



NIGERIA ELECTRICITY LIABILITY MANAGEMENT LTD/GTE

IN COLLABORATION WITH
THE NATIONAL COUNCIL ON PRIVATIZATION (NCP) COMMITTEE ON
THE SALE OF PHCN NON-CORE ASSETS

SALE OF FIRST BATCH OF DEFUNCT PHCN PROPERTIES

Introduction

The Nigeria Electricity Liability Management Ltd/Gte (NELMCO), is a Special Purpose Entity (SPE) created by the Federal Government of Nigeria and saddled with the responsibility of managing the Liabilities and Non-Core Assets of the defunct Power Holding Company of Nigeria (PHCN).

NELMCO in pursuant of her mandate have gotten the approval of the National Council on Privatisation (NCP) to appoint sales agents and offer the under listed properties for sale to interested members of the public:

PROPERTY DETAILS

LOT 1			
S/N	LOT NO	PROPERTY ADDRESS	DESCRIPTION
1	1A	Property at No. 1-2, Ahmadu Bello Way, Kaduna, Kaduna State.	A purpose built office complex on 8 floors, fenced on all sides with 2 vehicular gates and located by the NEPA Roundabout in the CBD, it is in a good state of repairs with ample parking space on a land size of approx. 13,000m ² . ON LEASE
2	1B	No. 16A, Western Way GRA, Zaria, Kaduna State	A residential development comprising of a 4-bedroom detached bungalow, a boys' quarters block and a gate house fenced on a land size of. 3,198m ² .
3	1C	No. 6, Mobolaji Johnson Avenue, Ikoyi, Lagos State.	A purpose built residential development comprising of a block of 8No 3bedroom flats on 4 floors, a block of 10 rooms boys' quarters on two floors with a gym house and a swimming pool in a very good condition on a land size of approx. 4,000m ² . ON LEASE
4	1D	PHCN Tank Farm, Old Ijora Power Station, Ijora Olopa, Idodo, Lagos State	A fully operational Tank Farm with capacity of 12,820 Metric Tonnes with Storage Building, 10 No. Loading Bays, Fire Fighting System and other functional ancillary facilities in a good state of repair. ON LEASE
5	1E	45 Moore Road (Tobi Lawal Road), Yaba, Lagos State	A purpose built residential development comprising a block of 6no. 2-bedroom flats on 3 floors, a block of 6-room boys' quarters, a garage building and a security house, fenced with gate on a land size of approx. 3,790m ² . ON LEASE
6	1F	No. 1 Kukawa Avenue, GRA, Kaduna State	A residential development comprising a 4-bedroom detached bungalow, a 3-bedroom detached bungalow, a 2-bedroom detached bungalow, a block of 2no. self-contained apartment, 5-rooms Tenement bungalow and a garage/2-room boys' quarter fenced on all sides on a land size of approx. 9,712m ² .
7	1G	Block 11B, Core Area, Extract Layout, Phase 1 Asaba (Onwuka Ogbolu	An office block and a security house fenced on all sides in a choice neighbourhood of Asaba in a good state with a land size of approx. 6,800m ²

		Street (SSS Road) Junction along Anwai Road, Asaba), Delta State	ON LEASE
8	1H	A Plot of Land at Tundun Katsina Road, Off Yahaya Madawaki Way, Off Hassan Usman Road GRA, Katsina, Katsina State	A sparsely developed commercial property which comprises a control room/office building, a generator house and a gate house fenced on all sides on a land size of approx. 5,600m ² .
9	1J	Property at Kenneth Dike Road, Bodija, Ibadan North LGA, Ibadan, Oyo State. POPOSED HEAD OFFICE FOR IBADAN DISCO	An uncompleted office complex on 7no. floors (6-storey) – carcass and an intermodal container structure located directly opposite St Peter & Paul Catholic Seminary and a land size of approx. 4,090m ² .
SALES AGENT CONTACT – 08037037505/ 08035687053			

