



Newsletter

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A Glorious Footprint in Real Estate

Our Success is in Pursuing Excellence no Matter What

Faring against earthquakes, fire accidents, floods, etc. in Bangladesh still requires a great deal of involvement and research. Time and time again, the people of Bangladesh have shown incredible resilience against all odds. Our infrastructure also showed equally formidable strength, thanks to various government initiatives and the contributions of private sector organizations. bti is proud to be one such company! Our research and innovation has received recognition both home and abroad. We have officially become a third party to certify any structural design across the country, and we also won recognition for our research and implementation of earthquake resistance technology!



A Gracious Gesture from ICC

It all started with a nomination from the International Code Council (ICC), the largest group of building safety experts in the world. They represent the most trusted building safety codes, allowing organizations to use their codes as standards for their building safety during construction. This diverse group of engineers, urban planners, construction experts, and infrastructure professionals have a family of building safety solutions across the globe, comprising eight subsidiaries or standards, one of them being S.K Ghosh Associates based in Kolkata. Very recently, representatives of S.K Ghosh Associates paid a visit to RAJUK premises and came to know about bti's earthquake resistance research and how we have been implementing our findings since 2016. The research was done under the tutelage of national professor & renowned civil engineer Late Dr. Jamilur Reza Chowdhury and University of Asia Pacific in association with bti, and it garnered bti the construction excellence it was pursuing so relentlessly. bti's 2016 research on earthquake resistance technology caught the eye of the President of S.K Ghosh Associates, Dr. S.K Ghosh, who also paid a visit to bti and was impressed by the construction quality we have been providing to our customers.



*bti Officially Becomes a Third Party Certifier of **Structural Design***

S.K Ghosh Associates typically provide resources related to structural codes and standards required for prevention of seismic damage. They appreciated bti for its earthquake-resistant construction formulation which is applied to all bti buildings. ICC subsidiary S.K Ghosh Associates awarded us a certificate and a crest, therefore officially nominating us to be a third party certifier in structural design. bti can now approve any structural designs from across the country and relay their opinion to RAJUK for further approval.

bti Receives the **Super Samakal Award** for Earthquake Preparedness

The ICC nomination put us under the spotlight and secured us a victory at the National Symposium on 'Private Sector Participation & Leadership in Disaster Risk Management' held on Tuesday, 17th May 2022 at the Pan Pacific Sonargaon Hotel in Dhaka. The Super Samakal Earthquake Preparedness Award was awarded to two journalists and four private organizations, including bti for their contributions in disaster risk management, and to encourage fellow organizations to get more involved.

After a two-year observation from 2020-2021, a jury board elected the winners based on their work in earthquake preparedness. The jury board involved distinguished authorities from Bangladesh University of Engineering & Technology (BUET), Bangladesh Open University (BOU), Bangladesh Institute of Planners (BIP), Fire Service & Civil Defense, and the Daily Samakal. The event was graced by distinguished representatives from the Ministry of Disaster Management & Relief Bangladesh, Dhaka Chamber of Commerce & Industry (DCCI), Daily Samakal, UNESCAP Taskforce on Disaster & Climate Risk Reduction, ActionAid Bangladesh, United Purpose, World Vision Bangladesh, and Embassy of the Philippines.

Bangladesh is already a role model in disaster risk management, but with increased global warming, fire accidents, and earthquakes, we may need to approach the future more cautiously, with more involvement from private organizations. As bti is one step ahead like always, we continue to pursue new methods to enhance building safety and earthquake resistance.





FEATURE STORY

All Eyes on *Padma Bridge* & its Effects on Real Estate

Among all the mega projects in Bangladesh, the one everyone is anxiously waiting for is the Padma Bridge, all set to be launched in June 2022. The multipurpose bridge is good news for those who regularly travel to the southern parts of the country. It will bring about a permanent change in the socioeconomic, geopolitical, and historic scenario of Bangladesh. Trading will drastically improve and could induce a regional industrial revolution in the southern districts of Bangladesh. There will be an increase in communication with India and Myanmar, and a surge of tourism as well. What does all this mean for a real estate investor?



