

REPORT OF WORKS EXPERIENCE AND ACHIEVEMENTS

SUBMITTED

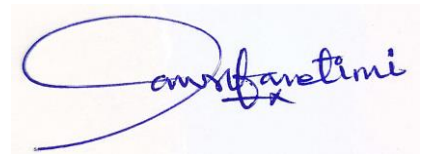
BY

MR. OLUSEGUN AYODELE MEGBABI (P00079M)

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SUBMITTED TO THE NIGERIAN INSTITUTE OF
QUANTITY SURVEYORS (NIQS)

MARCH 2026

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Project Title 1: Construction of a 9-Storey Condominium Building.

1. Introduction

This report details my involvement in the construction of a 9-floor residential development condominium building located at Okotie Oboh Street, Off Awolowo Road, Ikoyi, Lagos. The project is designed to provide 31 luxury apartment units, club house, gym, roof top terrace with sitting and dining areas, two elevators (passengers and service lifts), swimming pool with jacuzzi and 62 parking bays on the ground floor. The apartments are in duplexes, 3-bedrooms, 2-bedrooms and boy quarters with Access control, VRF Central Air Conditioning System and fully equipped kitchen.

My role as the project manager involved overseeing various tasks such as project planning, supervision, cost management, and quality assurance.

This report highlights the objectives, scope, cost, and completion timeline of the project. Additionally, it provides insights into the experience and knowledge gained during my participation in the project.

2. Objectives of the Project

The project was initiated to address the growing demand for luxury accommodation in the serene location in Lagos metropolis. Its location between Lagos polo club and Ikoyi club 1938 golf course provides unique views of parts of Ikoyi, Victoria island and Lagos Island. The primary objectives were:

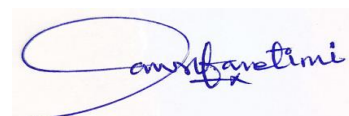
- a. Providing High-Quality Condominium Spaces – To construct a modern building with high-end spaces that comprises of club house, terrace sit out, swimming pool and contemporary electric low voltage requirements.
- b. Ensuring Structural Durability and Safety – To design and build a structure that meets all local building codes and international safety standards.
- c. Optimizing Cost and Time Efficiency – To complete the project within the budget while maintaining high-quality construction practices.
- d. Enhancing Urban Aesthetics – To contribute to the modernization and beautification of the area with a well-designed architectural structure.
- e. Sustainability and Energy Efficiency – To integrate environmentally friendly construction practices, including the use of energy-efficient materials and systems.

3. Scope of the Project

The project scope defines the extent of work required for successful completion. It includes:

3.1 Developing architectural, structural designs, Plumbing & Electrical designs and HVAC designs.

Obtaining necessary government approvals and permits



Preparing cost estimates and project schedules.
Listed below are the names of consultants who executed the project:

Project Mangers – APD Project Management Limited
Architects – ANA Designs
Structural Engineers –
Mechanical and Electrical Engineers – Agbofem/Smoise
Quantity surveyors - APD Project Management Limited

3.2 Construction Phase

Confirmatory survey, Soil test and investigation, Site preparation, Foundation works - Piling works, Excavation/Pile caps/Ground beams/Ground floor slab.

Structural framework, including concrete works and steel reinforcements in beams, columns and slabs.

Masonry, Plastering, and Finishing works

Mechanical, Electrical, Plumbing (MEP) installations and HVAC installations.
Electrica low voltage installation access control, fire alarm installation and smoke detectors. Bio-digester sewage system.

Interior fit-out and furnishing

Landscaping and external work

3.3 Quality Control and Safety Management

Implementing quality control measures for materials and workmanship. Stage Sign off/Approval by LASBCA, LSMTL etc.

Obtaining all necessary government construction permits like EIA, Fire service certificate, LAWMA, LSMTL, LASBCA.