LOT 2			
S/N	LOT NO	PROPERTY ADDRESS	DESCRIPTION
1	2A	Plot No. 1004, no. 120 (6) Morija Close, Cadastral Zone A08, Wuse II District, Abuja FCT.	2 No. office complexes, restaurant block, gate house, all of which are enclosed within a perimeter fence wall. ON LEASE
2	2B	No 5, Akpakpava Street, Benin City, Edo State	An office building on 6 floors (gross floor area of approximately 4,896.568 square metres), 2Nos. gate house and car park enclosed within a perimeter fence, on a land size of approximately 2,850.49m ² . ON LEASE
3	2C	Off Tafawa Balewa Road, Off Ali Akilu Road, Off Civil Service Club, Opposite Mutalib Orange Drink Depot, Sokoto State	4-bedroom bungalow and 4-rooms servant quarters, all of which are enclosed within a perimeter fence wall, on a land size of approximately 1,420.81m ²
4	2D	Flat 1B, 13A McDonald Road, Ikoyi, Lagos State.	3-bedroom flat with 1-room boy's quarters in a block of six units of 3-bedroom flats. ON LEASE
SALES AGENT CONTACT – 08033208265/ 08083882056			

LOT 3			
S/N	LOT NO	PROPERTY ADDRESS	DESCRIPTION
1	3A	No. 4 Mayu Road (formerly No.5), Nasarawa Layout, Kano State	A fenced building comprising of 3 Bedroom flat and a Security Post on a Plot of 1088.15m ²
2	3B	No. 16, Iyali Close, Low-Cost Housing Estate, off Lawrence Onoja Drive, Katsina State-Nigeria.	A three bedroom Bungalow in fair state of repairs on a sit of approximately 392.33m ²
3	3C	Plot 10A, Ikoya Avenue, off Bourdilon Road, Ikoyi, Lagos State	The property is a 5-Bedroom Detached house on two floors (Ground and First) with 1No.bungalow Boys' quarter, 2No. Stores, 1No. Hall, and a Security post all fenced in. The site measures approximately 3,150.78m ² ON LEASE
4	3D	Flat 4, NEPA Quarters, 51 Otukpo Road, Makurdi, Benue State	Three bedroom flat in a block comprising of Six Units of Flats
5	3E	Flat 5, NEPA Quarters, 51 Otukpo Road, Makurdi, Benue	Three bedroom flat in a block comprising of Six Units of Flats
6	3F	Plot 181, 41 Road, Victoria Garden City, Lagos, Lagos State.	A three bedroom detached duplex with 2 room boys quarters on an area of about 742.50 m ²
7	3G	Plot 62 Okpara Avenue, Enugu, Enugu State.	Enugu DisCo, HQ. A purpose built office complex on 7 floors and a Pent floor, a 4- Room bungalow security house, a Chapel and a security post all solidly built & in excellent state of repairs on a plot of 3,219.41m ² ON LEASE
8	3H	No. 1 Niger Street, Nasarawa Kano, Kano State	Corporate Headquarters of KEDCO. A purpose built office complex on 6 floors with Pent House, a story office building, a warehouse and a security

			house & in a very good state of repairs on a plot of about 5,878.03m ² ON LEASE
SALES AGENT CONTACT – 08033129022/ 08033736542			

LOT 4			
S/N	LOT NO	PROPERTY ADDRESS	DESCRIPTION
1	4A	No. 24/25 Marina Street, Lagos State	A purpose built high-rise office complex on sixteen (16) Floor sitting on a land area of appr. 4,853m ² occupied by Eko DisCo. ON LEASE
2	4B	Property at Familusi Avenue, Iyaganku, GRA, Ibadan	A 3-storey building of 6Nos. 3-bedroom flat with 6Nos Servant Quarters and a gate house sitting on a land area appr. 2,793.12m ² ON LEASE
3	4C	Flat 1, Block 17, Ladoke Akintola, GRA, Ikeja	A left wing, ground floor two bedroom Flat in a Block of 6 flats on three (3) floors.
4	4D	Flat 2, Block 17, Ladoke Akintola, GRA, Ikeja	A right wing, ground floor two bedroom Flat in a Block of 6 flats on three (3) floors.
5	4E	No. 1 Atiku Abubakar Road, Jimeta Yola, Adamawa State	A 2 storey office complex sitting on a land area appr. 16,926m ² . ON LEASE
6	4F	No. 2 Atiku Abubakar Road, Jimeta Yola, Adamawa State	A 3 storey office complex sitting on a land area appr. 10,323m ² . ON LEASE
SALES AGENT CONTACT – 08033495000/ 08180220341			

