

INVESTMENTS

Partnering for the Success of Entrepreneurship VOLUME 5 • ISSUE 2 • MAR - APR 2013



Urban Regeneration: Need of Nepal

Urban regeneration is defined as comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change. Nepal is in dire need of Urban Regeneration in the core city area.

As World Bank Study cautions, Nepal is the fastest urbanizing country in the South Asia with urban population growth rate estimated at more than 5 percent per annum on average and at the same time, least urbanizing country in the region with about 20 percent of population living in urban areas. Unless the government makes serious attempts to better manage urbanization, the country could fail to attain economic efficiency from urbanization. As unmanaged urbanizing could also lead other fast growing urban centers to similar situation, it has urged the government to give immediate priority to urban planning and development.

In case of the Kathmandu Valley, the government should strongly promote the development and regeneration of the Valley. The government should strengthen and implement planning in the Valley, develop an infrastructure policy and launch regeneration plan for the historic city centers of the Valley. They should be protected for their historic, cultural, architectural

values while improving quality of life for the citizens of the Valley. The traditional roles of local communities such as guthis should be reconsidered and strengthened in the process of conservation of cultural heritage. By raising community awareness and providing incentives for community mobilization for sustainable preservation of cultural heritage, and mainstreaming it into planning process based on a participatory approach, the urban fabric should be kept intact.

For the purpose, private sector such as Urban Development Forum of Federation of Nepalese Chambers of Commerce and Industries (FNCCI) has been working together with various government and non government sectors to promote Urban Regeneration. Recently, National Society for Earthquake Technology-Nepal (NSET) conducted the Feasibility study of Urban Regeneration of a part of Kathmandu Core City Area as a DRM activity. In association with Kathmandu Metropolitan City (KMC), NSET is preparing to implement urban regeneration in the city core area of Kathmandu, as a pilot program under the program "Promoting Public Private Partnership for Earthquake Risk Management (3PERM.) The program is supported by the United States Agency for International Development/Office of U.S. Foreign Disaster Assistance (USAID/OFDA). ■

Editorial Team
Brihat Investments Pvt. Ltd.

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MOTIVATIONAL QUOTES

“The average sales is made after the prospects has said ‘NO’ seven times.”
- Jeffrey P. Davidson

“If you don’t sell, it’s not the product that’s wrong, it’s you”
- Estee Lauder

“Research shows that what really drives repurchase is high quality customer service.”
- Terry G. Vavra

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CORPORATE HUMOR



I read someplace that eye contact is a very important business skill.

Attractive schemes for the sale of houses at
Brihat Community Living - Ramkot

- 3 Flexible financial plan
- 3 Rental guarantee for 2 years
- 3 Land exchange offer
- 3 Home loan at 9% interest rate





Real
Estate
Investment



Your choice needs to be in-line with your economic standing, funds available, and the time schedule you have in mind.



Buyers Pick at the housing market of Nepal

Ready to move in properties and under construction properties offered by developers have become the most desirable choice for buyers at the present market. The lack of a proper infrastructure and security, fuelled by the unstable political situation has home buyers around the nation searching for a better alternative. More and more home buyers now prefer to buy properties, whether it is ready to move in or under construction within a community setting developed by housing developers.

Ready to move in property

- Instant Ownership: Ready to move in units are immediately available for ownership.
- Savings on rent: Savings on rent or rental income if they choose to rent it starts immediately.
- What you see is what you get: Home buyers don't have to imagine what their home would be like and then get disappointed after the construction is completed. The property is already built up and home buyers can see the quality of construction, space available, area surrounding the property, parking space, and all other amenities in the housing community; there are no unexpected hassles landing on your head.
- Credit Access: It is easier for homeowners to get loan approved on ready to move-in properties by the Banks.

While it is true that ready to move in properties are relatively expensive, the price is justified by the fact that home buyers don't have to go through all the pain staking process that they would otherwise have to bear if they had to go at it by themselves.

Under construction Property

Under construction properties offer plenty of choices for home buyers. In this case, typically builders announce their plan to build a housing project, advertise and invite potential home buyers to visit the site. Most of the properties are either booked or sold even before the construction starts.

