



**A TECHNICAL REPORT  
ON  
STUDENT INDUSTRIAL WORK EXPERIENCE SCHEME  
(SIWES)**

**ATTENDED AT  
ROA INVESTMENT PROPERTY CO L.T.D**

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## **PREFACE**

This contains a written report of the work done by me during the four month industrial attachment with one of the best roa investment property organization in eleganza.

This work goes further to share the experience I had in the company. This summarizes all the things I learn and the problems encountered by me and my recommendation and conclusion of all my work.



## **DEDICATION**

Firstly, I want to dedicate this work to the almighty who show me through the period of internship, gracing me with wisdom, strength, knowledge, understanding and unending cost of great things.

Also dedicate this report to my parent Mr. & Mrs. Awodun for their love, care and support since the time I was born till these moments. I say thanks to my parents.

I am also grateful to my family and friends who has always been there for me in terms of needs and supports. Thanks to you all.



## **ACKNOWLEDGEMENT**

The favor of God that went before me cannot be overlooked. God saw me through my stay at RAO INVESTEMENT PROPERTY CO L.T.D.

I went to thank Him for the wisdom and speed he gave to me to adapt to the work, He protected me, ordered my steps, gave me good health blessed the work of my hand. I am grateful.



## INTRODUCTION AND MEANING OF SIWES

SIWES stands for Students Industrial Work Experience Scheme. It is a program designed to provide students with practical work experience in their field of study, allowing them to apply theoretical knowledge in a real-world setting.

SIWES is typically a mandatory requirement for students in Nigerian universities, polytechnics, and colleges of education, usually undertaken during the penultimate or final year of study. The program aims to:

1. Bridge the gap between theoretical knowledge and practical skills
2. Enhance students' employability and career prospects
3. Foster collaboration between academia and industry
4. Develop students' problem-solving, critical thinking, and communication skills

During SIWES, students are placed in organizations, industries, or companies related to their field of study, where they work under the supervision of experienced professionals. The program duration varies, typically ranging from 3-6 months.

SIWES provides students with valuable work experience, exposing them to:

1. Industry-specific tools and equipment
2. Professional work ethics and culture
3. Networking opportunities
4. Practical application of theoretical concepts

By participating in SIWES, students gain a competitive edge in the job market, as they can apply theoretical knowledge in real-world situations, making them more attractive to potential employers.

## HISTORY OF SIWES

The Students Industrial Work Experience Scheme (SIWES) was established in 1973 by the Federal Government of Nigeria, in collaboration with the National Board for Technical Education (NBTE) and the Industrial Training Fund (ITF).

The scheme was created to address the following concerns:

1. Theoretical education without practical application
2. Lack of job readiness among graduates
3. Limited industrial training opportunities
4. Disconnect between academia and industry

SIWES was designed to provide students with hands-on work experience, allowing them to apply theoretical knowledge in a real-world setting. The program aimed to:

1. Enhance students' employability and career prospects
2. Foster collaboration between academia and industry
3. Develop students' practical skills and problem-solving abilities
4. Encourage industry-academia partnerships



Over the years, SIWES has undergone several reviews and revisions to improve its effectiveness and relevance. Some notable developments include:

1. Expansion of SIWES to cover more fields of study
2. Increased duration of the program (from 3-6 months)
3. Improved monitoring and evaluation mechanisms
4. Enhanced collaboration with industry partners
5. Introduction of new training methods and technologies

Today, SIWES is a mandatory requirement for students in Nigerian universities, polytechnics, and colleges of education, and has become a key component of Nigeria's education system.

## **AIMS AND OBJECTIVES OF SIWES**

The aims and objectives of SIWES (Students Industrial Work Experience Scheme) are:

Aims:

1. To provide students with practical work experience in their field of study.
2. To bridge the gap between theoretical knowledge and practical skills.
3. To enhance students' employability and career prospects.
4. To foster collaboration between academia and industry.

