

Transit Homes - Introduction

This is a decent two story, two bedroom house which is specially designed to cater to the transitional requirements of Clients. For Whom,

1. Working couples
2. Working singles
3. School students
4. University students
5. Working and schooling families who live out of Colombo
6. Elderly people who have to attend to medical visits in Colombo
7. Outstation Businessmen
8. Outstation Professionals
9. Rent market Investors
10. Property market Investors
11. Retired people

Main features at a Glance

Ground Floor : Parking, Living/Dining, Kitchen & Backyard

First Floor : Two bedrooms, one bathroom and balcony (A two bathroom option is also available on request)

The Objective

To provide a decent two bedroom house at an unbelievably low market price in the outskirts of Colombo with easy access to public amenities.

Transitional Requirements

A Transit Home does not fulfill the requirements of a typical home. It caters only to your transitional requirements.

What does this really mean to the following target groups?

1. WORKING SINGLES :

You are a working individual who lives alone. (Not with your parents). The available option for you is a boarding, annex or small rented house. But, due to the lower price option you cannot buy yourself a TRANSIT HOME.

2. WORKING COUPLES :

You are just married and both are working. Rather than stay in a rented house or annex you can buy a TRANSIT HOME by simply applying for a personnel loan due to its lower price. By this you not only save up on rent but also accumulate market appreciation for your house. After some years you can either build a bigger house or upgrade to a TERRACE HOUSE. By that time you can either sell your TRANSIT HOME at a higher price or rent it out.

3. SCHOOL CHILDREN :

National and international school children tend to stay in rented homes/apartments during the week for their studies accompanied by an adult. A TRANSIT HOME is a perfect solution, when it is located much closer to the school. Approximately 7-8 years rent is equivalent to the price of a TRANSIT HOME. When considering the property market appreciation, you can cater to your child's 12 year school accommodation at basically no cost!

4. UNIVERSITY STUDENTS :

University students stay on their own or with parents in rented small houses or Apartments. The TRANSIT HOME (2 bathroom version) can be used to accommodate 4 students on a sharing basis. Then they can use the living room as a study area and they have the dining area and kitchen separately. They can continue to use the TRANSIT HOME even after graduation as an accommodation during their employment. While investing 3-4 million on their studies simultaneously it is worth to have a TRANSIT HOME which is 3-4 million in price and appreciates the market value by 4 years!

5. WORKING & SCHOOLING FAMILY :

You are a working family with one or 2 children who are schooling in Colombo. You have a home which is 20kms away from Colombo. (Eg. Panadura, Gampaha or Homagama). To minimize your traffic stress, transport costs and time on the road you can buy a TRANSIT HOME for your weekday requirements. This saves you a lot of time especially how tired your children become. You can buy a TRANSIT HOME and sell it when it is not needed or even rent it out.

6. MEDICAL VISITS OF ELDERLY PARENTS :

Many elderly parents tend to regularly visit Colombo and stay long periods (sometimes) for medical reasons. They stay in rented houses or at relative's places. By owning a TRANSIT HOME you have better privacy and independence rather depending on relatives. Your own children can also look after you better than when you stay in their homes. Nursing care is very easy and cheaper with TRANSIT HOMES.

7. BUSINESSMEN :

Businessmen who live out of Colombo need a place in Colombo for business requirements. You can invite people to visit your TRANSIT HOME rather than meeting them in a coffee shop or hotel lobby. You can refresh yourself when you are in Colombo with the facilities provided by a TRANSIT HOME. It is better to select a TRANSIT HOME which is close to an expressway exit point which makes it even more convenient. You can buy the TRANSIT HOME with your pocket money and you can engage in your business activities better.

8. PROFESSIONALS :

Island wide professionals such as doctors and lawyers can have a hideout in Colombo for their professional and personnel requirements. It is peanuts for you to buy a TRANSIT HOME today plus it will give you a better value tomorrow. You can use it for multiple purposes and for multi transitional requirements such as renting out, use as a Colombo house, meeting the needs of your parents, your children and the needs of your professional colleagues etc.

