

Never a dull moment in Real Estate of Nepal

There has never been more exciting moment in Real Estate of Nepal than now. After the completion of local elections, and Budget announcement for the year, all eyes are on the new policies regarding real estate from local to state level and how they are going to affect the coming year. Another concern for all is the skyrocketing land price in the Kathmandu Valley. A Nepal Rastra Bank report this year shows that property value in the Valley is increasing at 27.7% a year, doubling real estate value every 3.5 years. This is despite average salaries in Nepal increasing by only 7.45% per year.

The government has presented an annual budget of Rs 1.793 trillion for the fiscal year 2079/80, out of which, 7.4 billion has been allocated for the Ministry of Land Management, Cooperatives and Poverty Alleviation. Some of the major highlights regarding Real Estate are as follows.

Only registered companies are to be allowed to operate the real estate business, to begin with, in metropolitan and sub-metropolitan cities this year. The issue of allowing foreign nationals to buy apartments in Nepal has been addressed once again with a condition. If an apartment has 100 units, it can sell a maximum of 20 units to foreign nationals. Also addressed is the topic of the government leasing land for 50 years to establish export-oriented industries. All of these sounds very promising

and shows the brighter side for the sector, but the issue lies in bringing out the working modality. With the energized local bodies and stricter government policies, we can only be hopeful that those issues will be addressed to ease all concerned in the sector.

According to Leilani Farha, the former UN special rapporteur on adequate housing, it's universally accepted that a maximum of 30 percent of an individual's or a family's income should go towards housing costs. In most countries, better regulated markets enable people to buy a house or a flat with a monthly installment (on an 18-20 year loan) not exceeding 25 to 30 percent of a citizen's salary. At the moment, Nepal's situation is far from the rest of the world, but with better policies and regulations, we can get there in the near future.

In the context of buyers who stayed long enough on the wait and watch benches, now is the perfect time to end the wait and shop for the best properties available in the market among various developers, be it ready to move in or under construction properties. As now is the buyer's market. But developers also have to draw the line somewhere not to be seen as too distressed. Future of the real estate in Nepal is surely bright as all know only if all the concerned can weather the season a bit further, all can come out even stronger.

Source: *Onlinekhabar*
May 29, 2022

Economy National June 18, 2020, *Recordnepal*
Editorial Team, Brihat Group

Inspirational Quotes

"If you only do what you know you can do- you never do very much."

Tom Krause

"There are no failures - just experiences and your reactions to them."

Tom Krause

You are the embodiment of the information you choose to accept and act upon. To change your circumstances you need to change your thinking and subsequent actions."

Adlin Sinclair

"Courage doesn't always roar. Sometimes courage is the quiet voice at the end of the day saying, 'I will try again tomorrow.'"

Mary Anne Radmacher

INSIDE

Property Management at Brihat Group - Page 2

Testimonials from residents from our communities - Page 3

Corporate Social Responsibility(CSR) - Page 4



* And should there be a sudden loss of consciousness during this meeting, oxygen masks will drop from the ceiling"

PREVENTION

CORONAVIRUS COVID-19



Stay Safe
Save Lives



Property Management at Brihat Group

One of the key sectors in Brihat Investments (BI), Property Management has higher potential for branding of Brihat Group and generating regular income while maintaining good relationship with clients. BI is one of the companies under Brihat Group that deals with property. It is a One Stop Shop for all things related to real estate.

Property management at BI focuses on managing daily operations of properties such as residence, housing or apartment community, commercial properties etc. The adjacent diagram shows the services the company provides under property management. By managing property for our clients and providing the utmost service regarding everything related to property from inspecting, rental management, operational management, utility management, property upkeep, repair and maintenance and



security, the mission of BI is to become the best property management company in the country.

The properties the company currently managing:

1. Brihat Community Living, Ramkot: A growing gated community with more than 55 active households.
2. Brihat Cluster, Balkhu: A cluster of 24 houses of which 17 active households.



