

# Newsletter

JULY | 2022

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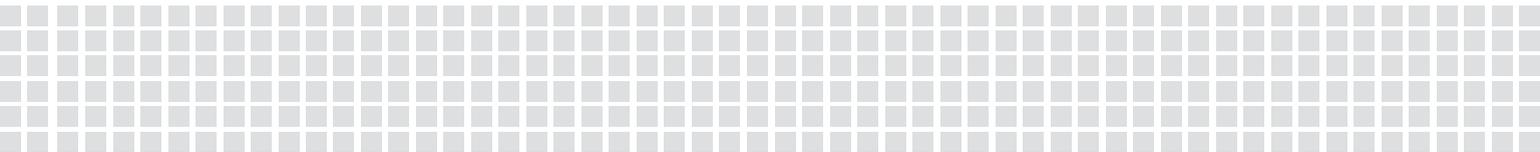
P R E S E N T I N G

## TWO NEW HALLMARKS

FROM bti IN DHAKA



bti is all set to launch its two most exclusive projects in prominent locations of Dhaka, The Peak in Mirpur, and The Skyline in Dhanmondi. These addresses redefine architectural aesthetics and functionality in a manner previously not seen in Dhaka.



# THE PEAK

EXPLORE WELLNESS LIKE NEVER BEFORE

Wellness is the concept of a fit state of body and mind. In Dhaka where there is little opportunity for healthy living, bti has brought about Wellness Communities. These residences are geared to keep you and your loved ones well and healthy. With ample resources for fitness, plenty of greenery and open space, and a community to enjoy all that with, any resident is bound to lead a wellness-inspired life here. With this ideology at heart, bti collaborated with renowned architect Rafiq Azam to bring to you, The Peak, an amazing residence just 500 m away from ECB Circle, Mirpur. Being close to Cantonment, East Banani, and Mirpur, plenty of civic amenities are conveniently close by.

The main attraction of The Peak is its nature-immersive design. Arch. Rafiq Azam poured his heart and soul to ensure that residents of every apartment get enough sunshine and breeze according to weather changes. 50% open space has been allocated to the entire residence, a feat considered quite challenging due to the land size and shape. It has a central courtyard, inspired by those found in rural homes. The courtyard hosts a lush green forest with a children's play area at the center. The forest will change colors and appearances based on seasons, allowing children and adults to stay connected with nature. For social engagements and parties, a 2400 sft community hall is available on the 14th floor. The idea is to keep the community joyful and tightly knit together so that they can inspire each other towards healthier lifestyles.





For spiritual satisfaction there is a spacious prayer hall, library, and study corner where one can immerse in quiet solitude for a while. The pristinely landscaped rooftop has ample greenery, and plenty of opportunities to explore fitness. A crystal clear 40' long swimming pool, a walking track, and an outdoor exercise area is available. The Peak also has a spacious gym and outdoor meditation space to give yourself an extra push.

With a total of 167 units and a scheme of 13 apartments per floor designed into three neat towers, residents of The Peak will get to taste life together and appreciate peace and serenity as a community more than ever!

# THE SKYLINE | A GLORIOUS COMMERCIAL DESTINATION IN DHANMONDI

When we think of Satmasjid Road, we think of a prime business hub in Dhanmondi where one can find everything at once. From banks, shopping malls, restaurants, to community halls, there is something for everyone here. An address here would definitely bring incredible convenience for any business, particularly those who want to make a lasting impression. If you are one of them, The Skyline is for you! It is right near Sankar bus stop.

Its design philosophy is quite simple yet genius. It appears as a linear high-rise with connected box-like structures that will floatingly illuminate the sky. This design makes a perfect setting for those willing to take two or three floors of commercial space and customize accordingly to stand out from other businesses. To ensure maximum wind flow from the southeast, some of the box-like shapes protrude outwards and some are inside. For proper use of sunlight, the protruding boxes also act as shading devices.



As you enter you will find yourself in a picturesque double height entrance filled with greenery and a clear reflecting pool that appear every bit of magnificent. The elegant reception and lobby will make you feel instantly welcome. As all car parkings will be in the basement, with separate entry and exit systems, cars will not clutter up here and disrupt the aesthetics.

The 1571-2023 sft commercial spaces have been designed in such a way that no space is wasted. To ensure maximum space for undisturbed business operations, the kitchen and dining areas are located at the far west, separated the workspace at the east-facing space. Each commercial unit contains separate washrooms for men and women and smoke-free zone. Employees can take a refreshing break at the coffee shop or the splendidly landscaped rooftop overlooking the skyline of Dhanmondi.





## HAS A NEW WEBSITE

[btipropertymanagement.com](https://btipropertymanagement.com) 

We are glad to announce that the official website of bti Property Management is up and running with pride. Customers can now check out all our services, what we have been up to, and our latest blogs all in one platform. You will also be able to view the many customer testimonials we receive from time to time.

