



NOW OPEN

MAGODO **COMMUNITY HALL**

15, Tokunbo Macaulay Street, Magodo GRA Phase 2

FACILITIES:

- Banquet Hall/Auditorium with Gallery
- Conference/Seminar Hall
- Public Address System
- Fully Air Conditioned
- Changing Suite/Lounge
- Air Conditioned Rest Rooms
- On-Premise Car Parking for Celebrants
- Serene/Secure Environment
- Sun Shaded Caterers/Vendors Serving Points
- Health/Safety Compliant
- Professional Services

FOR ENQUIRIES

08110765394

Email: magodoresidentsasso@gmail.com



QUARTERLY EDITION 2021

MAGODO **voice**

A Publication of Magodo Residents Association

Q1
2021

A NEW DAWN

IN MAGODO GRA PHASE II

- NEW EXCO
- NEW CONSTITUTION
- RECONSTITUTED BOARD OF TRUSTEES (BOT)


MRA CARES For You



Contents

Contents	1	1
Chairman's report	2	2
General Secretary's Report	4	4
Publicity/ Social Secretary's Report	5	5
Know your EXCO	7	7
Security Secretary's Report	8	8
Environmental Secretary's Report	11	11
BOT Members & Zones	13	13
Transport Secretary's Report	14	14
Utility Secretary's Report	15	15
News From The Zones	16	16
Project Secretary's Report	20	20

Cover Picture: Basheer Shittu Street at Night. Picture by Jay Fayose*



Chairman's Report

I welcome fellow Residents to the first edition of Magodo Voice newsletter 2021. This is the first edition to be published by the new MRA Executive sworn in on the 7th of November 2020. I congratulate all Residents on the adoption of a new constitution, and subsequent election of new officers to run the affairs of the Estate for the next 2 years.

It is with pleasure that I congratulate all MRA Executive members that were elected, and a reminder of the enormous task thrust upon us. I also congratulate the new BOT Chairman Professor Ayo Ogunye, and the Chairman of CCC Mr Joseph Olofinsola. On assumption of office, we undertook a holistic review and examination of all facets of the Estate and set goals to be accomplished in the next 2 years in addition to everyday operations of the Estate.

We decided to carry out what we termed LEGACY PROJECTS that we know will move our beautiful Estate forward,

change the face of the Estate, and bring overall improvement to the wellbeing of Residents. First of the Legacy projects is the reconstruction of the secretariat gate, and introduction of access control mechanism for both vehicular and pedestrian traffic, in bound and out bound.

With the assistance of Lagos State Public Works Corporation, eleven (11) arterial roads were repaired at no cost to the Association. On 1st January 2021, we took over the day to day collection of revenue at the Shangisha gate previously run by a contractor. In the first three months, the average revenue collected was three million naira (N3M) per month, a huge difference from the Four hundred and twenty thousand naira (N420, 000) monthly from the Contractor.

The Adeyiga case: In addition to the pursuit and protection of our rights and well being in the court of law, we had a gentle man's agreement with their



representative not to disturb residents whose properties are fully built, and we encouraged them to seek political solution to the problem.

Our continuous struggle to stem further commercialisation of the Estate, so as not to go the way of Festac and Lekki phase 1, finally caught the attention of the present Lagos State Administration.

The government of Lagos State led by Governor Babajide Sanwoolu through the commissioner for Physical Planning Dr Idris Salako completed the planned review of Magodo Scheme 2, and agreed with Residents that the Estate should remain a solely residential estate. We are very grateful to the action Governor and his team.

The quarter under review also witnessed a cleaner environment, "Know your neighbour" project was also introduced and residents are encouraged to participate in the affairs of their respective Zones.

We are still under the premium power arrangement which was midwived by Mr Jade Niboro's administration and despite some challenges the power situation is better than what obtained pre premium. Nevertheless, we are engaging the

management of IE to improve on their services and fulfil their contractual obligation of minimum of 20 hours per day.

Like the saying goes "what is good costs money" all the ideas and plans by your current executive can only be achieved if all Residents fulfil their financial obligation to the Association. Our subscription makes up over twenty five percent (25%) of our budget. We therefore appeal to all Residents as a matter of urgency and responsibility, to take concrete steps to pay their dues to the Zones and MRA. (All dues are paid through the zones).

Lastly, I thank all the good people of Magodo Phase 2 for their support and selflessness in building a greater and better Estate. We shall continue to ask for your support and cooperation on matters related to the wellbeing and development of our beautiful Estate.

Our pledge to you is to make Magodo Phase 2 a much better place than we met it.

Thank you

Bajo Osinubi

General Secretary's Report



I took up my appointment, along with my other colleagues of the MRA EXCO, circa November 2020.

