



COMPANY PROFILE

CONTENT

About Us.....	1
Our Core Team.....	3
Our Associates.....	7
Our Services.....	9
Lists of Projects Undertaken.....	12
Key Clients.....	13
Affiliations & Conferences.....	14
Properties for sale.....	15
Contact Us.....	18

About Us



AnL Valuation & Property Consult was established in December 2018 and has obtained its licence from the Governing Council of the Ghana Institution of Surveyors (GhIS) to operate as a Practising and Training firm. The firm has personnel with immense experience in Valuation & Real Estate Surveying.

Our Mission

AnL Valuation & Property Consult exists to provide excellent Valuation & Property services through a network of highly qualified Professionals, working in accordance with Local and International standards and practices; in an ethically and socially responsible manner.

Our Vision

To become a leading Valuation and Estate firm in Ghana, providing excellent property services to our clients.



Core Values



Integrity

We are honest, reliable, ethical and trust-worthy in our work and our clients' relationship.



Excellence

We exhibit excellence in our technical solutions and services to our clients.



Teamwork

We are a connected team with vision to excel, knowledge and experience to find answers and the passion to make a difference.

Why choose us

- › Team of professionals with in-depth knowledge and expertise.
- › Good track record of timely completed works.
- › Ability to develop innovative solutions to complex property issues.

Our Core Team



Surv. Naa Lamikai Adofo
Managing Consultant

Surv. Naa Lamikai Adofo has worked extensively as a Valuer and Realty Consultant with over ten years' experience. She has a Master's Degree in Land Policy and Administration and a Bachelors in Land Economy. Prior to her current role, she worked as an Assistant Valuer at Property Lane Limited, Accra and rose to become a Valuer and subsequently, General Manager of the Firm. Thereafter, she went into Private Practice where she worked as a Consultant in different areas of Valuation and Real Estate Surveying, Property Management, Brokerage and Land Registration. She has consulted for several reputable organizations, stools, families and private individuals. She is a seasoned compulsory acquisition and land compensation claims expert. She is currently the Principal Consultant of AnL Valuation & Property Consult and a Professional Member of the Ghana Institution of Surveyors(GHIS).

Our Core Team



Surv. Gifty Agbolosu

Surv. Gifty Agbolosu is a Valuer and a Senior Land Administration expert with over 30 years' experience in both Public and Private Land Administration, Land Registration and Title perfection. She worked as Chief Lands Administration Officer at the Land Valuation Division of the Lands Commission for over 30 years. She has a wealth of experience and brings to the team skills for consultancy on various public and private projects. She is the Head of Land Administration at AnL Valuation & Property Consult and a professional member of the Ghana Institution of Surveyors.



Surv. Lawrence Simpripri

Surv. Lawrence Simpripri is an Estate Surveyor/Valuer with vast experience in Property Valuation and management. He is the General Manager of AnL Valuation & Property Consult. He has over five years' experience as a practitioner with excellent analytical skills on matters relating to Real Estate.

Our Core Team



**Surv. Sally Adofowaa
Mireku**

Surv. Sally Adofowaa Mireku is a seasoned Real Estate Professional with over 10 years' experience in property matters. She has a Master's Degree in Geo-Information Science (GIS) in Land Administration from University of Twente, Netherlands and a Bachelor's Degree in Land Economy from KNUST, Ghana. She is the Senior Valuer/ Research Analyst of AnL Valuation & Property Consult and a Professional member of the Ghana Institution of Surveyors.



**Surv. James
Twumasi Appiah**

Surv. James Twumasi Appiah is a Real Estate Consultant with over 5 years' experience in Land Administration, Property Management, Valuation of Assets, Preparation of Assets registers and Estate Surveying. He has a Master's Degree in Project Management and Bachelors in Land Management. He is an Assistant Valuer at AnL Valuation & Property Consult and a trainee member of the Ghana Institution of Surveyors (GhIS).

