

Marc MINANI

Assistant Lecturer, University of Rwanda,
School of Architecture and Built Environment.
Phd Student at
Managing Director, Acting Property Dealers Ltd
marcminani03@gmail.com
Tel: +250783773233



Profession: Real Estate Manager and Valuer

Date of Birth: December 20, 1986

Nationality: Rwandese

Membership in Professional Societies: IRPV, Institute of Real Property Valuers in Rwanda. EMVAO, Estate Management and Valuation Alumnae Organization.

Membership of Community Based Organizations: Member of Olympic Legacy for Rwandan Women Organization. A Community Based Organization that uses Women Sport for Urban Development.

KEY QUALIFICATIONS

Mr. MINANI is a Rwandan Real Estate Manager and Valuer with experience in Property Management and Valuation.

He is in the Academic Quality Assurance Team at University of Rwanda, College of Science and Technology, Estate Management and Valuation Department. This is the team that is reviewing the current Real Estate Academic Programme at University of Rwanda. In addition to that, he is leading Real Estate Management Unit at Urban Sustainability Rwanda (USR), a Kigali-based firm that focuses on community planning; sustainable urban planning and design; architecture; green economy and real estate, he is again managing director of Acting Property Dealers Ltd. Marc started his career in 2008 at Cyamuti Secondary School as a teacher. Once he started teaching at this school, he was given Mathematics, Biology and Chemistry as subjects to teach but he ended up by moving to Geography, Physics and Biology. The reason behind was that since his childhood, MINANI fell in love with real estate and could not connect Mathematics and Chemistry to his passion. He decided to shift to:

- Geography in order to be able to analyze spatial and urbanistic components of real estate
- Physics in order to understand well the dynamics of real estate building materials
- Biology in order to understand the relationship between biodiversity and real estate.

This gave him a chance to do his Bachelor's degree in Estate Management and Valuation at University of Rwanda. As most of Rwandan companies were seeing Marc as a promising future Rwandan Real Estate Professional, it gave him a chance to work as a Real Estate Valuer at SENCO LTD Company (2012- February/2013), Geomatic Engineering Solutions Limited, ARCHUS Ltd, and Managing Director of Acting Property Dealers Ltd. University of Rwanda also recruited him as a Tutorial Assistant at University of Rwanda.

Currently, MINANI is interested in the interaction between space and real Estate. He believes that if the spatial component of real Estate replaces the traditional financial frameworks, we could end up by having sustainable real estate for most of marginalized spaces and places in cities. People have a tendency of playing money and forget that money is used to arrange the space. What if we play and arrange the space and get money for it?

EDUCATION

Bachelor of Science with honours in Estate Management and Valuation

University of Rwanda, College of Science and Technology (former Kigali Institute of Science and Technology), Kigali, Rwanda. 2013.

EMPLOYMENT RECORD: PROFESSIONAL PRACTICE

University Of Rwanda: Kigali, Rwanda. 2014-Present

Assistant Lecturer in Department of Estate Management and Valuation, School of Architecture and Built Environment, College of Science and Technology

IST BURKINAFASO: From 2019, Phd student in Property Management and Valuation

Acting Property Dealers Ltd. Kigali. Rwanda. 2014-Present

Managing Director responsible for the management of the company and registered valuer of the company.

KISTCO (KIST COMPANY).Kigali, Rwanda.2013-2014.

Valuation technician in Expropriation for road reserve from Kanyaru road toward Kigali city.

- Property identification
- Property inspection
- Taking measurement
- Data calculation and report production by determining fair compensation value

Green ward consult Ltd. Kigali, Rwanda.2015

Exploration for slum upgrading in 3 cells of Nyarugenge sector

- Property identification
- Property inspection
- Taking measurement
- Data calculation and report production by determining fair compensation

Urban Sustainability Rwanda. Kigali, Rwanda. 2014-Present.

Director responsible for supervision of 4 person team focusing on Real Estate Management, Valuation and Housing Policy.

