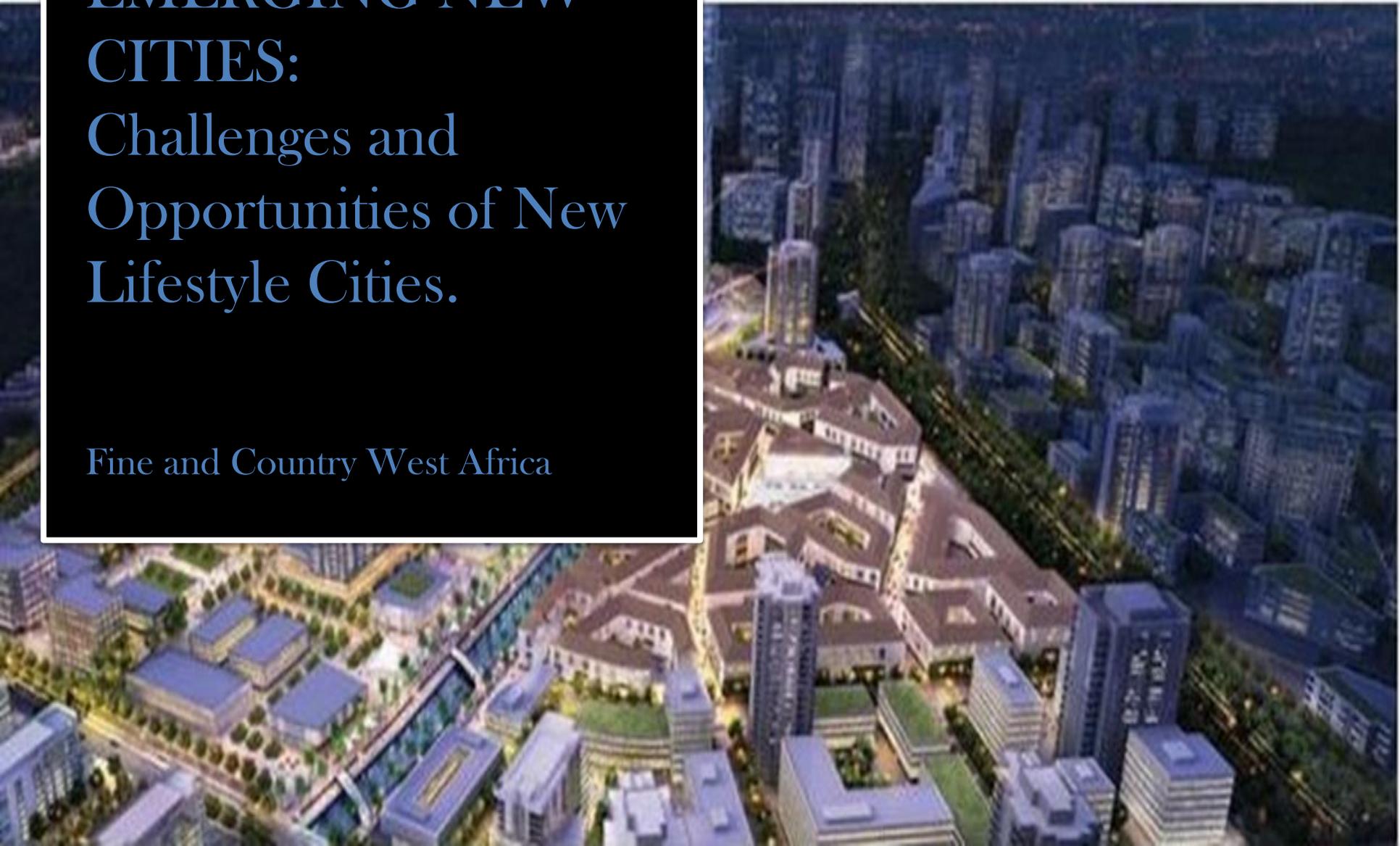


EMERGING NEW
CITIES:
Challenges and
Opportunities of New
Lifestyle Cities.