For those who might not be aware, the general secretary's function is essentially a 'back office support' function having the responsibility amongst others for understanding developments that impact on the efficient running of the MRA. The general secretary's major functions include but are not limited to;

- Overseeing the affairs of the secretariat and have oversight functions of the administrative staff
- Be responsible for management of all the assets of the Association
- Handle correspondence for the association
- Be the secretary for the CMC, CCC and BOT tiers of the association
- In consultation with the chairmen, convene and circulate notices and minutes of all meetings of the association
- Carry out other duties as may be assigned by the chairman

The responsibility is a privilege and one which I will strive to undertake in a way that best serves the community.

I have been working with Assistant General Secretary Mrs Nkechi Olugbode and the administrative staff who have all been involved in thinking through the logistical, administrative, financial and communications support that will be

required to bring in improved and sustainable service efficiencies. It might not always be immediately apparent but I assure you that a lot of work is going on in the background. In addition to our day to day activities, we have recently concluded the creation of an asset register for the Association, are working on the revamp of the estates' domestic staff register and will shortly be turning our attentions to the convening of the next Annual General Meeting for the association

It has been my special privilege to be part of familiarisation visits with my colleagues, to many of the zones making up MRA. I have been encouraged and impressed by the zeal and passion that residents have for the estate. Like any family, the distinctive feature of the estate is the balance between what unites and what divides. My visits have led me to conclude that we are united by our fellowship and identity as Magodo residents. Though on occasion we can be divided by our different circumstances and different priorities.

It is my prayer that we nurture and celebrate our fellowship and seek to understand and overcome any differences, to the glory of God and the progress of our estate.

Thank you

Mr. Ade Aroloye

Publicity/Social Secretary's Report



Hello Residents.

WELCOME!!! I welcome you to this first edition of your favourite and informative VOICE of Magodo Residents Association newsletter. This edition is the first since the term of office of the present EXCO who were sworn in last November 2020, began and will be coming to you on a quarterly basis, henceforth.

Great things, which herald a new beginning for MRA, have happened (and are continuing to happen) in MRA since November 2020. Some of these include the election of a new Executive Committee (after a rancorous interregnum), the re-constitution of the Board of Trustees (BOT) and the framing and adoption of a new Constitution for the Association. All these were done to reposition our Estate into the new era we want it to be and do so much more. We will be letting you meet your new EXCO and BOT Members, who are pledged to ensure that MRA begins to enjoy the peace, progress and unity it more than deserves.

Last year 2020, the world encountered something that changed our lives; Covid-19 - an epidemic that has changed us and

how we relate with each other forever. In 2021, as we live with the new normal in our society, we implore you not to lose faith and to keep fighting for our humanity and community as we will not only beat this but do so much more. Together, we achieve more. Let us also follow the directives that the government and the NCDC have laid down and champion a new dawn in our world.

Our mandate on 'Operation Know Your Neighbour' campaign is fully in gear by the Publicity/ Social Committee team of all the Zones and MRA and we implore all our members to take out time to know their neighbours (who is on your left, right and in front of you on your street) as it is the best form of defence.

We also cannot stop talking about knowing your Executives from your zonal levels. All zones have Executives and Coordinators. Do you really know that we have 21 zones in the Estate, that each zone is unique and that all Residents belong to one? We encourage you to attend your monthly zonal meetings. We also encourage everyone to take up the challenge to know more about their environment as you never know when it will be a life saver to you and your family. Do not just walk by or drive by; say hello

with a smile. As this is Magodo GRA phase II, there is so much to see when you look up!

News of momentous events from the Zones, explanations of the policies and process of the current EXCO, reports from the various Secretaries and the new MRA Chairman, upcoming events and other social news which impact on the quality of life within Magodo phase II are what you will find within our pages, going forward.

We look forward to raising the bar in keeping you informed. Please sit back and enjoy.

MRA CARES FOR YOU!!!

Stay tuned.

Yours in community service,

Bunmi Isijola

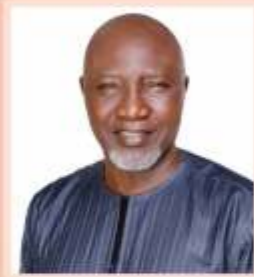
RC 1090067
POWERSPEC
POWERSPEC SOLUTIONS LIMITED

WE OFFER THE FOLLOWING SERVICES ON A 24/7 BASIS:

- | Maintenance, Repair & Rental of Diesel Generators range 10kva-1000kva
- | Power Audit
- | Solar Powered Inverter System - Supply and Installation
- | LED Streetlight Installation and Maintenance

CONTACT DETAILS:
51b, Alhaji Adekunle Bisi Street,
Hill View Estate, Ogudu GRA, Ojota, Lagos.

Email .info@specifictoolsng.com | amarachii@specifictoolsng.com
Phone .+234 816 714 8443 . 0802 501 7299 . 0906 208 1359



Mr. Bajo Osinubi
Chairman



Mr. Niyi Odusi
Vice Chairman



Mr. Ade Aroloye
General Secretary



Mrs. Nkechi Olugbode
Asst. General Secretary



Mr. Bisi Oni
Financial Secretary



Mrs. Mulikat Onisarotu
Asst. Fin. Secretary



Engr. Sheriff Daramola
Project Secretary



Engr. Jide Subair
Assistant Project Secretary



Ms. Bunmi Isijola
Pub/Soc. Secretary



Mr. Tunji Abdulhameed Esq
Legal Adviser



Mr. Ayo Stuffman
Transport Secretary



Mrs. Esther Obot
Asst. Transport Sec.



