

Owerri wu oke mba...



# FUTO-ORIENT

## GARDEN CITY

O W E R R I



### LOCATION

Owerri-Port Harcourt  
Express Road,  
Just After Avu Junction,  
New Owerri, Imo State.

4 Minutes drive from  
Assumpta Cathedral

Own a serviced Plot of  
Land inside the Luxury  
FUTO-ORIENT GARDEN CITY



luxury pearl city of the eastern heartland...

[www.orientgardencity.com](http://www.orientgardencity.com)

# About FUTO-Orient Garden City

FUTO-Orient Garden City Limited is a registered Special Purpose Vehicle (SPV) joint venture company with the Corporate Affairs Commission (CAC), between the Federal University of Technology Owerri (FUTO) and Orient Garden City Limited, with the primary aim and objectives to build and construct a site and services estate with a world-class infrastructure and facility management.

Our company is made up of seasoned, highly skilled individuals and companies in estate development and construction, architectural designing, building engineers, town planners, property & facility managers with a combined local and foreign experiences.

## Our Team

**OSITA ONYEMA OKORIE**, is a visionary thinker with global perspective and entrepreneurial drive. He is a key contributor to enterprise – level planning and decision making. Valued advisor and requested consultant to board members, investors and top-tier executives. Osita exhibits strong orientations in operations and finance and as such participated in high-level operational initiatives such as, process re-engineering, turnaround, re-organisation, business/product integration – for stand-alone businesses, subsidiaries, divisions and strategic business units.

Osita is the Chief Executive Officer of Sydonie International Ltd. The construction subsidiary of his company Sydonie International Limited, successfully built multiple health care centres in the south west part of Nigeria thereby contributing to the community welfare and is currently in operation.

Osita is a Political Science and Administration graduate from the University of Port Harcourt. He serves as the Chairman to a leading Janitorial servicing company, Nikolasjay Global Services Ltd, as well as the Chairman and Co-founder of Orient Garden City Ltd. He sits on the board of multiple companies.

**UGOCHUKWU C. OKPARA**, has over 21 years of experience in Information and communication technology (ICT) and Business Brand Development. He studied (Computing & Information Systems) and Software Engineering.

With a strong desire to become an entrepreneur while growing up, Ugochukwu started his first IT Company in Nigeria at the age of 23. He moved to the United Kingdom for some international business exposure, he worked as a IT business developer and brand developer where he was involved as a consultant/project manager in developing and setting up over 20 new start-up companies in the UK and the US.

Ugochukwu with his international exposure in information technology and brand development background, ingeniously deciphers the relationship between ICT/brand development and real estate development & management which has given him the edge in advancing and promoting businesses both locally and internationally. Technically, he has been involved in developing online real estate portals and applications.

In 2011, a strong passion and business opportunity led him into Real Estate and Property development by founding Godera Homes Limited. He has been involved with his highly skilled team in several real estate projects designs, constructions and sales.

He is one of the founding members of Orient Garden City Limited and the Managing Director, led by the same passion he has for real estate, which prompted the need for a development of a luxury estate in Imo State with world-class infrastructure.

He is happily married with four children.

## Our Vision

To develop a new luxury estate "ORIENT GARDEN CITY, OWERRI"; a **LIVE, WORK & PLAY estate** to cater and bridge the gap in providing luxury living, quality, class, affordable lifestyle, serenity, peace and security.

**IKEM UME-EZEOKKE, Phd.**, is the CEO of Homes & Homes Real Estate Limited, he has wealth of experience in the Real Estate Industry and has successfully managed substantial volume of projects valued at several billions of Naira in various capacities. He is known and called an entrepreneur par excellence.

Ikem is well experienced in international real estate and has traded actively in foreign markets including UK, South Africa, Dubai, Ghana and presently working as a Project consultant to deliver the proposed "Farmington height project in Liberia.

One of his companies Homes & Homes, has working relationships with international real estate development companies like Kings Lands, Fairfield and Damac. Some of the notable project he's actively involved with are known to be amongst the biggest in Sub-Sahara Africa. Amongst notable RAINBOW TOWN RIVERS STATE, ENUGU GOLF CITY AND LIFESTYLE.