Fine and Country West Africa



OUTLINE

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1. Overview
2. Drivers of Emerging New Cities
3. Opportunities in New Cities
4. Issues around New Cities
5. Future of New Cities – Urban Cities or Ghost Towns

Overview & Background

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Cities have long been the world's economic dynamos. It is projected that growing cities could inject up to \$30 trillion a year into the world economy by 2025.

To prepare for the challenges that will arise from the increasing demand for resources and capital; we must therefore understand cities and the shifting demographics.

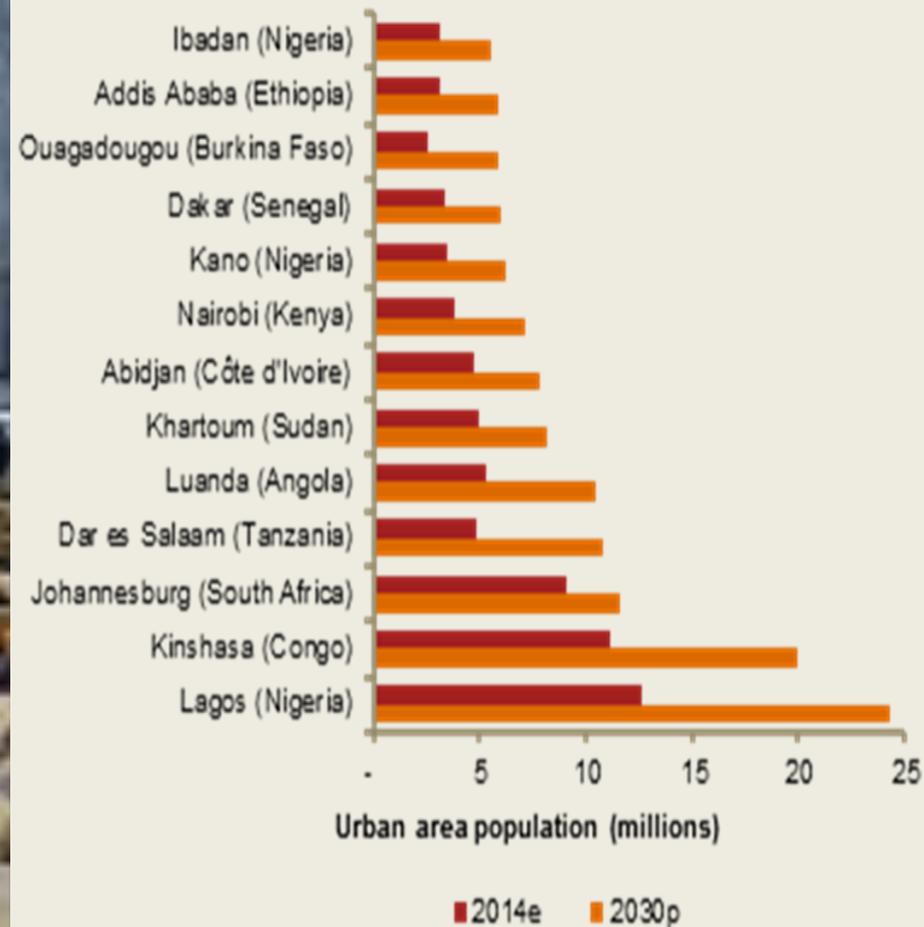
The emergence of new cities are a reality in the urban future and the boldest responses to escalating urban populations.

STATISTICS:

According to the United Nations, the world's population is expected to hit 8.1 billion in year 2025, and 9.6 billion in year 2050. With Nigeria's population rising to 440 million by then it will surpass that of the U.S projected to be 400 million, and will rival China by year 2100.



From 762,000 residents in 1962 to 24 million today, Lagos is listed as one of the most populous urban areas in Africa and as such an opportunity for increased investment. Hence the unprecedented emergence of New cities.



