

JUNE 2021

Newsletter

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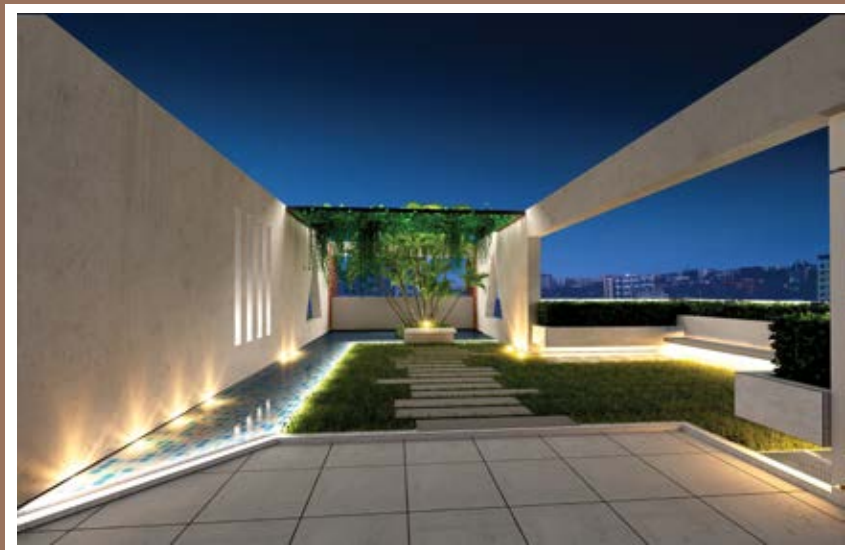
BRAND NEW HOMES IN BASHUNDHARA UNVEILED

It is well-known that Bashundhara is the largest and probably the most planned residential area in Dhaka, making it a desirable location for urban dwellers seeking apartments. World-class universities, top private schools, renowned hospitals and medical centers, spree of restaurants, Jamuna Future Park shopping mall right around the corner, Bashundhara Convention Hall nearby, grocery stores, fitness centers; everything is available. No matter which Block you live in, you can easily get your daily work done without leaving the area at all. Uttara, Airport, Baridhara, Banani, and Badda are conveniently just a few minutes away. The ease of life, serene neighborhoods, and security that this area offers remains excellent. For those who are interested to settle here, you can check out the brand new homes launched by bti in Bashundhara this summer!



BLUE SKY HOMES, BLOCK F, BASHUNDHARA

Located near reputed schools, hospitals, and institutes, Blue Sky Homes is a fine corner plot designed in a way that dictates style and class. Upon entry you will notice an elegant water body greeting you with joy. With a total of 9 single-unit apartments, each with a dedicated parking spot, these homes do not just brim with privacy, but also quiet and peace. Although the apartment size is 1941 sft, apartments on the 1st, 4th, and 5th floor have been designed differently than the others so that our customers can choose their preferred layout. Both types of apartments convey astute and thoughtful design, allowing maximum ventilation and light into the rooms.



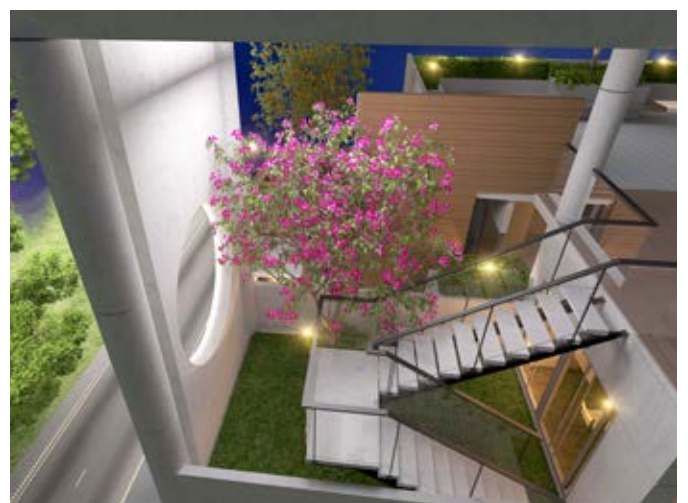
FINESSE IN BLOCK H, BASHUNDHARA

We are not kidding when we say that these homes were indeed built with finesse. Every corner and every nook were designed with careful consideration of practicality and aesthetics. Each single-unit 2120 sft boasts of 3 bedrooms designed in an artistic manner. The building faces the North, which is open thanks to a 25ft wide existing road. It was a challenge to ensure the bedrooms were well-ventilated and got enough sunshine. We overcame the challenge by allowing the verandah connecting the family lounge and 2nd bedroom to be large enough, so that there is ample sunshine, but not too much to heat up the bedroom. It also sets a natural outdoor feel to the premise. A sun shed is available to prevent horizontal monsoon rain from reaching the rooms. The rooftop gives tropical vibes due to the lush landscaping, green lawn, and serene water bodies.



