

NEWSLETTER

BI-MONTHLY

Partnering for the Success of Entrepreneurship

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Improvement in Real Estate Sector

Many positive developments in real estate sector were observed last year. As per the statistical data issued by Nepal Land Revenue Office, the proceeds generated from real estate have increased by 14 crores in the fiscal year 2070 B.S. Nepal Government has also initiated on some significant and favorable decisions for the development of Real Estate Sector. Recently, Nepal Government has announced that it is in process of honoring housing as an industry. Effect of which would result onto developers getting access to bank loans at a much lower interest rates. It would reduce heavy custom duties and help make housing a profitable endeavor. Suresh Prakash Acharya, joint secretary at Ministry of Urban Development quoted, “For this purpose they are on the continuous talk with private sector”. Another such initiation undertaken by the government is pronouncing the “house for all” concept; primary objective of which is to provide housing facility to lower and middle class families living in the city area. Although steadily but the government is gradually demonstrating its interest towards uplifting the real estate sector for the betterment of the country.

Real Estate Sector of Nepal is definitely improving and the most significant indicator that shows the development has to be the recent home loan introduced by banks. Speaking of present scenario, banks have slowly started to become much comfortable

with real estate as they are guaranteed of their investments unlike during 2066 B.S. Today many banks are offering home loans at 9-12 % interest rates. Such reduced interest rate has enabled people to buy properties. Moreover, banks are getting ownership document from the owners for the projects they have financed. Also the continuous promotions flowing through print, electronic and air media about the home loan rates for longer EMI period is also creating many interested buyers in the market. Another affirmative change brought by the reduced home loan was the inflated volume of property transaction. Similarly, looking at the past trend, starting from the last two years, many underlying and on hold housing projects have also reached their completion phase. Housing market is no longer a drag on national economy. Such improvements are the indications that the real estate sector is gradually gaining momentum.

Evidently, the real estate business that was stagnant almost three years back has now gradually starting to show signs of great improvement. By and large, the country’s real estate scenario is heading towards a brighter future. Continual support from the government, development of many innovative projects and increasing trend of real estate investors are all likely to take Real Estate Sector to much greater height.

Editorial Team
Brihat Group

*Wishing you
and you family
joyful,
healthy,
prosperous
and happiest*

**New Year
2071**



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*Heartiest
Congratulations*

*Brihat team congratulates
Executive Chairman, Mr. Om Rajbhandary
for being elected as an Associate Member
in FNCCI election on April 13, 2014.*



CORPORATE HUMOR



So what have you learnt in the last 5 years with this company?

I have learnt that no matter how well you perform, higher positions will always be given to people hired from outside.



Real
Estate
Investment



...the price
of property
is bound to
appreciate in
value in the
long run.



5 Important Benefits of Investing in Real Estate Sector

We have listed the top five important benefits one could enjoy from investing in real estate sector:

1. Cash Flow

Cash flow, the most obvious, is the income that is generated from the rental income after your expense has been paid. This is money going into your pocket every month, like an extra pay check and this can increase over time as rent goes up with the market.

2. Capital Gains

Capital gains or appreciation is the increase in the value of the property after time. It's an added benefit of owning a real estate investment.

3. Inflation Resistance

Since your monthly mortgage payment is fixed, there is inflation resistance with real estate. Goods and services go up in price, but your monthly mortgage payment does not. You may actually increase your

income when you raise the rent over time for your renters and not for you.

4. Leverage

Its the ability to buy a piece of property by borrowing only a percentage of its value. No other type of investment offers such a high degree of leverage. Another beauty of investment property is price appreciation since there's only so much buildable land on the planet, the price of property is bound to appreciate in value in the long run.

5. Ability to earn free equity

One of the ultimate benefits of real estate investing is that your tenants will pay your property mortgage every month - plus all other rental property expenses. The result is a gradual decline in your mortgage balance, and a gradual increase in the property's equity, over time. When you sell property you essentially cash-out all of this built up equity. This is "free" equity.



Real
Estate
Marketing
Agent



... a new
concept in
the context
of Nepal
for listing
properties
absolutely free
that are on
sale.



MLS: Connecting sellers with potential buyers

Owning a house is a lifetime achievement for many, a fulfillment of a Nepali dream, per se. One should be cautious before buying and selling a house because the total process can be very exhausting if you do not have adequate information of properties and market scenario. Property sellers have hard time finding genuine and potential buyer as well. So far, buying and selling real estate properties is done through traditional brokers, friends and family and then lately emerging Real Estate Marketing Agents (REMA).

Brihat Investments is expanding its property listing service for sales into Multiple Listing Service (MLS), a new concept in the context of Nepal for listing properties absolutely free that are on sale. MLS is 'one stop realty shop for buyer and seller.' It is prepared by using data that is collected by various sources. MLS helps buyers and sellers to act accordingly and make an informed decision. This is a great opportunity for both sellers and buyers who can directly contact us to sell and buy properties. Real Estate professional and REMA can also explore properties for sale and help potential buyers.

MLS offers a wide data collection and provides the specifications of each home that are structurally and legally safe. This provides buyers to purchase the home based on the information such as location, amenities, number of rooms, area of the house and other important details.