9. RENT MARKET INVESTORS :

Rent Market investors have an extra ordinary opportunity here. Normally, the rental income never helps to recover the property purchase cost. Rental income is only an ancillary income where the real income comes from capital gain. However, here it is not. When you rent out, you can recover the capital cost within 6-8 years. After 8 years it is an income generator and freehold appreciated asset. You can rent out the TRANSIT HOME to all above mentioned type of people. There are 9 types which cover a large cross section of society. TRANSIT HOMES made in HOT rentable locations. Flagship Ventures (Pvt) Limited can help you in renting out your TRANSIT HOME.

10. PROPERTY MARKET INVESTORS :

Property market investors need not wait a long time to realize their investment with TRANSIT HOMES. If you buy a land and build a house you need to wait quite a long time until the appreciation happens. If it is an apartment you have to wait at least 2 years until the construction is completed. A TRANSIT HOME is completed in 99 days and the sound profit margin is possible with its unique features. Flagship Ventures (Pvt) Limited can sell the completed house on behalf of you. ****

11. RETIRED PEOPLE :

Retired people tend to shift to a small place leaving their big old houses. You are independent when living alone. Sometimes you sell your assets and distribute it among your children. When you do that you can keep some money to buy a TRANSIT HOME for a calm and quite life. It is easier for you to maintain a TRANSIT HOME with its front and back gardens.

**** Without prejudice: The land market bubble was created by Property Market Investors and it burst in 2009. There may be an impending apartment bubble due to Property Market Investors. A worse apartment market crash was experienced in Dubai in 2011. Flagship believes, the bubble of TRANSIT HOMES is extremely far away. However, Property Market Investors must invest at their own risk since Flagship is keen to sell TRANSIT HOMES at a lesser price. Property Market Investors can engage in custom made projects with Flagship to minimize the risk and maximize the profit.

The Concept

In order to fulfill the above objective, it is very important to adhere to the following rules.

1. The set of houses should follow a "Condominium" pattern. However, it is a house with a front yard and backyard. It is a horizontal condominium and not a vertical condominium.
2. Lowest construction cost through design optimization, specification and project management. (Please see the attached sample design and specification sheets)
3. Lowest land cost by selecting a land which has some reason to sell at a low price. Reasons may be as follows:
 - a. Less width of access road
 - b. Shape of the land is not attractive or it is in odd shape
 - c. Facing a non-attractive scenery
 - d. Immediate neighborhood is not sound
 - e. Lands situated below the road level
 - f. Lands with bad soil conditions
 - g. Cash emergency of land seller



4. Though the site may have the above disadvantages, it should be very close to a main bus route, super markets, hospitals, schools, universities and other amenities.
5. TRANSIT HOMES target a particular school, university, institution most of the time.
6. Most of the time TRANSIT HOME projects will be located close to Expressway exit points.

Transit Home Vs Normal Home

Presently buying a 6P plot and building a 2 bedroom house in a particular location is very expensive compared to the price of a Transit Home.

In addition to the low price, you get a good neighborhood with other Transit Homes. They are also busy like you and they do not influence you as villagers. You can rent or sell your home at a higher price after neighborhood development. Automatically you get the safety from your own neighborhood.

Transit Home Vs Two bedroom Apartment

When you compare with the price of a 2bedroom apartment, the price of a transit home is very cheap. In an Apartment you don't get a frontyard and backyard. Here, you can even plant vegetables and fruits as you wish. Not only that, you can wash your car within your own home premises. You have more privacy with a TRANSIT HOME.

Life is a journey- there are transits- it is all life around

Life is a journey. It is a transitional process where nothing is permanent and everything is subject to change except the change. In life, you will need TRANSIT HOMES as a school child, as a university student, as a working single, as a newly married couple, as a professional, as a businessman, as a working family, as an Investor or as a senior citizen.

Additional costs to the home owner

1. Bathroom Fittings & Accessories (Rs 30,000 to Rs 100,000.00 range)
2. Pantry and Wall cupboards
3. NWS &DB water connection fee (Approx. Rs 23,000.00)
4. CEB or LECO electricity connection fee (Approx. Rs 24,000.00)
5. Lawyer fee for deed transfer
6. Stamp fee for deed transfer (4% of deed value – Rs 1,000)
7. CMA (Condominium Management Authority) fees (Approx. Rs 20,000.00)

Auspicious time to commence the construction

Flagship Ventures (Pvt) Limited is keen to start the work as per auspicious times. However, it will be decided at the discretion of the company but not as per the wish of each individual client. We regret not to give you an opportunity to have your own foundation stone since the entire condominium will have only one foundation stone.