Projects:

- *Training on Slum Upgrading and Community Planning.* Kigali, Rwanda. 2014. Training slum dwellers on Housing and Land Policies.
- *Green Growth for Rwandan Secondary Cities.* Various cities, Rwanda. 2014. Contributing to the development of guidelines for Real Estate Development and practical implementation measures for urban settlements in secondary cities, providing advice on effective real estate planning based on sustainable communities' principles (community-led development, working directly with communities) appropriate to the Rwandan urban context, contributing to capacity building programmes for green growth and green urbanisation principles in Secondary Cities Municipalities, introducing and describing green growth terminology (real estate component) and technology (real estate and housing components).

ARCHUS Ltd(Architectural and Urban Solutions Ltd). Kigali, Rwanda.

January 2014 – Up to date.

Real Estate Portfolio Officer responsible for construction project management, property management and valuation in the following projects:

- Construction Project Manager and Clerk of Works at Saint Famille Hotel Project, The role is primarily to represent the interests of the client in regard to ensuring that the quality of both materials and workmanship are in accordance with the design information such as specification and engineering drawings, in addition to recognized quality standards. The target is to fulfil the following obligation:
 - Making sure that work is carried out to the client's standards, specification, correct materials, workmanship, and schedule.
 - Becoming familiar with all the relevant drawings and written instructions, checking them, and using them as a reference when inspecting work.
 - Making visual inspections
 - Taking measurements and samples on site to make sure that the work and the materials meet the specifications and quality standards
 - Being familiar with legal requirements and checking that the work complies with them.
 - Having a working knowledge of health and safety legislation and bringing any shortfalls observed to the attention of the resident engineer.
 - Advising the contractor about certain aspects of the work, particularly when something has gone wrong, but this advice should not be interpreted as an instruction.
- Corporate asset management and valuation (Bank of Kigali Asset portfolios, Sonarwa Insurance company Corporate assets) with the following obligations:
 - Property Maintenance and Services: Prepares a Condition Report to ascertain any outstanding maintenance or cleaning requirements prior to occupation, Hands over all payments, documentation, etc. to the Property Management division who ensures that the handover and follow-up with the client is of a high standard.
 - Real Estate Marketing: In order to attract tenants quickly, we advertise vacant properties throughout our vast marketing network. This network includes Company Magazine, daily print

advertising, strategically targeted email campaigns, location signage, website listings, and a network with external agents.

- Property Valuation: Property performance valuation.

Geomatic Engineering Solutions Ltd (GES Ltd), Kigali, Rwanda. June 1st, – August 30th, 2013

Project: Consultancy Services for Updating the Database and Valuation of All Government Land and Properties in Four Provinces and the City of Kigali, Rwanda.

Valuation Technician responsible for:

- To develop adoptable strategy for valuation of all government properties and land in Rwanda.
- To evaluate the value of government properties on site and also measure the dimensions of the land with GPS Receiver Instrument.
- Reporting: To draft a detailed report of the findings after the valuation of property has been completed.
- Advice: To advise the government of Rwanda proper property management systems based on planned maintenance.

SENCO Ltd Company. Kigali, Rwanda. 2012 – February 2013.

Real Estate Valuer responsible for:

- To conduct a full inspection of the internal and external areas of the property taking into consideration house and land size, aspect, house design, the age of the home and its presentation.
- To produce valuation report for different purposes (Insurance purpose, Mortgage purpose, Letting and Sale, Conflict Resolution and for Book Keeping purposes)

EMPLOYMENT RECORD: ACADEMIC EXPERIENCE

College of Science and Technology, University of Rwanda (former Kigali Institute of Science and Technology). Kigali, Rwanda. 2012-present.

Tutorial Assistant, Real Estate Management and Valuation Department. Teaching with specific focus on Rwandan issues and challenges, including Real Estate Development, Real Estate Practice and Procedures, Real Estate Marketing, Land Use Economics and Real Estate Research.

LANGUAGES

Kinyarwanda (fluent / native)
English (fluent)
French (fluent)
Swahili (basic)

Final Year Thesis:

Bachelors Degree: Challenges of the implementation of grouped human settlement policy in Rwanda. Case of NDUBA Sector, Gasabo District.

Master's degree: Assessment of Awareness level of Green Building Concepts in Kigali commercial property development

CONFERENCES

2013 African Real Estate Society. Kigali.
2014 USAID Land Project Presentation. Kigali, Rwanda.

CERTIFICATION

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications, and my experience.

Done on 21st /MARCH/2020
Marc MINANI.

