

# HABITAT

Magazine



**5 DYNAMIC  
DUOS WHO  
INSPIRE US  
WITH THEIR  
LOVE &  
INFLUENCE**

**BEYOND THE  
BLUEPRINT**  
*RYCHADO HOMES'*  
*Tips for Selecting  
the Right Developer*

**Deola & Darey  
Art Alade**  
- Love, Luxury & Legacy

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*Valentine Edition 2025*



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# Editor's *note*

VALENTINE EDITION

Love is more than grand gestures and extravagant gifts—it's in the spaces we create, the homes we build, and the memories we cherish. As we celebrate Valentine's this year, we're reminded that beyond roses and candlelit dinners, love is deeply connected to the environments we share with those closest to us.

In this special edition, we explore the intersection of love, architecture, and lifestyle—how homes can be designed to nurture relationships, the romantic allure of Abuja and Lagos' most luxurious getaways, and the investments that make dreams a

reality for couples and families alike. Whether you're building your first home with a partner, searching for the perfect space to start anew, or simply indulging in the beauty of well-crafted design, this issue is crafted with you in mind.

Because love isn't just found in words—it's in the details, the structures, and the spaces that bring us together.

Happy Valentine's!

**Peter Aleogena**  
*Editor-in-Chief*

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## DEOLA & DAREY ART ALADE

A VALENTINE'S SPECIAL  
ON BUILDING A DREAM TOGETHER

## LOVE, LUXURY & LIVING

A VALENTINE'S GUIDE TO  
ROMANTIC SPACES & DREAM HOMES

# CONTENTS

8

14

22

**5 DYNAMIC DUOS WHO  
INSPIRE US WITH THEIR  
LOVE & INFLUENCE**

28

**BEYOND THE BLUEPRINT**  
RYCHADO HOMES' TIPS FOR  
SELECTING THE RIGHT DEVELOPER

34

**UNDERSTANDING REAL ESTATE  
DOCUMENTATION IN ABUJA:**  
FCDA VS. AMAC

36

**ROOTS & RESILIENCE**  
THE FALL OF CARPENTRY AND  
THE RISE OF CRAFTSMANSHIP

42

**LITTER REDUCTION AND  
WASTE MANAGEMENT**  
A COMMUNITY BASED APPROACH IN LAGOS

44

**FRACTIONAL OWNERSHIP**  
AN ESSENTIAL STRATEGY FOR  
WINNING IN REAL ESTATE

47

**FIRST VALENTINE AS MR. & MRS.**  
LOVE, ROMANCE, AND  
THE BEAUTY OF NEW BEGINNINGS  
AKUBEZE & CHIJIJOKE

50

**MASTERING EYESHADOW:**  
EASY STEPS FOR A FLAWLESS LOOK

52

**KNOWHERE RESTAURANT:**  
A CULINARY ESCAPE  
IN THE HEART OF LAGOS

54

**THE SIX TRIPLE EIGHT  
REVIEW**

# Deola & Darey ART ALADE

A VALENTINE'S SPECIAL  
ON BUILDING A DREAM TOGETHER

*Few love stories in Nigeria's entertainment and creative industries are as inspiring as that of Deola and Darey Art Alade. Beyond being a power couple, their journey is a testament to love, partnership, and the art of building something enduring—in marriage, business, and creativity. For this Valentine's edition, we celebrate their love, their home, and how they've balanced family life with creative entrepreneurship while building a legacy that inspires others.*

## A Love Story Rooted in Passion & Purpose —

Deola Art Alade is a design expert, executive producer, marketing guru, entertainment executive, and Group CEO of Livespot360, where she has played a pivotal role in transforming Nigeria's entertainment landscape.

She has also executive produced indigenous versions of globally recognized formats, including NBC/Universal's *Real Housewives of Lagos*, ITV's *The Voice Nigeria* (Season 3), and Amazon Prime Video's first original show on the African continent, *LOL Naija*—all of which have received widespread acclaim and recognition. In addition, Deola

is the founder of Entertainment Week Lagos (EWL), an industry development initiative.

Darey, a multi-award winning-musician, songwriter, producer, director, and creative entrepreneur, has been in the spotlight for years, serenading fans with soulful, inspirational music and love songs such as *Pray for Me*, *Not the Girl*,

Together, this entertainment power couple has built a life and career that seamlessly complement each other.





and *The Way You Are*, among many other hits. His music is known for its deep lyrics, raw emotions, and inimitable style, making him one of Nigeria's most respected artists.

Beyond music, Darey and the team at their creative solutions company, Livespot360, are also renowned for the revolutionary concert series *Love Like A Movie* and *Livespot X Festival*, both of which remain industry-defining attractions and benchmark experiences. Across multiple editions, these shows have featured high-profile international stars such as Cardi B, Wizkid, Tiwa Savage, Kim Kardashian, Kelly Rowland, and Ciara, among many others—merging music, dance, fashion, dazzling production elements and theatrical storytelling into an immersive experience.

Together, this entertainment power couple has built a life and career that seamlessly complement each other.

In a world where the entertainment and business industries often test relationships, Deola and Darey have struck a balance that many admire. Their mutual respect, shared vision, and dedication to both work and family make them a shining example of love done right.

## Love & Home

Every great love story deserves a beautiful setting, and for Deola and Darey, their home is more than just a physical space—it's a reflection of their journey together.

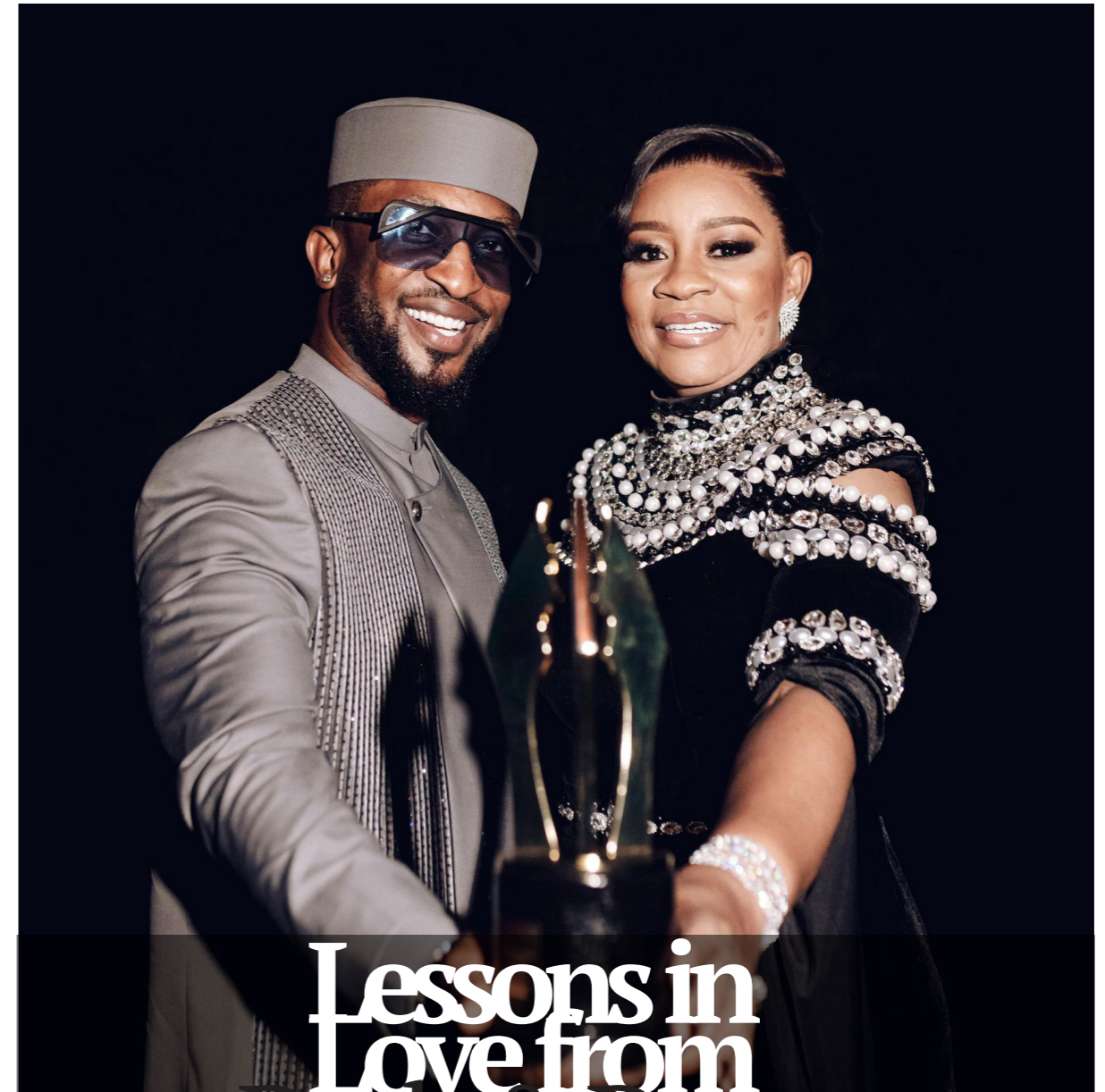
*“A home should be a place where love thrives, where creativity flows, and most importantly where family feels safe,”* Darey shares.