Through our website you can get details on the following services:

 <b>SOURCING PERSONNEL</b>	 <b>ELECTROMECHANICAL MAINTENANCE</b>	 <b>SWIMMING POOL MAINTENANCE</b>	 <b>WATER RESERVOIR CLEANING</b>
 <b>ELECTRICAL &amp; PLUMBING TROUBLESHOOTING</b>	 <b>EXTERIOR &amp; INTERIOR PAINTING</b>	 <b>RENOVATION &amp; BEAUTIFICATION</b>	 <b>LANDSCAPING DESIGN &amp; IMPLEMENTATION</b>
 <b>ENERGY RECOVERY VENTILATION</b>	 <b>VIRUS DISINFECTION SERVICES</b>	 <b>PROPERTYPLUS SERVICE PACKAGE</b>	

# WHAT'S NEW IN SBUS

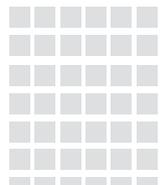


bti Brokerage has been riding high on success. However, from July 2022 onwards bti Brokerage will only deal with buying and selling of residential and commercial properties in Dhaka and Chattogram. We will not be dealing with renting and leasing properties.

Our factory in Dhamrai has been consistently serving customers with excellent building products, including concrete hollow blocks, concrete solid bricks, pavement tiles, and unipavers. You can customize these products according to your preferences. Tell us what you need and we will provide you easily.



Square Feet Story is enjoying a hike in interior design services. We are currently working on Junction 54 and several other interior projects in Uttara. However, our other ventures such as construction management and architectural design services have also been well received.





Safety is of utmost importance to us. We recently conducted a fire evacuation drill & exercise at our headquarters, bti Celebration Point for all our employees. We extended our drill sessions to Splendor Mansion in Mirpur, Ultima in Mirpur, The Royal Crest in Banani DOHS, Belvoir Castle in Uttara etc. Our quarterly pest control operation at the HQ was also successfully conducted. Apart from our regular activities we have also signed a deal with Uttara Lake View Specialized Hospital to provide yearly support staff service, and a two-year property management service deal with Khandaker Tower in Gulshan.



The Business Center is a thriving coworking space for those seeking fully furnished office spaces in Gulshan. Our tech support, staff service, refreshment corner, and several other services have attracted all sorts of businesses, so we are currently fully booked. If you still need virtual office support from us, call now!



# WHAT'S NEW IN **REAL ESTATE**



## INTERIOR DESIGN MARKET CATCHES LIGHT, MORE WANT **SMART HOMES**

The domestic interior decoration market currently stands at Tk20,000 crore, which is projected to double by next five years. The market for home interiors and renovation in Bangladesh is growing fast on the back of a booming real estate market, rising income levels of people, and urbanisation. Experts have attributed the sharp rise in demand for interior design services to people's increasing inclination towards smart homes and commercial spaces amid the influence of social media, and changes in their living standards and lifestyle.

The interior decoration in Bangladesh got a touch of modernity in the 1990s and it has been growing steadily ever since. Around 7 lakh people are currently employed in this sector. Industry insiders said at one time the interiors of buildings were decorated using local and foreign wood. Then various artificial wooden boards and plastic sheets were used. These are still used. But, in addition, the virtual reality technology using 3D printing papers or boards imported from different countries, CAD technology, 3D photos, virtual reality, SketchUp, V-Ray, and 3D Max software have been interior designing to a new level. Countless themes, such as the Mediterranean Style, the European Style, and the Ethnic Indian Style of Design and Decor are getting common nowadays. Now almost 90% of apartments that are being constructed by realtors in the capital have their interiors decorated.

*(Source: The Business Standard, 16 July 2022)*

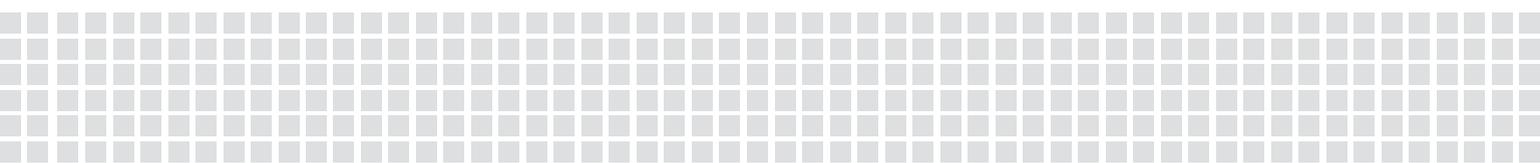


## TO LAUNCH **BANGLADESH'S FIRST EVER HOUSING BOND**

Thousands of low and middle-income urban and rural families in Bangladesh, often underserved by commercial banks, are expected to be able to take out affordable housing loans through IFC's investment in the country's first housing bond to be issued by BRAC Bank. In a first for the country, IFC will make a subscription of up to \$50 million-equivalent Bangladeshi taka (BDT) denominated, five-year senior bond by BRAC Bank to fund and expand its affordable housing finance program. The move is expected to create thousands of new jobs in construction and related industries. It's estimated about 80 percent of people in Bangladesh's cities live in rented properties all their lives, mostly due to lack of mortgage finance.

