

JUNE 2020

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# Newsletter

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INTRODUCTION



We got a new makeover! With changing times, we decided to update our monthly publication to make your reading experience more comfortable and exciting. Dive in to find out about our homes, we got a selection of some of our great ones here! Stay updated with the latest real estate news, know some beneficial facts about house-plants- all in this month's newsletter. Happy reading!

## GREEN VALLEY

# Where the Sun Shines Brighter

There are certain pictures we paint in our mind when we dream of a home. It's not always about luxury- fancy tea set, fur rugs draped over an exquisite piece of furniture. Some dreams are more practical- a humble abode filled with laugh and laughter that also is convenient and functional. And to tend to these dreams of families who desire a great home yet are afraid of the expense, bti has brought Green Valley, in Chattogram.

This sweet dwelling is settled in Jalalabad, which means that in Green Valley, you will have easy accessibility to the civic facilities that you need. Cider School, East Delta University, Panshi Restaurant, Bangabandhu Memorial Hospital- these are just few of the numerous perks that surround Green Valley. Moreover, being within close proximity of Khulshi and Rosevalley R/A, one can effortlessly enjoy the facilities of these areas as well. Having a weekend trip to Foy's Lake would just be a matter of minutes! Green Valley is where convenience merges with rare lifestyle delights.

The homes span between 1062-1800+ sft., so you have a fair range to choose a home from according to your needs. Even if you are within a budget, your desires will be perfectly fulfilled by the modern and superbly functional homes in Green Valley. As the name suggests, Green Valley is adorned with abundant greenery to serve you with a serene aura. It is a beautiful corner plot with 3 open sides, one of which has a soothing green view. Situated right near the entrance of Yakub Future Park, the homes will have access to the main road as well as the inner roads of the society. The neighborhood is prestigious, so you get tranquility, convenience and a celebrated address- all in one! The in-house amenities, such as Banquet Hall, Prayer Hall, Kids' Play Area and more will help you socialize and have a great time with your neighbors and family without having to step out!

Know that your dreams aren't small, they just haven't met the right home to flourish and materialize in!

BE A PART OF  
GREEN VALLEY  
AND ENJOY A SERENE LIFE!



## Augmenting your Lifestyle with a Sprinkle of Greenery

We've all seen our friends and families have at least one plant on their office desks or as a part of their home decor. Maybe that even inspired us momentarily to buy one and add little life to our own drab spaces. Unfortunately, that thought was followed by us remembering that plants need care and attention, which discouraged us. Who's got the time? There are plenty of plants outside and it looks beautiful. It's best to have plants outside, right? As it turns out, we would be wrong. There are multiple reasons we should keep plants around the house, number one being positive health benefits. Among other ones, they regulate air quality, boost productivity and strengthen your immunity. Another thing we would be wrong about is that plants need constant care and attention. There are different species that require far less care than others, e.g. cacti, snake plants, etc.



## Improvement Mental and Physical Health

Let's look into these proven benefits one by one. Plants help better our lives just by their calming presence. They have been seen to improve mental health because it makes people feel like they reside in nature resulting in a more positive attitude. This is due to the fact that plants make us feel less boxed in, especially in a city apartment. And of course the collective value of having the extra amount of oxygen in the house benefits the human body as it feels less fatigued, helps release serotonin and dopamine (chemicals that are responsible for our happiness). This leads to the health benefit we mentioned earlier. Plants release airborne chemicals that help reduce the amount of exhaustion we feel at the end of the day. The immune system gets a natural boost that helps a lot during the flu season (would be very helpful given our situation). Some aromatic plants help you feel more relaxed due to the phytonutrients and some even help increase concentration by almost 70%! It's also a powerful tool for memories since we relate memory strongly with smells. You can use plants like peppermint, lavender, citrus plants, etc. for this purpose. They also help put a touch of personalization to the workspace, relieving it of any dullness. The pop of color contributed by the plants also help gain inspiration and boost creativity.

## Enhancing Indoor Air Quality

Another advantage is the enhanced air quality. Plants naturally release oxygen and take up carbon dioxide, but that's not all it does. There are indoor plants that soak up around 87% of the toxins from the air like formaldehyde, allergens and many more. Some examples would be spider plants, devil's ivy, peace lilies etc. The airborne chemicals we mentioned earlier also remove pollutants from the air, instantly rectifying the balance. You're left with air that is safer, healthier and easier for us to breathe. And the good news they aren't harmed at all. The chemicals are pulled into the soil and converted to nutrients for the plants. It's mutually beneficial!



## ROSARIUM AND PACIFICA

# Delightful Homes with a Hint of Luxury

As a team of people who are driven to provide viable housing solutions, bti strives to give you the best value within your price range. bti's Classic Collection is a glowing example of cutting the most fabulous coat with the cloth you have. In this section, we are featuring two of the gems in the Classic Collection- two beautiful homes that bring to life all your housing aspirations, Rosarium and Pacifica.

## Pacifica : The Bliss of Finding Subtle Luxury in Humble Ways

Yes. Uttara Sector 3's Pacifica is a home that easily can pass off as a humble abode that gives you a sweet taste of luxury lifestyle. Why? Because Pacifica's single-unit homes sprawl beyond 2900 sq. ft., with stylish features and modern amenities. With Mastermind School, Scholastica, The Aga Khan School, Uttara Modern Hospital and reliable banking services such as EBL around, you will have no trouble accessing great civic facilities. Weekend dinners with family can be just a short distance away, as Thai Emerald, Mainland China, Shoreetu Restaurant etc. all surround the home to give you the most convenient of lifestyles. Sector 3's playground is a few steps away, so rolling in the green field with your little one within a safe environment is not a dream anymore!