Ensuring adherence to health and safety regulations

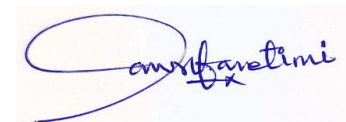
Conducting regular site inspections and progress monitoring

3.4 Handover and Post-Construction Phase

Conducting final inspections and rectifying defects
Obtaining occupancy permits

Handing over the completed building to the client

Providing maintenance guidelines and operational manuals.



4. Cost and Completion Period

The financial and time aspects of the project were crucial for ensuring successful completion.

4.1 Cost of the Project

The estimated budget for the project was [N3.8 billion], which covered:

Land acquisition

Design and consultancy fees

Materials and labor costs

Equipment and machinery rentals

Contingency funds for unforeseen costs

Cost control measures were implemented throughout the project to prevent overruns, such as:

Procurement of Major Building components from overseas, Turkey and China.

Periodic cost reviews and budget adjustments

Competitive bidding for subcontractors and suppliers

Efficient resource allocation and waste minimization

4.2 Completion Period

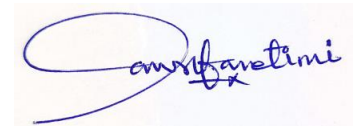
The project was planned to be completed within 24 months, but was eventually completed with the following major milestones:

1. Site Preparation and Foundation Work – [Start July 2018 and ended 2019]

2. Structural Construction – [Start date 2019 and end date 2020]

3. MEP and Internal Works – [Start date 2020 and end date 2021]

4. Final Finishing and Handover – [Start date 2021 and end date January 15, 2022]

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Challenges such as weather delays, supply chain disruptions, labor shortages and work restriction orders by the government due to covid-19 pandemic were managed through proactive planning, risk mitigation strategies and construction phase of the project.

5. Summary of Experience Gained

Being actively involved in this construction project provided me with valuable technical knowledge, project management skills, and professional experience.

5.1 Project Management and Coordination

Learned how to manage workflows efficiently, ensuring all construction activities were executed according to the schedule.

Gained experience in coordinating with various stakeholders, including architects, engineers, contractors, and government authorities.

5.2 Technical and Engineering Skills

Improved my understanding of structural design principles, material selection, and construction techniques.

Gained hands-on experience in managing site operations, from excavation to finishing.

5.3 Cost Management and Budgeting

Developed skills in end-to-end cost management/estimation, budget tracking, and financial planning, monitoring and reporting.

Contract administration and advisory in accordance with standard construction contracts and best practices.

Evaluation and management of variations, claims, and change control processes.

Procurement strategy development, tender documentation, and contractor selection processes.

Integration of cost control measures with project programming and execution strategies.

Understood the importance of balancing cost efficiency with quality standards.

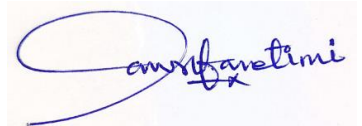
5.4 Safety and Quality Assurance

Learned about enforcing safety regulations and conducting risk assessment

Understood the significance of quality control in achieving durable and high-standard construction.

5.5 Problem-Solving and Decision-Making

Faced real-world challenges such as design modifications, material shortages, and workforce management.

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Enhanced my problem-solving skills by developing innovative solutions under time and budget constraints.

5.6 Communication and Leadership

Active participation in project leadership, including coordination of consultants, contractors, and client representatives.

Developed strong communication skills while interacting with multidisciplinary teams.

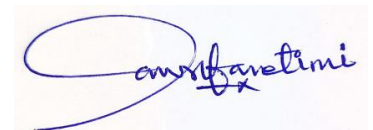
Gained leadership experience by supervising on-site activities and ensuring adherence to project goals.

6. Conclusion

The construction of this multi-story commercial building has been a significant learning experience, allowing me to apply theoretical knowledge to practical scenarios. The project reinforced my ability to balance commercial discipline with project delivery objectives, ensuring execution within budgetary frameworks. It also enhanced my understanding of construction methodologies, project management principles, and the importance of teamwork in achieving successful project outcomes.

Despite challenges, the project demonstrated the effectiveness of strategic planning, budget control, and risk management in delivering a high-quality structure within the stipulated time. Moving forward, I intend to leverage this experience to contribute to more complex and large-scale construction projects, continuously improving my technical and managerial expertise.