Our Core Team



Miss Makafui Kuffo

Miss Makafui Kuffo has worked extensively in the fields of real estate market research, advisory, valuation and land administration. She holds a masters' degree in Real Estate from the Henley Business School (University of Reading) with specialization in Real Estate Finance, Real Estate Economics, Housing Markets, Investment Appraisal and Valuation. She also holds a bachelors' degree in Land Economy. Makafui is keen on advancing the transparency of Ghana's real estate market through research. She has carried out real estate market research works in Ghana, Nigeria and other West African countries. She has also conducted tailored real estate research and feasibility studies for corporate organizations and individuals.



Miss Ruth Otoo

Miss Ruth Otoo is an experienced HR/Administrator with excellent skills in administration and payroll management. She is the Human Resource/Administrator and Real Estate Consultant for AnL Valuation & Property Consult. She holds a Bachelor's degree in Human Resource Management.

Our Associates



Surv. Ransford Asirifi

Surv. Ransford Asirifi is a Chartered Valuer with over 12 years' working experience in Compensation Valuation and Resettlement Management in many mining communities in Ghana. He is a Land Access (Compensation and Resettlement) Specialist who has consulted for reputable mining companies in Ghana including Newmont Ghana and AngloGold. His in-depth knowledge and experience encompass the legal and regulatory framework of Ghana and international practices. Surv. Ransford Asirifi holds BSc. Land Economy and MSc. Project Management and also a Professional Member of the Ghana Institution of Surveyors.



Surv. Sarah Sodzi

Surv. Sarah Sodzi is a highly skilled Real Estate Professional with over 20 years' experience in the Real Estate Sector. Her fields of expertise cover Real Estate Appraisal, Valuations, Property and Facilities Management. Surv. Sarah also has extensive skills in Real Estate auction and repossessions. She has a Masters in Real Estate Finance and Investment as well as a Bachelors in Land Economy. Sarah is also a member of the Ghana Institution of Surveyors and the Royal Institution of Chartered Surveyors.

Our Associates



**Surv. Kwadwo Otu
Addae**

Surv. Kwadwo Otu Addae is a Professional Member of the Ghana Institution of Surveyors and has 13 years extensive experience in real estate investments, financial analysis, commercial space utilisation and project management. Surv. Kwadwo's work experience has involved responsibility for the assessment, development, management of commercial spaces and real estate revenue generation enhancement schemes. He brings to the team his rich private and public sector experience in Project Management, Real Estate investment and Development.



**Surv. Alexander Nii
Kotey Laryea**

Surv. Alexander Nii Kotey Laryea is a Chartered Valuer with 30 years working experience in Valuation (Rating/ General) and Land Documentation. He has a Higher National Diploma and a Bachelor in Building Technology and Estate Management and a Master's Degree in Land Policy and Administration. He is a Professional Member of the Ghana Institution of Surveyors.

Our Services

Valuation

AnL Valuation & Property Consult has Professionals who are experienced in undertaking valuations on wide range of properties including Land and Buildings, Plant and Machinery, Office Furniture and Equipment and Farms and Plantations for varied purposes including sale, purchase, compensation, mortgage, taxation, insurance, probate, matrimonial and family division purposes. All Valuations undertaken by the Team are made in accordance with the valuation standards of the Ghana Institution of Surveyors (GHS) and international best practice.

Properties & Facilities Management

For property owners the day-to-day management of the building to maximise returns can be time - consuming and complex business. For occupiers, the management of facilities to maximise the efficiency of working conditions presents different but equally time-consuming problems. AnL Valuation & Property Consult is experienced in managing residential and commercial lettings and adding significant value to property of various kinds. We also offer advisory services to our clients on how best to maximize the returns from their properties





Our Services

Estate Agency

Estate Agency services includes finding and acquiring residential or business premises for purchase or lease. Our services provided are tailored to client's specific requirements and includes the following:

- Advice regarding any obligations under existing commercial property leases or the value of your existing commercial property holding.
- Conducting property searches (due diligence).
- Negotiate the best possible sale and lease terms for our client.