Mrs. Davina Adeniyi
Environmental Sec.



Arch. Bamidele AlomoOluwa
Asst. Environment Sec.



Comr. Isreal P. Akintawon
Utility Secretary



Engr. Kayode Momoh
Asst. Utility Secretary



Mr. Kunle Kosile
Security Secretary



Mr. Femi Adanikin
Asst. Security Secretary



Mr. Sola Ogundimu
Treasurer



Mr. Yinka Kolawole
Internal Auditor

Security Secretary's Report



Dear Residents of our prestigious Estate,

It is with great pleasure and gratitude that I write this report. May I start by thanking each and everyone of you that voted me into this role as the MRA Security Secretary and for voting all other members of this esteemed CMC whom I have great pleasure working with. We all say a big thank you.

The Report

When we took over in November 2020, we took our time to evaluate the entire Security Architecture of our estate and found a lot of wrongs that needed to be corrected urgently..

By December 2020, we swung into action with a few measures to curb the issues on ground and to start the foundation for a new, more effective structure.

Notable measures we took are listed below but not limited to this list for security reasons

- We controlled access of pedestrians into the Estate
- We deployed five new phone numbers with which to contact Security Men in case of an emergency
- We deployed phone access control to our major gates
- We repaired the patrol buses and commenced more patrols within the estate
- We raided labourers (illegals) working late on construction sites
- We put checks in place to reduce the

activities of scavengers within the estate

- We increased raids on domestic staff gathering in high numbers especially at night
- We encouraged more residents to register their domestic wards
- We started a robust frame work plan to mitigate our challenges as they come
- We encouraged the current security personnel we inherited to adopt a more friendly and leader driven attitude for better and seamless work flow
- We employed a few more hands to beef up the numbers of the current Security operatives
- We buffed up our security allowances which is evident in our budget
- We introduced a new platform to enable quick checks on staff welfare and operations
- We set up our access control structure for Visitors with the view of eradicating the current telephone calls to the gates
- We trained virtually all available zonal Administrators on visitor's access control into the estate
- We are still test running the access control for visitors in this quarter with a view of fully implementing same in the second quarter fully.
- We redesigned the new Gates systems with the help of the Project department, to help with our Residents access control which shall be operational by the second quarter
- We mitigated several issues arising within the estate and solved majority without further rancor within the parties

involved

- We protected the estate from external invasion (Land Grabbers)
- We encouraged residents to report issues to the Security Secretary directly without barriers, and maintained a very open-door policy for reporting staff conduct, complaints and issues as it may arise with a 24/7 open line approach
- We improved our working relationship with all the external security agencies in and around us to help improve our current security structure

The list is endless and there are many more to come.

Part of our election manifesto was the promise of Electronic Access control; we are delighted to shed light on some of the positives to this plan as mentioned above and below.

- Electronic Access Control will eliminate the very long queues at our gates
- EAC will improve collection of estate dues

- and maintain a register of Residents
- EAC will bring controlled sanity and registration of all visitors in and out of the estate at all times
- EAC will improve your personal security as there would be no need to have stickers that may suggest the area you stay in Lagos, hence making it harder for criminals to track your movement or suspect that you live in a highbrow estate like ours
- EAC will update you on entry and exit of your guest
- EAC will provide dedicated express lanes to enter the estate, hence reducing wait times for residents returning home daily
- EAC will make it easy to add family members and domestic staff to your dashboard for easy access into the estate
- EAC is full automated with minimal human interface, with a web based application and a mobile app for easy access.

What The Future Holds.

I must confess that the future of this estate is very bright, and will remain a bright one as long as we have a team like ours in place now and in the future; forward thinkers that will inherit the frame work this current EXCO is putting in place.

Some points to note with the deployment of our plans above

- We intend to eradicate internal gates within the estate once we can fully control entry and exist properly
- We want to promote a security trust fund that will be saddled with the responsibilities of putting up more robust security structures like perimeter fencing for the entire estate, ariel surveillance, watch towers, central CCTV control room and equipment, more security equipment's and tools of the job, training etc.
- We will be promoting a Know your neighbor campaign as it is a crucial aspect of security operations
- We intend to encourage a more friendly neighborhood with bi-monthly events e.g. street cookouts were we all can meet our next door residents and keep a helpful watch on each other
- We will increase the amount of patrol operations and periodic raids within our estate as a result of having more hands away from the gates.
- We would be providing a Patrol Van to one of our security agencies close by to further improve the security frame work of our estate
- We intend to encourage all zones within the estate to bring their security personnel for retraining at the central so they can be in-sync with central realities
- We intend to revamp and have our almost comatose base station communicating equipments fully operational

- We will focus more efforts on prevention of car burglary within the estate with a hope of bringing the perpetrators to justice and putting an end to this menace. To this end, I would like to personally appeal to all Residents to park their beloved assets in a well designated parking area within their homes.