Their home, like their relationship, is a blend of classic sophistication and understated luxury. For couples looking to create a romantic and meaningful home, Deola and Darey offer the following advice:

**Prioritize Comfort Over Trends:** “A home should feel like a sanctuary, not a showroom.”

**Create Shared Spaces:** “Whether it's a music room, a cozy living area, or a reading/work corner, design spaces where you can truly connect.”

**Let Your Home Tell Your Story:** “Your home should also reflect your journey—memories, achievements, and dreams.”



## Lessons in Love from Deola & Darey

*As they grace our Valentine's Edition cover, we take a moment to highlight some of the greatest lessons from their love story:*

**Support Each Other's Dreams** – Whether it's music, business, or creativity, they have always been each other's biggest cheerleaders.

**Make Your Home a Love Haven** – Love isn't just about grand gestures; it's about creating a daily environment where love grows.



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# LOVE LUXURY & LIVING:

# VALENTINE'S GUIDE TO ROMANTIC SPACES & DREAM HOMES

This Valentine's season, why not draw inspiration from the stunning Coral Pavilion, designed by architect **Tosin Oshinowo** in Ilashe, Lagos? With its

seamless blend of indoor and outdoor living, this 310sqm space offers a perfect example of how luxury and comfort can create a romantic retreat.



Here's how you can bring some of the Coral Pavilion's magic into your own home:



**Embrace Indoor-Outdoor Flow:** Open your space to the outdoors, whether with large windows, sliding doors, or a poolside living area. The more your home connects with nature, the more it becomes a place of relaxation and romance.

**Use Calming Colors:** Inspired by the Coral Pavilion's use of aqua, olive green, and coral pink, incorporate



soft and soothing colors into your decor. These hues create an atmosphere of peace and warmth.

**Create Cozy, Luxurious Spaces:**

Whether it's a living room with plush seating or a cozy nook by the pool, balance comfort and elegance. Incorporate rich textures, like soft cushions and throws, to make the space feel inviting.

**Let the Sun Work for You:**

Take advantage of natural light. Whether through large windows or skylights, allow the sun's warmth to fill your home and create beautiful geometric shadows, just like in the Coral Pavilion.





By blending these elements, you can create a romantic space that mirrors the luxury and serenity of the Coral Pavilion—a place where love and comfort meet.

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# 5 DYNAMIC DUOS WHO INSPIRE US WITH THEIR LOVE & INFLUENCE

Some love stories go beyond romance—they embody partnership, purpose, faith, and perseverance. The most inspiring power couples don't just build homes; they build legacies. They balance ambition with devotion, success with humility, and challenges with unwavering support, all while keeping faith at the core of their journey.

From business moguls to entertainment icons, these five dynamic duos show us that love and success can thrive side by side. Through shared vision, mutual respect, and a deep commitment to uplifting each other, they prove that the greatest power lies not in wealth or fame, but in unity and a strong foundation of faith. Here are five power couples whose journeys continue to inspire us all.



**Ebele & Obinna  
Iyiegbu**

Together, they built an empire, but their greatest achievement is the love they share. Obinna, famously known as Obi Cubana, and Ebele, a pillar of strength, complement each other perfectly. Their journey is one of loyalty, partnership, and a deep understanding that success is sweeter when shared. Beyond business, they are devoted parents, philanthropists, and role models, inspiring many with their commitment to family and community. Ebele, a compassionate leader, stands beside Obinna, not just as a wife but as a driving force behind their success. Theirs is a love story woven with resilience, vision, and unwavering support.



## Awele & Tony Elumelu

Awele, a distinguished medical professional, and Tony, a visionary entrepreneur, embody the power of love and leadership. Their union is a testament to balance—where ambition meets deep devotion, and success is shared with warmth, wisdom, and unwavering support. Awele’s dedication to healthcare and philanthropy complements Tony’s drive for economic empowerment, creating a partnership that extends beyond their home. Together, they inspire many with their commitment to excellence, family, and community impact. Through mutual respect and shared values, they have built a legacy of influence, proving that true power lies in unity, purpose, and a love that uplifts.