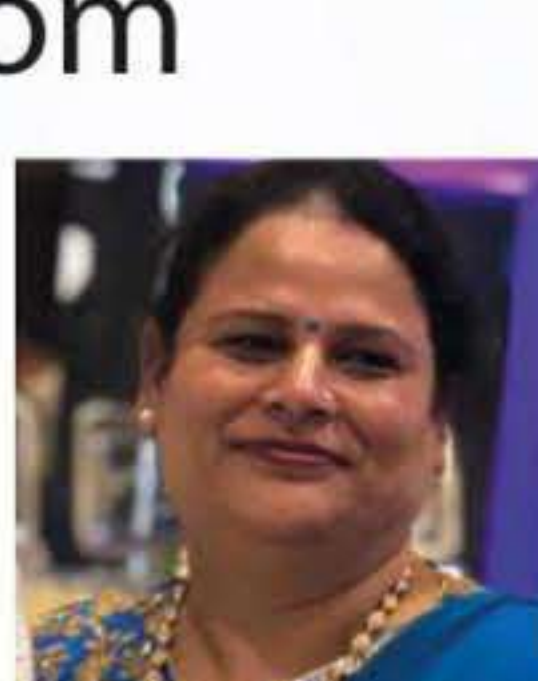
3. Punnya Mansion, Dillibazar: A commercial Complex in a city center with multiple tenants.
4. Punnya Mansion, Tahagalli: A commercial complex at the heart of the city near Dharahara.
5. Dharahara Tower: A residential cum commercial complex at Tahagalli, Dharahara.
6. Brihat Cluster, Bhaisepati: A residential community in the posh area of Khokana, Bhaisepati.

While the concept of property management is new, in cities like Kathmandu, many property owners are in dire need of professional service. The owners without any research hire someone to look after their property that lack expertise, which in turn do not yield good ROI. This is where companies like BI come in to give this old profession a new twist by giving best possible service with maximum ROI. Most owners are reluctant to hire professionals and operate on their own. They hire for jobs such as security, maintenance, cleaning purpose etc. But they are lacking expertise such as screening for better and long term tenants, drafting a better lease, getting the best rate, and hiring right people for the right job etc.

Testimonials from residents from our communities

Dharahara Tower, Tahagalli

"I am really delighted to be a part of Brihat Group's extravagant property at Dharahara Tower, Sundhara. I would vote them 10/10 in every aspect - top quality service, staffs and products. Thank you."



Bhagwati Agrawal

Brihat Community Living (BCL), Ramkot

"We purchased a house at BCL, Ramkot and moved here from Balaju on 16 Jan 2022. It has exceeded our expectations with a peaceful community located in a serene environment with friendly and diverse neighborhood. It is a great place to live without any hustle and bustle of daily life along with ample space to enjoy. Located in the outskirts of Kathmandu, it is free from pollution with lot of greenery around. It is an excellent choice for nature lovers to reside. Finally, I would appreciate all the Brihat Community team."



KB Adhikari

Brihat Community Living, Ramkot

We moved here at BCL, Ramkot few months after 2072 earthquake. When we came here, we just loved the place. I have heard so much about living inside housing community, now I have felt the differences. I have found the community very peaceful with great environment to grow your family. Water scarcity was a big problem where I used to live, which is not at all a problem here. Living here is like living abroad in one of the developed countries. With hectic lives today, I would suggest all to live in a well-organized housing as BCL, Ramkot, instead of buying or building an individual house with no or minimal infrastructure.



Dr. Sushila Pant

Dharahara Tower, Tahagalli

Brihat's management was very responsive to any queries that I had. They always kept me informed regarding the apartment. The handover process was very smooth and hassle-free. Huge shout out to Ms. Sabina Gurung who was very helpful with everything. Overall experience with Brihat Group has been great.



Ms. Rukmani Shrestha

Corporate Social Responsibility



Hospice Nepal has recently signed MOU with Punyaarjan Foundation to incorporate a Hospice Dentistry program and the Natural Guided Chronic Wound Healing Program in the Hospice Nepal Centre amid a function at Brihat Investments. Brihat Group Chairman Dr. Om Rajbhandary currently serves as President of Hospice Nepal.

Premium Residence Launching at Brihat Community Living, Ramkot



Brihat Group has recently held a Premium Residence Launching at Brihat Community Living, Ramkot among well-wishers. Situated on the topmost location under green community forest, premium residences are the ideal homes with a feel of resort-like living.

ANNOUNCEMENT



Brihat Investments is glad to announce the 18th Real Estate Marketing Agent (REMA) Course soon for all interested to gain knowledge and advance a career in the sector.



TCH Tower-IV, Block A, Ground Floor, Sitapaila, Kathmandu, Nepal
Tel : +977 1 4033303 / 4033304
P.O. Box : 25441
Fax : +977 1 4033177
www.brihatinvestments.com
facebook.com/brihatinvestments.

We would be more than happy to send our newsletter regularly and also anticipate your feedback to help us make our publication better. Kindly contact us for any consultation on property management.