Objectives:

1. To provide students with hands-on experience in a real-world setting.
2. To develop students' practical skills and problem-solving abilities.
3. To expose students to industry-specific tools, equipment, and techniques.
4. To enhance students' understanding of industry practices and culture.
5. To develop students' communication, teamwork, and leadership skills.
6. To provide students with networking opportunities and industry connections.
7. To encourage students to apply theoretical knowledge in practical situations.
8. To enhance the relevance of academic programs to industry needs.
9. To promote industry-academia partnerships and collaborations.
10. To evaluate students' performance and provide feedback for improvement.

By achieving these aims and objectives, SIWES aims to produce graduates who are:

- Job-ready
- Industry-aware
- Practically skilled
- Theoretically sound
- Employable
- Entrepreneurial
- Prepared for lifelong learning



Overall, SIWES aims to enhance the quality of education and produce graduates who can meet the needs of the industry and contribute to Nigeria's economic development.

### History of roa investment property

The concept of Return on Assets (ROA) in investment property has its roots in finance and accounting, dating back to the early 20th century. However, its application to real estate investment gained popularity in the latter half of the 20th century.

Here's a brief history:

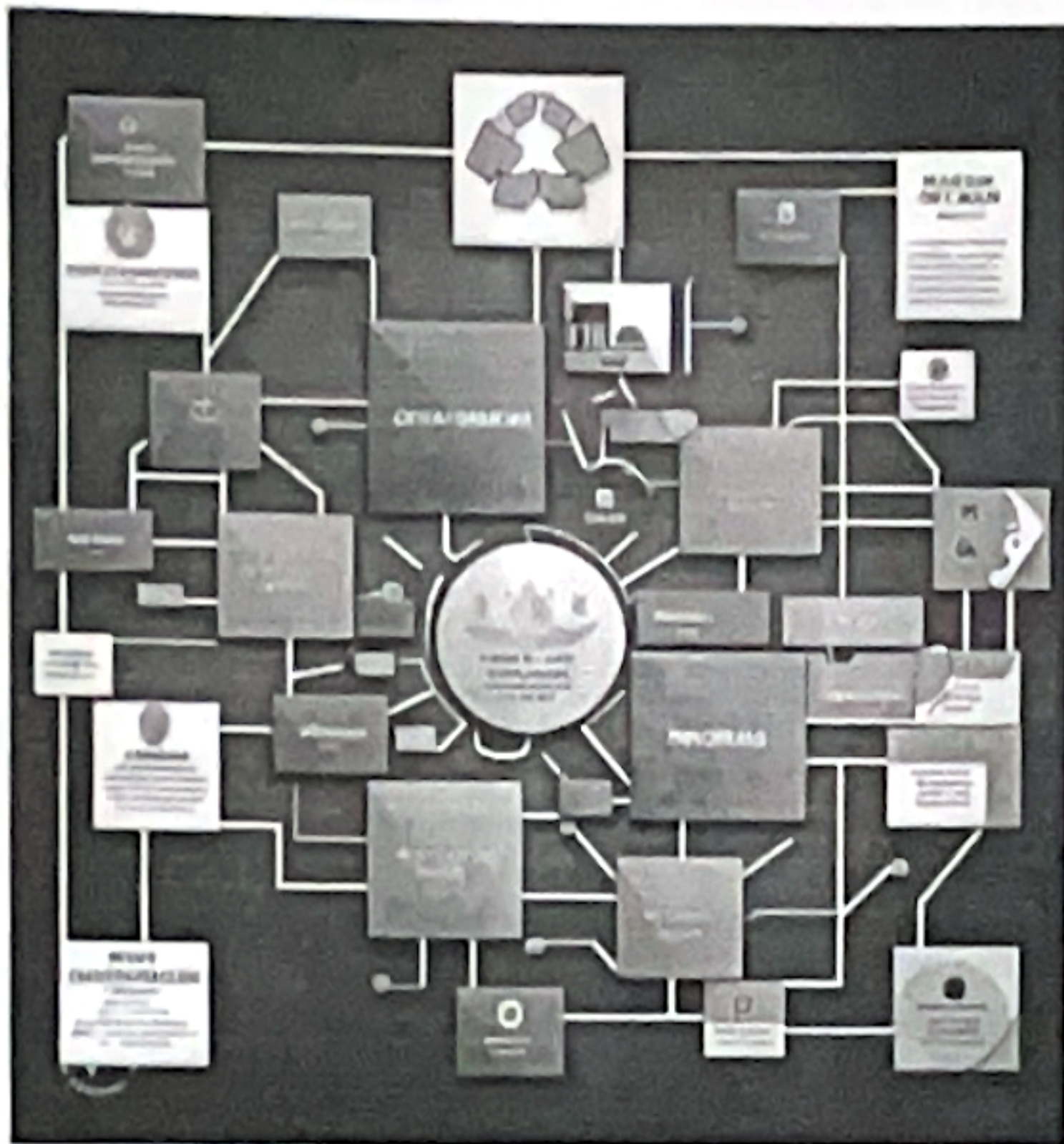
1. Early 20th century: ROA originated as a financial metric to evaluate a company's profitability, calculated by dividing net income by total assets.
2. 1950s-1960s: As real estate investment trusts (REITs) emerged, investors began applying ROA to real estate investments to measure property performance.
3. 1970s-1980s: The concept of ROA in real estate gained widespread acceptance, particularly among institutional investors and property managers.
4. 1990s-present: The rise of real estate investment analysis and reporting standards led to increased adoption of ROA as a key performance indicator (KPI) for investment properties.