## Jumobi & Richard Mofe-Damijo

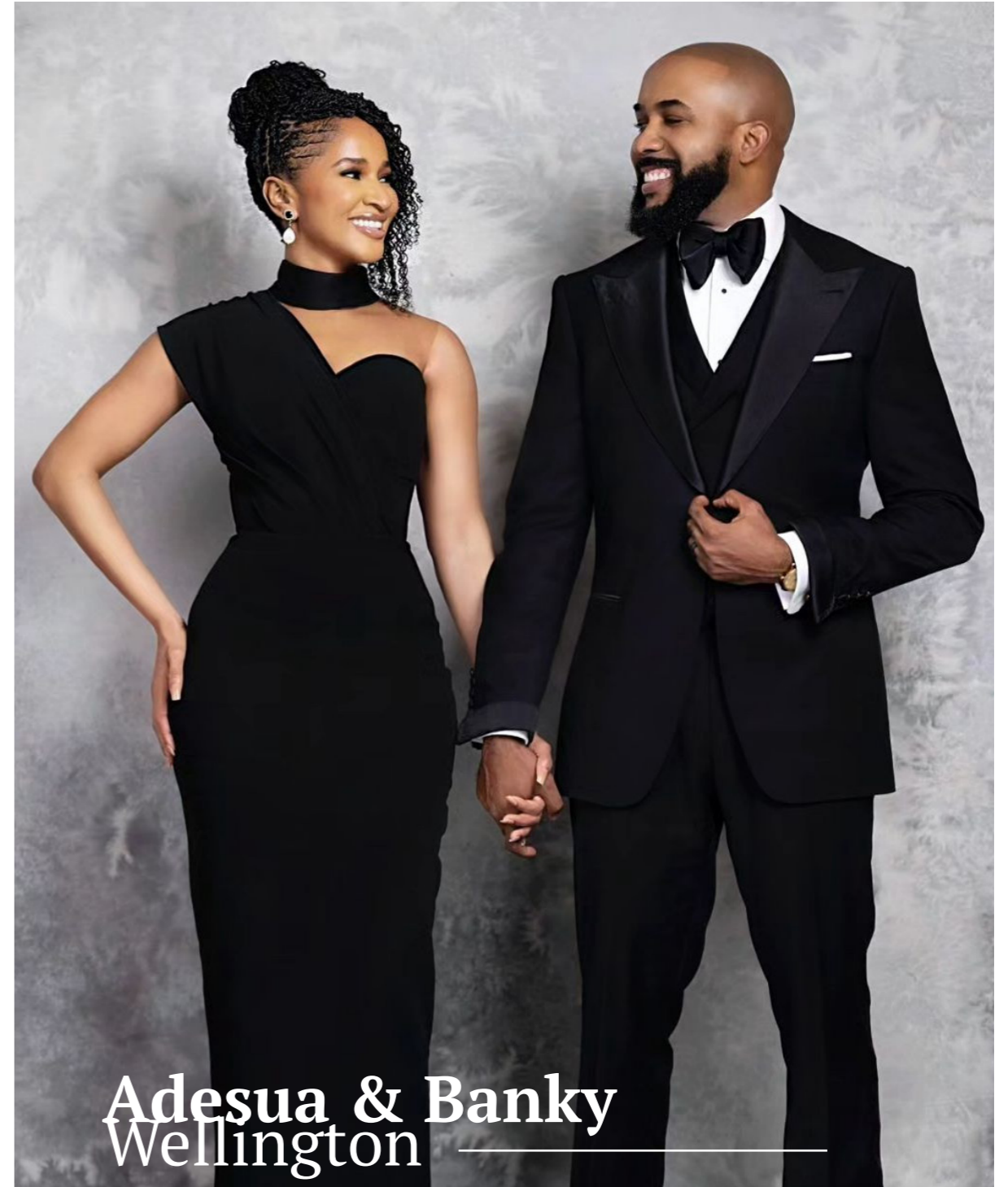
Beyond the glitz of the entertainment world, RMD and Jumobi’s love is a masterclass in commitment. They keep their romance private but powerful, showing that true love doesn’t need an audience—just two hearts willing to grow together, cherish each other, and build a lasting legacy. Jumobi, a former media personality turned corporate executive, complements RMD’s larger-than-life presence with grace and quiet strength. Together, they have built a partnership rooted in mutual respect, understanding, and an unshakable bond. Their journey proves that love thrives not in the spotlight, but in the everyday moments of unwavering support and shared dreams.



## Njideka & Peter Aleogena

In both corporate and social circles, Njideka and Peter stand out with excellence and grace. Their love is a true reflection of purity and devotion, deeply rooted in their faith in the Lord Jesus Christ. Together, they find their greatest joy, building a marriage that blends intellect, ambition, and commitment. Njideka's warmth and wisdom

perfectly complement Peter's leadership and vision, creating a bond that inspires those around them. Through unwavering trust, shared values, and a deep spiritual foundation, they continue to uplift each other, proving that when two hearts believe in each other, they can conquer the world—while keeping love at the center.



## Adesua & Banky Wellington

Their love story is straight out of a movie—literally. From on-screen romance to real-life devotion, Adesua and Banky have built a marriage rooted in faith, friendship, and fun. They walk through life hand in hand, turning challenges into steppingstones and dreams into reality. Beyond the glitz of entertainment, their bond

is strengthened by a shared love for God, mutual respect, and an unbreakable partnership. Whether supporting each other's careers or giving back through philanthropy, they embody a love that inspires. Their journey proves that when love is nurtured with laughter, purpose, and trust, it only grows stronger.

# BEYOND THE BLUEPRINT

## RYCHADO HOMES' TIPS FOR SELECTING THE RIGHT DEVELOPER

In the ever-evolving landscape of real estate, choosing the right developer can make all the difference between a dream home and a costly regret. To shed light on what truly matters when selecting a developer, Habitat Magazine sits down with **Arc. (Dr.) Richard Idakwogi John**, the CEO and Managing Director of Rychado Homes Limited. With years of experience shaping residential and commercial spaces, he shares key insights on what buyers should look for, common pitfalls to avoid, and how Rychado Homes is setting new standards in the industry.

### **What key factors should potential buyers or investors look for when choosing a Real Estate developer in Abuja?**

“When selecting a developer, buyers and investors should focus on the developer’s track record and experience in the market. It is imperative that clients pay keen attention to developers with a portfolio of completed projects that reflect quality craftsmanship and timely delivery. I cannot stress enough the

*“At Rychado Homes, we don’t just sell houses—we create experiences that turn our clients’ dreams of homeownership into reality.”*

- Arc. (Dr.) Richard Idakwogi John



importance of the validity of the documents of the land to be occupied. It is quite pertinent to check if the developer has a history of meeting legal requirements and obtaining proper permits. Additionally, clients should consider the developer's reputation— conduct a professional review by asking for references from past clients and possibly visiting existing sites. Finally, make sure the developer offers clear contracts and ensures transparency in pricing and the entire development process.”



**8 UNITS OF 5 BEDROOMS  
LUXURY VILLAS**  
LOCATION: ASOKORO  
SIZE : 400SQM

**How do you ensure transparency and trust with your clients throughout the development process?**

“Transparency is at the heart of how we operate at Rychado Homes. We do not sell houses but sell an experience that aids in actualizing the dreams of our clients to be Home owners. Hence, at the onset, we pay keen attention to our clients needs to substantiate proper service delivery. Once we understand their needs, we ensure that all our clients understand the details of the project, including timelines, costs, and design options. Our staff liaise regularly with clients for progress updates to keep them informed. In the event of unforeseen circumstances or challenges arise, we discuss their options openly and quickly. Our contracts are clear and straightforward, with no hidden fees. Moreover, we allow our clients to visit the site frequently and even engage them in decisions that affect their property, such as finishing touches or layout changes. We believe trust is built through honesty and consistent communication.”

**What are some common mistakes buyers make when choosing a developer, and how can they avoid them?**

“A common mistake is not doing enough research on a developer’s reputation and previous projects. Some buyers get swept up with attractive offers or discounts, but it’s crucial to look at the quality of past work and ensure the developer has a solid reputation for delivering on time and within budget. Another mistake is neglecting to thoroughly review the contract—sometimes buyers overlook important details, like hidden fees or ambiguous clauses. My advice is always to work with a trusted advisor or lawyer to carefully review contracts before signing. Lastly, buyers should avoid rushing into a decision. Take your time, visit multiple properties, and ask direct questions about anything that’s unclear.”



**27 UNITS OF FIVE BEDROOM LUXURY VILLAS**  
LOCATION : KATEMPE  
SIZE : 350SQM

**How does your company stay competitive in a rapidly growing market like Abuja’s real estate sector?**

“Staying competitive in Abuja’s real estate market requires constant innovation. We focus on market research to understand what buyers demands are—as regards affordable housing, luxury estates, or developments with a focus on sustainability. We are constantly adapting to trends, like incorporating smart home technologies or eco-friendly materials in our buildings. Another important factor is our commitment to quality—we do not compromise on materials or craftsmanship, which sets us apart from competitors. We also offer flexible payment plans and a variety of property types to suit different buyers. Lastly, we build strong relationships with our suppliers and contractors to ensure that our projects run smoothly and efficiently.”

