



# Newsletter

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MAY 2021



## LIVING BIG & COMMUNITY THRIVING

The merits of community living and spending productive leisure times are endless. Isolation is a serious health risk for people of all ages and the aversion towards it defines the distinctive human nature. In 2010 the *New England Journal of Medicine* showed that spending time enjoying the right leisure activities with people whose company is pleasant protects cognitive skills and keeps them intact longer. Living in a community demands that people reach out to each other and create an atmosphere of security.

Community living has numerous benefits to both the individual and the community as a whole. This concept promotes mutual support, understanding, respect, security, and mental wellness. The 5 benefits below provide a broader view into the subject:

## A SENSE OF BELONGING

People can often feel isolated by the fact that the neighborhood they live in does not have any family or friends of theirs living in it. Living in a community can boost their spirit with a sense of belonging and eliminate the feeling of loneliness, leading to a feeling of happiness and contentment.

## RESOURCE SHARING

Community living allows resource sharing amongst residents and takes a big chunk of the financial pressure off. This also presents the opportunity for everybody to experience luxuries that may have been unattainable individually. Maintenance and upgrading become easily affordable.

## SECURITY

Living in a community protects an individual from the burden of having to tackle everything on their own. The community one lives in can be supportive during hard times and motivate when needed. Security comes from the fact that community members look out for each other.

## MORE SPACE, MORE NATURE

Community living allows a property to have more space for both functional and aesthetic purposes. There is always more room for greenery and natural light. One of the greatest benefits of living in a community is to see your children being able to play freely in an open space.

## COLLECTIVISM

Collectivism is the practice or principle of giving a group priority over each individual in it. Communities induce this sense amongst residents which eventually leads to collective progress.

This denotes that- together people can overcome barriers and rise above sustainable progress and community living is a feasible step towards that goal.



GET EXCITED

# 650+ BRAND NEW HOMES LAUNCHED!

LUXURY  
COLLECTION

WELLNESS  
COMMUNITIES

CLASSIC  
COLLECTION

As soon as the real estate industry was recuperating from the severe blow of the first Covid-19 wave, another wave soon followed post-March. Lockdowns and government restrictions halted much progress. Now that things are taking a brighter turn, bti has decided to launch a grand total of 650+ brand new homes across various well-known locations in Dhaka and Chattogram through the Official Sales Launch Event Program 2021.

The event will start on 5th June 2021 and cover July as well. This is the biggest sales event of the year, where we will host architects, bank partners, sales personnel, legal team, and other relevant authorities for every project. Customers can participate in the launch program via a virtual meeting and learn more information about their desired apartment. They can also opt to visit the site. Of course, we will maintain strict Covid-19 protocols during the entire event. The aim is to ensure that the customer makes an informed decision when trusting bti to develop their dream home.

*Project: The Madison*





*Project: The Millennial*

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*This year, bti has plenty to offer from several of our Collections. We will launch two brand new projects from our Wellness Communities- The Millennial, located on Madani Avenue, and The Madison in Diabari. We are also promoting Royal Pines in ECB Circle, Shopnoneer in Uttarkhan, and Green Valley in Chattogram.*



*Project: Park Royale*



*Project: Moonwake*



*Project: New Horizon*



*Project: West Gate*

That's not all. We are also releasing a spree of homes in Dhaka and Chattogram from our Classic Collection, the most on-demand apartments from bti. These apartments span across a wide number of locations, such as Joarshahara, Wari, Khilgaon, Dilu Road, Khilkhet, East Nasirabad, and Panchlaish. However, the majority of the apartments are in Mirpur and Uttara, so if you are hoping to buy a home there, this is your chance. A residential cum commercial complex named New Horizon in Old Paltan is all set to be launched too.

Last but not least, we are offering two new Luxury residences in the prominent neighborhoods of Dhanmondi- Moonwake and West Gate. If you are looking for an upscale apartment in Gulshan, then Park Royale would be perfect for you. For more details on the event, call 16604, or reach out to us on Whatsapp: +8801313401405.