SOUTHERN BREEZE IN BLOCK J, BASHUNDHARA

Another corner plot home is Southern Breeze, which you will recognize from afar in an instant. Its design incorporates loud contrasting colors, making it appear quite unique in the neighborhood. Since the 50 ft main road is to the East, you will notice a green belt of large trees lined up by the 8-storied building. The first two floors have been designed into a duplex home with two parking lots, while all other apartments are simplex. The duplex design is quite unique. Each floor spans across 2917 sft space. The lower floor is more appropriate for events and guests, due to the presence of a formal living room, kitchenette, guest bedroom, fitness corner and study room overlooking a large outdoor terrace. The upper floor is suitable for family members, especially senior citizens who cannot move around often. Kitchen, bathrooms, dining and family lounge, living room, and all bedrooms are available here, so they need not move down to the lower floor. The 1943 sft simplex single-unit 3-bedroom apartments are spacious and designed to perfection. Children will love the rooftop, which comes with a play area, seating, and an indoor game room!



PARK HILL IN BLOCK J, BASHUNDHARA

Park Hill is easily visible from 300 ft Road of Purbachal. The 8-storeyed building has single-unit apartments with bedrooms facing the Southeast direction while the rest of the space faces the West. This allows proper wind flow, sunlight, and overall ventilation in each apartment. The gorgeous double-height entrance emanates a high-end aura and makes you feel at home with ease. Each apartment is 2524 sft, except the top floor. The top floor is indeed special, because it comes with its own terraces embedded in greenery. The community hall is adjacent to the top floor and interconnected with the rooftop via an elegant staircase on a beautiful terrace. The rooftop is the cherry on top. It comes with gardens and seating arrangement and a secluded cloth drying area, giving you the feel of a natural park or green space.



WINSOME HOME IN BLOCK A, BASHUNDHARA

Winsome Home is an elegant display of architectural designs and quality construction. These 1960+ sft 3-bedroom apartments come in double units. Amenities include an open-to-sky play area for children on the ground floor, community hall with pantry and washroom, laundry room, and to top it all off, a beautifully crafted rooftop. In fact, the rooftop is adorned with lush greenery, water bodies, and lawns with walkways. The most stunning part about the rooftop is the partly-shaded circular seating arrangement, perfect for hangouts or simply enjoying the weather in peace.

SPARKLE IN BLOCK K, BASHUNDHARA

We have more in store! Our stylish new project Sparkle is located in Block K of Bashundhara. This means easy access to Purbachal, Bhatara, Airport, and Uttara, all while getting the entire facilities of Bashundhara. The expertly designed first floor has a gym space and community room surrounded by a spacious open terrace. The second floor apartments share a common terrace. The rooftop is an enactment of a lush green park with walkways and seating arrangements.



THE OFFICIAL SALES EVENT 2021

650+ HOMES LAUNCHED!

After a long wait, we finally bring to you the biggest event of the year this June and July! Bti has officially launched more than 650 homes across lucrative locations in Dhaka and Chattogram! This means customers can pick any home from our Classic, Luxury, and Wellness Communities Collections, and make their homeownership dream come true.



The graphic is a white rectangular box with a red border. In the top right corner, there is a red square containing the text "THE WAIT IS OVER!" in white, followed by "650+" in large white font, and "BRAND NEW HOMES IN DIFFERENT LOCATIONS" in smaller white font. In the center, there is a large, light gray key icon. Below the key, the text "OFFICIAL SALES LAUNCH EVENT" is written in bold, with "LAUNCH EVENT" in red and "OFFICIAL SALES" in black. Underneath, the dates "5th June- 31st July, 2021" are written in black, followed by "PREREGISTRATION REQUIRED" in red. At the bottom center is the Bti logo, which consists of the letters "bti" in a stylized font inside a circle, with "SINCE 1984" written below it.