**What role does sustainability play in your developments, and how do you incorporate eco-friendly practices into your projects?**

“Sustainability is a priority in all our projects. Abuja’s climate and growing population demand long-term solutions, so we incorporate eco-friendly materials like sustainable wood and energy-efficient glass to minimize environmental impact. Our designs emphasize natural ventilation and solar energy to reduce reliance on artificial cooling or heating. We collaborate with green architects to enhance energy efficiency and minimize construction waste. Additionally, we create landscaped areas for stormwater management, heat reduction, and environmental improvement, ensuring a lasting impact on both the community and the ecosystem.”



**17 UNITS OF FIVE BEDROOM LUXURY VILLAS**  
LOCATION : GUZAPE  
SIZE : 400SQM



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# Understanding Real Estate Documentation in Abuja:

## FCDA vs. AMAC

BY LUMANZE CHIAMAKA

When purchasing land in Abuja, Nigeria's capital, understanding the required documentation is crucial. The real estate market here is diverse, with different authorities overseeing land transactions. Among these, the Federal Capital Development Authority (FCDA) and the Abuja Municipal Area Council (AMAC) play crucial roles. This article explores the essential real estate documents and why many buyers prefer FCDA over AMAC when acquiring land.

In Abuja, a title deed serves as a legal document confirming ownership of a property, specifying details such as boundaries, ownership rights, and any restrictions. A survey plan further provides precise measurements, locations, and existing structures, ensuring accurate land representation. The Certificate of Occupancy (C of O), issued by the government, grants the owner legal rights to occupy and use the land for a specified purpose, making it essential for securing loans and property development. Additionally, the Land Use Act outlines regulations governing land use in Nigeria, detailing permitted developments and necessary approvals, while building

approvals ensure compliance with zoning laws before construction begins.

While both FCDA and AMAC oversee land administration, many buyers favor FCDA due to its credibility, clearer documentation process, and better infrastructure. As a federal agency, FCDA transactions are generally considered more secure, providing buyers with confidence in property ownership. The structured and transparent documentation process under FCDA minimizes legal disputes, making it a preferred choice for many investors. Moreover, FCDA-managed areas tend to have superior infrastructure, including well-developed roads, electricity, and water supply, making them more attractive for development. Another key advantage of FCDA properties is their higher resale value, driven by better planning standards and stronger governmental support, which facilitates smoother access to necessary permits and approvals.

When comparing FCDA and AMAC title documents, several factors come into play. FCDA titles offer strong credibility and reliability, backed by well-structured legal frameworks that reduce ownership disputes. Properties under FCDA often benefit from better infrastructure, making them more desirable and increasing their market value over time. Additionally, financial institutions readily recognize FCDA titles, making it easier for buyers to secure loans. However, acquiring an FCDA title can be a lengthy process due to bureaucratic procedures, and the costs involved, including legal and survey fees, tend to be higher. Stricter land-

use regulations also mean that development under FCDA is more tightly controlled.

On the other hand, AMAC titles are processed more quickly, making them an attractive option for buyers looking to complete transactions in a shorter time frame. They are also generally more affordable, appealing to first-time buyers or those with budget constraints. AMAC land administration allows for greater flexibility in land use and development. However, concerns over the credibility of AMAC titles persist, as they may not hold the same weight as FCDA's, raising the risk of disputes. Additionally, AMAC-managed areas often lack adequate infrastructure, which can impact property desirability and long-term value. The documentation process under AMAC is sometimes less rigorous, increasing the chances of disputes over property boundaries and ownership rights. Furthermore, AMAC properties tend to appreciate more slowly, posing challenges for future resale.

Choosing between FCDA and AMAC title documents ultimately depends on individual needs, budget, and long-term goals. Buyers seeking credibility, strong documentation, and long-term value appreciation may prefer FCDA properties, while those looking for faster transactions and lower costs might consider AMAC options. As Abuja's real estate market continues to expand, understanding these distinctions will help prospective landowners make informed decisions about their investments.

# ROOTS & RESILIENCE

## The *Fall* of Carpentry and the Rise of Craftsmanship

BY EVE NNAJI

*In the winter of 2022, I met Irene Meneghetti, a furniture restorer and conservator, during an artist residency in Marseille, France. We immediately connected over our shared love for craftsmanship and history. While I created new objects and architecture, she worked on preserving objects at the end of their lifespan. She invited me to Paris, where we spent what little time we had exploring museums and exhibitions. I came from a place obsessed with creating the new, and she came from a place obsessed with praising the old—Lagos and Paris.*

**I**n Paris, we visited antique markets, and I ogled all the well-built and well-preserved furniture that still had a long life ahead. The contemporary furniture stores sold historically famous design pieces and replicas, while the museums showcased antiques once owned by royal lineages. I couldn't help but wonder,



### where do all the new furniture makers sell their work?

In the spring of 2023, I invited Irene to Lagos, confident that she would love what she saw. Our conversation seemed to pick up right where we had left off. As we walked through markets and attended exhibitions, she kept wondering, “Where was all the old?” The truth is, we Nigerians are not invested in showcasing our family’s property. Instead, we have living museums tucked away in the storerooms. We are far more interested in displaying the new pieces we’ve acquired because they symbolize growth of our village homes, relatives’ warehouses, and dormant, stuffy rooms.

—an attribute so coveted by any young nation. There’s nothing wrong with this perspective; the issue lies in the steps we take toward it.

When we look at the furniture being produced today, frustration, poor quality, and lack of craftsmanship are evident in the joints, finishes, and balance of the objects. Why is my grandparent’s dresser still standing stubbornly strong, while the new dresser is already missing a handle? I feared that if we kept building the way we are, our children would have nothing to store in their attics. What if we taught a workshop that unearthed traditional carpentry methods and paired them with contemporary design? We could call it something like “Roots & Resilience.”

With the support of the French Embassy, we structured a workshop and included a research phase. This phase unraveled the history of the timber industry in Nigeria and gave us a holistic understanding of why things fall apart. Wood played a vital role in building kingdoms in Nigeria, particularly in the Benin Kingdom, where timber was used for pyramid roofs with wood shingles. Wood has also been crucial in Nigerian cultural ceremonies—







among the Yoruba people, for example, intricate wood carvings appear on sculptures and masks used in religious rituals. Sacred trees were believed to hold spiritual significance, serving as dwellings for gods and ancestral spirits. Protecting such sites once meant preserving local biodiversity.


This changed in 1782, when the timber industry grew alongside shifts in religious practices. The forests of Nigeria—home to over 560 tree species—came to be seen as resources rather than sanctuaries. By the 1890s, commercial logging targeted four specific species, subjecting them to heavy exploitation and exportation. In the 1930s, this exploitation led to plantation forestry, the establishment of forest reserves, and the introduction of logging licenses. Yet, the system lacked proper development, and by the 1960s—known as the “golden era” of timber—Nigeria was already witnessing the industry’s decline. Of all the trees felled, only 10% were harvested; the remaining 90% were left to rot. These bad practices ultimately led to the industry’s collapse in the 1990s, when the recession hit and timber production factories shut down. Between 2002 and 2023, Nigeria lost 12% of its forest cover—this, in an era where timber production is already at an absolute low. It puts into perspective the immense damage done to the forests from the 1780s to the 1990s.

The scarcity of timber resources encouraged the importation of wood derivatives, such as plywood and particleboard. Imported in mass, these materials reduced the need for skilled carpenters and craftsmen who could work with hardwood. By 2022, Nigeria had imported over \$116 million worth of plywood from China and India. This shift toward cheap, imported plywood

has sacrificed furniture quality and longevity, leading to the decline in skill and craftsmanship we see today.