Buy *Land* Near **Dhaka**

Even when Padma Bridge was under construction, prices of surrounding land and even surrounding districts such as Barisal doubled. Land adjacent to the highways leading to Padma Bridge also saw a huge price hike. Due to Padma Bridge's promise of faster commute to southern parts of the country, we can expect a great number of developments going on around the Bridge, such as hospitals, factories, housing, tourist spots, and small businesses. This means buying a piece of land here is certainly profitable because you will have the opportunity to develop it as a residential property or a commercial property however you want. A large number of resorts and factories are springing up there because of the business potential that the area holds. If you already own land nearby, then you already landed the jackpot. You can approach real estate developers such as us for joint venture development or even ask firms such as Square Feet Story to manage your construction, architectural design, interior design, and even use bti Property Management services so that your property is in proper safeguard.

Rise of Suburban **Residences**



The combined capabilities of Dhaka-Mawa-Bhanga Expressway and Padma Bridge will significantly reduce the gap between the north and south and create a shift of the housing industry towards those areas. In fact, areas around Mawa and in Keraniganj are already planned residential projects with arrays of duplexes and multi-storied apartments. If land buying is not an option, buying an apartment here is also a safe option. Why? The prices of apartments here will be cheaper than Dhaka, yet you will get the same urban facilities and live within minutes of the city. This is the kind of convenience and comfort only a few people can avail! Those who commute to Dhaka from the southern districts regularly can buy apartments here for temporary stay when visiting Dhaka and vice versa. A suburban getaway has a luxury feel to it, which is why a large number of affluent people are willing to buy studio apartments here for temporary stay.

Non-residential Bangladeshis face a lot of trouble buying land and apartments in Dhaka due to their absence in the country. Oftentimes their family members or representatives cannot visit Dhaka and check on potential lands and apartments. However, if it is a piece of land or apartment near the Padma Bridge they can get there much faster and select the property of their choice on behalf of the NRB individual. A large chunk of real estate investors are expected to be non-residential Bangladeshis.

Good News for **NRBs**





We have started a mason's training program in all our projects to indoctrinate civil contractors into the process of masonry. After a brief introduction they were given tutorials of how to store and handle concrete hollow blocks. We intend to hold more of these training programs in the future for everyone's benefit.

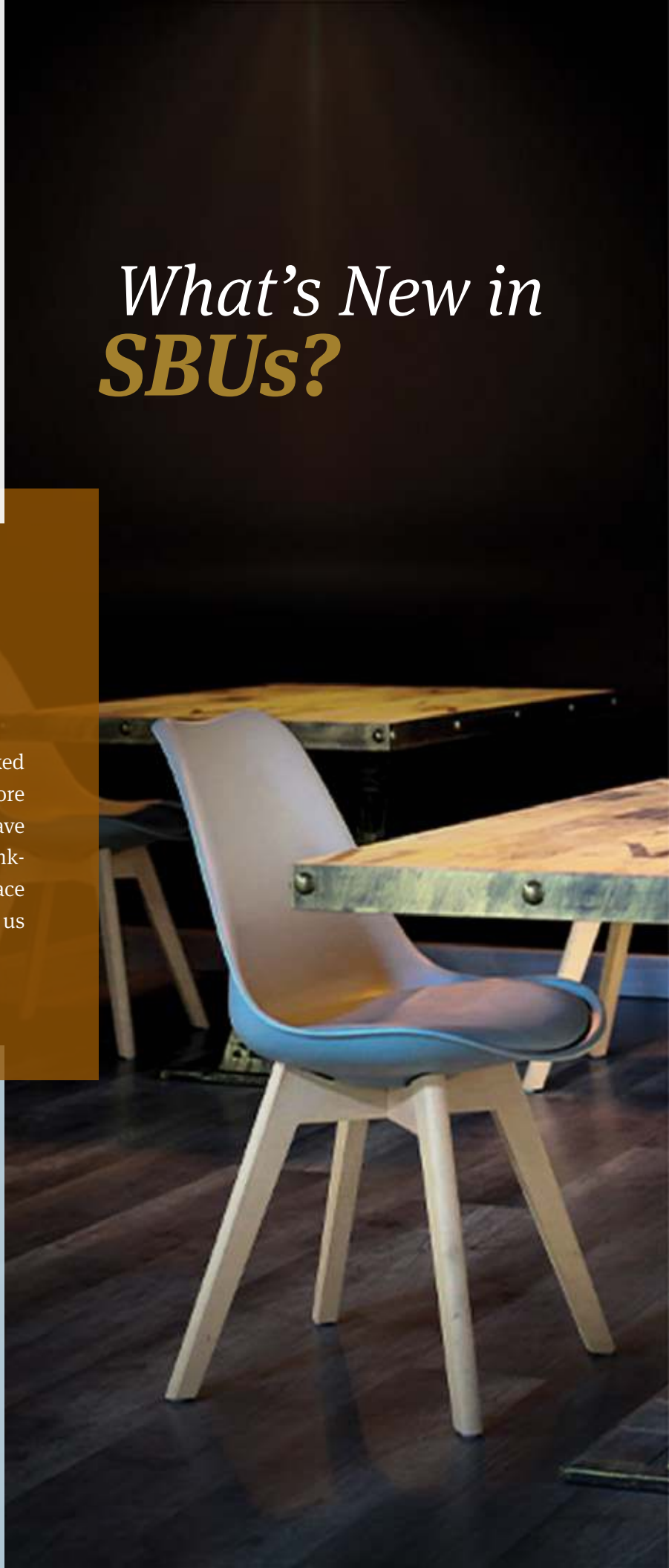
What's New in SBU's?