ROA in real estate investment typically measures a property's annual net operating income (NOI) divided by its total asset value. This metric helps investors evaluate property performance, compare investments, and make informed decisions.

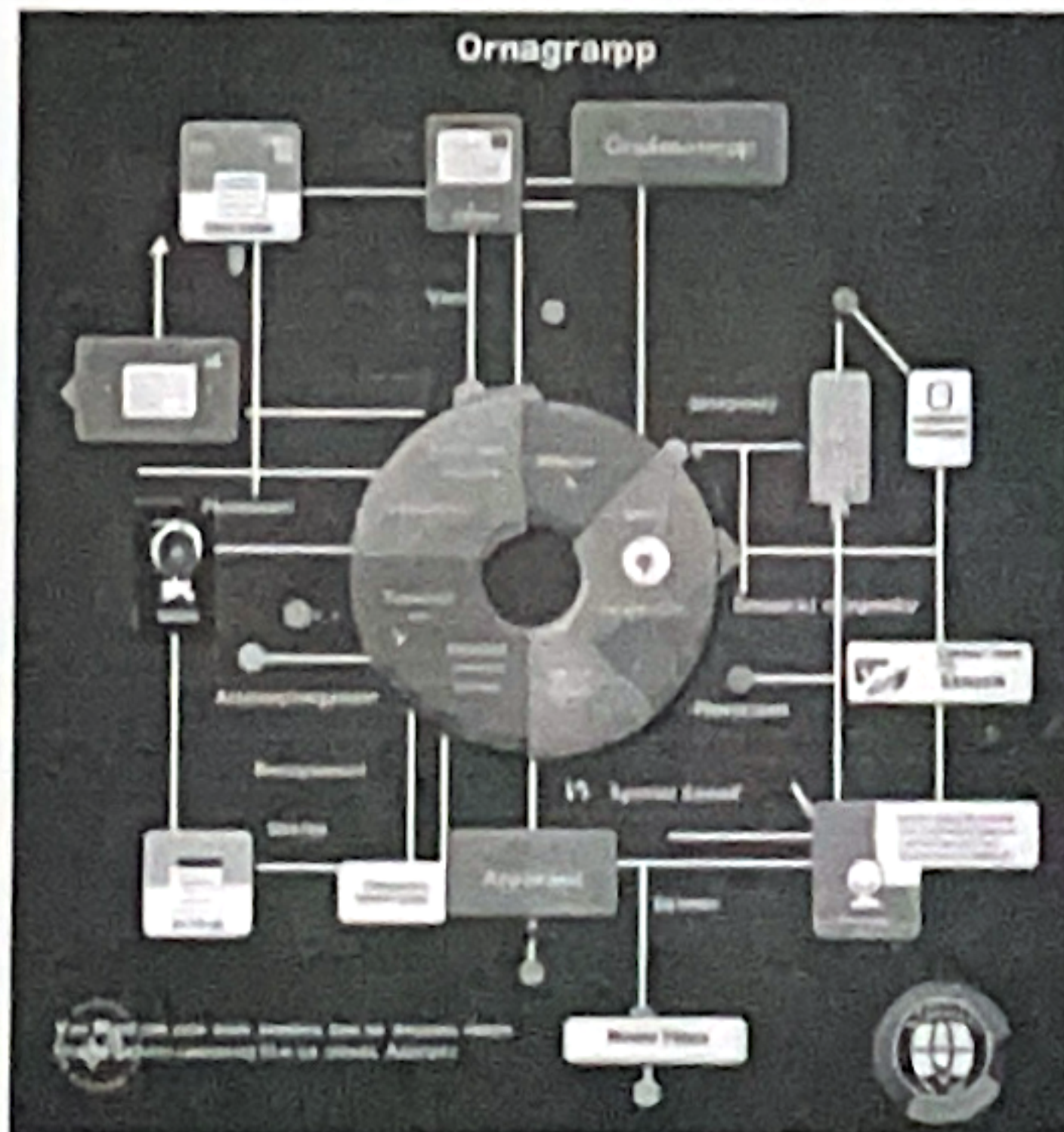
Would you like more information on calculating ROA for investment properties or its applications?