During our research, we visited a timber forest in Ife and were dismayed by the mismanagement of our resources. We used our findings to select timber species that were abundant and not on the endangered list—Orin Dudu, Aba, Akala, and Itara. Then, we invited eight carpenters to our programme, shared our research, and spent two weeks together fabricating a communal table and individual stools using traditional, sustainable methods. The furniture was finished with natural shea butter, a technique once used by woodcarvers before the era of imported finishes. The final pieces were exhibited and sold at Untitled, where we held discussions with the National Museum of Lagos, the participating carpenters, and furniture enthusiasts on the growing pains of our industry.

In these conversations, we questioned how to sustain the practices we had developed in the workshop and how to encourage younger generations to value quality and craftsmanship. The history of our timber industry reflects a shift in passion—from spiritual reverence and environmental preservation to scalable profit and global competition. It became clear that the best way to steer the industry in the right direction is to continuously express our love and passion for quality and craft. We must keep sharing why we spend our Saturdays at furniture stores and exhibitions, our Sundays at antique markets, and our weekdays designing, prototyping, teaching, and skillfully fabricating furniture. We do it because we love it. And if the love is there, the rest will follow.



# *Litter Reduction and Waste Management:* **A COMMUNITY BASED APPROACH IN LAGOS**

BY REI OBAIGBO, REALTOR  
CIP, GREEN, SRS, ABR,  
NIPR, ACIM, ARPA

Lagos, Nigeria, a bustling metropolis, faces significant challenges in litter reduction and waste management. With rapid urbanization and population growth, waste generation has increased, placing immense pressure on the city's infrastructure. However, a community-based approach has proven to be an effective strategy in addressing these issues by fostering collective responsibility and sustainable solutions.

Local communities have played a vital role in mitigating the waste crisis by organizing clean-up initiatives, promoting waste segregation, and encouraging recycling efforts. Through grassroots movements and collaboration with government agencies, residents have been able to implement waste reduction strategies

that are both practical and impactful. Neighborhood associations, youth groups, and environmental organizations have taken the lead in educating people about the importance of proper waste disposal and the dangers of indiscriminate littering. This has resulted in heightened awareness and behavioral changes among citizens, contributing to a cleaner environment.

Recycling programs have gained traction in various parts of Lagos, with informal waste pickers playing an essential role in collecting and sorting recyclables. By integrating these workers into formal waste management systems, communities have not only improved efficiency but also created economic opportunities. Entrepreneurs have also seized the opportunity to turn waste into valuable products, reducing landfill waste while generating income.

Government support has been crucial in enhancing community-driven waste management efforts. Policies that promote waste reduction, such as stricter enforcement of littering fines and incentives for recycling, have reinforced the efforts of local initiatives. The introduction of waste collection schedules, the provision of waste bins in public areas, and the promotion of composting have all contributed to more effective waste management across the city.

Technology and innovation have further amplified the impact of community-based waste management. Digital platforms have emerged to connect waste producers with recycling companies, ensuring that materials are properly disposed of and repurposed. Mobile applications that educate residents on waste disposal practices and encourage participation in clean-up events have also proven to be effective in sustaining long-term engagement.

Despite these positive strides, challenges remain. Inadequate infrastructure, poor waste disposal habits, and insufficient funding continue to hinder progress. Overcoming these obstacles requires sustained collaboration between government bodies, private sector stakeholders, and the communities themselves. Investments in waste treatment facilities, improved waste collection services, and continued public education campaigns will be key to sustaining momentum.

Lagos is demonstrating that community participation is at the heart of effective waste management. By harnessing the collective efforts of residents, businesses, and policymakers, the city is gradually transforming its waste management landscape. A cleaner, healthier environment is within reach, and with continuous community engagement, Lagos can serve as a model for other cities facing similar waste management challenges.

*This article highlights fractional ownership as a powerful strategy for real estate success, allowing multiple investors to co-own property, reduce risks, and scale investments. It emphasizes the benefits of co-investing, including financial leverage, flexibility, and shared responsibilities, with real-world examples of successful partnerships. The article also introduces the SHEBA Wealth Fund, which has helped investors—especially women—build wealth through strategic real estate acquisitions, encouraging readers to take action toward financial independence.*

# FRACTIONAL OWNERSHIP

## AN ESSENTIAL STRATEGY FOR WINNING IN REAL ESTATE

Fractional ownership in real estate has existed for many years and is a proven strategy for achieving success and building wealth. The concept is simple: investing with others—whether one person or multiple people—to acquire property. This collaborative approach, often referred to as co-investing or joint ventures, makes real estate investment more accessible and achievable. When structured legally, it also provides security and peace of mind.

### Your Network is Your Net Worth

In real estate, your network is your net worth. Staying connected with the right

people can significantly impact your professional growth and success. By investing time and effort into nurturing relationships, you create a foundation for a prosperous career filled with opportunities, financial growth, and support.

### The Power of Co-Investing

Co-investing is a strategic approach where two or more investors pool their resources into a single opportunity. While all investments come with risks, partnering with others helps mitigate those risks. Globally, investments inherently involve uncertainties, but

real estate partnerships allow for shared financial burdens and diversified exposure.

For example, in 2016, I entered a co-investment where the total cost was N10 million, and two of us split the investment 50:50. This arrangement made the process easier and ensured that all legal partners were protected. Over the years, every expense related to the property was shared equally. Likewise, any profits—or losses—were also divided accordingly.

Beyond risk-sharing, partnerships provide greater financial leverage, enabling investors to access larger and more lucrative opportunities. I firmly believe that to achieve more, you must build with others. Fractional ownership encourages investors to think beyond individual limits, take bolder steps, and access opportunities that would otherwise be out of reach. While one person might afford only N1 million, collaboration could yield N10 million, significantly increasing the scale of potential investments.

### Bigger Capital, Bigger Opportunities

With N10 million, you can close larger deals, secure better positioning, and even access more attractive offers and concessions than a N1 million investment would allow. More importantly, co-investing fosters motivation and an abundance mindset. When one investor feels uncertain, others can offer encouragement and perspective, ensuring the collective vision remains strong.

Additionally, fractional ownership provides flexibility. Sometimes, an investor may need to liquidate their share due to personal financial needs. In such cases, other investors within the group can buy out the departing member's stake, ensuring a smooth transition without disrupting the investment.

For example, in one of our recent co-investing projects, a community member needed to sell her shares because she was relocating. We informed the other members, and within a short time,

another investor bought the available slots. The transaction was legally documented, and both parties were satisfied. This scenario highlights the liquidity and flexibility that fractional ownership offers—investors are not locked into rigid structures but can exit and reallocate as needed.

### The SHEBA Wealth Fund

Co-investing involves multiple individuals jointly acquiring and co-owning property. Through the SHEBA Wealth Fund, I have helped people—especially women—build wealth through real estate. Over the last three years, we have jointly acquired properties worth over N200 million.

This model is particularly appealing to those who:

- Want to scale their investments and play a bigger game.
- Desire to own assets in global cities.
- Understand that real estate is not getting cheaper.
- Recognize that they don't need to have all the money upfront to start investing.
- Have a sense of urgency in securing financial independence.

### Take Action!

There is no doubt that real estate partnerships are a proven investment strategy that leverages the strengths of multiple investors in a single property. Instead of hesitating due to fear or doubt, take action today. Find a like-minded partner—or partners—who share your goals and vision for the future.

**MOJISOLA AFOLAYAN**  
Founder, Relive Housing



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**First Valentine as Mr. & Mrs.**  
LOVE, ROMANCE, AND THE BEAUTY OF NEW BEGINNINGS  
**Akubeze & Chijioke**



**T**hey first met at a mutual friend's wedding in 2020, exchanged numbers, and occasionally chatted, but nothing serious developed. By 2023, they kept running into each other at various

events, though neither thought much of it. When he finally asked her out, he failed to follow up, so she canceled. They rescheduled, but after another missed follow-up, she assumed it wasn't meant to be.

