

# INVESTMENTS

Partnering for the Success of Entrepreneurship VOLUME 5 • ISSUE 3 • MAY - JUNE 2013



## Prospering Nepal's Real Estate Sector

With the incoming of New Year, new hopes and new commitments have surfaced from all the concerned authorities to revive the real estate sector of Nepal. The government has prepared to increase investments in housing sector to manage housing in town and rural area. Real estate developers have been investing through housing and apartments in last few years, which were traditionally done through personal finances only. Now the Ministry of Urban Development is in its final preparation to establish National Housing Fund to increase investment in housing construction. According to the secretary of the ministry Mr. Kishor Thapa, the working modality will be prepared to establish the fund and it will start working officially from the next fiscal year. This will unify and manage the investments in urban housing development. Housing construction business will be recognized as an industry thus providing it same facilities received by an industry. Developers then can get home loan with lower interest rate and tax on the construction materials will also be lowered once it becomes an industry.

There has been progress on the government's decision to provide housing to high ranking government officials. 60 apartments for secretaries and 26 houses for Supreme Court judges' totaling 86

units have been initially allocated. Among other facilities: the directive about not having to count the loans up to 1 Crore as real estate loan by Nepal Rastra Bank (NRB,) not having to disclose the income source for transactions up to 1 Crore, and tremendous rate cut on the capital gain tax of property are few remarkable ones.

NRB, who had been strict on the sector, has also shown its flexibility towards it. NRB has increased the limit for home loan for 3 times in last few years. At first, home loan was limited to 60 Lakh. Then it was increased to 80 Lakh and now to 1 Crore. The increase is done due to the need of the market and it has helped the sector.

Land Revenue Offices (LROs) in Kathmandu are seeing the surge in revenue collection. All the 5 LROs in Kathmandu district have exceeded their revenue target in the first nine month of the current fiscal year. Revenue collection during the last one month period (Mid-March to Mid-April) of 5 LROs in Kathmandu stood at Rs 570.5 million, a four year high.

These and many more good news paved the way for the brighter future of real estate sector of Nepal from the beginning of the New Year.

**Editorial Team**  
Brihat Investments Pvt. Ltd.

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### ENTREPRENEURSHIP QUOTES

“There is no reason to be hesitant... becoming an entrepreneur is a learning experience.”

– Savannah Britt

“Make it happen now, not tomorrow. Tomorrow is a loser's excuse.”

– Andrew Fashion

“The hardest part about being an entrepreneur is that you'll fail ten times for every success.”

– Adam Horwitz

“If you're not making mistakes, then you're not making decisions.”

– Catherine Cook

“To any entrepreneur: if you want to do it, do it now. If you don't, you're going to regret it.”

– Catherine Cook

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### CORPORATE HUMOR



**Nepal's First Eco-Friendly Housing Project**  
**BRIHAT Community Living - Ramkot, Kathmandu**

 For Houses up to Rs. 1 Crore: Tata Nano Car or Rs. 10 Lakh discount\*

 For Houses ranging from 1 Crore to 1.5 Crores : Hyundai Eon Car or Rs. 15 Lakh discount\*

 For Houses above 1.5 Crores: Hyundai i10 Car or Rs. 20 Lakh discount\*





\*All schemes are valid for 100% cash down condition only



Real Estate Investment

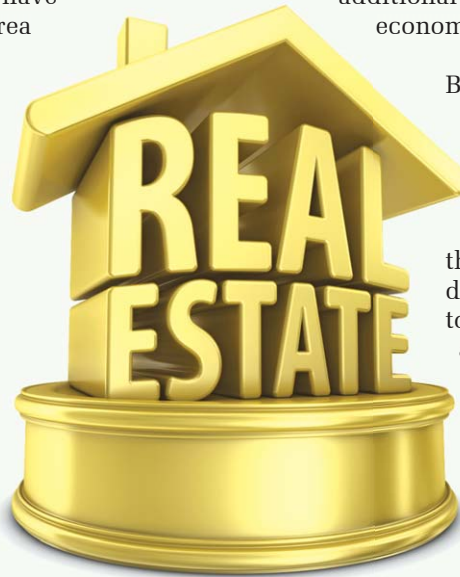
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... provide the necessary infrastructure needed for local entrepreneurs to thrive and generate additional source of employment and economic growth.  
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## BI Broadening Real Estate Investment Horizon

Brihat Investments Pvt. Ltd. is moving forward to enhance its investment portfolio to include other regions of the country. In this effort, we have focused on the Chitwan area at present. The Executive chairman, Mr. Om Rajbhandary during a three day real estate seminar in the area announced the investment initiative to the members of Chitwan real estate sector.

According to the chairman, thirty percent of all sales of any Brihat Investments products by the people of Chitwan will be invested back in Chitwan area. The diversification and decentralization of investment is an initiative to develop and strengthen the real estate sector as a whole throughout

the country. The core idea is to provide the necessary infrastructure needed for local entrepreneurs to thrive and generate additional source of employment and economic growth.