LOT 5			
S/N	LOT NO	PROPERTY ADDRESS	DESCRIPTION
1	5A	KAEDC Zauro Service Center, by NNPC Filling Station, along Argungu - Birnin Kebbi Road, Kebbi State	7No. Rooms (offices) and a mosque on a large expanse of land. Site Area- 11,312.7m ²
2	5B	No. 4 D. E. Ali Akilu Close, Barnawa Low Cost Estate, Kaduna State	4Bedroom Bungalow with 3Rooms BQ. Site Area- 585.43m ²
3	5C	No. 20, John Eyinmonye Street, HUDCO Quarters, Railway Gate, Makurdi, Benue	A 3Bedroom Bungalow Site Area- 1,080m ²
4	5D	No. 134, Gboko Road, Makurdi, Benue State	A dilapidated 3 Bedrooms Bungalow Site Area- 827m ²
5	5E	11 Bank Road/ 8 MacGregor Street, Ikoyi – Lagos State	A 4 storey (5Floor) building comprising 8Nos 3Bedroom Flat, 2Nos. 2Bedroom Flat and A 3 storey (4Floor) building comprising 2Nos 3Bedroom Flat, 1No. 2Bedroom Flat and 2No. 1Bedroom Flat, with Swimming Pool and other facilities. Site Area- 2,710m ² ON LEASE
6	5F	Flat 3 (C), Block 23, Ladoke Akintola Street, GRA, Ikeja, Lagos State	A two bedroom Flat in a Block of Six flats
7	5G	No. 34 Port Harcourt Crescent, Agbara Estate, Agbara, Ogun State	A 3Bedroom Detached Bungalow with 2Rooms BQ. Site Area-454.1m ²
8	5H	Property at 17B Awolowo Way, Alausa, Ikeja Lagos State	A purpose built 6Floor Office Complex with 2 Floor Building (Admin. Office/Warehouse), 2Floors Building (Tech Head Office), Prefab General Office, 2Nos Stores (Stock Yard), Fuel Station and other facilities Site Area- 10,119m ² ON LEASE
SALES AGENT CONTACT – 08037037803/ 08025083543			

LOT 6			
S/N	LOT NO	PROPERTY ADDRESS	DESCRIPTION
1	6A	Ijora Water Front	The T -shaped structure jetty with surface area of 179.50m²
2	6B	Property along BCCG Road, Adjacent Oyebode Plaza, off Ajegunle Road, Oshogbo, Osun State	A convertible 5 Bedroom bungalow presently use as Computer Centre Office of IBEDC on a land size of approximately 1,197.74m² .
3	6C	Block 3, Flat B, NEPA Quarters, Ijora, Lagos State	A nicely built 3 bedroom flat in a block of Six Units with 2 rooms boys quarter in a good neighbourhood of Ijora district.
4	6D	Plot of Land beside Diamond Bank, New Bridge Road, Makurdi, Benue State	A strategically located fenced plot of land with approximate land size of 2,240.68m² in the heart of Makurdi metropolis.
5	6E	Property Opposite Modi Tambuwal Yawuri Enterprises Nig. Ltd Filling Station, Along Koko Road, Yauri, Kebbi State	A conservatively built 6 Bedroom Bungalow and currently use as Guest house with an expanse land size of approximately 1.37 hectares .
6	6F	No. 9 Oba Elelgushi (Club) Road, Ikoyi, Lagos State	A Modern design residential development complex with a block of 6 Nos 1 Bedroom flats, a 2 bedroom terraced house, 5 Nos 4 bedroom terraced house with 2 units of 2 bedroom Bungalow, gym house and swimming pool with other ancillaries on a land size of 3,306.56m² . ON LEASE
7	6G	No. No 4 & 6 Adeola Odeku Street, Victoria Island – Lagos State	A nicely constructed 2 blocks of Office complex on a 3 floors each with modern facilities together with large parking spaces in an attractively location area of Victoria Island and currently use for office purpose by six different companies and it.is on a land size of approximately 4,550.30m² ON LEASE
SALES AGENT CONTACT – 07038459968/ 08051748000			

COLLECTION OF APPLICATION/BID FORM:

Application Forms and other documents/information to participate in the process can be obtained upon payment of the application fee of N50,000.00 (Fifty Thousand Naira Only) to the Remita Account of Nigeria Electricity Liability Management Ltd/GTE. Original copy of the Remita Receipt shall be presented to representatives of NELMCO or the Sales Agent, to collect the Application Form and Property Information Compendium.