He is known to have established several companies, the EXCEED BRAND IN REAL ESTATE to deliver high ends finishing for his project with utmost professionalism; also includes CRUSTEAM NIGERIA LTD, an oil and gas pipeline maintenance and civil works. Ikem is a very common name within the IOCS, he has managed and deliver first class project for the oil majors. He is known to be suave, sharp and witty in making smart decisions.

Ikem has won various awards, including and most recent from PRIVILEGE INTERNATIONAL USA for outstanding performance and humanitarian gestures, Blessed Fruit Foundation (BFF) Awarded him for outstanding humanitarian gestures to the WIDOWS and LESS Privilege. He also seats as Patron of BFF is a foundation.

## Our Approach

We take holistic approach in every project, through our expertise from every department. As a team, we identify challenges thoroughly and approach them expertly with informed decisions.

Our attention to details during planning, design, development and project management ensures the consistency of quality delivery throughout the project duration.

He is a social commenter and has presented various papers on real estate, other topics to other professional bodies both local and international including Alumni bodies. He is the current President of "Lekki professionals and Real Estate Club" (LEPREC), a body of high network Real Estate. He was a founding secretary of "Youth Renaissance", Youth Democratic Movement" pushed for good governance for the uplifting of the youth in Enugu state under the administration of His Excellence Chimaroke NNAMANI.

He has a degree in Estate Management, an MBA and a Doctorate. He is happily married with four children.

**STANLEY U. OKWARA Esq. BA, MSc, LLB (Hons)**, is a result driven corporate lawyer with 20 years experience ensuring the legality of commercial transactions. Adept at drafting and reviewing policies. He possesses a Bachelor of Arts degree in History from university of Jos in 1988, a Masters Degree in International Affairs and Diplomacy from Imo State University in 1995 and a Bachelors Degree in law from Imo State university in 2000. He attended the Nigerian law school Lagos in 2000 and was called to the Nigerian Bar in 2001. Presently he has concluded his Phd program with Nnamdi Azikiwe University Awka and awaiting defence of dissertation.

Stanley Okwara possesses numerous experiences which includes defining and developing legal policies and procedures while advise all major business transactions. Negotiating with opposing parties to avoid litigation, reach resolution and achieve goals set out by corporate bodies. Drafting and reviewing contracts and internal policies in accordance with all applicable regulations.



# THE ORIENT GARDEN CITY ESTATE

## Zone 1 - THE CRAFT

In this zone, we intend to subdivide it in two(2) established standard as A and B.

A) Would consist of commercial centre. This would house the iconic structures where you would find the MORDEN OFFICES, partitioned to suit every intention of wide variety of subscribers, both formal and informal businesses.

This same area would house THE CINEMA, THE POLICE POST, CRECHE/NURSERY/PRIMARY SCHOOL, SHOPPING MART, PHARMACY, SPAR, LOUNGE AND SHORT STAY APARTMENTS, managed by a world class facility management company.

B) This area would be clearly delineated from the commercial centre to house the recreation centres, strictly for residence and their visitors. In this facility, you find the swimming pool area, sporting areas including gym and fitness centre, long tennis, football pitch and golf course.

The Orient is designed as City on land 140 hectares of table land, to guarantee the optimal ambience of its dream.

This size of land when completed its site and services, would represent the visionary cardinal points, intentioned to complete the city to maintain a long term benefit for the promoters and her subscribers.

Orient Garden City would be zoned in three (3) arms. These arms would confidently and comfortably represent the CARDINALS, (LIVE, WORK & PLAY).

## Zone 2 - THE BOURGEOIS

The severe gap for the emerging middle class to have a quality and secured environment for their housing needs has necessitated the creation of this environment in THE ORIENT. This community would house the middle class.

The plots on this area is between 500sqm to 900sqm, designed to either house a single unit dwelling homes on 500sqm or 2 units homes (single units detached or semi detached homes) on 900sqm.

Green areas, gardens and parks, play pen would be a common symbols associated in this environment with a massive green belt.

The streets on this zones would be named after some prominent Imo daughters, mothers or wives.

## Zone 3 - THE GRANDEUR

This community would be the flagship, the cynosure of the projects. The plots on this community are from 1350sqm to 2000sqm, spread to accommodate individual luxury, including gym, tennis courts, swimming pool and gardens.