With Mezzanine adorned ground floor and a rooftop with sufficient green space, Pacifica grants you a sense of affluence through the smallest of details. A home where your dreams materialize to make you feel like you are on Cloud 9, Pacifica is the safe space for you to live in peace.

A HOME WHERE YOUR DREAMS MATERIALIZE TO MAKE YOU FEEL LIKE YOU ARE ON CLOUD 9, PACIFICA IS THE SAFE SPACE FOR YOU TO LIVE IN PEACE.



PACIFICA



PACIFICA

## Rosarium : A Sanctuary of Love and Dreams

Malibag First Lane has loving memories of our previous generations. The stories we have heard of cricket matches and hangouts from our parents- all somehow overlap in that area. Rosarium is a delightful chance of reminiscing and reliving those days with our loved ones, that too in the location! Rosarium's lovely, modern homes come within the range of 1200-1400+ sft., making it just the perfect choice for a tight-knit intimate family. Nuclear families always have one significant concern- their child growing up lonely. However in Rosarium, with 3 units on each floor, each child will grow up surrounded by loving neighbors and friends they will make new memories with. Shiddeswari Boy's School, Shiddeshwari Girls' High School, Stamford University and more educational institutes are situated nearby for you to attain for your child the best education with utmost comfort. More civic facilities nearby include Dr. Sirajul Islam Medical College and Hospital, EBL, Twin Tower Shopping Complex, Brutown Café and the list goes on!

The rooftop is tranquil with an abundance of landscaped green, so steal a few moments of serenity every now and then with your family. The rooftop community hall and BBQ zone can host all your social gatherings that will bring the residents closer to each other- making them one big family.

So if you want to enjoy mesmerizing sunsets over a cup of tea, Rosarium's homes await you!

SO IF YOU WANT TO ENJOY  
MESMERIZING SUNSETS OVER A CUP OF TEA  
ROSARIUM'S HOMES AWAIT YOU!



ROSARIUM



ROSARIUM

## 1. The pandemic causes the housing rent to plummet in Dhaka

Date : 18th June 2020

The current conditions have had a significant effect on the home renting situation of Dhaka. According to a survey done by BRAC, low-income families had to face the brunt of it. In comparison to February, where 62% suffered a loss of jobs in low-income families, 95% suffered a loss of income. As a result, an exodus occurred for a significant portion of them as they went back to their home towns.

The situation caused the rents to increase, but a lack of income in most families rendered them unable to pay their landlords. The latter are being affected by the situation too, as they search for tenants to rent out their empty homes but are unable to do so. All the expenses related to vacant homes are now on the shoulders of the landlord; some have been forced to reduce the rent in fear of losing the few tenants they have left.

Source : Dhaka Tribune

## 2. Safety measures being taken all over the country

Date : 22nd June 2020

Safety measures are being strengthened all around the country not only in professional settings but at homes too. Landlords and tenants alike have set up low-cost solutions like bleach soaked shoe rugs and disinfection of the person and any goods brought from outside by sanitizer sprays as anyone enters the building. These practices are becoming mandatory for entrance as it only takes one unaware carrier to accidentally infect everyone in the building.

All of this still comes at a cost, so cooperation from authorities and the community alike is required. As both homeowners and tenants keep footing the bill for this process it is important to keep in mind that continuing like this could only add to current the list of problems. Necessary materials need to allocate to the communities by the relevant authorities, especially high-risk areas, in order to help with these measures taken. To overcome this situation, cooperation and coordination are essential.

Source : Dhaka Tribune



### 3. The government allows the use of untaxed money in the housing sector

Date : 25th June 2020

To save the industry from a vulnerable time, the government has announced measures to save the real estate industry by allowing the whitening of 'black money' for the upcoming fiscal year of 2020-2021. REHAB had previously urged the government to take this initiative to keep the industry afloat due to the recent shift in the economy.

Individuals can now utilize their untaxed money to invest in real estate given they provide a 10% tax on their purchase. Any previously undisclosed property can be legalized by registering and paying tax at a certain rate per square meter of the asset. This was done to stimulate the economy, improve tax collection, and decrease unemployment.

Source : The Business Standard

### 4. Domestic gas connections to be readily available again

Date : 1st July 2020

The government has decided to supply piped gas connections to residential areas after almost a decade-long suspension. According to recent discussions, the government has recommended domestic piped gas connections to households in big cities. The current use of LPG (liquefied petroleum gas) has been deemed more expensive. Instead, the proposed LNG (liquefied natural gas) is 65% more cost-effective and comparatively safe for use than LPG.

This means households, both new and old, that don't have a piped gas connection yet may soon get one.

Source : Dainik Amader Shomoy

### 5. Government decreases registration fees for land and apartments

Date : 2nd July 2020

The real estate sector in Bangladesh has felt the brunt of the hit the economy took. To help alleviate some of the pressure, the government has decided to reduce the registration fees that may help the companies stimulate the buyers to make a purchase. The amount is reduced to as much as 10% in comparison to the previous 14%, meaning a buyer would have to pay Tk10lakhs instead of Tk14lakhs on a Tk1 crore acquisition of land or flat.

This payment will include registration fees, stamp duty, VAT, and local government tax. REHAB is hopeful this decision will help turn the sector around even in the current situation.

Source : The Business Standard



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