Brihat Investments as a leader and trusted name in the real estate sector of Nepal believes that real estate is an integral element in the nation's economy that needs to be progressively developed for the country to do the same. The greater ambition of this scheme is to develop livable and functioning cities with planned urbanization for a growing urban population and to reduce the environmental footprint of the built environment. The company plans to extend this scheme to other parts of the country in the near future. ■



Real Estate Marketing Agent

## One Day Training by Mr. Om Rajbhandary - 25th February 2013



To make real estate profession qualitative, disciplinary, knowledgeable and market oriented, one day training was conducted by Mr. Om Rajbhandary (Executive Chairman of Brihat Investments) which was organized by Narayani Land and Housing Developers' Association, Chitwan Gurans Investments and Developers' Pvt. Ltd. and Real Estate Entrepreneurs (REE) Association at Hotel Gangotri, Chitwan. ■



Real Estate  
Partnering for  
Entrepreneurship



Do not underestimate the power of entrepreneurship to change the world.



## How will Entrepreneurs transform Nepal?

### 1. Entrepreneurs solve problems in Nepal

Entrepreneurs view problems as opportunities and solve them for all of us to have a nicer life. In the process of solving problems, they create jobs and positivism and efficiency in the economy. Today, many have become dependent on foreign aid and the government to solve our problems. Entrepreneurs don't wait for others to solve problems. They grab the opportunity, try to solve it and find a sustainable way to do this (business).

### 2. Entrepreneurs create jobs that benefit low-income families in Nepal

As an entrepreneur, you may help a struggling Nepali family directly, lifting them from poverty simply by creating 'jobs'. The employment you generate and the salary you pay helps towards



improving the local economy, i.e. small shops, farmers, schools, groceries and local towns. You help the local eco-system by the wealth you generate for others. This in turn helps generate a positive cycle of employment. Your help continue this positive cycle of growth even as a small entrepreneur.

### 3. Entrepreneurs creates platforms/ ecosystems in Nepal

As an entrepreneur, you will be creating not just one small business but over the course of time build it into a platform, an eco-system so that others can build their own businesses around yours. Thamel became Thamel when businesses started to bloom, servicing around

one Hotel, Kathmandu Guest House. So do not underestimate the power of entrepreneurship to change the world.

### 4. Entrepreneurs raise dignity of Nepalis

When we get the opportunity to work in our own country, utilizing materials and human power here and export them, not having to leave our place to work in faraway lands, it makes us dignified. It raises our family's self-esteem, our children's self-esteem. Entrepreneurs create dignified jobs and dignified professionals. Entrepreneurship is not about exploiting people. It is about empowering people so that they help run their business better.

### 5. Entrepreneurs remove the gap between rich and poor in Nepal

For economic equality and prosperity in Nepal, we need more entrepreneurs who rise from obscurity, cutting across ethnic groups, economic past, castes and age. When entrepreneurs come into the equation, they break monopolies and barriers created by traditional power elites. If we are looking for the profound changes we want to see here, help yourself become an Entrepreneur.

### 6. Entrepreneurs creates positive cultures

"Yes we can"- This is the feeling that prosperity brought by Entrepreneurship evokes. It improves the self-confidence of all Nepalis. With this positive attitude, it helps replace the current "blame-game" culture of "yestai ho", "ke garne" attitude in which we are stuck and can no longer create a win-win situation in villages and towns across Nepal. It helps usher us towards a fair meritocratic culture in which every Nepali, irrespective of background, gains the attitude - 'yes, I can meet my dreams.'

Positive culture in Nepal is essential if we want to create an economically equal, fair, accountable, responsible society. And as an entrepreneur, you will be helping us make this faster than any other professional. ■

**ANNOUNCEMENT**



The recreation center at Brihat Community Living - Ramkot along with cascading swimming pool is in full operation for community members and well wishers of BL. The special for this summer is that Swayambhu Hotels and Apartments is operating a restaurant at the center serving varieties of snacks delicacies and refreshments on Saturdays.



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We would be more than happy to send you our newsletter regularly and also anticipate your feedbacks to help us make our publication better. Kindly contact us to get our BI newsletter on a regular basis, if you so desire.



Mr. Om Rajbhandary in Launching Workshop of Green Home Project, organized by UN-Habitat and partners in association with Government of Nepal and EU, where he welcomed the delegates with welcome remarks and also presented a paper on Green Enterprises representing FNCCI.



Mr. Om Rajbhandary conducting Real Estate Valuation Training, jointly organized by Nepal Institute of Chartered Surveyors and Purbanchal University Geometric Institute of Technology (GIT) at Umakunda, Gaurighat, Kathmandu. ■



**Corporate Social Responsibility**

The Executive Chairman of Brihat Investments, Mr. Om Rajbhandary receiving the check for remuneration from the one day training program organized by Narayani Land and Housing Developers' Association, Chitwan Gurans Investments and Developers' Pvt. Ltd. and Real Estate Entrepreneurs' (REE) Association. The check is made out directly to Hospice Nepal, which is a part of CSR that Brihat Investments is proud to be doing. ■