Again, I would like to thank each and everyone of you for supporting this great team.

My Appeal

As we all know, Security oversight is not a job for one person alone. I want to encourage each and every one of us to participate in every way we can and to report any unusual incidents or patterns.

Kindly register all your wards, submit them to security checks before employing them via available security agencies or outfits, document their employments with you and with relevant agencies.

Do not use the same route daily, as criminals who want to strike take time to study your movement; carryout unannounced checks on your domestic staff living with you and above all be very security conscious at all times.

You can get further tips on security matters via the web by just typing "security tips" on a web browser. Thank you very much for reading and I hope to speak with each and everyone of you soon to answer any questions you might have.

Again, I want to extend my gratitude to the ever productive team in the Security department and the entire EXCO, for making most our work look simple. I remain your ever humble Security Secretary.

Best regards,

Kunle Kosile



FundQuest
FINANCIAL SERVICES LIMITED

We give you the best of today and a rewarding future.

LOANS INVESTMENT BUSINESS ADVISORY

08167129770

@fundquestngr

www.fundquestnigeria.com

235A, Ikorodu Crescent, Dolphin Estate, Ikoyi, Lagos.

Environmental Secretary's Report



Dearly esteemed Residents,

There is indeed, a new dawn regarding the actualization of the Environmental Committee's vision to make Magodo "the most beautiful estate in Lagos state".

Our People

Our joint vision, will hardly be achievable without the support of our 21 Environmental Secretaries who combine to make up the Environment Committee. Also, we have no doubts that achieving the vision will require the cooperation of Magodo Residents, devoid of personal interest, in order to put the required regulations in place.

Vision For Implementation: Our Operation Clear The Pedestrian Walkways.

There is an ongoing campaign to clear trash bins, remove cars, cut trees and remove various other items that obstruct free movement on the pedestrian walkway in the estate. This campaign has been supported with jingles on the various social media platforms in the estate. Moreover, there are plans to implement policies and standard methods of waste disposal, pet-poo disposal, bio and plastic waste disposal that are currently in the pipeline. Ultimately, the planned campaign and policy targeted at clearing trash bins, Vulcanizers and cars parked on the pedestrian walk ways and along the major arterial roads like Bashiru Shittu,

Adekunle Banjo , Emmanuel Keshi, Adetoro Adelaja, Tokunboh has taken off.

Re-Introduction Of Rewards And Penalty Through A Health & Cleanliness Competition:

Definitely, the song of a cleanliness competition is already being aired by the 21 zones, as awards are set to be presented on the world environmental day and the Yuletide season in order to facilitate the neatness of our environment. To this end, an eight-man committee has been set up to score the various zones on the basis of various criteria which includes; neatness, disposal of waste bins, existence of road signs, state of the roads, provision and maintenance of green areas, trees and compliance with KYN registration requirements.

Regulation For Registration Of Estate Agents, And Developers.

Lagos State Physical Planning is currently taking Magodo GRA Phase 2 on a journey towards reverting the estate to the strict residential usage based on government approved residential titles and away from the mixed-use previously recommended in some quarters.

Challenges Faced:

1. Cleaning of our roads: The manual cleaning of the 9 major arterial roads in Magodo which include Basheer Shittu, Adekunle Banjo, Emmanuel Banjo, Maye Ogundana, Tokunbo Macaulay etc, requires the application of road

sweeping vehicles, because it takes the workers a whole month to scrape sand from half of the Basheer Shittu which happens to be the longest road in the estate. Meanwhile, the cost outlay for hiring road sweeping vehicles for a quarterly or one-off cleaning basis requires huge amount of funds.

2. Furthermore, registration of all estate developers, agents and residents residing in our valuable estate, has been introduced to prevent the contravention and conversion of residential land title to commercial usage by certain stakeholders, who put self interest and personal gains over and above the degradation of the environment.

SOS- (SAVE OUR SOUL)

Zero Tolerance to commercialization of MRA: Sadly, Magodians have woken up to watch our beautiful estate degenerate from its civil, serene, quiet and strictly residential outlook to what it is now.

Today we have pockets of rowdy shopping areas, corner shops on fences, traffic grids and petty trading in some areas, and several conversions of residential structures to commercial structures. Unfortunately, the negative effect on our environment is increased exposure to security risk, increased burglary cases, increase in emission of carbon monoxide into the air, open bars as you have in Mushin and Ajegunle. All these, off course, results in a dirtier and less serene environment .

Recommendations

In the light of our vision statement above, the environmental committee is working tirelessly towards a neater, greener, and healthier community, with the support by our distinguished BOT, CMC , Residents, and of course the Honorable Commissioner for Physical Planning, Lagos state. Indeed Magodo 2 GRA deserves a fresher breath in the coming days. All Magodians are welcome to join.

Mrs. Davina Adeniyi

Any Nigerian used and/or Foreign used car from N500,000 & above.

