



# Brochure

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# About James Cubitt Facility Managers

James Cubitt Facility Managers is duly registered in Nigeria and is a part of the James Cubitt Group with offices in Lagos, London, Brisbane, Doha, Accra and UAE. The James Cubitt brand in Nigeria has a 60-year pedigree of designing and delivering projects for clients such as Mobil, Shell, Diamond Bank and the United Nations.

We pride ourselves as leading proponents in incorporating best practices in facility management into all the key areas of a building's lifecycle.

Our unrivalled experience in total FM services is strengthened by our integrated team of professionals in the James Cubitt Group, closing the gaps that exist in different stages of building's lifecycle. This has set us apart and made us the preferred facility management company.

Over the years, we have developed relations across the industry, positioning us as trusted and leading facilities managers. We aim to collaborate with our clients (Corporate & Individuals) to ensure that our portfolio of properties are the best rated in terms of maintenance costs and ensure that the property will always be an attractive lease with a high renewal rate.

# Our Mission is...

To discover and harness  
opportunities that change our  
world and transform lives.

# Our Vision is...

To make your property the  
most desirable place to live,  
work and visit.



# Our Values

We consider **People** as our core asset and encourage a culture of continuous personal development through career progression, knowledge enhancement and skills development.

We develop and execute an **Exceptional Service Delivery** model and best practice initiatives.

We ensure **'Value-For-Money'** by rationalising costs while maintaining and enhancing asset value.



# Our Promise

## **Proactivity**

We strive to achieve 99.9% uptime on all our Facilities by adopting proactive and preventive methods of management.

## **Availability**

We are never out of reach when it is important for you to contact us for information, or to request assistance.

## **Understanding, Passion & Responsive**

We take time to understand our clients and their expectations. We are aggressive and responsive in taking immediate actions to resolve issues of concern to them.

## **Quality-Service**

We ensure consistent delivery services with our systematic approach in monitoring and improving our services every step of the way.

## **Creativity**

We boldly embrace smarter ways to improve productivity, manage your facility more effectively, and serve our customers better.

## **Integrity**

We are reliable and transparent in all our dealings.