# WHAT'S NEW IN REAL ESTATE



## IN RELEVANCE TO PAYING LAND DEVELOPMENT TAX

### ONLINE LAND DEVELOPMENT TAX ASSESSMENT & COLLECTION SYSTEM

The government has taken an initiative to digitalize the management system of the Land Development Tax Assessment and Collection system. According to the decision, after 30 June 2021, Land Development Tax (LDT) will not be collected in the traditional (manual) method, rather this tax will be collected online. In this online system, the data will be received through assessment of LDT by office staff. The data will be recorded under each holding number allowing landowners to pay LDT by online methods. Therefore, landowners will be able to pay LDT from home without going to the Union Land Office and even pay this tax from abroad.

The Government has requested all citizens (landowners) to provide their information of land ownership along with documents (copies of - ledger/ 'khatiyaan,' deed of agreement, receipt of previous revenue, passport-size photo, National ID, and mobile number) by contacting the land office. Otherwise, they might face complexity in paying off LDT and problems regarding the ownership issue of their lands.

*Source: Notice from Ministry of Land, Bangladesh ( Translated & Summarized)*

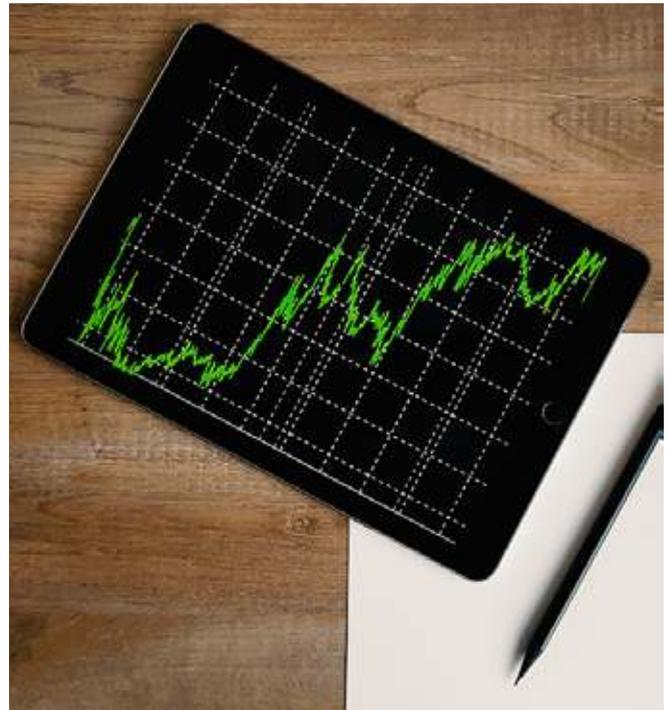
## UPCOMING NATIONAL BUDGET, THE SECOND WAVE OF CORONA, AND HOUSING INDUSTRY: KAMAL MAHMUD

Though the housing sector had been rebounding from its fragile condition, last year this industry got shattered by the first wave of Covid-19. The Government allowed using undisclosed money without question and reduced registration costs, which created hope in the housing sector. This year due to the second wave again this industry is facing danger. In early June 2021, the budget for 2021-2022 is expected to be declared. The transaction between customers and real estate developers has slowed down gradually. People used to save money from their monthly earnings to pay installments for flats, but many customers are now using their savings for other necessities. As a result, they cannot make the due payment of their installments for flats. Those who booked earlier are also taking back their money due to the financial crisis. So, businessmen involved in real estate are now very tense and may feel compelled to close their businesses. Associated industries have expressed concern over the dwindling demand for their products because the only buyers of their products come from housing industries. If the housing/construction sector is harmed, the economy of the country will collapse. In the construction sector around 50 lakh laborers, officers and employees are involved. Around 2,50,00,000 citizens' basic living needs are filled from the earnings of those who are involved in construction.

So the upcoming national budget should contain the use of undisclosed money without question. A housing sector motivation package should be declared. To resolve the crisis in the housing sector, the following steps should be taken- remission of interest in bank loans, home loans in little interest, and increase of payment time for bank loans. Registration costs should be taken down to 7%.