The Business Center is fully booked but no worries! We have more surprises in store. Hint: We have room for growth, so if you are thinking of renting a coworking space even if it is for a few hours, do give us a knock.



We have handed out sales awards to some of our talented individuals who have outdone themselves with sales. Our culture is to respect, develop, and empower our people in this manner. We hope to continue pursuing this excellence in the upcoming months.





In wake of the fire incident in Sitakunda, we have increased our fire safety and awareness training programs and fire drills across our Chattogram projects. Most recently, we conducted such programs in bti Cosmo, bti Divine Noor, bti Royal Pines, bti Enclave, bti Pinewood, and more. We also achieved our 130% sales target last month so kudos to our team! A number of projects have also signed on to more years of our post-handover services, and we feel absolutely delighted.



Our brilliant architects and interior design team have recently given the 7th floor reception area an elegant makeover. We are also currently working on an interior project in bti Wish (Farmgate), a construction management project in Nikunja-1 and two more construction management projects nearby. We are extra elated for recently securing an interior project with National level cricketer Anamul Haque Bijoy.



What's **NEW?** in **Real Estate**

Two Korean firms to prepare Bay terminal design

The Chattogram Port authority is going to appoint two Korean consulting firms Kunhwa Engineering and Consulting Company Limited and Dian Yang Construction and Engineering Company Limited. The companies will draw up designs of the terminal and also supervise the overall construction work of the terminal. This 126.5 crore agreement will be funded by the port. The government has already approved the proposal of the implementation of the Bay Terminal project. About three terminals are going to be constructed: among them one will be funded by the Chattogram Port and the other two with foreign investment. However, already China Merchants Sport Holding Company Limited of China; DP World of the United Arab Emirates; PSA International of Singapore, APM Terminals of Denmark, Adani Port of India, and Hyundai Group and International Port Development Cooperation of South Korea have expressed interest to construct and operate the remaining two terminals. This agreement with the Korean firms is expected to be a big implementation for the project and the government wants to implement it by 2025. "Various issues, including how many jetties will be built in this terminal, how many ships can be loaded, how much money will be spent for preparation of tender documents and construction of the terminal, will be finalised through the signing of the agreement." said the executive engineer of Chattogram Port, Rafiul Alam.

Source: The Business Standard, 22 May 2022





Falling demand leads to rod, cement price drops

The real estate industry encountered many hardships as the pandemic blues hit hard. Construction came to a standstill and many struggled to keep the work process going. Now that the industry is slowly overcoming the losses, the prices of rod has decreased by tk 6000-8000 per tonne and cement tk 20-40. This change has been evident since the last 2 weeks. The price of the premium quality (75-grade) rod is now being sold at Tk 80,000-86,000 per tonne with a drop from Tk 87,000-Tk 92,000 a month ago. On Thursday, among 75-grade (TMT) rod of different brands, BSRM was sold at Tk 86,000 per tonne, KSRM at Tk 85,500 per tonne, AKS and GPS at Tk 85,000 per tonne, Golden at Tk 81,500, SASM at 80,500, Baizid at Tk 81,000 and HM Steel at Tk 81,500. Sekandar Hossain Tinku, chairman at KR Steel said that the reason for the increase of rod prices was because of the supply crisis in the international market in the last one and half years. On the other hand, prices of the raw materials of rods such as scrap, plate and billet have also come down in the last month. Currently, per tonne scrap is being sold at Tk 56,500 from Tk65,000, plate at Tk 63,000 from Tk 71,000 and billet at Tk71,000 from Tk80,000. Cement prices have also registered a fall by Tk20-Tk40 per bag. As a result, the contractors engaged in various projects can now heave a sigh of relief.

Source: The Business Standard, 30 April 2022