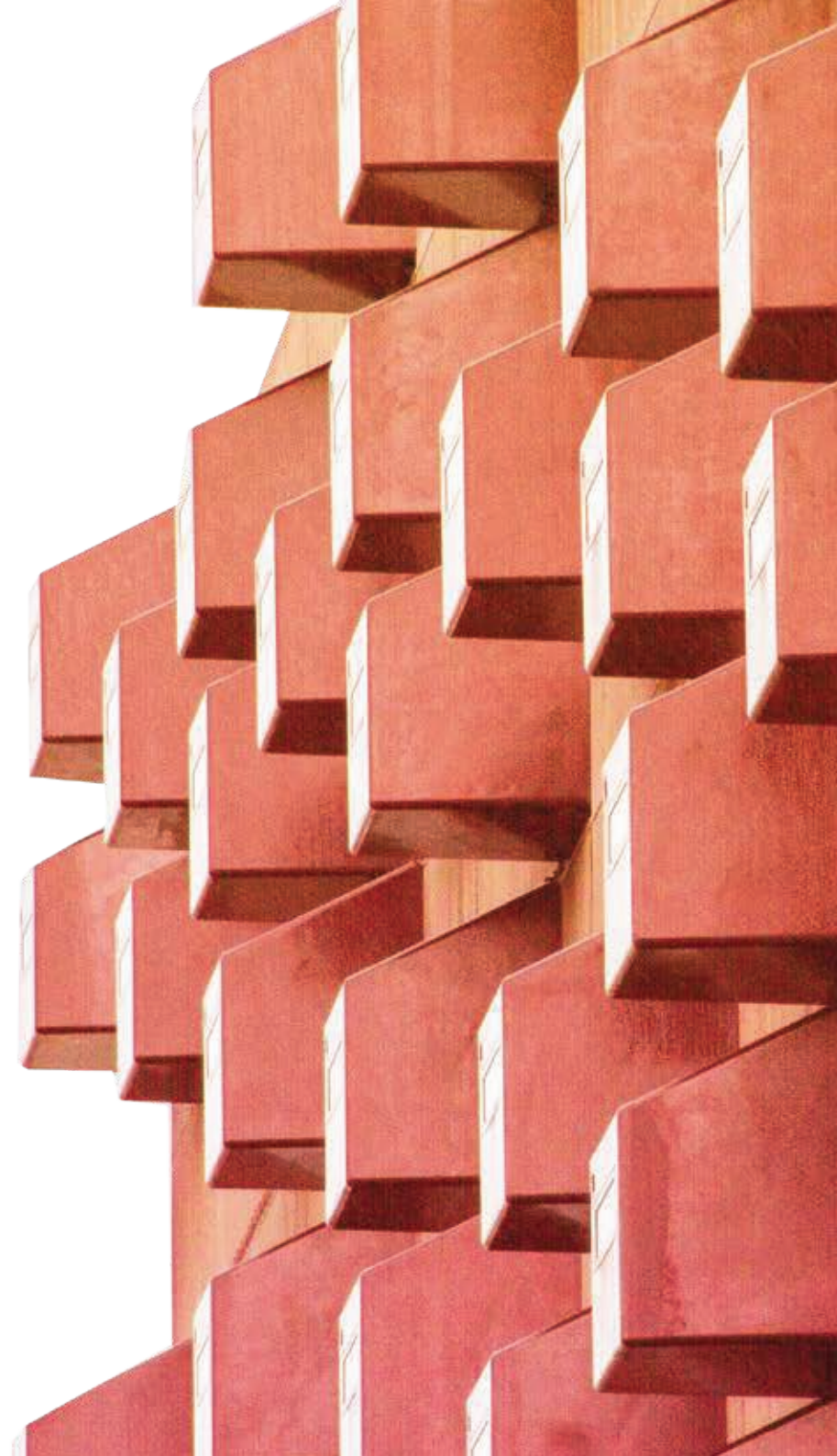
# Our Approach

**Understand** We take time to thoroughly understand our client's mission, vision, values and goals to develop a bespoke FM model from concept to execution. We strive to go the extra mile and exceed customer satisfaction.

**Analyse** We use analytical techniques to explore and analyse our Client's facility needs to enable us proffer the most suitable FM solution.

**Plan** We develop plans that meet the long term needs of our Clients. At a minimum, our FM plans are reviewed annually and further updated periodically as the facility requires.

**Action** We take action and implement as planned.



# Our Properties



## RESIDENTIAL



003, Falomo  
Close, Ikoyi



004, Falomo  
Close, Ikoyi



EID's Court  
6 Babatunde Jose Street,  
Victoria Island, Lagos



Liberty Court  
9, Musa Yar'dua Street,  
Victoria Island, Lagos



Miserere Apartments  
23 Gerrard Road, Ikoyi, Lagos



Oakwood Residences  
23 Cooper Road, Ikoyi, Lagos



## COMMERCIAL



Sparkle LTD  
9, Samuel Adedoyin  
Street, Victoria Island, Lagos



Pagatech  
176, Herbert Macaulay  
Way, Yaba, Lagos



Kings Court  
3, Keystone Bank Crescent,  
Victoria Island, Lagos



Lagos Bus Service Limited  
Oshodi - Oworonshoki Express  
Way, Ilupeju, Lagos



## PROJECTS



The Wesley



The Afropolitan



Project Rise













004 Falomo











The image shows a spacious, modern lounge or waiting area. The room features a dark, polished floor and a ceiling with recessed yellow lighting. Large windows on the right side are covered with sheer white curtains, allowing natural light to enter. The furniture includes several modern armchairs, some in a light beige color and others in a darker shade, arranged in small groups around low tables. A large floor lamp with a white shade is visible on the left. The overall atmosphere is warm and contemporary.