Apart from the common garden, parks and walkways, there would also be an OBI (a common assembly) that consist of private Lounge, meeting rooms, pool area and gym. There would be a mini golf course and long tennis court.

The street here would be named after Imo prominent sons and fathers.



## THE CRAFT

Commercial centre with iconic structures, SHOPPING MALL, MORDEN OFFICES, SERVICED APARTMENTS, CINEMA, POLICE POST, SCHOOLS, HOSPITAL, PHARMACY, SPAR, LOUNGE, EATERY etc, managed by a world class facility management company.





## BOURGEOIS

This is consist of both middle and upper class residence to have a quality and secured environment. The plots on this area is between 500sqm to 1000sqm for BOURGEOIS, designed to either house a single unit dwelling homes on 500sqm or 2 units homes (single units detached or semi detached homes) on 1000sqm.

## GRANDEUR

1350sqm to 2000sqm for the GRANDEUR will be the flagship cynosure of the projects. The plots on this community are from 1350sqm to 2000sqm for villa homes or mansions, spread to accommodate individual luxury, including gym, tennis courts, swimming pool and gardens.





# ORIENT GARDEN CITY, OWERRI.

The creation of this ultra Modern estate has become extremely important in the state.

Owerri is a gate way to two eastern states plus rivers state; well positioned for easy access to other states, including delta. Owerri remains one of the most developed eastern City, both in infrastructure and human resources. It has also seen a number of housing estates which up until now have not come up to the quality lifestyle the state deserves.

The city is very cosmopolitan, filled with bouquet of professionals, business men and women whose desire and yearning falls short because of the critical housing needs.

However, Owerri also is one of the most sought City in terms of real estate, new businesses, manufacturing, FMCG, entertainment and tourism.

In light of this, the creation of THE ORIENT GARDEN CITY is well overdue and well deserved. The estate is to carter and bridge the gap in providing luxury living, quality, class, affordable lifestyle, serenity, peace and security. It is also mindful of cost, ease of payment, standards, hence, the emerging middle class would be strongly represented.

The estate would represent 3 cardinal points which would often guide the vision of the promoters, (ORIENT GARDEN CITY MGT TEAM). These cardinal points, "WORK PLAY AND LIVE" would represents the dynamism of the promoters in creating of a hub that guarantee quality, lifestyle, safety and class.



# THE ESTATE FEATURES

Apart from these common features, the estate would be designed with strict building codes, code of conducts, strictly guiding residence to build strictly on an approved building lines by the estate management building control team.



The entrance road accessing the estate would be free flow dual carriage way of about 500m to 700m from the main road, terminating at a control post before signal direction to either BOURGEOIS OR GRANDEUR ZONES.

The main entrance of both estate would also have a private lounge convenience for waiting visitors awaiting clearance.



Fencing and brick works of the entire 140 Hectares of approximately 1,400,000 sqm will be constructed to secure the perimeter of the entire estate.



There will be street lights in all the internal and external roads controlled by central access control system.



Fire hydrants would be introduced at a distance decided by the project director depending on the zone to curb emergency.



The internal roads would be designed to accommodate the walkways, cycle ways. Each road would be minimum of 7-7.5 meters, outside walkways and drainage. Each setback from each building would maintain minimum of 6 meters from the road. This intention is to allow greenery, flowers, plants and trees from each house for ample decorations.

An approximately 25-30km of roads will be constructed within the estate. Each Kilometre road includes Covered Drainage, Earthworks, Asphalt, Sidewalks of about 1.5 metres.



There would be a central water system to supply the common facilities, fire hydrants, including gardens and parks. Sprinklers would be introduced in strategic places.



One of the greatest setbacks we experience in the country is poor management and maintenance culture. These could be seen in most private and public facilities including roads and houses. This gap of adequate FM also affect the value and lifespan of facilities and infrastructures in the country and Imo State is not an exception.

We are also bringing differently, apart from the luxury and secured environment, a strong facility management team that would be independent, to ensure the maintenance of the estates is optimally maximised in the years to come.



## TITLE

The title document has a global Certificate of Occupancy (CofO) in the name of Federal University of Technology Owerri (FUTO).