Visit us today

54, Allen Avenue, Ikeja, Lagos.
(Ogundana Junction, Opposite Studio 24)

77A, CMD Road, Magodo, Lagos.
(Beside Honeyland College)

For a **FREE** inspection, kindly quote "KK HCS" at any of our locations.



+234 805 373 5049



@hcsautos

#BuySellSwap

BOT Members And Zones

SN	NAME	POSITION	ZONE
1	Prof. A.F. Ogunye	BOT Chairman	Ogunye Zone
2	Prof. A.O. Denloye	BOT Vice Chairman	PSSDC/Wale Taiwo Zone
3	Mr Paul Nwokolo	BOT Member	Agboola Ajumobi/Aig Imoukhuede Zone
4	Mr Ranti Sokunbi	BOT Member	Mainline Zone
5	Mrs Patricia Ahonsi	BOT Member	Agboola Ajumobi/Aig Imoukhuede Zone
6	Chief Akinbiyi Akinseye	BOT Member	AEA Zone

Names of recently retired BOT Members

1. Chief S. A. Owojori (Former BOT Chairman)
2. Mrs R. O. Pitan

MEET THE NEW BOT CHAIRMAN

PROF AYO OGUNYE PROFILE



A Retired, first Professor of Chemical Engineering, University of Lagos. In 1992 at the eve of his first child, Dr Ayowale Ogunye's wedding, the Ogunyes moved to Magodo as the first resident of their street. As the residents in the area grew, Prof Ogunye organised them into a pace setter group within the estate meeting every month to discuss mostly the security of their area. As a member of the earlier settlers in Magodo he joined others to provide transformers for the estate and built the Magodo Police Station with their personal funds. He is loved by the residents of his zone as shown by their protest to Shomolu Local Government Area in those days when his street was to be named after another resident. He was then given the option to name the street after himself, but he chose to name the street after his wife, Adenike Ogunye Street. Again, the zone stood firm in naming the zone after him as Ogunye Zone, when there was opposition that zones should not be named after individuals. He was the Vice Chairman of MRA to Late Alhaji Adebisi, but he refused to run for the Chairmanship post at the end of Alhaji Adebisi's tenure. This was a period when his business was taking out the country minimum twelve times a year.

On September 25, 1995 he retired from the University of Lagos after 25 years in academia and seventeen years as Professor of Chemical

Engineering at the age of 53. On retirement he set up The Professor Ayo Ogunye Trust Foundation University of Lagos (PAFOTFUL). The Endowment was started with his gratuity on retirement and funded with his monthly pension since his retirement. The endowment is currently managed by men and women of distinction in the society.

He has served the Engineering Community in various capacities including President Nigerian Society of Chemical Engineers and President Nigerian Academy of Engineering. He is a Christian of the Anglican Communion and the Baba Ijo of St Luke's Anglican Church, Japara, Ijebu-Igbo, the Church he built and dedicated by Lord Bishop of Ijebu on July 25, 1995 to fulfil his covenant with God of January 1991.

Prof Ogunye is a member of 5 Board of Trustees including Magodo Residents Association BOT since 1995. He was appointed the Chairman BOT after the retirements of two senior BOT members in December 2020 on January 8, 2021.

Prof Ogunye is married for 57 years to his childhood girlfriend, Adenike Olusola, and the marriage is blessed with very resourceful children.

Transport Secretary's Report



Transportation is a major factor in the daily life of Residents within the Magodo GRA phase 2 and indeed in Nigeria today. Accessibility, ease of transportation, efficiency and security of the transport system within the estate are also key elements that are crucial to making the estate attractive to both existing and prospective Residents. In recognition of these, the Transportation Team hit the ground running in order to make positive impact on the daily lives of our Residents and make the Estate a true haven.

In the first quarter of 2021, we successfully renovated the Secretariat Terminus for commuters at no cost to MRA.



We also instituted and enforced a Code of Conduct for shuttle bus drivers within the GRA.

Before we took over the Transport portfolio, there wasn't a standard Code of Conduct for shuttle bus drivers. I give

thanks to our transport committee for not only putting one in place but also enforcing same. A typical example is that we instituted the practice of the closing of the bus door while it is in motion. Our Residents have also attested to the improved neatness of the shuttle buses and the positive disposition of drivers towards commuters.

We noticed the anomaly that some zones did not allow MRA Shuttle buses to enter their zones once it is 8pm. This practice, of course, caused severe discomfort to other Residents and gave rise to various complaints. The Transport Committee took up the issue and were able to resolve this amicably for our mutual community benefit.

Steps to motivate better behaviour amongst Shuttle Bus drivers were taken by the Transport Committee. The Bus drivers had their 2020

end of year party early this year and token gifts were given to drivers for the first time. This has increased the motivation of the drivers.

As at today we have a total of 32 buses in operation within the GRA and all zones have been paid their monthly revenues till date. This has given rise to improved communication between investors, the shuttle bus fleet managers and the Transport Committee.