# Liberty Court









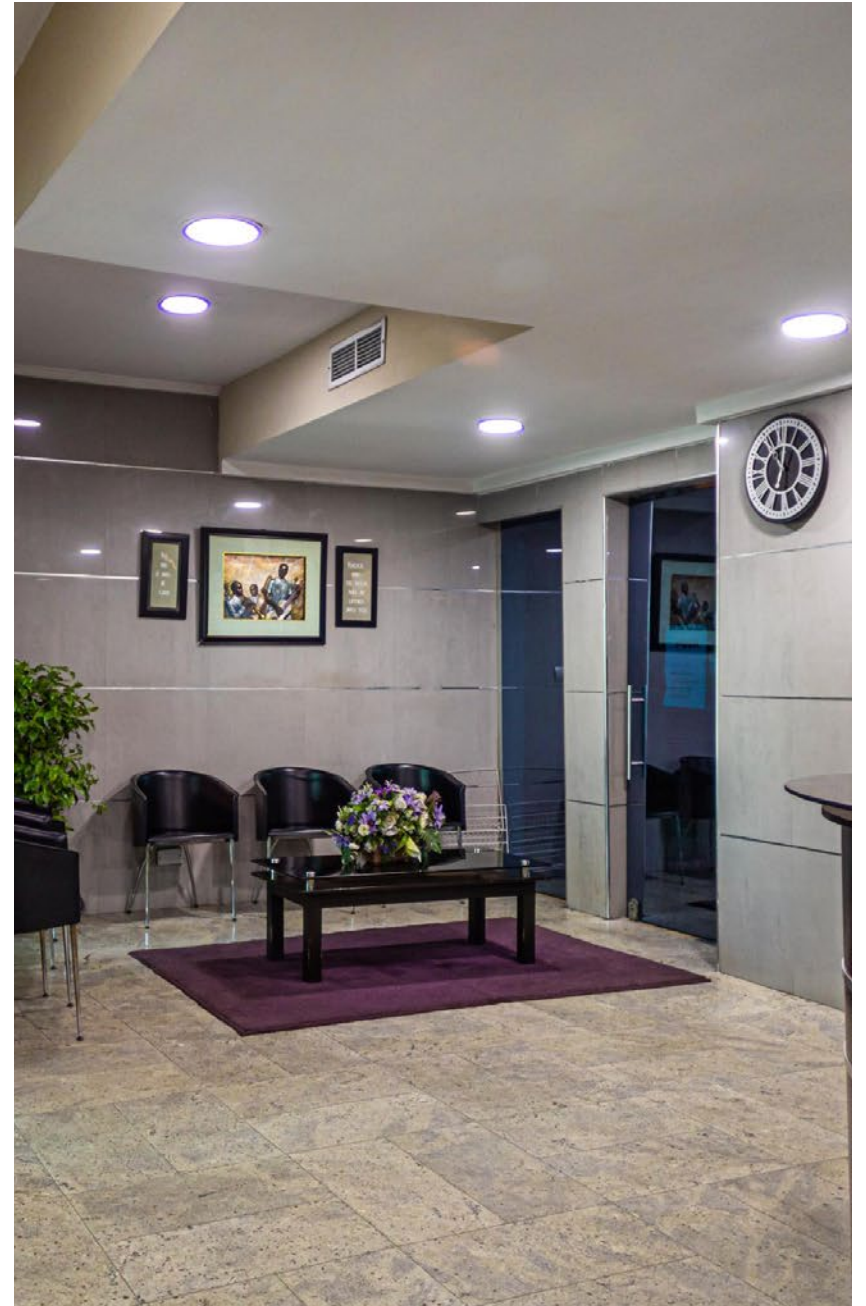




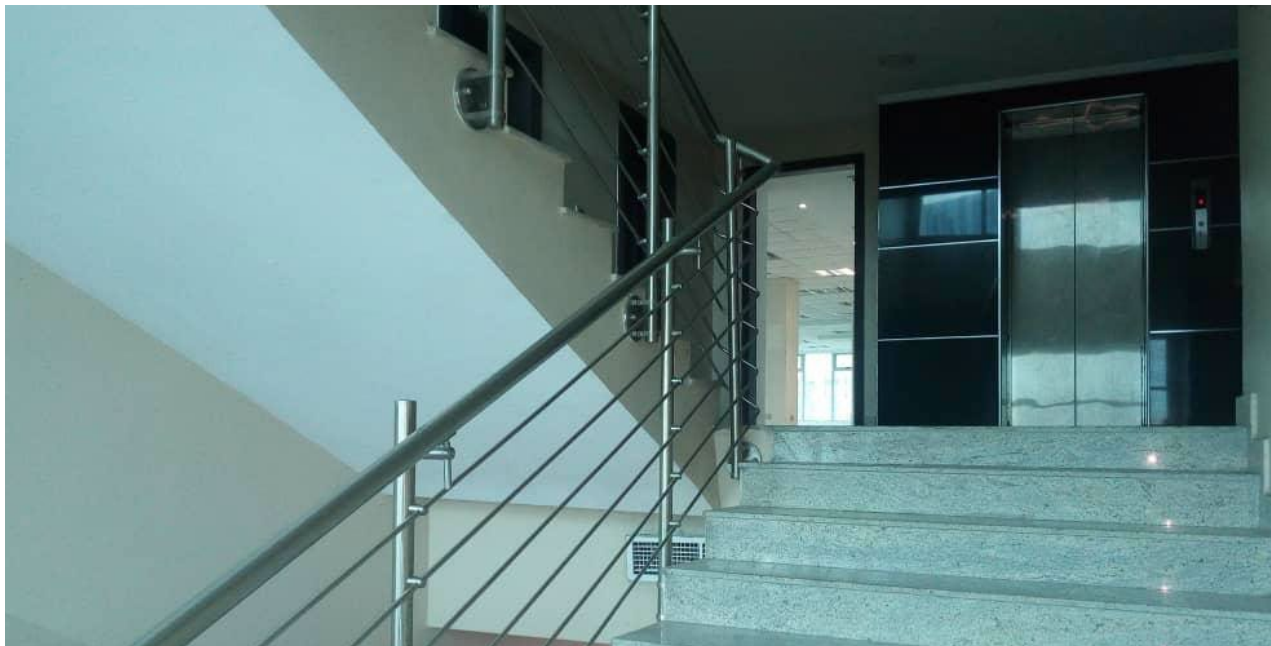


# King's Court













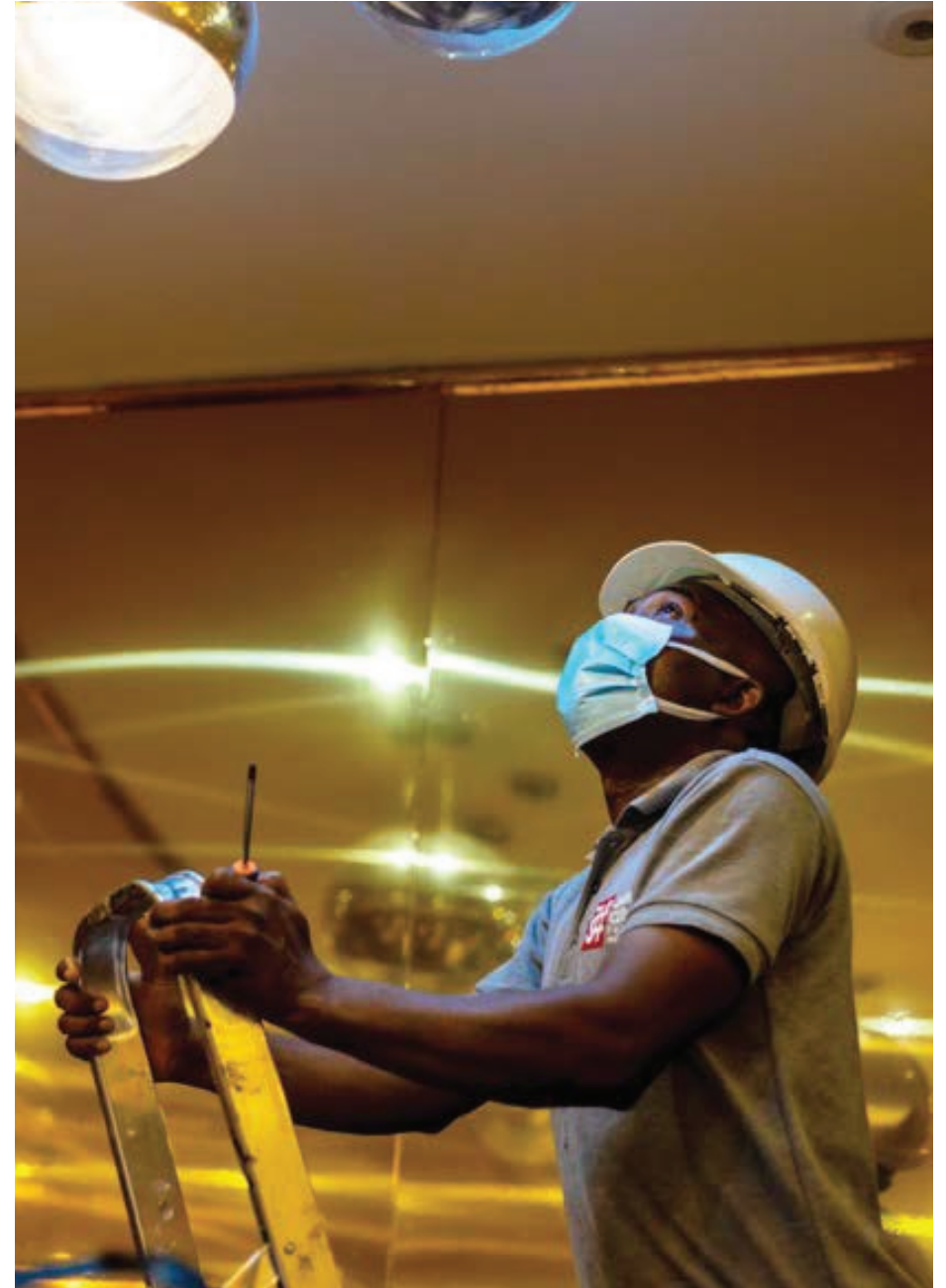














# Our Facilities

## CONSULTING:

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THE WESLEY

NORTHERN  
FORESHORE

PREMIERE  
APARTMENTS LEKKI

GLOVER, IKOYI

## CORPORATE CLIENTS:

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# Our Products



Multiserve®



Fullserve®



Proplet®



PropAcquire®



PropAlive®



On-Call®



Multiserve®

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Specifically designed for multi-branched commercial facilities, MultiServe involves the implementation of excellently designed and industry-leading facility management practices and procedures, utilised by James Cubitt Facility Managers in managing multi-site commercial facilities.

The product provides central oversight of facility management operations using our bespoke cluster management system. This service ensures that the same standard of excellence is attained and maintained at every location where the facility management service is deployed. It allows for uniformity and continuity of service, as well as franchise signature recognition.

