

# SINAPI ABA TRUST

## RESIDENTIAL PROJECT



A place for the like minded ...

## **EXECUTIVE SUMMARY**

The Sinapi Aba Trust (SAT) Residential Project Stands out as a unique residential estate especially designed for a corporate client who wants to provide houses for staff in a serene, secured and sound environment. It is a one-stop shop Residential Estate made up of detached houses from two to four bedrooms plus excellent amenities and facilities. It is a place for like minded people.

The developers, Global Development Solutions Limited (GDS) a UK based company with immense experience in planning, designing and developing residential properties.

The house designs are classified into expandable and executive types for staff to make their choices. The development proposes excellent amenities and facilities. The concept promotes security since one knows who their neighbours are.

GDS has an arrangement in place for mortgage finance from our financial partners in Ghana. We negotiate as always for good interest rate for staff that avail themselves of this service.

Our concept of development takes into account the future appreciation in value of the property. We recommend that a planned community with such amenities as listed enhances value of the property. We envisage that the market value of the houses would outstrip its finance cost in a relatively short time-that creates equity for the owners.

## **INTRODUCTION**

All over the world Residential Estates are developed based on diverse concepts. The SAT Residential Project is a unique brand. It is a development solution for the like-minded with one objective- dwelling in a community with neighbours who share common values.

## **GDS**

Global Development Solutions Limited (GDS) is an international multidisciplinary development consultancy, project management, and services firm based in UK.

The Directors, highly skilled staff and our huge network of experts across the world help to deliver customised innovative solutions to individuals, businesses, institutions and governments in many broad areas including Real Estate and Infrastructure Development.

In Ghana, GDS works through our subsidiary, GDS Limited regarding projects such as the residential development for staff of Sinapi Aba Trust.

## **OUR VISION**

The vision of GDS is to ***deliver innovative solutions for global development challenges.***

Our concept of Sinapi Aba Trust (SAT) Residential Project was born out of our vision for innovative solutions-a one stop-shop residential Estate for like-minded people namely all employees of Sinapi Aba Trust.

## **SINAPI ABA TRUST (SAT)**

Sinapi Aba Trust (SAT) headquartered in Kumasi has over thirteen years of experience providing microfinance services in Ghana. SAT currently has 24 branches all over Ghana serving over 69,000 clients. SAT is an affiliate member of the Opportunity International Network (OIN), an International Christian NGO involved in micro enterprise financing in over 40 countries with its headquarters in Oak Park, IL USA.

## **SINAPI ABA TRUST RESIDENTIAL PROJECT**

The SAT Residential Project Stands out as a unique residential estate especially designed for a corporate client who wants to provide houses for their staff in a serene, secured and sound environment. It is a one-stop shop Residential Estate made up of detached houses from two to four bedrooms. The main trust of development concept is to make satisfactorily provision for the body, soul and spirit of staff of our client in a harmonious environment. It is about living and growing in a community of neighbours sharing common values. This is beyond putting shelter over heads of people, is all about quality of life and raising families in a safer and sound environment. The project will be executed in phases.

### **ELEGANT BUT AFFORDABLE HOMES**

The SAT Residential Project entails elegant, superior but affordable homes in a safe, well-planned and harmonious neighbourhood. It features large homes (refer to the designs for dimensions) with top-notch standard features and plenty options. These homes are professionally designed and built with high quality and durable materials with low maintenance costs and high energy and water efficiency. The developers will make use of good design and architecture to encourage attractive environments and reinforce or create local distinctiveness.

**Our house designs are attached for staff to make their choices.**

### **FACILITIES**

In view of the above, the following facilities are integral to the SAT Residential Project:

- A Modern state of the art educational centre -12/7Crèche, Nursery, Kindergarten, primary and junior high school.
- Centre of excellence

- A community Library
- IT centre
- Entertainment/community centre
- A place for worship
- A modern clinic
- Sports and fitness Centre
- An outdoor playing grounds/recreational centre for adults and kids
- A shopping mall and business centre- for a bank, offices, shops, restaurants, salons/barbering shop etc
- 24/7 Security service

### **OTHER FACILITIES**

This first class modern community is fully serviced with water, Electricity, Tarred roads, and covered drains. Other features include:

- Already installed Telephone/broadband points
- Totally walled and gated Estate
- Decorative trees and greenly environment
- Localised mailing system (mails delivered to homes)
- Estate management services/ A Home Owners Association

### **STANDARD BUILDING FEATURES**

Each home is unique in its own right. These are the standard features of the various houses;