## Organogram of the organization



## Various department and their functions





## **VISION AND MISSION OF THE ROA INVESTMENT PROPERTY**

Here are examples of a vision and mission statement for an ROA (Return on Assets) Investment Property company:

### **VISION STATEMENT:**

"To be a leading real estate investment firm, delivering exceptional returns and value to our investors while building a sustainable and diversified portfolio of high-performing assets."

### **MISSION STATEMENT:**

"Our mission is to maximize returns on investment through strategic acquisition, development, and management of commercial and residential properties, leveraging our expertise, innovative approaches, and commitment to excellence, while maintaining integrity, transparency, and strong relationships with our stakeholders."

These statements serve as guiding principles for the company's decision-making, goal-setting, and overall strategy. They emphasize the focus on returns, sustainability, and excellence in real estate investment and management.

Here are some possible core values that align with these statements:

1. Investment excellence
2. Sustainability and responsibility
3. Innovation and adaptability
4. Transparency and accountability
5. Collaboration and partnership
6. Integrity and trust
7. Continuous learning and improvement

Feel free to modify or expand on these examples to suit your specific needs and goals!

### **Experience acquired in roa investment property**

Here are some examples of experience that can be acquired in ROA (Return on Assets) Investment Property:

1. Investment Analysis:
  - Conducting financial analysis and due diligence on potential properties
  - Evaluating market trends and risks
  - Developing investment strategies and recommendations
2. Portfolio Management:
  - Managing a portfolio of properties to optimize returns and minimize risk
  - Monitoring property performance and making adjustments as needed
  - Ensuring compliance with investment objectives and policies



### 3. Property Acquisition and Disposition:

- Sourcing and evaluating potential property acquisitions
- Negotiating purchase and sale agreements
- Overseeing due diligence and closing processes

### 4. Asset Management:

- Managing day-to-day operations of properties
- Coordinating with property managers, tenants, and vendors
- Implementing cost-saving initiatives and revenue enhancement strategies

### 5. Financial Management:

- Managing budgets, forecasts, and financial reporting
- Ensuring compliance with accounting standards and regulatory requirements
- Analyzing financial performance and making recommendations for improvement

### 6. Risk Management:

- Identifying and mitigating potential risks (e.g., market, credit, operational)
- Developing and implementing risk management strategies
- Monitoring and reporting on risk exposure

### 7. Industry Knowledge:

- Staying up-to-date on market trends, regulatory changes, and industry best practices
- Building relationships with industry professionals and stakeholders
- Participating in professional development and continuing education

### 8. Leadership and Team Management:

- Leading and mentoring teams of investment professionals
- Developing and implementing business strategies and goals
- Fostering a culture of collaboration, innovation, and excellence

These experiences can help individuals develop a comprehensive understanding of ROA investment property and prepare them for leadership roles in the industry.