## What You Get

- Bespoke facility management structure
- Public utilities and municipal bills management
- Standardisation.
- Cost-effectiveness
- Professionalism
- Single reporting line.



Fullserve®

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FullServe is a comprehensive facility management service that encompasses the complete spectrum of facility management. This service is suitable for both medium-sized and multi-level residential structures. It is designed to meet the entire facility management and asset maintenance needs of the clients. This innovative facility management turnkey service is structured to manage the evolving nature of knowledge-based businesses facility, workspace trends and high-end residential properties. This product integrates your needs, values and culture into our bespoke management system and ensures standard of excellence that guarantees occupant satisfaction. FullServe services your facility so that you can focus on running your business.

## What You Get on Demand

- Bespoke facility management structure
- Public utilities and municipal bills management
- Basic inspection of property
- On-demand property report detailing MEP integrity
- Efficient and Prompt disposal of assets
- Execution of background and regulatory checks on interested off taker
- On-demand repairs and renovation of property
- Single reporting line
- Cost-effectiveness and professionalism



Proplet®

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We leverage on our long term industry relationships, an extensive network of independent real estate agents, and technologically driven platforms to make sure that your premium facility is leased to suitable occupants. Our extensive database of corporate and high net worth clients is immediately notified, and we can quickly present prospective occupants.

## What You Get

- Free property audit
- Maximum exposure of your property utilising all available media
- Minimal non-occupancy rate
- Efficient letting of your building facility
- Long-term savings in building maintenance cost
- Improved and elongated life-cycle of facilities.