Compulsory Acquisition & Compensation

AnL Valuation & Property Consult has highly experienced compulsory purchase compensation claims experts who deals with residential and commercial property claims made on behalf of individual property owners, Stools, Family or business occupiers affected by public infrastructure projects and other development schemes.

Land Registration

Our in-depth knowledge of the numerous land registration processes at the various land sector agencies includes the following:

- Property demarcation and description.
- Liaising with solicitors on engrossment.
- Stamping procedures at the Land Valuation Divisions of the Lands Commission.
- Registration/Title Perfection at the Public and Vested Land and Management Division and the Land Registration Division of the Lands Commission.
- Obtaining Town Planning consent and approval.

Our Services

Research & Training

"We are drowning in information, while starving for wisdom. The world henceforth will be run by synthesizers, people able to put together the right information at the right time, think critically about it, and make important choices wisely".

- E. O. Wilson (1929).

In a blistering real estate market, it is easy to make the erroneous decisions especially when such decisions are not backed by factual data. Any successful real estate investment thrives on the analysis of accurate data and information to make informed decisions.

At AnL Valuation & Property Consult, we believe in diligence and systematic approach in providing advice to clients through market research across all fields of the real estate industry.

Over the years, our team of professionals have exhibited immense experience in conducting real estate market research for clients.

We also provide training for organisations in relation to property management services.



List of Projects Undertaken

1. Crops Compensation for 13 project affected persons – Kpong Water Expansion Project and Accra Rural Expansion Project.
2. Document Processing, Registration and Title Perfection of 5No. landed assets of Old Mutual Life Assurance Company limited (On-going).
3. Management of residential properties for individual clients. (On-going)
4. Surrender and Renewal, Land Documentation and Registration of Lease on Commercial Property located at Agona Swedru in the Central Region.
5. Compensation for 60 affected persons – State Lands – (Afienny-Dawhenya) Greater Accra Region – Site for industrial enclave and urban renewal project (Ministry of Lands and Natural Resources), 2018 (E.I. 231).
6. Compensation claims for 30 project affected persons – State Lands (Western Region Site for Atuabo–Aboadze Gas Pipeline) Instrument, 2014 (E. I. 47).
7. Compensation claims for 34 project affected persons – State Lands– Afienny–New Akrade Greater Accra and Eastern Regions (Site for Single Standard Gauge Railway Line–Ghana Railway Development Authority Limited) Instrument, 2018 (E. I. 10).
8. Valuation of Mortgaged Properties of Monarch Capital–Accra.
9. Valuation of the Assets of Ghana Baptist Convention.
10. Valuation of Industrial Property (United Steel Company), Tema Heavy Industrial Area.
11. Valuation of Assets of Watch Tower and Bible Tract Society.
12. Valuation of Industrial Warehouses for COFCO and JNF, Tema Heavy Industrial Area.
13. Compensation claims for over 30 project affected persons–Ghana Water Company Limited Site for off–river reservoir, 3ks Water supply project Agyareago, Odumase– Ashanti Region.
14. Valuation of landed properties of Atlantic foods Company Limited



Key Clients

- › United Steel Company, Tema
- › Heritage Christian University College
- › Fine Print Limited
- › Ghana Broadcasting Corporation
- › CDH Group /Phoenix Insurance
- › Sawiz Petroleum
- › Unilever Ghana Limited
- › Ghana Baptist Convention
- › COFCO Ghana Limited, Tema Industrial Area
- › Apex Law Consult
- › JNF Limited, Kpone-Tema
- › Old Mutual Life Assurance Co. Ghana Ltd.
- › Old Mutual Pensions Trust Ghana Ltd.
- › Church of Christ, Nsawam Road
- › PWD Prestige, State House - Accra
- › Universal Hospital Group Limited
- › AFANKO (1968) Limited, Kumasi
- › Swan Clinic, Adenta-Accra.
- › Watch Tower Bible & Tract Society
- › Dunkwa Traders Corporative Credit Union
- › Domiabra Ventures.
- › Multimedia Group Ltd.
- › Puma Energy.
- › Alliance Automotive Products & Services Ltd.
- › Nestle Ghana Limited
- › Property Audit Consult

Professional Affiliations & Conferences

Attendance at Conferences/Seminars/CPDS

All Staff and Associates of AnL Valuation & Property Consult periodically attend Conferences, Seminars and Continuous Professional Development (CPD) programmes organized by the Ghana Institution of Surveyors and allied professional bodies.