## WHAT ARE THE WORK DONE

Here are some examples of work done in ROA (Return on Assets) Investment Property.

### 1. Investment Analysis:

- Financial modeling and forecasting
- Market research and trend analysis
- Due diligence and risk assessment

### 2. Portfolio Management:

- Asset allocation and diversification
- Performance monitoring and reporting
- Portfolio rebalancing and optimization

### 3. Property Acquisition and Disposition:

- Site selection and evaluation
- Purchase and sale negotiations
- Due diligence and closing processes



#### 4. Asset Management:

- Property inspections and assessments
- Lease administration and tenant management
- Budgeting and financial management

#### 5. Financial Management:

- Financial statement preparation and analysis
- Budgeting and forecasting
- Cash flow management and reporting

#### 6. Risk Management:

- Risk assessments and mitigation strategies
- Insurance and liability management
- Compliance and regulatory management

#### 7. Reporting and Compliance:

- Performance reporting and analytics
- Regulatory compliance and reporting
- Investor relations and communications

#### 8. Market Research and Strategy:

- Market trend analysis and research
- Competitive analysis and benchmarking
- Investment strategy development and implementation

#### 9. Property Development and Renovation:

- Project management and coordination
- Design and construction management
- Budgeting and cost control

#### 10. Disposition and Exit Strategies:

- Sale and marketing strategies
- Negotiations and closing processes
- Post-disposition analysis and reporting

These tasks and activities help drive the success of ROA investment property companies and ensure that investments meet their intended financial and strategic objectives.

### **WHAT ARE THE EXECUTIVE SUMMARY**

An executive summary for an ROA (Return on Assets) Investment Property company might include:

#### 1. Company Overview:

- Brief introduction to the company and its mission
- Summary of investment objectives and strategies

#### 2. Investment Highlights:

- Overview of current investment portfolio
- Summary of recent acquisitions and dispositions
- Key performance metrics (e.g., ROA, cash flow, occupancy rates)



### 3. Market Analysis:

- Summary of market trends and conditions
- Analysis of competitors and market position

### 4. Financial Performance:

- Summary of financial results (e.g., revenue, net income, expenses)
- Key financial metrics (e.g., ROA, debt-to-equity ratio)

### 5. Strategic Initiatives:

- Overview of current and future investment strategies
- Summary of plans for growth and expansion

### 6. Management Team:

- Brief overview of key team members and their experience
- Summary of leadership and governance structure

### 7. Conclusion:

- Recap of company's investment approach and performance
- Future outlook and prospects for growth

This executive summary provides a concise overview of the company's investment approach, market position, financial performance, and future plans, allowing readers to quickly understand the company's value proposition and investment potential.

## WHAT ARE THE CHALLENGES ENCOUNTERED

Here are some common challenges encountered in ROA (Return on Assets) Investment Property:

### 1. Market Volatility:

- Fluctuations in property values and rental income
- Economic downturns and recessions

### 2. Competition:

- High competition for prime properties and tenants
- Pressure on rental rates and occupancy levels

### 3. Regulatory Changes:

- Shifts in tax laws and regulations
- Zoning and land-use changes affecting property values

### 4. Interest Rate Fluctuations:

- Impact on borrowing costs and property valuations
- Changes in capitalization rates

### 5. Property Management:

- Tenant retention and vacancy risks
- Maintenance and repair costs

### 6. Financing and Liquidity:

- Access to capital and financing options
- Managing debt and leverage



#### 7. Risk Management:

- Identifying and mitigating potential risks (e.g., market, credit, operational)
- Managing insurance and liability