In conclusion, I would like to express my profound gratitude to the MRA Chairman, Mr Bajo Osinubi and the BOT for their

leadership, Mr. Abeokuta (Filling Edge Zone) and Mrs. Esther Obot (Assistant Transport Secretary) for making these achievements possible. We trust that with their continued support, even more benefits will accrue to our Residents in future.

Ayo Stuffman

Utility Secretary's Report

Q1 2021



Comr. Isreal P. Akinlawon

In the quest to raise the standard of living of all Magodo GRA Residents, the Utilities Team served with diligence and achieved various Key Performance goals set at the beginning of the administration in the first quarter of 2021.

Highlights of such achievements are:

- Meeting with the management of the four fibre optics providers in Magodo GRA Phase 2 to review the current status of internet and allied services and to map out strategies going forward for the benefit of all Residents.
- Organised a fire prevention workshop for all Residents of the Estate.
- Followed up closely with IKEDC on speedy resolution of electricity supply challenges.
- Followed up closely with Lagos Water Corporation on resumption of provision of pipe borne water supply within the Estate and the prompt fixing of leakages as at when discovered/reported.
- Followed up with the Light Up Power Team to ensure all street lights were in good condition for most of the quarter.
- Organised a Fire and Safety Workshop in conjunction with a well known Fire and Safety Equipment Company in Nigeria. The workshop was held in the estate and was conducted on site and online in order to comply with COVID-19 prevention regulations.

news

FROM THE ZONES

AKIN-TIJANI ZONE

Engaged in an exercise designed to result in the improvement in welfare and training of Security Personnel within d zone.

FILLING EDGE ZONE

Under the able Chairmanship of Mr Udenze and his team, in February 2021, the Filing Edge Zone EXCO carried out repairs on all the damaged roads within the zone. All the potholes within the Zones were filled to give the Zone a facelift and ensure pleasurable driving experiences for Residents within d zone.

- Another recent development within the Zone is that Residents also enjoy the security provided by the use of street lights which are put on from 7:00pm to 6:00am on daily basis.

SOUTH WEST ZONE

In the previous quarter of 2021, South West Zone:

- Saw to the erection of Safety Humps on Tokunbo Macaulay road to reduce speeding and accidents in the Zone
- commenced the sensitization and education of residents on Environmental laws and the need to keep the environment clean always
- The Zone joined in the "Operation Know Your Neighbour Campaign" in order to encourage good neighborliness and family spirit within the zone
- The Zone also commenced the updating of the Residents database
- Through its WhatsApp platform and general meetings, the zone encouraged safe and healthy living amongst Residents.

KAYODE TAIWO ZONE

Some new EXCO members were selected and ratified by the residents of the zone. - The Zone also conducted 4 "Know Your Neighbour" meetings in February and

March 2021 and these were hosted by each of the four tributaries that made up Kayode Taiwo zone. These meetings witnessed a good turnout by Residents.

- On 20th March, 2021, the Zone conducted the "CLEAN STREET, HEALTHY NEIGHBOUR CAMPAIGN" during which Residents came out in good numbers to clean the streets, drains and paint the road marks at the Main entrance of Kayode Taiwo zone on Abdul-Quadri Adebisi street. Special thanks is given to Wisdom College students who helped in the paintings.

- The Zone changed some burnt out street light bulbs.

- Zero Tolerance for commercialisation banners were made and hung in strategic areas within the zone. These informed existing and intending Residents that the zone would NOT allow for the utilization of buildings for commercial purposes any more. In compliance with this, a new tenant intending to use a property as a school was rejected and the landlord refunded her

down payment.

- Also, banners urging Residents to park in the direction of traffic, not to wash cars on the roads and not to park on marked areas were also hung at the entrance gates to d Zone

PALM VIEW ZONE

Palm View Zone has now adopted a new Constitution within their zone and also elected new Executive Committee members. Mr Goke Olasoko emerged as the new Chairman of the Zone.

SOUTHEAST ZONE

In order to enhance security of residents at night, the South East zone embarked on the replacement of street lights within the Zone.

- The Zone also improved the drainage network by creating a gutter across the road that joins Adetoro Adelaja and Abayomi Owulade streets. This not only ensured a better controlled flow of water during the rainy season, it also prevents flooding and erosion of the road caused by rainfall.

PEACE VALLEY ZONE

In taking its security architecture a notch higher, Peace Valley Zone installed Solar street lights within their zone in the quarter.

VALLEY VIEW ZONE

Valley View Zone witnessed a lot of activities and events in the quarter under review. Amongst these are:

- A major health talk, organized by The zone which featured a renowned Emergency Doctor within the zone, as a result of the incident of the sudden death of a prominent member of the zone on CMD road in January 2021. The health talk focused on actions to take in different situations especially in a sudden death situation. The talk underlined the urgent need for all Residents and their households to have CPR training and a critical need for the estate to have an **A m b u l a n c e / Emergency Centre** within the estate. A partnership with a good hospital in the estate or zone was also proposed.
- The zone set up a Security Trust Fund to address security issues which is and will always be a major concern to EXCO and all Residents.
- initiation of a "Light up the Zone" campaign under which solar powered street lights are being installed throughout the zone. Some Residents on their own, also came together and lit up their streets with Solar

powered street lights.