A week later, she traveled with her mother to Ogidi for her uncle's funeral—only to find out he was family to her late Uncle. While helping her mother cater the event, she was sweeping when he walked in, worried about her back, and quickly tied a stick to the broom for support. That simple act of kindness changed everything. She saw his thoughtfulness, and he saw her humility.

Later, they discovered his cousin had been trying to set them up since 2016, and friends had been nudging them together since 2020. But in 2023, in God's perfect timing, it finally happened.

***What was the most memorable part of your wedding day?***

Honestly, it was the overwhelming love around us. Every moment felt like a true reflection of our bond and our deep appreciation for togetherness. Seeing our families connect, our friends celebrate with us, and feeling that sense of unity made the day incredibly special. It all culminated in the father-daughter dance—when I stepped in, and the three of us shared a beautiful moment together before her dad officially handed her over to me.

***What excites you most about beginning this new chapter together?***

Simply that—beginning this journey together and growing as one. We have a saying, "Let's keep growing together," and it carries a double meaning. Not only will we continue evolving—aging, achieving new milestones—but we are also committed to doing it



side by side, supporting and flourishing together, by God's grace, never apart.

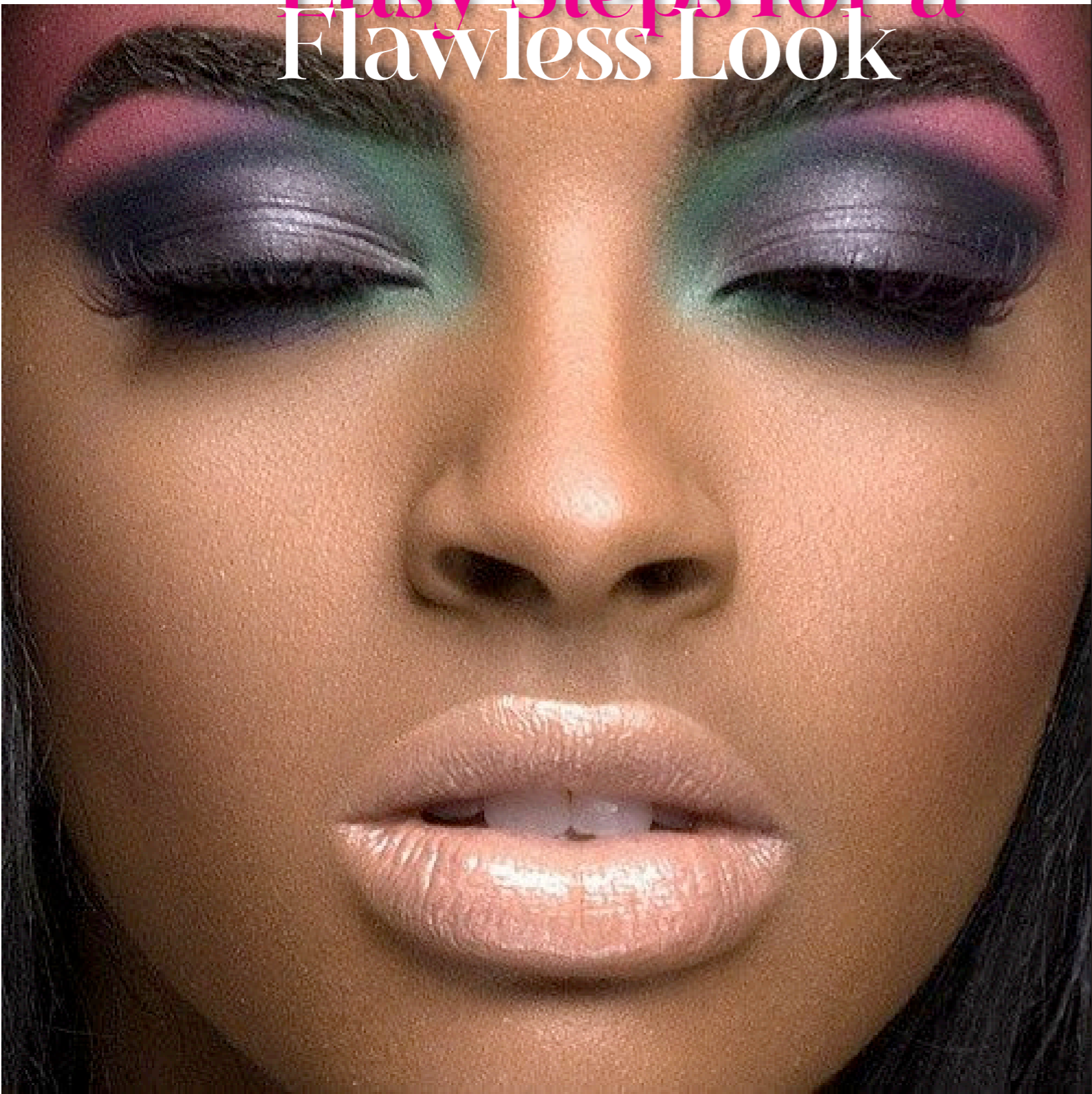
***What small, everyday moments make you appreciate being married to each other?***

**She said:** "Now, I always have someone to zip up my dress or help me clasp my bracelet—little things, but they remind me that I have a partner in every way. More than anything, we're truly friends as well as lovers. Just being able to crawl into bed and tell him about my day makes me so grateful that I married my person."

**He said:** "Knowing I have someone to kiss goodbye before work and to come home to at the end of the day, hearing her excitedly say, 'Obi'm, you're home!'—it fills me with so much joy. She has also transformed my once purely functional house into a warm, beautifully arranged home that always smells amazing. That, in itself, is a blessing."

Marriage isn't just about the grand moments; it's in the quiet, everyday gestures that love truly shines. From shared glances to whispered jokes, from small acts of care to unwavering support, these moments build the foundation of a lifetime together. Their love story is a testament to the beauty of growing, evolving, and cherishing each other—always, side by side.

# Mastering Eyeshadow: Easy Steps for a Flawless Look



**H**ave you been skipping eyeshadow in your makeup routine? These simple steps will help you enhance your eye makeup and take your look to the next level.

Start by priming your eyelids to ensure your eyeshadow lasts longer and applies smoothly. If you have oily lids, an eyeshadow primer works best, but a concealer can serve as a great alternative.

Next, choose your colors based on your outfit, accessories, the event, or simply your mood. A key rule to follow is applying lighter shades first and blending darker shades toward the outer corners of your eyes for depth and dimension.

