

## 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

**Two Bedroom Option** : 2 Bedrooms, Bathroom, Balcony, Living / Dining, Kitchen & Back yard, Store, Parking

**Three Bedroom Option** : 3 Bedrooms, 2 Bathrooms, Balcony, Living / Dining, Kitchen & Back yard, Store, Parking

### 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 & back yard. 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. Pantry and Wall cupboards
2. NWS & DB water connection fee ( Approx. Rs. 23,000.00)
3. CEB or LECO electricity connection fee (Approx. Rs. 24,000.00)
4. Lawyer fee for deed transfer
5. Stamp fee for deed transfer ( 4% of deed value – Rs. 1,000)
6. CMA (Condominium Management Authority) fees (One time payment at time deed transfer)

## 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 Masonry wall foundation approx. 1' 4" feet above ground 3' 0" x 3'0" x 1'0" G25 RCC Column footings 8" x 6" or (As specified by the Engineer) RCC Tie beams
2. Columns	:	6" x 12" G25 concrete columns in ground floor 12" x 6" two columns and stiffener columns in upper floor
3. Slabs and Beams	:	G25 5" Thick RCC Slab
4. Storey Height	:	9'0" ( Effective 8'6")
5. External walls	:	6" Thick quality cement block walls( LHPiyasena or Eqv)
6. Internal Walls	:	4" Thick quality cement block walls (LH Piyasena or Eqv)
7. Stair case	:	G25 RCC Concrete stair case
8. Windows & French windows	:	Powder coated Aluminium windows with 5mm thick glass
9. Front Door	:	Thulan frame 4" x 3" 11/8" thick teak solid doors JAT water based paints Iron mongeryRs 3,000.00 Door lock Rs5,000.00
10. Rear Door	:	Thulan frame 4" x3" and 11/8" thick teak solid doors JAT water based paints Iron monger Rs 3,000.00 Door Lock Rs3,000.00
11. Internal Doors	:	Thulan Frames 4" x 3" Mahogany solid Iron Mongery :Rs 2,500 Door lock Rs 2,500.00 JAT water based paints
12. Bathroom Door	:	Thulan frame 4" x 3" Mahogany Door Iron Mongery :Rs 2,500 Door lock Rs 2,500.00 JAT water based paints
13. Roof Structure	:	Pre caste concrete roof purlins (NERD Approved)
14. Roof Covering	:	Corrugated Asbestoes sheets ( Rhino) - Manually applied colours (Roof insulation by Mc Foil 3mm thk single layer)
15. Gutters and down pipes	:	PVC (Brand :Anton or Slon)
16. Septic tank and pit	:	Precast concrete
17. Fans	:	3 Nos KDK

18. Light fittings	:	Prime cost Rs 500 each - 18 Nos	
19. Wiring points	:	<b>Parking Floor (If available only)</b>	
		Light Points	5
		13A Plug Point	1
		15A Plug point	2
			8 Points
		<b>Living floor</b>	
		Light points	10
		5A Plug points	3
		15 A plug points	2
		Fan points	1
			16 Points
		<b>First floor</b>	
		Light points	8
		5A Plug points	3
		15 A plug points	2
		Fan points	2
			15 Points
		<b>Total</b>	<b>39 Points</b>

Extra point at rate of Rs 3,900/=

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

20. Plumbing	:	Pipes Slon Fittings Slon Specials Slon, Hot water plumbing is not included
21. Kitchen sink	:	Single bowl with one side tray ( Promoted by Anton)
22. Kitchen work top	:	3" thk G20 RCC concrete work top tiled by ceramic tiles
23. Ceiling	:	Flat Asbestos Ceiling with painting
24. Anti termite treatment	:	Provider Lankem
25. Water tank slab	:	6" thick G25 RCC slab
26. Gates & Roller shutter	:	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 tiling	:	Ceramic tiles
32. Wall tiling	:	Ceramic tiles
33. Stair case tiling	:	Ceramic tiles
34. Landscaping	:	INCLUDED (Front yard concrete paving only)
35. External Drainage	:	INCLUDED
36. Internal wall finish	:	1/2" Thick smooth wall plaster
37. External Plaster	:	5/8" thick semi rough plaster
38. Internal Paint	:	CIC dulux emulsion two coats, one coat of CIC filler and one coat of CIC potty
39. External Paint	:	CIC dulux weather shield emulsion two coats, one coat of CIC filler and one coat of CIC potty
40. Water Tank	:	500L plastishell (Arpico) (One tank only)
41. Boundry walls	:	INCLUDED
42. Taps	:	Kitchen 1 Stainless Steel tap Front yard 1 plastic tap Back yard 1 plastic tap
43. Steel	:	SLS 375 Certified MELWA QST bars
44. Cement	:	Holcim (sansta)