NELSON NWEKE ZONE

During the first quarter, the Zone beautified the gate house by painting the whole gate house. It also fixed the security gate to enable adequate security protocol.

- It ensured compliance of d Zone's Security Men in making sure visitors comply with the Covid-19 rules by washing their hands and putting on face masks before entering the zone.

- The zones Environmental Team are working efficiently to enforce environmental policies in the zone and is also putting more effort on zero Tolerance for commercialization in the zone.

BASHEER SHITTU ZONE

Basheer Sittu Zone is one of the zones mostly used for walks/exercising within the estate. It has introduced mini waste baskets which are hung on the street lights within the Zone.



These were donated by Lydab Pharmacy and Residents are encouraged to make use of them, especially during their exercise routines.

BROADWAY ZONE

Broadway Zone built a new office in front of number 27 Abdulquadri Adebisi street.

- The Zones social/environmental walk which comes up every Saturday was suspended indefinitely due to covid but will be resuming soon

MAINLINE ZONE

Mainline zone fully commenced "the light up mainline campaign"

- This campaign is meant to ensure that every street in the zone is well lit at night through the provision of effective street lights. Thus, further aiding the security architecture of the zone.

- The Zone also welcomed new Residents to the zone and Introduced the "Operation Know Your Neighbors" at the meeting of the zone.

KOLA-AMODU ZONE

KAZ built a new gate house to accommodate both the security personnel and the zonal secretariat.

- A flood light was installed at the gate house for better visibility at night.

- Security was tightened by implementing the system whereby Residents had to call the security before entrance could be given to visitors at the gate to the zone. This has worked smoothly and effectively.

As Reported By Publicity/Social Secretary Of Each Zone

INFORMATION

FROM MRA EXECUTIVES TO ALL RESIDENTS

1. All Domestic staffs of residents must be registered
2. Residents are encouraged to report all unusual incidents or suspicious movements to their zonal security or to MRA security for prompt action.
3. All residents should kindly ensure that vehicles are parked inside their premises to forestall vandalization.
4. Know your neighbour - its the best form of defence.
5. Access control at both Shangisha and Secretariat gates will be deployed in the coming weeks
6. Please log all IE (electricity) complaints with the Customer Care Lines below
017000929 | 012272941
(from 9.00am to 3.00pm)

or send a mail to ieprestige@ikejaelectric.com (all day)
Always request for Service Request Number (SR-Number)

7. MRA is not happy and totally against the upsurge in the commercialization of the estate. We dont want our estate to go the way of FESTAC or Lekki phase 1.

8. Washing of vehicles on all roads and streets is prohibited as this act damages the road and LSPWC has threatened to stop ongoing road repairs within the estate.

Thank you

Signed:
MRA EXCO

Project Secretary's Report



First of all, we wish to thank all Residents for giving us the chance to serve them and to contribute our quota towards the development, progress and greatness of your estate, Magodo GRA Phase 2. We also thank the Chairman and other members of the CMC for their cooperation and goodwill.

We are very well aware that Projects is an art as well as a science which is committed to ensuring/maintaining the physical, environmental as well as infrastructural integrity of the Estate; all geared towards making the estate the best place to live in Lagos State. In recognition of these, we quickly swung into action to tackle outstanding issues and below are the achievements of the Project Team in the quarter in review.

1. Projects That Were Monitored

There was improvement on the road infrastructures within the estate which were carried out by LSPWD but closely monitored by the Projects Team.

The roads repaired and their current status are as follows:

S/N	ROADS	STATUS OF REPAIR	REMARK
1	Basheer Shittu Street	Completed	Continuous monthly inspection. To report damaged spots for quick fix.
2	Tokunbo Macualety /Abayomi Owulade	Repairs completed from Tokunbo Macaulay to the exit of Olumuyiwa Oduwole street	Work in Progress from Olumuyiwa Oduwole street to the end of Abayomi Owulade street
3	Emmanuel Keshi	Completed	Continuous monthly inspection. To report damaged spots for quick fix.
4	Dipo Awolesi/ AbdulQadri Adebisi	Completed	Continuous monthly inspection. To report damaged spots for quick fix.
5	Adekunle Banjo	Completed	Continuous monthly inspection. To report damaged spots for quick fix.
6	Maiye Ogundana	Completed	Repairs of the road shoulders to be revisited
7	PSSDC	Completed	Continuous monthly inspection. To report damaged spots for quick fix.