PropAcquire®

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We deploy property-specific strategies to facilitate prompt asset acquisition, liquidation and disposal. Our extensive database of corporate and high net worth clients is consulted, and information circulated about the availability of the property for acquisition and disposal. We also leverage our extensive network of independent real estate agents.

## What You Get

- A basic inspection of the property
- On-demand property report detailing MEP integrity
- Efficient and prompt disposal of assets
- Execution of background and regulatory checks on interested off-taker
- On-demand repairs and renovation of the property.



PropAlive®

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PropAlive is a facility management service designed by James Cubitt Facility Managers to specifically restore and / or revive void and dilapidating structures as a result of unintentional neglect. This is the ideal product for property owners who have facilities that have been empty for 2 years or more. This product offers bespoke solutions for adaptive reuse of existing building, renewal of the building's façade or parts of the interior, refurbishment of building envelope, improving performance and comfort of buildings in line with sustainability requirements to give your building a second life and becomes the income generating asset it deserves to be.

## What You Get

- Comprehensive MEP proposal for property restoration
- Consultancy service on briefing and selection of Professionals for restoration works
- Integrated and efficient design process
- Dedicated facility management personnel during construction and as soon as property comes alive

On successful restoration of the property, the following services will become administrable to harness its income generating potential: -

- Asset leasing and/or letting
- Asset liquidation and disposal
- Purchase and lease advisory.



## On-Call<sup>®</sup> Service

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A bouquet facility management package created to close the identified gap of unprofessional facility management services provided to premium residences.

On-call is designed for building owners and occupants who desires high-end professional building services and building works without concerns for quality, efficiency, convenience and timely delivery. This service ensures standard of excellence during renovation, alteration, improvement, repair or maintenance of a building while also assuring the safety and health of the occupants or other users of the building by strict compliance with all building standards.

## What You Get

- A detailed building condition assessment.
- Dedicated professional supervision.
- Health and safety.
- Timely delivery



# Our **Services**



Advisory Services



Concierge Services



## Advisory Services

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James Cubitt Facility Management advisory services is structured to provide advisory services from design conceptual stage to the operational stage from the facility management perspective.

We leverage our experience and technicality together with our relationship with the team of professionals in the building industry to provide practical recommendations needed for your facility optimum performance.

We are trusted advisors to leading designers and they choose us because of our insightful review of design, professional processes and satisfaction from job done. We advise on facility management practices that are suitable to address clients' concerns about their facilities, give recommendations based on property conditions and provide specialized expertise in achieving specific facility management plans.

## What You Get

- Independent and Professional Facility management advice from a building's conceptual design phase through to the operational phase.
- Industry leverage.
- Building elements/materials review
- Technical and FM management support throughout a building's lifecycle.
- Extensive facilities management consulting such as contract monitoring to manage electrical and mechanical maintenance, HVAC maintenance, power usage, etc.



## Concierge Services

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Our concierge service is designed to serve as a lifestyle manager for high-end residential and commercial facilities occupants. We are focus on bringing luxury, and personalized services to our clients within the demanding business environment and residential apartments. The service is targeted at the needs and requirement of our clients, our varying degrees of assistance simplifies your busy life and help create a balance.

Our team of experts allow you focus on other engagements while we plan your tiresome and time-consuming activity, date, holiday and vacation. Our concierge services take care of your errand and request while you sit back and relax.

## What You Get

- Welcome residents and their guests on arrival.
- Work closely with security to manage access to the residents.
- Travel and vacation planning.
- Organize destination weddings and events
- Management of conferences.
- Ticketing for your events.
- Personal shopping of luxury items.



# Our People



**Alan Davies, Dip. Arch, RIBA, ANIA**

Chairman/ CEO of James Cubitt Group

Alan Davies joined the London office of James Cubitt Partners in 1980 and subsequently moved to Nigeria to work on the master plan project for the University of Nigeria, Nsukka as Town Planner. He is the Chairman of James Cubitt Facility Managers.