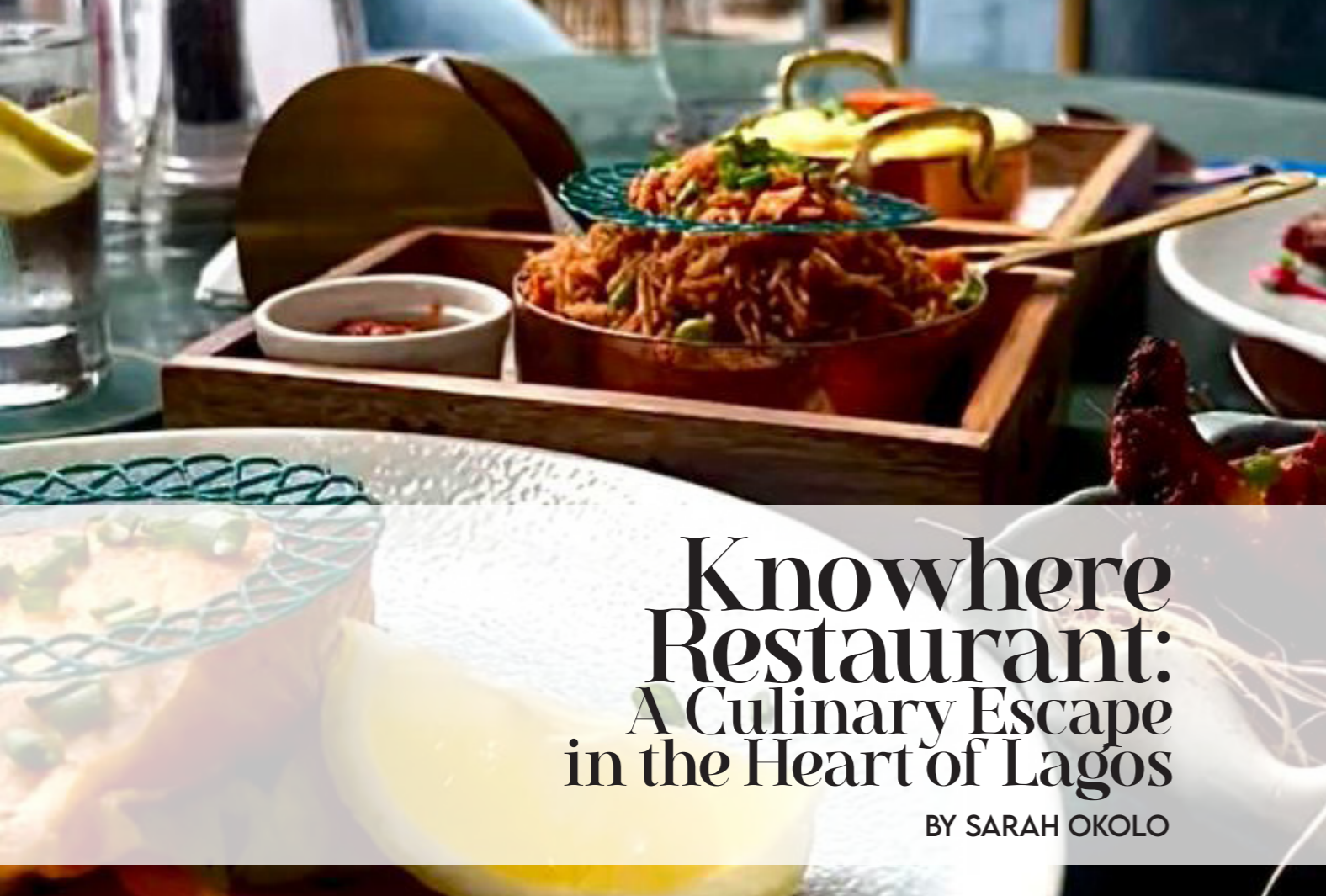
The right tools make all the difference. While using brushes is ideal, your

fingertips can work in a pinch. A flat, feathery brush helps pack color onto the lid, while a blending brush softens harsh lines. To highlight your eyes, opt for a shimmery shade, or keep it subtle with a matte finish.

Eyeliner adds definition and can be tailored to your preference. A black or brown liner on your waterline enhances the eyes—black is ideal for darker skin tones, while brown suits fairer complexions. For extra allure, line your upper lash line close to the lashes to accentuate your eye shape.

Finally, complete your look with mascara. A few coats on both upper and lower lashes will make your eyes pop, and just like that—you're done!

**Sonaya Adeniji-Fashola**  
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# Knowhere Restaurant: A Culinary Escape in the Heart of Lagos

BY SARAH OKOLO



Tucked away in the bustling heart of Victoria Island, Knowhere is a hidden gem that redefines fine dining in Lagos. More than just a restaurant, it's an experience—one that fuses bold flavors, impeccable service, and an inviting atmosphere into a seamless culinary adventure. From the moment you step inside, the sleek industrial decor, warm dim lighting, and modern accents transport you to an intimate, upscale retreat reminiscent of a Mediterranean escape.

## A Fusion of Ambience and Excellence

Knowhere strikes the perfect balance between chic elegance and comfort. The atmosphere is refined yet welcoming, making it an ideal choice for date nights, special celebrations, or an elevated night out. It's not just about aesthetics—the restaurant maintains a strict dress code of smart casual elegance (no shorts, tank tops, or flip-flops), ensuring a polished yet relaxed dining experience.



## Service That Sets a New Standard

Exceptional service is a rarity in Lagos, but Knowhere exceeds expectations. The staff is not only attentive but also well-versed in the menu, offering thoughtful recommendations without hesitation. From the moment you're seated, you feel like a valued guest—never rushed, always accommodated.

## A Drink to Remember

The cocktail menu is a standout, featuring expertly crafted drinks that balance creativity and flavor. The Knowhere Elixir, a blend of gin, elderflower, citrus, and rosemary, was both refreshing and aromatic—a true highlight. For those preferring non-alcoholic options, the Tropical Breeze, with pineapple, coconut, and mint, delivers a taste of paradise.

## An Artful Approach to Food

Knowhere's menu is a masterclass in fusion cuisine, seamlessly blending international techniques with Nigerian flavors. Every dish is plated with

meticulous attention to detail, making each meal as visually stunning as it is delicious.

**Braised Goat Shank** – Slow-cooked to tender perfection, this dish is infused with rich, fragrant spices and served with creamy mashed yams—a comforting yet refined choice for meat lovers.

**Pan-Seared Sea Bass** – A lighter yet equally satisfying option, served on a bed of coconut rice with sautéed greens, striking a perfect balance of texture and flavor.

**Jollof Arancini** – A bold and unexpected fusion of crispy arancini balls filled with jollof rice, paired with a smoky pepper sauce. This dish creatively pays homage to Nigerian culinary roots with an Italian twist—easily one of the most impressive bites of the night.

## The Grand Finale: Dessert Done Right

No meal is complete without dessert, and Knowhere's Chocolate Fondant is an absolute showstopper. Served with zobo-infused sorbet, it's a decadent yet balanced delight that combines rich chocolate with a refreshing, floral twist. A perfect way to round off an indulgent evening.

Worth the Splurge? Absolutely.

Knowhere leans on the pricier side, but the quality of the experience makes it a worthwhile investment. With its inventive menu, top-tier service, and stylish ambience, it stands out as one of Lagos' finest dining destinations.

If you're looking for a memorable culinary experience that goes beyond just a meal, Knowhere is the place to be. Whether you're celebrating a special occasion or simply indulging in an elevated dining experience, this restaurant promises to leave a lasting impression.

Final Rating: (4.5/5)

A must-visit for food lovers in Lagos, with only minor room for improvement in pricing accessibility and reservation availability.



There's something deeply moving about historical films. Perhaps it's knowing that the events on screen—both triumphant and tragic—were once real for someone who lived them. The *Six Triple Eight* is one such film, bringing to light an overlooked chapter of history with gripping storytelling and emotional depth.

Set during the final years of World War II, the movie follows the extraordinary journey of the 6888th Battalion of the Women's Army Corps—the only all-Black, women-of-color unit to serve in Europe during WWII. This pioneering group of 855 women, led by the formidable Major Charity Adams, was assigned the seemingly impossible task of delivering over seventeen million abandoned letters—messages of love, hope, and longing—before the war ended.