To register for the event, customers can visit our brand new website and fill out the registration form. Once registered, you will be provided a Zoom link for the virtual event, where a host of real estate experts, bank partners, legal team, sales team, and architects will be present to answer all your questions. Just pick your desired project and register for the respective event. You can talk and discuss home loans and installments with our bank partners, discuss designs and interiors with the architects, talk about various formalities with our legal experts, and so on. While the June leg of the event has been successfully covered, we are all set to launch brand new apartments in July. The list includes City Views in Khilgaon, New Horizon in Purana Paltan, Welcome Home in Mirpur, The Millennial in Madani Avenue, The Madison in Diabari, West Gate in Dhanmondi, La Montana in Mogbazar, and Silver Wood in Aftabnagar. We are also launching projects in Bashundhara, which include Park Hill, Finesse, Southern Breeze, and Blue Sky Homes. Stay tuned for further updates.

WHAT'S NEW IN SBUS

bti Brokerage has successfully sold units in Chayabithi and Taipan. bti Brokerage also successfully rented out 2 apartments of Primavera in Banani. bti Brokerage has officially introduced its Brand Ambassador Mr. B, who will provide one-stop real estate solutions to dealing in properties. If you want to buy, sell, or rent any apartment without any hassle, just give him a call at 16604 or WhatsApp 01755662414.



The serviced offices of The Business Center (TBC) have been used by several NGOs such as USAID/ Chemonics International Inc., Monty Mobile International Private Ltd. and Bangla Sun Solar Energy Ltd. To meet your various business requirements, we offer a range of office spaces. For entrepreneurs we have dedicated Start-up Suite. If you are a freelancer, we have Self-office Suite for you. To maintain high privacy of your work, we have Private Work Station. Those who want to work jointly, we have Co-working Desks for them. For business executives we have Executive Suite. We have Manager's Suite for country heads and regional managers of companies. To facilitate growing team of entrepreneurs and freelancers we have Business Suite. If you need to do business horizontally and vertically with additional devices, we have Corporate Suite for you. You can also book our Virtual Office services. By booking any of these suites you will enjoy several other benefits like using Meeting Room, Conference Room and high-speed internet.



Developers and industries have shown growing interest in our building products- Concrete Hollow Blocks, Concrete Bricks, Pavement Tiles and Unipavers. Recently, Principal Development Ltd. has bought 50,000 Concrete Hollow Blocks, Haque Industries Ltd. bought 10,000 Concrete Hollow Blocks, and PHP Glass Industries Ltd. bought 2,50,000 Unipavers from bti Building Products. We have added our new product- Concrete Solid Brick (CSB) in our product line.



bti Property Management has extended its services for external customers starting from this month. We have already signed an agreement with Priyo Shops Bd Ltd to provide our service. We provide expert cleaners who will clean and maintain your property so well that you will never think of anyone else ever again. We also provide reliable and trustworthy security personnel to keep you and your property safe. For our services, please call 16604 or send a message on WhatsApp: 01313401405.



SFS has recently signed a 22-katha land and a 6-katha (G+7) building consultancy project in Block- I Bashundhara R/A. Our ongoing vacation house project in Hobigonj, Sylhet, integrates a contemporary style with the local essence, keeping the natural beauty of the surroundings. This was the wish of the client. Homeowners and landowners are showering praise on SFS, as many have benefited from our aesthetic landscaping and architectural accomplishments. Recently, the owners of bti Camelia B-6 have praised our interior design works. You can get our services by consulting our expert architects and designers from the comfort of your home.

bti has introduced a new strategic business unit 'Get Smart by bti' to help you lead a more comfortable lifestyle. One of our popular products is automated door locks. We can set it up for you so that you can control your home security however necessary. You can use touch panel or pass codes to operate the lock, and you can even control the lock with your smartphone from a distance. Your security would be optimized further if you opted for fingerprint access, visual doorbell, or 2-way camera with voice support function. We can also install CCTV cameras inside your home in designated corners.



WHAT'S NEW IN REAL ESTATE



bti SIGNS MOU WITH BANGLADESH GOLF FEDERATION

Being the official sponsor of the Bangladesh National Golf Team, bti continuously works to promote golf across the country. With that spirit, a Memorandum of Understanding was signed on 27th June 2021 by bti and Bangladesh Golf Federation in Kurmitola Golf Club, Dhaka. The aim of the MoU is to encourage the team to pursue new heights of success and excellence, and build a better future for golf in Bangladesh.