This report provides a comprehensive overview of my involvement in the project, highlighting my approach and understanding of the various construction tasks and activities.

A handwritten signature in blue ink, reading "Samir Banetimi". The signature is stylized with a large, sweeping initial 'S' that loops around the first part of the name. The name is written in a cursive, slightly slanted font.

Project Title 2: Construction of a 9-Storey Luxury Apartments

1. Introduction

The Clarence Gate Court I Luxury Residential Apartment Development is an upscale project that encompasses sophistication and modern living as it's situated at Plot AV-C 09, Eko Atlantic City, Victoria Island, Lagos. This development is sited over an Area of 1,214 Sqm, Comprising of Basement plus 10 Floors, housing an arrangement of 9 units, each comprising 3 bedrooms Apartments, 4 Bedroom Duplexes and 5 Bedroom Penthouses with a maid's room.

Elevating the concept of luxurious living, the project is meticulously designed to include a range of top-notch amenities. One of the stand-out features are the play/game room and Infinity Swimming Pool, offering a recreational oasis that complements the high-end lifestyle of the residents. Additionally, the development incorporates a well-equipped Gym and basement to optimize space utilization and enhance functionality. A well-appointed Gatehouse ensures security and welcoming entrance, while a dedicated Services/Utility area caters to the seamless management of essential functions.

In consideration of residents' convenience, the project also allocates ample basement Car Park spaces, addressing the essential need for safe and accessible parking.

My role as the project manager involved overseeing various tasks such as project planning, supervision, cost management, and quality assurance.

This report highlights the objectives, scope, cost, and completion timeline of the project. Additionally, it provides insights into the experience and knowledge gained during my participation in the project.

2. Objectives of the project

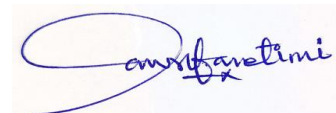
The project serves to provide low-density, high-quality apartments within the prestigious, secure, and modern coastal environment of Eko Atlantic, featuring amenities like 24/7 concierge services and proximity to the diplomatic quarter. The purpose is to:

Luxury Residential Development which offers premium 3 – 4 bedroom apartments, provide, provide comfortable secure and modern residential space within the heart of the new city.

Targeting Investors/Residents: Aims to attract high-net worth individuals and international investors, highlighting capital appreciation potential within Eko Atlantic.

Strategic Location: Situated close to the waterfront promenade, the planned marina, and the upcoming US Embassy, enhancing its value for residents.

Premium Lifestyle Amenities: Includes specialized amenities designed for luxury, including a gymnasium, swimming pool, resident's lounge, and underground parking.



3. Scope of the Project

The project scope defines the extent of work required for successful completion. It includes:

3.1 Developing architectural, structural designs, Plumbing & Electrical designs and HVAC designs.

Obtaining necessary Eko Atlantic Company Management Limited approvals and permits

Preparing cost estimates and project schedules.

Listed below are the names of consultants who executed the proje

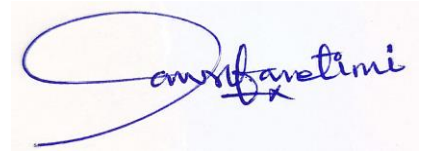
Project Mangers – APD Project Management Limited

Architects – Archtion Diversified Limited

Structural Engineers – A.L.L Consults Limited

Mechanical and Electrical Engineers – Agbofem Consultant Limited

Quantity surveyors - APD Project Management Limited



3.2 Construction Phase

Confirmatory survey, Soil test and investigation, Site preparation, Foundation works - Piling works, Excavation/Pile caps/Ground beams/Ground floor slab.

Structural framework, including concrete works and steel reinforcements in beams, columns and slabs.

Masonry, Plastering, and Finishing works.

Mechanically installed highly durable Cladding system of Glass Reinforced Concrete (GRC) on external wall.