ELIGIBILITY REQUIREMENTS:

Sale of property is opened to interested individuals and corporate entities as follows:

- i. Evidence of Certificate of Registration with the Corporate Affairs Commission (CAC) including Form CAC2 and CAC7 (for corporate entities);
- ii. Evidence of current Tax Clearance Certificate (for individuals and corporate entities);
- iii. Valid means of identification (National ID, Drivers License, International Passport Data Page) for individuals and Directors of Corporate entities;
- iv. Proof of financial capability and source of funding;

BIDDING PROCEDURE:

- i. The sale process shall be through an open competitive bidding process;
- ii. The properties shall be sold “as is” and “where is;”
- iii. Application Forms can be obtained after the payment of application fee from NELMCO Office or the designated Sales Agent for the Lot for the property of interest;
- iv. All bids must be submitted with a Bid Guarantee of 10% of the value of the bid for the property in the form of Certified Bank Draft in favor of Nigeria Electricity Liability Management Ltd/GTE or evidence of transfer of 10% of the total bid amount to the NELMCO Remita Account contained in the Application Form. Kindly note that where Bank Guarantee exceeds

- N10million, multiple certified bank drafts must be provided to the value of the 10% of the bid price;
- v. Bids cannot be withdrawn or cancelled after submission;
 - vi. Property shall be offered to the highest bidder above the reserved price in line with the conditions for sale as contained in the Sales Guidelines;
 - vii. Current lessees will be given right of first refusal for the property they are leasing at the highest bid price provided they have fulfilled all the terms and obligations of their lease;
 - viii. Successful bidders shall be required to pay the full payment for the property within the stipulated time of 180 days as contained in the Sales Guidelines, failure to comply will lead to forfeiture of their Bid Guarantee and property offered to other bidders;
 - ix. All Bid Guarantees of unsuccessful bidders shall be returned at the conclusion of the bidding process;

SUBMISSION OF APPLICATION/BID:

Interested individuals/firms shall submit their Application Forms/Bids and ensure they fill the Bid Submission Register. The document should be submitted in a sealed envelope with the Property Address and Lot Number clearly marked on the right side top corner of the envelope and addressed to:

**The Chairman,
NCP Committee on the Sale of PHCN Non-Core Assets
Nigeria Electricity Liability Management Ltd/Gte
Ahmad Plaza, Plot 1300, Funmilayo Ransome Kuti, Street,
Garki II, Abuja.**

The reverse side of the envelope should be clearly marked with the Name and address of the Bidder and dropped in the designated Bid Box for each Lot at the Ground Floor Conference Room NELMCO office not later than **11:00am on the 29th of October, 2020.**

Please, ensure you sign the Bid Submission Register as NELMCO or any of the appointed Sales Agent shall not be held liable for misplaced or wrongly submitted bids. For further enquiries please contact the designated Sales Agents or NELMCO's Representatives on **08100458888/ 09086777666** and email: propertysales@nelmco.gov.ng

OPENING OF APPLICATION/BID:

All Bids in each Lot, shall be opened immediately after the deadline for submission **on the closing date** at the Ground Floor Conference Room, NELMCO Office, Plot 1300 Funmilayo Ransome Kuti Street, Garki, Abuja, in the presence of all the bidders or their representatives.

INSPECTION OF PROPERTIES:

All interested bidders are invited to contact NELMCO's representatives or any of the designated Sales Agents to schedule physical inspection for the properties in the Lots.

For online viewing, kindly log on to our website on www.nelmco.gov.ng/properties

Additional Information

- a) Application Forms must be filled in English Language and signed by an official authorized by the bidder;
- b) Application Forms submitted after the deadline for submission will be returned un-opened;
- c) Interested bidders must not be a staff of NELMCO or their direct relatives;
- d) Firms and their representatives that participated in the Valuation Exercise are not eligible to bid/represent any bidder;
- e) All application cost will be borne by the bidders;
- f) Delivery through courier will NOT be accepted;
- g) This Publication and process does not create any commitment nor establishes any binding or legal obligation on NELMCO or any of the appointed Sales Agent.



**SIGNED
MANAGING DIRECTOR/CE
NELMCO**