## BUILDING CODES / SERVICE / MANAGEMENT AGREEMENT

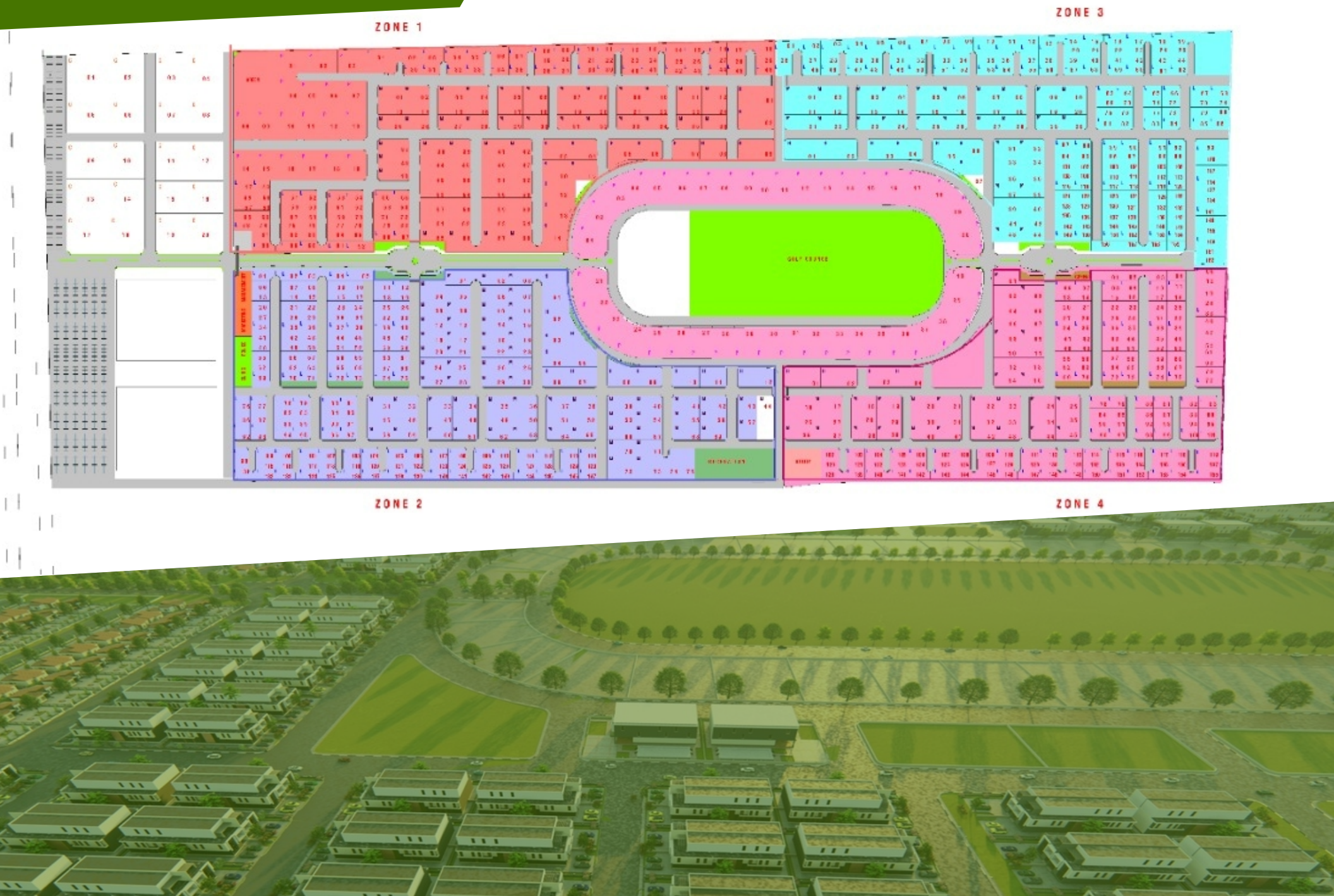
Building code can be seen in the building guideline document, to be procured from the building control team at the management department. The building control team would clearly describe the building foot prints and setbacks of every zone for strict adherence.



We intend to develop at graduated pace within our 48 months proposed timeline of the project development cycle (subject to subscription).



# ESTATE SITE LAYOUT





### Orient Garden City Limited

Head Office: Plot C3/C50, Industrial Layout, Onitsha Road, Owerri, Imo State.

Lagos Office: Block 100, Plot 5 Ladipo Omotosho Street, Lekki Phase 1, Lagos.

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