#### 8. Tenant and Lease Management:

- Negotiating and renewing leases
- Managing tenant relationships and expectations

#### 9. Asset Management:

- Optimizing property performance and value
- Making strategic decisions on renovations and upgrades

#### 10. Compliance and Reporting:

- Meeting regulatory requirements and filing deadlines
- Maintaining accurate financial records and reporting

#### 1. Market Research and Analysis:

- Staying up-to-date on market trends and analysis
- Making informed investment decisions

#### 1. Team Management and Training:

- Leading and developing a high-performing team
- Staying current with industry best practices and training

These challenges require proactive management, strategic planning, and expertise to navigate and optimize ROA investment property performance.

## RECOMMENDATION

Here are some recommendations for ROA (Return on Assets) Investment Property:

#### 1. Diversify Portfolio:

- Spread investments across asset classes, sectors, and locations
- Minimize risk and maximize returns

#### 2. Conduct Thorough Market Research:

- Stay up-to-date on market trends and analysis
- Make informed investment decisions

#### 3. Implement Effective Asset Management:

- Optimize property performance and value
- Make strategic decisions on renovations and upgrades

#### 4. Develop Strong Tenant Relationships:

- Foster positive relationships with tenants
- Negotiate and renew leases effectively

#### 5. Monitor and Manage Risk:

- Identify and mitigate potential risks (e.g., market, credit, operational)
- Implement risk management strategies



6. Stay Up-to-Date on Regulatory Changes:
  - Monitor changes in tax laws and regulations
  - Ensure compliance with regulatory requirements
7. Invest in Technology and Data Analytics:
  - Leverage technology to optimize property management and performance
  - Use data analytics to inform investment decisions
8. Build a Strong Management Team:
  - Attract and retain experienced professionals
  - Foster a culture of collaboration and innovation
9. Focus on Sustainability and ESG:
  - Incorporate environmental, social, and governance considerations into investment decisions
  - Enhance long-term value and reputation
10. Regularly Review and Refine Investment Strategy:
  - Assess performance and adjust strategy as needed
  - Stay adaptable in a changing market environment

By following these recommendations, ROA investment property companies can optimize performance, minimize risk, and achieve long-term success.

## CONCLUSION

In conclusion, ROA (Return on Assets) Investment Property is a strategic approach to real estate investing that focuses on maximizing returns through careful asset selection, active management, and risk mitigation. By understanding the key concepts, benefits, and challenges of ROA investment property, investors and managers can make informed decisions and optimize their investment strategies.

To succeed in ROA investment property, it's essential to:

- Conduct thorough market research and analysis
- Diversify your portfolio to minimize risk
- Implement effective asset management and property management strategies
- Develop strong tenant relationships and negotiate favorable leases
- Monitor and manage risk through various strategies
- Stay up-to-date on regulatory changes and industry trends
- Invest in technology and data analytics to optimize performance
- Build a strong management team with expertise in ROA investment property
- Focus on sustainability and ESG considerations
- Regularly review and refine your investment strategy

By following these best practices and staying adaptable in a changing market environment, ROA investment property companies can achieve long-term success and deliver strong returns on investment.



The Students' Industrial Work Experience Scheme (SIWES) is a program designed to provide students with practical work experience in their chosen field. Here are some benefits derived from the SIWES program:

#### **Career Development Benefits**

1. **Practical Skills Acquisition** : Students acquire practical skills and hands-on experience in their chosen profession.
2. **Career Clarification** : SIWES helps students clarify their career goals and aspirations.
3. **Professional Networking** : Students establish professional relationships and networks that can benefit them in their future careers.

#### **Personal Development Benefits**

1. **Confidence Building** : SIWES helps students build confidence in their abilities and develop a sense of self-worth.
2. **Teamwork and Collaboration** : Students learn to work effectively in teams and develop collaboration skills.
3. **Time Management and Organization** : SIWES helps students develop essential time management and organizational skills.