FOR PROJECT

SPECIFICATION OF ELEMENTS

1. Foundation	:	RR Masonary wall foundation approx 1' 4" feet above ground 3' 0" x 3'0" x 1'0" G25 RCC Column footings 8" x 6" RCC Tie beams
2. Columns	:	9" x 6" , 6" x 12" concrete columns in ground floor 9" x 6" two columns and stifner columns in upper floor
3. Slabs and Beams	:	ICC SBS precast slab system
4. Storey Height	:	9'0" (effective 8'6")
5. External walls	:	6" thick cement block walls
6. Internal Walls	:	4" thick cement block walls
7. Stair case	:	G25 RCC Concrete stair case
8. Windows & French windows	:	Powder coated Aluminium windows with 5mm thick glass
9. Front Door	:	Mahogany frame 4" x 3" 1" thick teak solid doors JAT water based paints Iron mongeryRs 3,000.00 Door lock Rs 10,000.00
10. Rear Door	:	Mahogany frame 4" x3" and 1" thick teak solid doors JAT water based paints Iron mongeryRs 3,000.00 Door Lock Rs 5,000.00
11. Internal Doors	:	Mahogany Frames 4" x 2" Quality Plywood doors (Damro) Iron Mongery :Rs 2,500 Door lock Rs 2,500.00 JAT water based paints
12. Bathroom Door	:	Mahogany frame 4" x 2" Marine Plywood Door Iron Mongery :Rs 2,500 Door lock Rs 2,500.00 JAT water based paints
13. Roof Structure	:	Pre caste concrete roof purlins
14. Roof Covering	:	Corrugated Asbestoes sheets (Rhino)- Manually applied colours (No foil included)
15. Gutters and down pipes	:	PVC (Brand :Anton or Slon)

16. Septic tank and pit : Precaste concrete
 17. Fans : 3 Nos KDK
 18. Ligit fittings : Prime cost Rs 500 each- 18 Nos
 19. Wiring points

Ground floor

Light points	10	
5A Plug points	3	
15 A plug points	2	
Fan points	1	16 Points

First floor

Light points	8	
5A Plug points	3	
15 A plug points	2	
Fan points	2	15 Points

Total 31 Points

Extra point at rate of Rs 3,900/=

ACL Cables, Orange switches and sockets (Localstanderds), Kevilton trip and main switch
 Earth electrode is included

20. Plumbing

Pipes Slon
 Fittings Slon
 Specials Slon

21. Kitchen sink : Single bowl with one side tray (Promoted by Anton)
 22. Kitchen vanity and top : 3" thk G20 RCC concrete vainty top tiled by ceramic tiles
 23. Ceiling : Flat Asbestos Ceiling
 24. Anti termite treatment : Provider Lankem
 25. Water tank slab : 4 1/2" thick G25 RCC slab
 26. Gate : NOT INCLUDED
 27. Bathroom fittings and etc : NOT INCLUDED
 28. Pantry cupboards : NOT INCLUDED
 29. Wall cupboards : NOT INCLUDED
 30. Hand rail : Timber & steel slim type
 31. Floor tilling : Prime cost sum Rs 150 per sq.ft . Ceramic tiles
 32. Wall tilling : Prime cost sum Rs 150 per sq.ft . Ceramic tiles
 33. Stair case tilling : Prime cost sum Rs 150 per sq.ft . Ceramic tiles
 34. Landscaping : INCLUDED (Front yard concrete paving)

35. External Drainage	:	INCLUDED
36. Internal wall finish	:	Wall smoothen by putty and filler
37. External Plaster	:	5/8" thick
38. Soffit plaster	:	1/2" thick
39. Internal Paint	:	CIC dulux emulsion two coats, one coat of CIC filler and one coat of CIC potty
40. External Paint	:	CIC dulux weathershield emulsion two coats, one coat of CIC filler and one coat of CIC potty
41. Water Tank	:	500L plastisshell (Arpico)
42. Boundary walls	:	INCLUDED
43. Taps	:	Kitchen 1 plastic tap Front yard 1 plastic tap Back yard 1 plastic tap
44. Steel	:	SLS 375 Certified MELWA QST bars
45. Cement	:	Holcim (sansta)