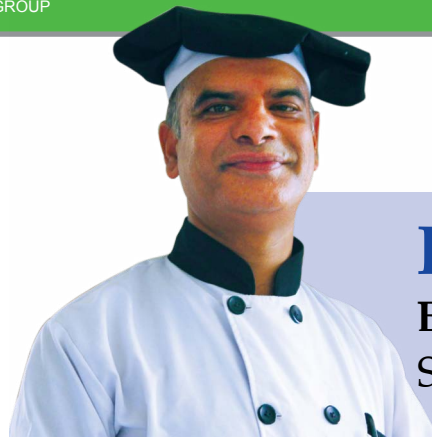
Benefits of MLS:

- Access to large number of properties that are on sale
- Easy accessibility for seller to list their properties
- Easy accessibility for buyer to buy the property as per the requirement from varieties of choices
- Quick response to address any queries
- Professional service from listing to selling and buying process without any exhaustion to the client
- Higher visibility and exposure for the available properties.



Real
Estate
Partnering for
Entrepreneurship

“
Entrusted with
the responsibility
of setting up
the whole
kitchen from
the inception,
he has never
failed to deliver
outstanding
services.”



Padam Nath Dhakal

Executive Chef

Swayambhu Dine & Lounge

Padam Nath Dhakal joined Swayambhu Dine & Lounge as Executive Chef in November 2013. Dhakal first started out his career as a trainee at Nepal Academy of Tourism and Hotel Management (NATHM) around 1990. Naturally gifted, Dhakal's culinary craft became much polished at NATHM. As a part of the training curriculum, he had to complete an internship course for which he was sent to Soaltee Oberoi Hotel for three months. His enthusiasm impressed the executives at Oberoi Hotel so much so that they offered him a position of "Commiss III". Tempted by the proposal Dhakal immediately agreed on the offer and started out on his professional journey.

He stayed at Soaltee Oberoi Hotel for the longest period from 1991 until 2002. He showed much hard work and sincerity during his tenure. He then was promoted as "Chef De Party." His next big career opportunity came along when Soaltee Oberoi Hotel referred him to "Abu Dhabi Crowne Plaza" at Dubai. He worked there as a CDP from 2002 to 2003. He couldn't however remain there for the longest time. Since Dhakal was an ambitious man, he wanted to accomplish much more career wise. Therefore, hoping for better career opportunity, he took next flight straight to



Kazakhstan. There he landed a job at one of the finest and high class Restaurant named "Borgo Antico" at Almaty, Kazakhstan. He worked there as an Executive Souchefs from 2003 to 2006. Searching for more excitement and a different challenge, he headed to a different city altogether. He found a new job at "Napoli Ristorante Italiano" at Aktau. He was outstanding there too. In 2008, he came back to Almaty and started working at Tien Shen Hotel. His period lasted there until 2013. That year he shifted back to Nepal for good.



Swayambhu Dine & Lounge is very proud to have such high profile personality in its team as an Executive Chef. Entrusted with the responsibility of setting up the whole kitchen from the inception, he has never failed to deliver outstanding services. Since the start of the operation of SDL, he has taken control of every activities from coordinating kitchen staff work and training them, reviewing their performance as per company norms and guaranteeing compliance with the standard company specification of recipe and hygiene. Exceptional and pretty gifted chef, Dhakal's amazing cooking styles have won many consumer hearts. You can come and be a part of Swayambhu Dine & Lounge and experience the culinary excellence combined with a relaxing atmosphere.

ANNOUNCEMENT



Besides the delicacies from the menu, **Swayambhu Dine & Lounge** is now serving Nepali lunch set during **lunch hour.**

For more information, contact
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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.

NEPAL AMBULANCE SERVICE

For the society, By the society



"It was a cold night many years ago when I was called to my aunt's home . She had been suffering from asthma. That night she was blue and finding it hard to breath. An ambulance was called. It required great effort to get her into the vehicle (called ambulance). There was no light, no oxygen. Only the siren broke the eerie silence of the night. Where, on the way, she took her last breath, we will never know"

I know this is not only my story but the story of so many of us. We know that our ambulance service is virtually non-existent. One could sit back and do nothing but complain. We thought somebody had to do something. So few years back we started this initiative we now call Nepal Ambulance Service with a motto of **'Saving lives along the way'** to begin a professional ambulance service.

We called upon you to help us and support us; you gave so generously. We are very grateful to you; for without your support, we would not be here today. This is, indeed, an initiative **"For the society, By the society"**.

This has, by no means, been an easy journey. The support from government is still lacking. Educating the people is an uphill task. Our Call Centre is flooded by unnecessary and hoax calls. Funding continues to be a problem.

Yet we are trying. With more than **9500** transfers and **22** safe deliveries under our belt in the three years, we would like to believe we are making a difference. Once again thank you for being there for us and for the people.

On Asar 3, 2068 Sumitra was getting ready to go to bed but suddenly the pain started. She knew immediately that this was labor pain. She was nine months pregnant. She was frantic to get to the maternity hospital. There was no taxi available near her house in Balaju. She rang 102. Soon the ambulance arrived. On the way , the pain got worse; she realized she will not be able to reach Prasuti Griha. She was thankful that she rang 102. The trained EMTs conducted the delivery on route successfully. That night a beautiful girl took her first breath in our ambulance.

Happy New Year 2071 !

Excerpts from an article by
Dr. Rajesh Nath Gongal
President, Nepal Ambulance Service