- Ceramic Tile Floors Throughout
- Fibre Cement Roofing Tiles
- Latex Print On Smooth Finish Interior Wall
- Texture Coat Paint on Interior Walls
- Plywood Ceiling Bedroom, Kitchen
- Polished T&G Wood Ceiling Living, Dining Porch

- Sliding PVC Windows
- Nylon Fly Screen
- Extra Burglar Bars (optional)
- Wood Panel Exterior Doors
- Raised Panel Interior Doors
- Premium Quality Door Lock
- Stainless Steel Kitchen Sink
- Ceramic Wall Tiles at Bath
- Ceramic Wall Tiles at Kitchen
- Hot Water System Including Water Heater
- Upgraded Sanitary Fitting
- Full Sized Bathtub In Master Bedroom
- Compound Security Lighting
- Kitchen Cabinet
- Built In Wardrobe Closet
- Provision For Ceiling Fan (Electrical)
- Provision for Air conditioning (Elect.)
- Perimeter Fence Wall
- Driveway & Pedestrian Gates
- Paved Driveways For Houses With Garages
- Backyard Concrete Service Apron
- Roof Top Water Reservoir (Approx. 500 Gals)
- Garage/Carport (Not applicable to some designs)

### **LOCATION**

The project is located in Kumasi in the Ashanti Region of Ghana, West Africa.

### **REAL ESTATE MANAGEMENT**

The estate would be fully managed by GDS Estate Management Services Ltd a subsidiary of Global Development Solutions Ltd, a professional estate management firm with experience in the UK in collaboration with the Home Owners Association. Residents would subscribe to an agreed code of conduct.

### **PROJECT MANAGEMENT CAPABILITY**

GDS has in place a team of experienced professionals with international (UK) and local experiences. This team is committed to delivering a superior service in line with international standards in a local setting. The team includes

Development Consultants, Sales & Marketing consultants, Design Architects, Structural & Civil Engineers, Supervising Architects, Service Engineers, Quantity Surveyors, Building and Civil Contractors. Our team has excellent understanding of local systems, traditions and business practices. We also endeavour to maintain cordial relations with our clients and the local community. Our global projects are achieved through our local presence, thus enabling our team to respond rapidly to support needs and enquiries of our clients.

### **PROJECT MILESTONE**

The accompanying table lists the milestones, including dates and management responsibility. This is an indication of our expectations from our master plan for the project. This would be adjusted when necessary in line with prevailing developments;

MILESTONE	START DATE	END DATE	DEPARTMENT
Preparatory work to take-off	February 2008	March 2008	Chief Executive officer
Acceptance and documentation of land and project(e.g. signing of contract)	February 2008	May 2008	Chief Executive/ Business Development Dir.
Preparatory work e.g. surveying, Drawings etc	April 2008	May 2008	Development Consultants, Architects & Engineers
Sourcing for Funding	March 2008	May 2008	Finance & Business Dev.
Receipt of quotations from building and Civil Contractors	April 2008	May 2008	Project Management/Development Consultants

Appointment of Builders to start construction	May 2008	June 2008	Project Management/Development Consultants
Commencement of project	May 2008	June 2008	Appointed Construction Firms
Development/Building of houses(1 <sup>st</sup> phase)	May 2008	May 2009	Project Management / Construction Firms
Facilities/amenities development/Building of houses(2nd phase)	Nov 2008	May 2009	Project Management / Construction Firms
Facilities /amenities development/Building of houses(3rd phase)	June 2009	Dec 2009	Project Management / Construction Firms
Handing over to Sinapi Aba Trust	Jan 2010	Jan 2010	Project Management.

### **HOUSE PRICES**

We have attached a preliminary price list for the various design types. These prices would be adjusted accordingly under the following circumstances;

- when we develop the project on SAT's own land.
- When we build on individual staff's plot of land.

### **FINANCE OPTIONS**

We recommend the following finance options;

- Instalment payment of; deposit 40%, 20; 20; 20 (can be varied)

- Mortgage finance with Banks in Ghana (e.g. Barclays, HFC Bank, Fidelity Bank etc)

Upon completion and inspection, GDS Ltd will send a final invoice to clients along with a Statement of Account, which will indicate the amount of final payment. The final invoice will include total cost of house and all other relevant cost covering the property.

Access (i.e. Keys) to property is given only when the outstanding payments have been made in full and all documents have been executed.

## **CONCLUSION**

As development experts we recommend for your serious consideration our development concept. We are convinced it will enhance security, comfort, peace, serenity and harmony. This kind of development enhances appreciation in the value of real estate property faster as compared to houses built in unplanned residential areas. We have covered a lot of grounds regarding acquisition of land and funds for the development and therefore ready for the project take-off.