Professional Affiliation



AnL Valuation & Property Consult is a member firm of the Ghana Institution of Surveyors and licensed to practise as a Valuation and Training firm. Our staff comprises of Professional and Technician Members of the Ghana Institution Surveyors, all in good standing. We also have several Trainees affiliated to our firm.

Properties Available for Sale



3-MODERN THREE (3) BEDROOM HOUSE LOCATED AT EAST LEGON HILLS

Key Features

- › Ensuite Bedrooms
- › Living area
- › Kitchen
- › Dining area
- › Spacious compound

**Price: \$300,000.00 per unit
(Negotiable)**



TWO (2) UNITS RESIDENTIAL PROPERTY LOCATED AT MEMPEASEM

- EAST LEGON

Key Features

- › 4 Bedrooms with Ancillary Facilities
- › Total Plot Size: 0.181 Acres
- › Each Unit has a boys quarters
- › Concrete paved compound
- › Green lawn
- › Serene Environment

**Price: \$350,000.00 per unit
(Negotiable)**

Properties Available for Sale



LUXURIOUS MINI ESTATE FOR SALE AT EAST LEGON – ACCRA

About Property

This Property is a gated community within a plush residential enclave in Adjiringanor – East Legon, Accra. It comprises:

- 1 No. 4-Bedroom Townhouse
- 1 No. 3-Bedroom Townhouse
- 2 No. 4-Units, 2 Bedroom Apartments
- 1 No. Club House with a swimming pool and power plant, and 1 No. 10 Bedroom Residence, all built to the highest quality.
- The entire property is sited on a parcel of land measuring approximately 1.93 acres.

Price: Disclosed on Request



OFFICE COMPLEX LOCATED AT OYARIFA – ACCRA

Suitable for: Educational, Commercial or Medical Facility

Key Features

- 11 No. Offices
- 3 No. Conference Rooms
- Paved compound/Spacious car park
- Standby Solar Power System
- Plot Size: 0.97 acres
- Total Gross Area: 920 m.sq.

Price: \$1,000,000.00 (Negotiable)

Properties Available for Sale



COMMERCIAL LAND LOCATED AT ASHALEY BOTWE-NANAKROM JUNCTION-ACCRA

Key Features

- Corner plot of 0.80 acres
- Directly opposite MELCOM Shopping Mall
- Freehold Interest
- Lease for a term of 99 years subject to renewal

Price: \$1,200,000.00 (Negotiable)



PROPERTY LOCATED AT ANYAA – ACCRA, BEHIND ODORGONO SHS

Suitable for: Educational, Commercial or Medical Facility

Key Features

- Two (2) Storey 9-bedroom main building
- 3 No. Detached Outbuildings
- About 100 meters away from Awoshie-Pokuase Main Road
- Plot Size: 0.40 acres

Price: \$350,000.00 (Negotiable)

Contact Us

Office Location

First Floor Fisherman's House
Off Dr. Busia Highway
(Kaneshie–Odorkor Highway)
Hansonic Junction – Accra.
GhanaPost GPS: GA-435-8307

Contact Details

Telephone: (+233) 302 259910
Mobile: 024 338 5582 / 050 221 0540
Email: info@anlpropertyconsult.com
anlvaluationconsult@gmail.com
Webiste: www.anlpropertyconsult.com



[illegible]

 First Floor Fisherman's House
Off Dr. Busia Highway
(Kanshie-Odorkor Highway)
Hansonic Junction - Accra.
GhanaPost GPS: GA-435-8307

 (+233) 302 259910
 024 338 5582 / 050 221 0540
 info@anlpropertyconsult.com
anlvaluationconsult@gmail.com