Some notable achievements under his direct leadership include the Maersk House, Ghana Head Office, Diamond Bank's HQ, Lekki, Citi Bank Head Office, Lagos, Civic Centre, The United Nations Common Premises, Abuja, Maersk Head Office in Lagos amongst several others.

Mr Davies is Honourary Consul for the Australian High Commission in Nigeria.



## Gbadunade Ogunleye

Managing Director, James Cubitt Facility Managers.

With over 19 years of demonstrable experience in Property and Facility Management, Gbadunade is recognised for exceptional leadership and collaborative skills. She is an FM professional with vast knowledge and understanding of world-class best practices.

In 2015, Gbadunade successfully set up James Cubitt Facility Managers, the facility management arm of the James Cubitt Group. She passionately runs the FM organisation and possesses a knack for bringing down operational costs while maintaining and enhancing asset value.

Gbadunade brings onboard experience garnered across two continents (Europe and Africa). She worked for London Borough of Barnet, Westminster Council, William Sutton Trust, South African Property / Real Estate Company, also Broll and Oando Plc.

She is a graduate of Chemistry from the University of Ibadan, a member of the British Institute of Facility Management with an Advanced Certificate in Facilities Management and Planning from the University of Lagos. She has a membership in the International Facility Management Association (IFMA) and a certification in the Owners-Managers Program from the Lagos Business School.

Leveraging her credentials and expertise in property and facility management, she has made JCFM a competitive and sustainable company. Gbadunade is the Director of James Cubitt Facility Managers.



**Oludotun Carew**

Director

Dotun holds a B.Sc in Accounting from Obafemi Awolowo University, Ile Ife. He is an Associate Member, Chartered Institute of Financial and Investment Analysts of Nigeria (IFIAN).

He is a thorough professional whose work experience spans across the real estate and financial services sectors of the economy. His proficiency in accounting, investment analysis and project management enhances his ability to identify and assess opportunities, mitigate risks and proffer workable solutions at highest levels of management.

A Certified PRINCE2 Practitioner (Office of Government Commerce, United Kingdom), and Student Member, Chartered Financial Analysts Institute (CFA), he became the Director of Renaissance UK in January 2018.



# James Cubitt Companies around the World



**James Cubitt Developments** brings a new definition to property development, creating buildings which are more than a structure but an expression of personalities.

From a range of striking iconic buildings to an assortment of remarkable residential and commercial buildings, we deliver real estate development projects in Nigeria's growing urban centres that leaves an impression on the mind and become highly memorable.

As a member of the James Cubitt group, we have a sterling reputation for excellence and professionalism in the Nigerian real estate industry. For 60 years, the James Cubitt brand has shown intelligent experience and expertise, creating masterpieces with unique features that speak for themselves.

Known for our remarkable and renowned projects, we attract rewarding partnerships that shape the future of the Nigerian urban environment.



**James Cubitt Architects** is an international multidisciplinary consultancy practice with extensive experience in the design and supervision of a wide range of building projects, also the master planning of major building complexes for Commerce, Retail, Industry, Housing, Hospitality, Health and Education.

Our sustainable approach to architecture over five decades has brought about the creation of some outstanding building structures ranging from urban master plans, junior schools to universities, individual shops to markets, office interiors to office buildings, minor clinics to teaching hospitals, small workshops to manufacturing complexes, individual houses to large estates, hostels, hotels as well as towns.

JCA is an award-winning architectural firm which offers a comprehensive professional building management consultancy service which may include but not limited to, project management and contracting services to support turnkey projects whenever necessary.



We are an interior architecture design firm with a team of creative and innovative professionals committed to providing the best.

With our expertise, we redefine the spatial experience in the built environment through interior architecture and design.

JCI comprises of interior architects, designers and strategists who are passionate about creativity and offers quality results.



### **James Cubitt Resources**

We are a resources organization that offers construction, design, procurement and project management services ensuring cost and quality control during a project's lifecycle.

As part of the James Cubitt group, James Cubitt Resources furthers the principle of excellence and has shown ingenuity and expertise in managing the life cycle of high-end residential and commercial projects.







**JAMES CUBITT  
FACILITY MANAGERS**

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