*-Kamal Mahmud, Vice President, REHAB*

*Source: Abason Barta, 20 May 2021, Translated & Summarized*



## THE HOUSING MARKET IS CRAZIER THAN IT'S BEEN SINCE 2006.

The past year has been the hottest for sales activity in 14 years. Home values are rising in practically every corner of the U.S., and median sale prices in dozens of metro areas have posted double-digit percentage increases from a year ago, according to Zillow Group Inc. In Boise, Idaho, the median sale price rose almost 25% in January from a year earlier, while in Stamford, Conn., it rose 19%. "Prices are up virtually everywhere," said Mark Vitner, senior economist at Wells Fargo & Co. "It is surprising to see home prices rebound this quickly, by this magnitude, this early into an economic recovery." Homebuilders are trying to increase construction to meet the booming demand. New construction has rebounded from its recession-era lows in recent years, but the nation still has a shortage of millions of units, but the construction pace is limited by high lumber costs, material bottlenecks, and a shortage of land and labor according to builders and economists. Buying interest is so strong that many builders are restricting how many homes they sell at a time. They want to make sure they don't sell more than they can build.

*Source: The Wall Street Journal, 03 April 2021*



With around four decades of experience in the real estate industry, bti has stepped into the secondary market with bti Brokerage sharing the same values, and committing itself to ensure a hassle-free service. Our customers express satisfaction with the services we provide them. Getting customer's commendation for our dedicated services has been an inspiration to us. Even in this COVID-19 pandemic lockdown situation, our telecommunication and digital platforms are open to provide services to our customers. We are available via phone call, Zoom, WhatsApp, and all other social media platforms. You can visit our YouTube channel and blogs on our website to get some idea of how our customers are benefited from the services of bti Brokerage.

## WHAT'S NEW IN SBUs



TBC is the hub of entrepreneurs, freelancers, businessmen, and NGOs. Here serviced offices have become places of interest for companies like USAID/ Chemonics International Inc., Monty Mobile International Private Ltd., Bangla Sun Solar Energy Ltd. to operate their business and activities. TBC is going to add more to its decoration and beautification to provide customized office spaces for those who want to rent our spaces.



In our bti Building Products' factory in Joypura, Dhamrai, we use state-of-the-art technology to manufacture high-quality building products through machine automated processes. The factory contains a feeding unit, mixing unit, hopper, cement silo, conveyor belt, palette store, hydraulic press unit, and block stacking yard. We maintain the quality of our products through BUET approved tests- Compressive Strength Test, Water Absorption Test, and Salinity Test before selling them in the market. Our customers can customize products when placing orders. We also offer them after-sales services such as technical support and training by our expert architects and workers in installing our building products.



The exterior paint of your building gets weathered by rain and wind, and it gradually loses its appeal with time. If you get your exterior repainted, it will retain its glossy appearance. Most experts say that homeowners need to repaint their buildings every 5 to 7 years depending on factors such as surroundings, climate, and wear and tear. If you are looking for painting services, bti Property Management is there to provide you customized paint solutions. Exterior painting done by our experts will add years to the lifetime of your building.



bti is introducing a new strategic business unit, Get Smart by bti. Here you can get services regarding transforming your traditional home into a smart home through home automation. We have a variety of products in store, from fingerprint access door lock, visual doorbell, smart switch, smart look-over camera with two-way voice support function, smart panic button, to gas detector connected through Wi-Fi. All devices can be connected to your smartphone, allowing comfort, safety, and security at your fingertips.

SFS team of architects, interior designers, engineers, and 3D visualizers work collectively to deliver an integrated concept for your space taking the environment and trends into consideration.

'Vacation House', located in Hobigonj, Sylhet, is one of our newly designed projects. It will serve as a vacation home for a renowned eye surgeon. The goal of the design is to integrate the contemporary style with the local essence without compromising the natural beauty of the surroundings. As Sylhet is known for its heavy rainfall, we use corrugated sheets in a pitched roof to embrace the call of nature. We want the building to be energy efficient and low in maintenance, so we have provided sufficient opening in every space to make it properly ventilated. We choose a fair-faced texture to make the design look relaxing and blended with nature to create ease for the eye of the user. Moreover, we prioritize nature and merge our building with nature through our landscaping.

WHAT'S NEW IN SBUS



# VACATION HOUSE

HOBIGONJ, SYLHET

DESIGNED BY