#### **Academic Benefits**

1. **Application of Theoretical Knowledge** : Students apply theoretical knowledge gained in the classroom to real-world situations.
2. **Improved Understanding of Course Materials** : SIWES helps students develop a deeper understanding of course materials and their practical applications.
3. **Enhanced Academic Performance** : Students who participate in SIWES tend to perform better academically.



### **Employer Benefits**

1. **Access to Skilled Labor :** Employers gain access to skilled and motivated students who can contribute to their organizations.
2. **Cost Savings :** SIWES students can provide employers with cost savings by performing tasks that would otherwise require hiring additional staff.
3. **Future Recruitment :** SIWES provides employers with an opportunity to identify and recruit talented students for future employment.

### **Societal Benefits**

1. **Economic Growth :** SIWES contributes to economic growth by providing students with practical skills and knowledge that can be applied in the workforce.
2. **Reduced Unemployment :** SIWES helps reduce unemployment rates by providing students with work experience and skills that make them more employable.
3. **Improved Productivity :** SIWES students can contribute to improved productivity in the workforce by applying the skills and knowledge they gained during their work experience.



## **References of Siwes**

Here are some references related to the Students' Industrial Work Experience Scheme (SIWES):

### **Academic Journals**

1. **Journal of Vocational Education and Training** : The Impact of SIWES on the Employability of Graduates in Nigeria (Vol. 63, Issue 3, 2011)
2. **International Journal of Education and Practice** : SIWES and the Development of Skills for the World of Work (Vol. 2, Issue 1, 2014)
3. **Journal of Education and Human Development** : An Assessment of the Effectiveness of SIWES in Nigerian Universities (Vol. 5, Issue 2, 2016)

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1. **SIWES: A Tool for Human Resource Development** : By O. A. Adeyemi (2013)
  2. **The Impact of SIWES on Graduate Employability** : By A. A. Adewale (2015)
  3. **SIWES and the Development of Graduate Employability Skills** : By O. O. Oyebade (2018)
- Online Resources

1. **National Universities Commission (NUC)** : SIWES Guidelines for Universities in Nigeria (2020)
2. **Industrial Training Fund (ITF)** : SIWES Handbook for Students and Employers (2020)
3. **World Bank** : Skills Development for Employability: The Role of SIWES in Nigeria (2019)

### **Government Reports**

1. **Federal Ministry of Education** : Report on the Implementation of SIWES in Nigerian Universities (2018)
2. **National Board for Technical Education (NBTE)** : Annual Report on SIWES in Polytechnics and Monotechnics (2020)



Here are some additional references related to the Students' Industrial Work Experience Scheme (SIWES):

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1. **International Conference on Education and Economic Development: The Role of SIWES in Enhancing Graduate Employability in Nigeria** (2019)
2. **Annual Conference of the Nigerian Association of Vocational Education and Training: SIWES: A Catalyst for Skills Development and Entrepreneurship** (2020)
3. **International Conference on Technical and Vocational Education and Training: The Impact of SIWES on Graduate Employability in the 21st Century** (2018)

#### **Theses and Dissertations**

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2. **The Role of SIWES in Enhancing Graduate Employability in the Nigerian Labour Market:** By A. A. Adekunle ((link unavailable) Thesis, University of Lagos, 2020)
3. **SIWES and Graduate Employability: A Study of Nigerian Universities:** By O. O. Oyedele (Ph.D. Thesis, University of Ilorin, 2018)

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1. **The Importance of SIWES in Nigerian Universities:** By The Punch Newspaper (2020)
2. **SIWES: A Key to Unlocking Graduate Employability:** By The Guardian Newspaper (2019)
3. **The Role of SIWES in Enhancing Graduate Employability in Nigeria:** By The Nigerian Tribune (2020)



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1. **National Policy on Education:** Federal Government of Nigeria (2019)
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3. **Industrial Training Fund (ITF) Act:** Federal Government of Nigeria (2019)