Mechanical, Electrical, Plumbing (MEP) installations, Firefighting system and HVAC installations. Electrica low voltage installation access control, fire alarm installation and smoke detectors, sewage system connected to central sewage treatment plant.

Interior fit-out and furnishing

Landscaping and external work.

3.3 Quality Control and Safety Management

Implementing quality control measures for materials and workmanship. Stage Sign off/Approval is solely by Eko Atlantic City Management Limited EACML.

Also, obtaining all necessary government construction permits like EIA, Fire service certificate, Final Design Approval (FDA) from EACML.

Ensuring adherence to health and safety regulations

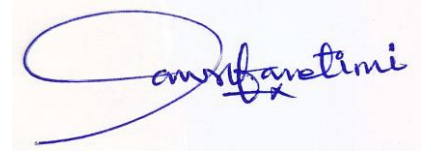
Conducting regular site inspections and progress monitoring

3.4 Handover and Post-Construction Phase

Conducting final inspections and rectifying defects
Obtaining occupancy permits

Handing over the completed building to the client

Providing maintenance guidelines and operational manuals.



4. Cost and Completion Period

The financial and time aspects of the project were crucial for ensuring successful completion.

4.1 Cost of the Project

The estimated budget for the project was [N6.0 billion], which covered:

Design and consultancy fees

Materials and labor costs

Equipment and machinery rentals

Contingency funds for unforeseen costs

Cost control measures were implemented throughout the project to prevent overruns, such as:

Procurement of Major Building components were through bulk purchase from overseas, Dubai, China and Europe.

Periodic cost reviews and budget adjustments.

Change management control and approval processing involves analyzing the time, cost- effect on the budget and client's approval before execution.

Competitive bidding for subcontractors and suppliers

Efficient resource allocation and waste minimization

4.2 Completion Period

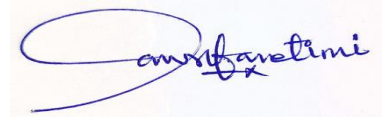
The project was planned to be completed within 24 months, but was eventually completed with the following major milestones:

1. Site Preparation and Foundation Work – [Start June 2023 and November 2023]

2. Structural Construction – [Start date November 2023 and end date December 2024]

3. MEP and Internal Works – [Start date November 2023 and till date]

4. Final Finishing and Handover – [Start date October 2025 and till date]



Challenges such as weather delays, supply chain disruptions, labor shortages and work restriction orders by EACML due to non-compliance and delay in approvals were managed through proactive planning, risk mitigation strategies and construction phase of the project.

5. Summary of Experience Gained

Being actively involved in this construction project provided me with valuable technical knowledge, project management skills, and professional experience.

5.1 Project Management and Coordination

Learned how to manage workflows efficiently, ensuring all construction activities were executed according to the schedule.

Over the years I have gained experience in coordinating with various stakeholders, including architects, engineers, contractors, and EACML, the regulatory authority for Eko Atlantic city.

EACML ensures that all construction aligns with the master plan for the city, including structural safety and environmental standards.

5.2 Technical and Engineering Skills

Improved my understanding of structural design principles, material selection, and construction techniques.

Gained hands-on experience in managing site operations, from piling to finishing.

5.3 Cost Management and Budgeting

Developed skills in end-to-end cost management/estimation, budget tracking, and financial planning, monitoring and reporting.

Contract administration and advisory in accordance with standard construction contracts and best practices.

Evaluation and management of variations, claims, and change control processes.

Procurement strategy development, tender documentation, and contractor selection processes.

Integration of cost control measures with project programming and execution strategies.

Understood the importance of balancing cost efficiency with quality standards.

5.4 Safety and Quality Assurance

Learned about enforcing EACML safety regulations and conducting risk assessment

Understood the significance of quality control in achieving durable and high-standard construction.

5.5 Problem-Solving and Decision-Making

Faced real-world challenges such as design modifications, material shortages, and workforce management.

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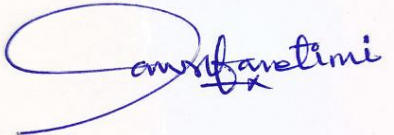
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