Victoria Garden City

**Location: Lekki Ajah by Lagos lagoon.
Land Size: 200 hectares (2 million sqm)**



Eko Atlantic

Location: off Victoria Island.

Land Size: Standing on 1000 hectares (10 million square meters) of land reclaimed from the ocean and protected by an 8.5 kilometre long sea wall.



Banana Island

Location: Ikoyi, Lagos.

Land Size: It occupies a sand-filled area of approximately 163 hectares (1,630,000 square meters) and is divided into 536 plots, ranging from 1000 to 4000 square meters.



Gracefield Island

Location: Lagoon Shoreline, Chevron Drive, Lekki
Land Size: 100 hectares (1,000,000 sqm)
(Remember, Monaco is just over 200 hectares!)



Imperial International Business District



Location: behind Lekki Phase 1 and Ikate
Elegushi Kingdom.
Land Size: 200 hectares (2 million sqm)



Orange Island

Location: Lekki Phase 1, Lagos.
Land Size: 164.75 Hectares
(1,647,500 sqm)



Twin Lake Estate

Location: Lekki – Epe Expressway (By Chevron), Lagos
Land Size: 200 Hectares (2 million sqm)



Why New Cities?

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- Evolving Lifestyle
- Organised Communities
- Ease of Land Titles and Security
- Improved technological processes
- Modernized Infrastructure

Investors Quick Wins

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- Store of Value
- Opportunity to own homes
- Get on the property ladder
- Edge to secure loans
- For legacy
- For key financiers like the bank it gives steady and continuous interest.

Issues with Emerging New Cities



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- Safety - natural hazards
- Government participation, regulations and standardization.
- The increasing need to formulate creative approaches to financing quality infrastructure and services that will be critical to their success.
- The overall sustainability: these private cities are depicting themselves as proposed well planned urban centres but a little is disclosed about their regional assimilation and long term plans.
- Legal jurisdictions and laws.

Building the future: What can be learnt from failed cities?



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- Environmental factors (Sea level rising, energy resources depletion, assumption of mild weather).
- Weak enforcement of land use regulations.
- Sustainability policy framework (developing and enforcing policies that will aid: security, operational efficiency of facilities, good hygiene, restriction of certain activities, uphold standards).
- Economic induced suburbanization (sub-urbanization; moving from CBD to suburban areas).

Building sustainable cities

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- Adaptable to needs of various demography.
- Flexible bylaws in Planning, Building, and Responding to New Urban Realities.
- Develop financial support to facilitate home ownership.
- Integration of local elements in architectural styles, to building materials and traditions.
- New cities should reflect our experiences from past mistakes.
- Integrate global best practices in planning, design and policy.

Ghost Cities Of China



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- You have probably heard the story of China's ghost cities: vast, sprawling, futuristic metropolises built in the middle of nowhere that nobody actually lives in.
- The cities in question are the product of the Chinese government's great urbanisation plan that originated in the early 1980s and sought to relocate hundreds of millions of the country's rural inhabitants to cities to fuel economic growth.

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- Historically, there's always been a natural reason for building a city in a particular location, whether it's proximity to a water source, fertile land, mineral deposits, or simple geography.
- However, China decided to do things a little bit differently and just build the cities in these locations even if there was no logical reason for them to be there. They were guided by the idea that once the cities were built, people would come on their own.
- Unfortunately, this did not quite happen as expected.

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- Most of the cities till today remain hugely underpopulated or in some cases inhabitable hence the term “Ghost Town”.
- The people didn’t want to move to areas that lacked basic public services like healthcare, schools, transportation, and shopping centres, while the local governments were reluctant to build the necessary infrastructure until there were enough people already living there to justify the costs. But things are slowly starting to change.

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‘A city is not Gauged by it’s length and width, but by the broadness of it’s vision and height of it’s dreams’ – Herb Caen.

Cities should be designed to shape how people live, work and play. Transform lives, improve general well being and facilitate wealth creation.