Home mortgages only account for three percent of the loan market in Bangladesh, below the average of 4.9 percent in South Asia and 8.9 percent in emerging markets. Most financial institutions focus on providing housing finance to the higher-income people, while access to formal housing loans for low and middle-income segments is very limited. This causes a surplus in premium housing and a shortage of both housing finance and housing units for low and middle-income people. It is the first time that a foreign investor plans to invest in an onshore local currency bond to be issued by a local private institution to finance housing. It then demonstrates opportunities for new foreign and local investors to invest in such thematic bonds in the domestic corporate bond market," said Allen Forlemu, IFC Regional Industry Director, Financial Institutions Group, Asia and Pacific.

*(Source: International Finance Corporation, 4 July, 2022)*





ARCHITECT RAFIQ AZAM  
**WINNER**

**CAA ROBERT MATHEW LIFE TIME ACHIEVEMENT AWARD 2022**

Bangladeshi Architect Rafiq Azam has won the Commonwealth Association of Architects (CAA) Robert Mathew Life Time Achievement Award for 2022. A five-member jury board including architects Saif Ul Haque (Asia), Professor Alfred Omenya (Africa), Jonathan Mizzi (Europe), Liz Walsh (Oceania) and Jennifer Smith (America) unanimously named Rafiq Azam as the winner of the CAA Robert Mathew Award 2022, said the Institute of Architects Bangladesh. The Robert Mathew Award recognises innovative contributions to the development of architecture in the Commonwealth context. The award is to be made to an architectural practice making the most outstanding contribution, having particular relevance to the country or region in which the architect or architectural practice operates. This award is given to Architects to acknowledge Life Time Achievement.



## FACILITIES

- Open space
- Spacious playgrounds
- Space for jogging, walking
- Swimming pool
- Gym
- High security

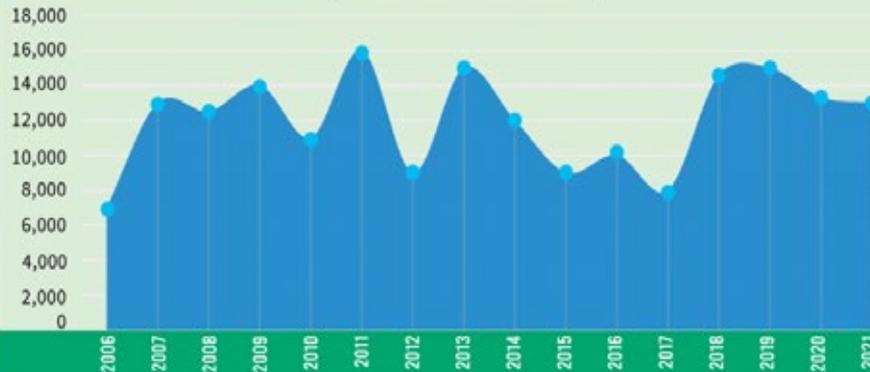
## APARTMENT PRICE

Luxury  
TK15-25 CR

Ordinary  
TK1-5 CR

Condominiums outside Dhaka getting popular

**PROBLEMS**  
Some of the condominiums fail to deliver promised services



## CONDOMINIUMS: A WAY TO SPACIOUS LIVING

The number of condominiums – complexes of buildings containing individually owned apartments – across the country has been increasing constantly over the past two decades. Affluent buyers love these complexes as they leave a significant portion of the project area for open space. According to the Real Estate and Housing Association of Bangladesh (REHAB), developers have built 184 condominium projects in the last 16 years across the country, which can accommodate about five lakh people. The highest number of condominiums are in Dhaka (80), Chattogram (34), and Sylhet (14). REHAB President Alamgir Shamsul Alamin (Kajal) mentioned that about Tk2 lakh crore has been invested in these condominiums. REHAB Director Naimul Hassan told TBS that many of these projects are called "city within a city" as they provide all the necessary civic amenities inside their boundary. Apartments in the condominium projects are costlier as they offer more facilities compared to typical housing projects. It is mainly businessmen, politicians, bureaucrats and expatriates who buy and live in these luxury apartments, said people involved in this sector.

There are two types of apartments in the condominium projects in the capital – luxury and ordinary. One of the real estate developers said luxury apartments in the condominiums cost around Tk15-25 crore while ordinary ones cost around Tk1-5 crore, depending on the areas they are located in. Housing companies have recently undertaken new condominium projects in different areas of the city, including Mirpur, Mohammadpur, Rampura, Malibagh and Kanchpur, as they are becoming increasingly popular. Some companies are building three condominiums simultaneously. According to the Rajdhani Unnayan Kartipakkha (Rajuk), real estate developers have submitted applications for seven more condominiums in the capital. Around Tk20,000 crore will be invested in these projects.

(Source: The Business Standard, 2 July 2022)



...SINCE 1984

IN PURSUIT OF EXCELLENCE