Your SAFETY is our PRIORITY

PREVENTING THE SPREAD OF CORONAVIRUS

- WEAR A FACE MASK**
Protect yourself and others in the public particularly where it is difficult to maintain a 6-foot distance from others.
- WORK FROM HOME (IF POSSIBLE)**
Engage in social distancing. Maintain a 6-foot distance from other people and avoid crowded places and gatherings in groups.
- WASH YOUR HANDS**
Stop the spread of disease causing germs by washing your hands often. Use hand sanitizers if soap and water are not available.
- COVER YOUR MOUTH AND NOSE**
When you sneeze, cover your mouth and nose with a tissue of your sleeve rather than your hands. Try to avoid touching your face.

Residents must follow all COVID-19 Protocols as directed by NCDC

Signed: Publicity/Social Unit

MRA cares for you.

The table below shows "Before" and "After" picture of some of the monitored roads.

ARTERIAL ROAD	BEFORE	AFTER
1 Adekunle Banjo		
2 Basheer Shittu Street		
3 Maiye Ogundana		

2.0 Reconstruction Of MRA Secretariat Gate

The MRA Phase II Secretariat Gate is in state of disrepair. The current gate is not befitting with the EXCOs vision of what Magodo GRA should be, hence the request by the BOT to reconstruct the gate was approved. The new gate shall be a smart gate with access control system. The proposed gate is designed to have three vehicles inwards the entrance of Magodo GRA from the CMD road while two vehicles outwards from the estate. The inward gate shall be installed with access control and shall be dedicated for the residents who have paid up their financial estate dues to date.

The proposed gate design has gone through various evaluation processes from invited architects. With the approval received from the relevant authorities, work is billed to commence soon. Below is the current gate and the proposed gate

Proposed Gate



Current Gate



3.0 Reclamation/Restoration Of Walkways; Blocked/Collapsed Drainages And Ducts.

S/N	LOCATION	BEFORE	AFTER
1	Basheer Shittu/Oluwole Akinosho		
2	Olatunji Bawore/ Basheer Shittu street		Clearing in progress
3	Beside Straightgate School/transformer on Basheer shittu street		Work in progress

4.0 Weep Holes

It was observed that the weep holes on Maiye Ogundana Street have collapsed due to fibre works and previous road repairs. This is one of the causes of stagnant water on the street that resulted in early degradation of the road. Others to be worked on are those on Basheer Shittu Street towards Abdulqadri junction. Work had commenced on identifying the weep holes and clearing them of rubbles. Where the weep holes are completely sealed, a plan is in the offing to reclaim them.



A typical weep hole that was cleared on Maiye Ogundana/Tunji Obawore street is shown

5.0 Water Ingress From The Residents' Premises Onto The Roads

During the quarter in review, residents were advised to ensure water from their premises was channeled into the gutters. We received a lot of cooperation from those residents that were approached on this issue

6.0 Developers/Construction Companies In The Estate

It is notable that majority of the building developers in the estate do not pay attention to ensure that the road ways are secured and prevented from damage due to their activities. Poor construction practices were variously recorded. This include, stacking of building materials on the road; (See below a typical bad practice by a developer - building materials occupying one-third of the road);



PLACE YOUR

ADVERTS
IN THE
NEXT EDITION

OF YOUR
FAVOURITE
NEWSLETTER

@ AFFORDABLE RATES

CONTACT THE ESTATE MANAGER IN THE MRA SECRETARIAT FOR ENQUIRIES

LIMITED SPACES AVAILABLE

7.0 Walkways

Numerous instances of overriding of walkways with drive-in ramps; non-visibility of duct on the drive-in ramp to prevent water ingress to the road, blockage of the weep holes, etc were recorded. We have continued to ensure that best practices are followed by the building construction companies and residents especially in maintaining a visible and functional walkway. Below pictures show the status of some of the walkways in the estate and highlights the best and poor practices:

Good practice of walk way and drive in ramp



Unapproved usage of walkway



These issues were highlighted in the meeting of the Zonal Project Secretaries. We expect an improvement from the developers; Residents and the zones are to report such cases where they meet restrictions from the developers and other Residents. The next line of action is that the Executive Committee will be working with the state government for the reclamation of the walkways.

Challenges

1. Trenches created by infrastructure companies were abandoned. Efforts to get the contractors to restore these trenches back to their original state or make good were met with delays. As a stop gap, the project team marked these trenches with safety tapes.
2. Developers/construction companies and Residents had converted the work ways to drive in ramp, placement of waste bin and other selfish purposes. This act is preventing pedestrians from effective use of the walkway, thus risking their safety to vehicles in motion. (see picture below)



All in all, it's been an eventful first quarter and the projects team is poised to not only build on the foundation laid by the above. With the continued cooperation of all stakeholders, we will perform beyond your expectations. Thank You.

Engr. Sherrif Daramola



THE POWERFUL INGREDIENTS of nutrnew+ SERIES

2 APPLE STEM CELL:

It is on of the major ingredients in Nutrnew+. It protects longetivity of skin stem cells, delays senescence of essential cells, increase the vitality of skin stem cells and combats chronological aging such as preventing premature aging and fine lines



Contact us today on: 09093672731, 08087888843



**Address: Suit 43, Ikosi shopping complex, Ketu, Lagos.
Website: nutriwealthglobal.org**