- Plenty of options: Home buyers can choose the location/plot. Moreover, there are choices in prices and designs too.
- Low-cost: Under construction homes are relatively cheaper than their ready to move in counterparts.

Which is the better choice?

Your choice needs to be in-line with your economic standing, funds available, and the time schedule you have in mind. If you have sufficient funds and are willing to wait for some time, the best option will be to go for an under construction home from a reputed developer. If you have funds available but are not sure about your cash flows in the future, you should look for a ready to move in property as they provide immediate ownership. ■





Real
Estate
Partnering for
Entrepreneurship

Brihat Investments has been offering following design and construction services to our valued customers:

1) Land Consultation : We provide advice as Real Estate expert on Land, Property trading or Lease or Hold.

2) Building Design : We do design of Residences, Apartments, Offices, and Commercial Areas. We design schemes within a given budget that are Contemporary & Cost-effective. We have



a track record of successfully designed spaces.

3) Construction Contract : We do Construction of Residences, Apartments, Office, and Commercial Areas. The contract can be done in Lump sum or Item rate Contract.

4) Interior Service : We offer services for interiors of Residences, Apartments, Offices,



and Commercial Areas within a given budget. We Design interior spaces that make clients financially successful. We have a track record

of successfully designed spaces.

5) Repair and maintenance : We provide all sorts of plumbing, electrical, grouting and painting services to make your home look brand new. Gardening services can also be availed.

6) Building Extension and renovation : We have the technical expertise to take care of all the renovation and extension.

7) Valuation Service : We will provide the



client with Valuation Report of Residences, Apartments, Office, and Commercial Areas.

8) Model making service : We will provide



the client with Model (Miniature replica) of a building and complex as per design so that you can visualize your dream project, even before it is built, with our state-of-the-art models imported from Bangkok. ■



We design schemes within a given budget that are Contemporary & Cost-effective.



Private Dining at the Penthouse



For high quality dining experience while enjoying the ambience and view from 9th floor Penthouse at TCH Tower IV, Sitapaila. The penthouse make a fabulous setting for family banquets, business meetings & entertainment, receptions, social gatherings, birthday parties, new product launches and private parties.

For rates and reservation, please feel free to call us at anytime.



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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.

Formation of REE Association

REE Association is a platform for the members to learn and share knowledge, information and experience

On 29th January 2013, Brihat Investments (BI) called a meeting for all the real estate marketing agents (REMAS) from seven batches. The agenda of the meeting was to prepare a concept paper for Real Estate Entrepreneur (REE) Association and to form Ad-hoc Committee of REE Association.

The Ad hoc Committee of REE Association was formed with great enthusiasm on the same day with a coordinator and ten members. The chairman of BI, Mr. Om Rajbhandary has committed to provide the guardianship for the new Association. BI has also committed to provide the space for secretarial of Ad hoc Committee. The Committee has respected Mr. Rajbhandary by nominating him as Chief Patron of the Association.

The purpose of REE Association is to bring trained, trustworthy and knowledgeable Real Estate Entrepreneurs and professionals under one umbrella and to raise the voice of likeminded individuals for social and business networking.

REE Association is a platform for the members to learn and share knowledge, information and experience. The major objectives of this Association are:

- Provide finest real estate marketing

services on the highest standards of ethics, values and customer care without negative effect on national economy.

- Conduct research to update information for advocating and lobbying to the government of Nepal and regulators to change policies and strategies.
- Facilitate to build networking and interpersonal relationship between real estate sector and other sectors.
- Develop well managed and systematic urban planning and submit to government and non government organizations.
- Organize different skill and capacity building programs for real estate professionals.
- Recommend and suggest the government to improve existing laws, policies and regulations to develop systematic, secure, ethical and transparent real estate property transaction process.

All the members of the Association are very energetic and putting their best effort to establish the Association. The Association will change professionalism of real estate entrepreneurship. ■

Bangkok training



Mr. Om Rajbhandary participated in workshop **The Valuation of Partial Acquisitions** from December 1- 4, 2012. ■