The film opens with a harrowing battle scene in San Pietro, Italy, 1943. Gunfire erupts, bodies fall, planes crash, and in the midst of the chaos, we meet Abram David, a young Jewish soldier. When he is pulled from a burning aircraft by a fellow soldier, it's clear they share a bond—but their reunion is short-lived. As Abram succumbs to his injuries, the soldier retrieves a bloodstained letter from his jacket, sending it off to be delivered.

A flashback to 1942 introduces us to Lena Derriecott, a young Black woman and the intended recipient of Abram's letter. Their love story unfolds—one both tender and unconventional, defying the racial and societal prejudices of the time. Abram, a Jewish man, and Lena, a Black woman, face scrutiny from those around them, including Lena's own mother. But their love remains steadfast. When Abram is deployed to Europe, he promises to return and begin a proper courtship—one he tragically never gets to fulfill.

Shattered by his death, Lena makes a bold decision to enlist in the army. In 1944, she arrives at Fort Oglethorpe, Georgia, where she endures grueling training under the watchful eye of Major Charity Adams. But despite their efforts,

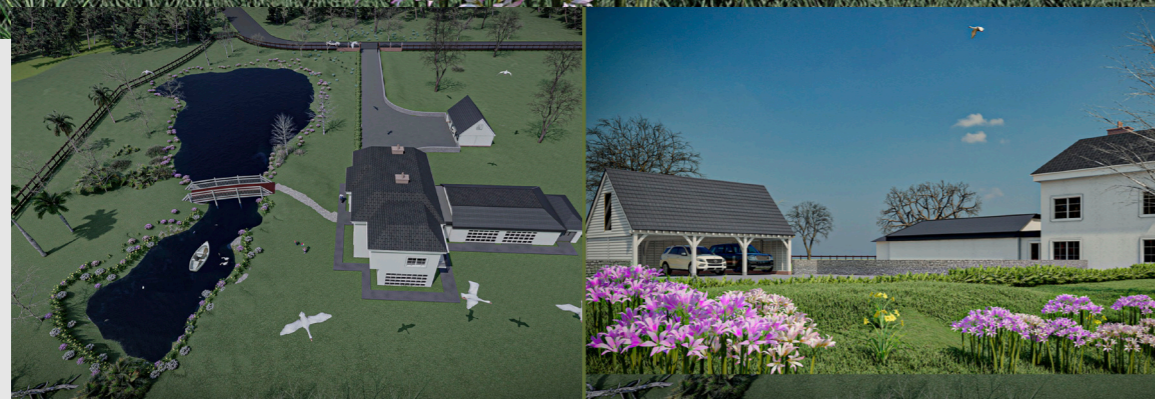
the women of the 6888th Battalion are repeatedly denied deployment—dismissed as unqualified. It isn't until President Franklin D. Roosevelt personally intervenes that they are sent overseas to tackle the overwhelming backlog of undelivered mail.

In 1945, the battalion arrives in Glasgow, Scotland, where they not only complete their mission but accomplish it in half the time expected. Amid the millions of letters, Lena discovers the one Abram had written to her before his death. Later, she visits his gravesite, reading his final words—a heartfelt plea for her to live fully, for both of them.

While *The Six Triple Eight* tells a poignant love story, its true power lies in its depiction of resilience. The film vividly portrays the racism and segregation these Black women faced—even as they served their country. Yet, they persevered, standing strong in the face of oppression, their unity and determination proving their worth beyond question.

The film's closing scenes feature real-life footage of the 6888th Battalion marching through Glasgow and an interview with the real Lena Derriecott, who shares the rest of her journey. After the war, she married Hugh Bell, a fellow Black soldier, and went on to live a full and meaningful life. Many years later, Major Adams and the women of the 6888th Battalion finally received long-overdue recognition from the U.S. government—an honor witnessed by five surviving members.

Produced by Tyler Perry Studios in collaboration with Netflix, *The Six Triple Eight* boasts an all-star cast, including Kerry Washington, Ebony Obsidian, Shanice Shantay, and Oprah Winfrey. A cinematic triumph, this film is a testament to the power of sisterhood, perseverance, and untold history. It is a story that needed to be told—and one we won't soon forget.

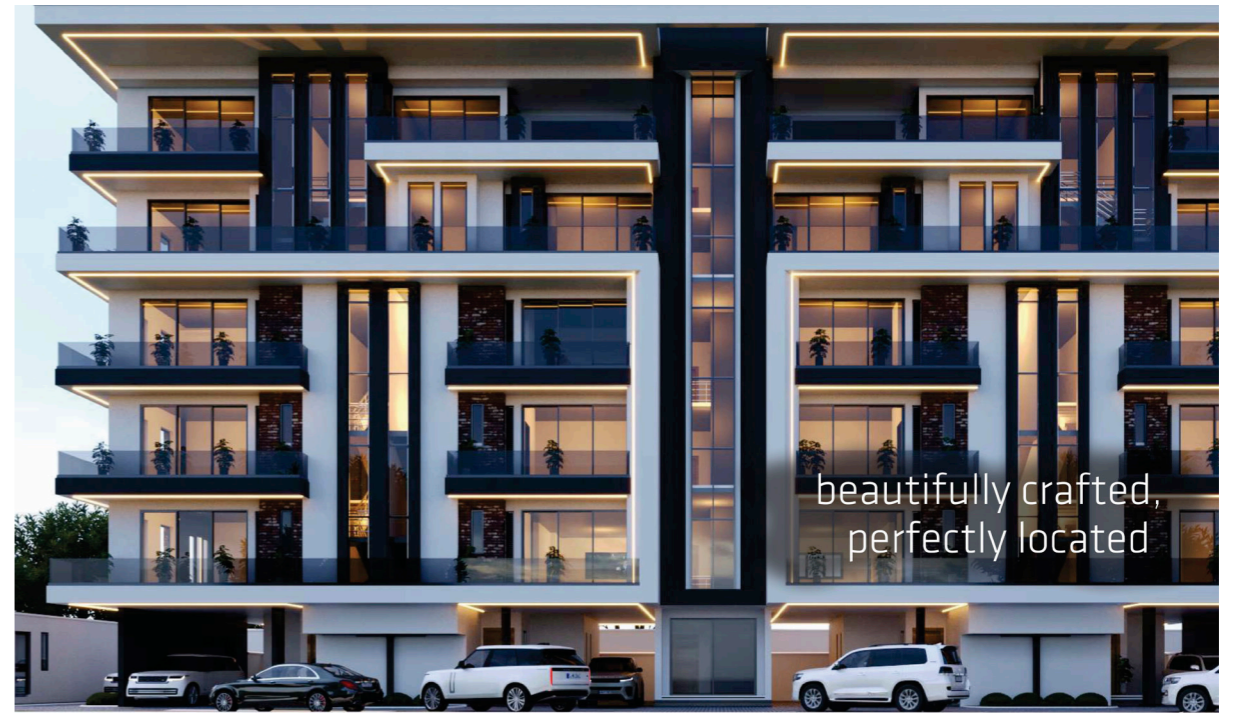


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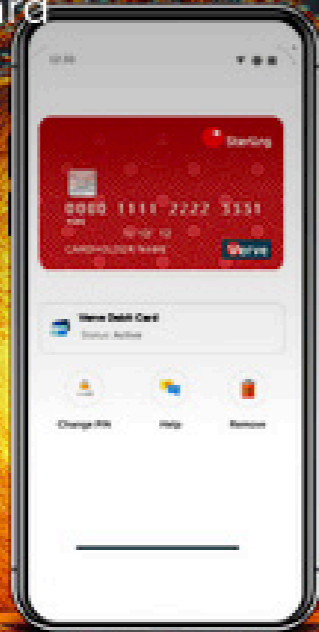
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