

# NEWSLETTER

Partnering for the Success of Entrepreneurship

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## Navigating Challenges in Nepal's Real Estate Market

The Nepal real estate sector, once a thriving industry, has recently faced a significant setback due to a combination of factors. The introduction of the Land Use Regulation 2022, alongside a pronounced liquidity crisis, has led to a substantial decline in property transactions, with figures plummeting by approximately 56 per cent during the fiscal year 2022-23.

According to data from the Department of Land Management and Archive (DoLMA), property transactions in the preceding fiscal year numbered 418,837- a stark contrast to the 745,119 properties sold in fiscal year 2021-22. This sharp decline paints a rather challenging picture for Nepal's property business, leaving many within the real estate community grappling with the unfolding circumstances.

A pivotal catalyst for this downturn has been the introduction of new regulations by the Ministry of Land Management, Cooperatives, and Poverty Alleviation (MoLMCPA), which have been perceived as unfavorable to the real estate sector. Bidhur Dhamala, the acting president of Nepal Land and Housing Developers' Association (NLHDA), has voiced concerns, highlighting the absence of a specific implementation plan for regulations that seem ill-suited for a country like Nepal.

Under these new regulations, land is required to be categorized into various segments, including agricultural, residential, commercial, industrial, areas of mines and minerals, forested zones, public use areas, cultural and archaeological significance areas, among others. These categorizations are determined based on topographical features, land efficiency and utility, its existing use, and necessity.

The ripple effect of the Land Use Regulation has not been limited to the real estate sector alone. It has reverberated throughout the entire supply chain of the economy, prompting the government to contemplate potential amendments. In the current fiscal year, the government has announced plans to streamline land plotting processes via the annual budget.

Navigating these challenges in Nepal's real estate market demands a collective effort and adaptability from all stakeholders. As the sector grapples with regulatory changes and economic uncertainties, the resilience and innovation of the real estate community will be instrumental in charting a path forward toward stability and growth.

Source: Himalayan News Service  
Jul 20, 2023  
Editorial Team, Brihat Group

### Marketing Quotes

"What separates good content from great content is a willingness to take risks and push the envelope."

-Brian Halligan

"Marketing is telling the world you're a rock star. Content Marketing is showing the world you are one."

- Robert Rose

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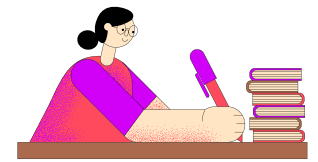
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### CORPORATE HUMOR



"I know it was your idea, but it was my idea to use your idea."



“

.....the number of property transactions plummeting by approximately 56 per cent in the fiscal year 2022-23.

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# TCH TOWER IV

## Affordable Luxury

### Prime Location:

Situated in Sitapaila, TCH Tower IV boasts a strategic location that aligns perfectly with the needs of modern city living. Facing southeast, this apartment receives ample natural light throughout the day. It also includes a convenient car parking space for your vehicle.

### Versatile Spaces:

TCH Tower IV features a total of 16 individual apartment units along with well-suited commercial spaces. The ground and first floors are thoughtfully designed for commercial purposes, catering to diverse business needs. From the second floor onwards, you'll find a selection of spacious 2BHK and 3BHK residential units, offering the ultimate in comfortable living.

### Unit Highlights:

- Vaastu Compliant Design
- Open Living and Dining Areas
- Well-Equipped Kitchens
- Laminated Flooring in Living and Bedrooms
- Stylish Shower Partitions in Bath Areas
- Air Conditioning in Living Rooms and Bedrooms
- Modern Kitchen with Utility Balcony
- Contemporary Aesthetic

### Project Salient Features

- 24/7 Security
- Surveillance Cameras
- Central Lift for Convenience
- Generator Backup Ensuring Uninterrupted Lift and Common Area Access
- Parking Space
- Dedicated Parking Space for Each Unit
- Expansive Open Rooftop Area for Relaxation

### TCH Tower IV:

We are thrilled to present "TCH Tower IV," a harmonious blend of residential and commercial spaces, nestled in the thriving Sitapaila area. Sitapaila, distinguished by its newly constructed pitch road connecting to the ring road, is the epitome of comfortable urban living.



At TCH Tower IV, we are committed to providing you with affordable luxury in the heart of Sitapaila. Embrace the convenience, style, and security that TCH Tower IV has to offer.

The view from the building's top is truly breathtaking and all the modern amenities included - such as gym, swimming pool, sauna and tended, landscaped garden in between the two towers - complete the picture for a truly great place to live.



# 7 Most Considerable things before buying Property in Kathmandu

## Introduction

Purchasing a Property in Kathmandu is a substantial investment that marks a significant milestone in one's life. However, it necessitates careful deliberation and extensive research to ensure an educated decision. In this topic, we will explore the critical considerations to keep in mind when contemplating a Property purchase in Nepal.

### 1. Location:

The location of the property holds paramount importance. Take into account factors like proximity to essential amenities such as schools, hospitals, markets, and transportation hubs.

### 2. Budget and Financing:

Establishing a realistic budget is a fundamental step before embarking on your property hunt. Consider your financial capacity and determine the amount you can comfortably afford.

### 3. Property Type and Size:

Decide on the type and dimensions of the property that align with your preferences and requirements. Assess whether you need a standalone house, an apartment, or a parcel of land to construct your dream home.

### 4. Infrastructure and Basic Utilities:

Assess the availability and quality of essential utilities such as water supply, electricity, sewage systems, and internet connectivity.

### 5. Legal Documentation and Ownership:

Ensure that the property you intend to purchase has clear and legally sound documentation. Confirm the property's ownership through land ownership certificates, deeds, and land registration documents.

### 6. Future Development Plans:

Research and inquire about any forthcoming development plans in the vicinity of the property. Urbanization projects, road expansions, or commercial developments in the area can substantially influence property values and quality of life.

### 7. Reputation and Track Record of Developers:

When purchasing a property from a real estate developer, conduct thorough research into their reputation, track record, and previous projects. Evaluate their credibility, construction quality, and adherence to project timelines.

## CELEBRATING 16TH BI DAY



# Brihat Group : Teej Celebration

On September 15, 2023, Brihat Group celebrated Teej, a significant Hindu festival, with clients at multiple locations. We distributed 90 gift packages across various projects, fostering unity and joy. It was a vibrant and memorable occasion, strengthening relationships.



On September 16, 2023, the women of Brihat Group gathered at Brihat Community Living Ramkot to celebrate Teej. We enjoyed delicious food, danced, and played games, creating a memorable bonding experience.



## Corporate Social Responsibility

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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 desire



Brihat Group showed strong support at the Teej Fellowship on September 12th at EPSA in Goldunga, where they celebrated and aided differently-abled girls. This generous involvement highlights corporate responsibility, emphasizing the need for a more inclusive and compassionate society.