HOUSE RENTS IN CASH NO MORE

According to the National Board of Revenue (NBR) sources, the government is likely to mandate monthly payment of all house rents through banks or mobile financial service providers in the budget for the fiscal year 2021-22. In December 2012, NBR conducted a survey for more than a year to list tax-evading landlords in Dhaka and other divisions. NBR found that only a few landlords filed return submissions, and 1.66 lakh tax-dodging landlords had not paid income tax. Most of the landlords still collect rents in cash. Salary payment of over Tk15,000 per month, using the banking channel might also be made compulsory. Private employees at executive posts and government officers who get monthly salary payment of minimum TK16,000 have to register for Taxpayer's Identification Number (TIN), and their salary payment will be made compulsory through banking channels. According to NBR, from the next fiscal year if any payment for contract or supply bills is made without using banks or mobile financial services, an additional 50% tax (of the payable tax) or at least TK 5,000 will be levied as a fine.

The Business Standard, 24 June 2021, Summarized

Source: <https://www.tbsnews.net/economy/-house-rents-cash-no-more-254911>

NO PARKS, PLAYGROUNDS IN DHAKA'S 37 WARDS

Urbanization has drastically reduced playgrounds in the capital, negatively impacting children's physical and mental development. Juvenile crimes are closely connected with lack of playgrounds, parks and open spaces. In Dhaka there are 271 acres of park spaces, but we require 1,137 acres; and there are 294 acres of playground spaces, but we require 1,876 acres. So, we lack around 76% park spaces and around 84% playground spaces in Dhaka. According to RAJUK and Detailed Area Plan (DAP), there are 129 wards in Dhaka; 16 out of 54 wards in DNCC and 7 out of 75 wards in DSCC have both playgrounds and parks. So, total 23 wards out of 129 wards in Dhaka have both playgrounds and parks. However, 10 wards in DNCC and 27 wards in DSCC have no playgrounds and parks. So, a total of 37 wards out of 129 wards in Dhaka do not have playgrounds and parks. There is no playground exclusively for girls in any of the city corporations of Dhaka. Most of the playgrounds that we have are not open to all. Even those which are open are not suitable for sports, as they are full of weeds and get waterlogged with little rain. Only a few playgrounds have been renovated and the others are under construction. Due to the presence of construction materials, children cannot play there. Children are feeling suffocated by this lack of playgrounds.

The Business Standard, 18 June 2021, Summarized

Source: <https://www.tbsnews.net/bangladesh/no-parks-playgrounds-dhaka-as-37-wards-262606>



CONSTRUCTION MATERIALS' COSTS CONTINUE INCREASING

In the international market within the last 2 months, the price of melting scrap- which is the ingredient of making rod/steel- has risen from \$ 490-500 to \$ 550-590 per tonne. In Bangladesh for making rod we depend on importing 70% ingredients. These ingredients comprise 50-55 metric tonne melting scrap and 20 metric tonne iron/parts of broken ships. With the price hike of these ingredients, rod-price has also increased drastically. Even 2 months ago the price of 60 grade rod/steel was TK 67,500 per tonne which has now risen to around TK 75,000. In the last 4 months rod-price has increased by TK 18,000 to 19,000. There is now a fear that rod price may rise up to TK 80,000 per tonne. Prices of other construction materials- cement, sand and brick have also increased. Cement price has increased by TK 40 to 50 per sack due to price hike of clinker (the ingredient for making cement) and the increase of shipping cost. Sand price has also increased. Each truck white sand is being sold at TK 2,300 and red sand at TK 14,000. The price of brick has increased at least TK 6,000 in comparison with that of the last year, and has reached up to TK 22,000 to TK 24,000. The price of coal, which is burnt to make bricks in kilns, has reached TK 14,000 per tonne. So brick price has also increased.

Kaler Kantho, 20 June 2021, Translated & Summarized

Source:https://www.kalerkantho.com/print-edition/profit-loss/2021/06/20/1044842?fbclid=IwAR3yxCKzGB-o_1so7_2vK4gxUtbsyFdjeZXEVq4RMVqN06-1zjxjPqyrEew