A COOPERATIVE HOUSING SCHEME IN QUEENSLAND ESTATE AGBARA

PROJECTS COMPLETED



ONGOING PROJECTS



ONGOING PROJECTS



Board And Management

Board



Emeka Oranugo
CEO

Mr. Emeka Oranugo is a 1996 graduate of accounting from the University of Lagos, as well as, a chartered banker from the Chartered Institute of Banker of Nigeria in 1995.

Emeka was a seasoned banker having a banking experience that spanned over 17 years with the last eight years spent in the Senior Management position. His experience covers a wide range of banking divisions including operations, customer's services, internal control, marketing, branch banking management and credit creation & management.

Emeka resigned voluntarily from Equitorial Trust Bank in September, 2008 to form Strategic Shelter Development Company in order to live out his dream of making a difference in the Real Estates and Construction Sectors of the Nigeria economy. There is no doubt that his managerial experience in banking has exposed him to the intricacies of a wide range of businesses and equipped him with the skills and strategic capacity to conceptualise and implement ideas needed in this line of business. He has attended several senior management courses and seminars on strategies, business and project management.

Mr. Oranugo is happily married with two children and enjoys playing football and golf. Once in a while, he tries his hands on graphic arts too.

Board And Management

Board



Godwin Uweru

~Director

Godwin Orugba Uweru (HND Mechanical Engineering) worked as Wellsite Petroleum Engineer for Shell Petroleum Development Company Ltd between 1974 and 1975. He did his NYSC in 1977 and left for Austria in 1980 where he obtained a PGD in Industrial Engineering from Voest Alpline AG, Linz Austria. He worked as an Industrial Engineer with Delta steel Company Limited between 1981-1982. He later worked for Tractor & Equipment (Division of UAC), the caterpillar dealership from 1982-1992 and rose to the position of a Territorial Manager.

He attended several management courses in and outside Nigeria, and is currently the Chairman/Managing Director of POWERTRAC MACHINERY & INV. LTD; an electro-mechanical system installation and design company. His wealth of experience has made him a force to be reckoned with in engineering profession and has gained for him a unique place in the Engineering Management over the years.

Mr. Uweru is bringing his many decades of practical engineering experience to Strategic Shelter Development Company

Management Team



Ruth Ajala

~Admin & Finance Manager

Ruth holds a BSc. Degree in Accountancy from Madonna university in 2005 and also has a Masters degree in Managerial Psychology from University of Lagos. She joined Strategic Shelter Development Company in 2009 as an accounts executive and has risen to become the accountant of the company. She has contributed in the growth of the finance department of the company.

Technical/Sites Management Team

Isola Babajide is a seasoned Civil Engineer with vast knowledge and experience in Civil Engineering Designs and Construction. He is a registered Engineer and member of Nigeria Society of Engineers. **Babajide** is a trained practicing Engineer of over 15 years in the built environment and have key interest in Civil/Structural, Highway and Traffic Engineering and has held different position with different Consulting and Construction Companies in Nigeria. He has led in delivery of Multi-Billion Naira projects within the country. **Babajide** is a member of American Society of Civil Engineers and has conducted major research works to his name, which has led to infrastructural solution and interventions in specific areas



Isola Babajide

B. TECH, M.SC, ASCE, MNSE, COREN

~Consultant Civil Engineer



Olawoye Bolatito Jacob

~Consultant Architect

Bola holds a Bsc. & Higher National Diploma in Architecture. He has worked for several organisations like Gemona West Interior Design, BSS Interior Design etc. and gained wealth of experience in the field.





He joined Strategic Shelter Development Company in 2020 as a consultant architect and oversees all architectural designs for the organisation.

Proposed Royal Palms Resort








STRATEGIC SHELTER DEVELOPMENT COMPANY LTD

-  Suite 23/24 Cometstar Plaza 4th Avenue, Festac Town Lagos
-  info@strategicsshelter.com | customerservice@strategicsshelter.com
-  www.strategicsshelter.com
-  **08158408793, 08158413394, 08025933493, 08129888516**



-  Strategic Shelter Development Company
-  Strategic Shelter Development Company
-  @strategicsshelter