

INVESTMENTS

Partnering for the Success of Entrepreneurship VOLUME 1 • ISSUE 6 • NOV - DEC 2009


MANAGEMENTS TIPS
You never have to make up for a good start

If a project or a job gets off to a bad start it can be difficult to catch up. Do your planning up front so you get a good start and you won't regret it.

Delegate the easy stuff

The things you do well are the things to delegate. Hold on to those that are challenging and difficult. That is how you will grow.



FROM THE CHAIRMAN

Tall tales of living higher

We traveled along the roads weaving tales of success in the field of community living and stand alones. Gradually we reached the city core where the real urban dwellers lived in style. We were compelled to think of an alternative way as the busy lives of the urbanites call for something different. Not only The Comfort Housing conjured up a concept of vertical living project but also established a milestone thereafter. Although vertical community living concept was seemingly a project to reckon with, yet we searched extensively and found locations with priority and eventually completed TCH Tower II - Lazimpat project with finesse. I consider three main reasons that attributed to its success namely; community living concept

in a vertical way, superb design aesthetics and operational aspects. Vertical living is aimed at user based needs, meaning the owners get all facilities they wished for. Extensive homework and perfect teamwork proved that success wasn't that difficult to attain within 2 years. TCH Tower II - Lazimpat received overwhelming responses from the buyers. Sales were done on a transparent manner as entries were made valid only to those who deposited a cheque for a million rupees. This in a way gave credence to vertical living concept and opened up new vistas in the world of housing.

OM RAJBHANDARY
Chairman,
Brihat Investments Pvt. Ltd.

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“ Extensive homework and perfect teamwork proved that success wasn't that difficult to attain....

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Do's & Don'ts of Real Estate Investing

- 1 DO treat investing like a business. Adequate insurance, book-keeping and liability protection are a must.
- 2 DO stick with deals that have a 15% return on investment or higher.
- 3 DO stick with homes priced in the low medium price range.
- 4 DO use your own diligence on any deal that you plan to purchase.
- 5 Don't buy your second property until your first is making you money.
- 6 Don't buy a home without inspections.
- 7 Don't buy more properties than you really want.
- 8 Don't buy properties that you wouldn't want to manage.



INSIDE

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CORPORATE HUMOR


"You take 30 minutes for lunch and you go home at 5:00 every afternoon.
At this rate, you're going to use up all of your vacation time !"

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Real Estate Investment

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.....but inquiry with neighbors helps a lot in solving them

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Property Time Bombs...

Investment security has always been one of the most crucial factors. Investment is mostly secured when one has in-depth knowledge about the subject and knows appropriate strategy on how to effectively put them into practice. In course of attaining security for the investment all investors would be benefited if proper attention is paid to the following details:

» **Roof Leak** – A proper inspection should be done as it is undetected during dry season. Signs like wall, ceiling stain indicate the previous roof leak history. The complete roof inspection should be an essential part of your pre-purchase checklist.

» **Property Line Encroachment** – These hassles are not easily visible or obvious if underground installations have been made such as underground septic tank or drain field which extends from one property to another. Not all underground installations are shown in public records but inquiry with neighbors helps a lot in solving them.

» **Code Violation** – Code violation is anything that threatens public safety and the living/ or working environment. One has to see if any recorded violations in the past, present and future is there that have been corrected.



TCH Tower II - Lazimpat



TCH Tower II - Lazimpat, Interior

To be continued.....

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Real Estate Partnering for Entrepreneurship

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Profit is the applause you get for taking care of your customers and.....

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How to be at the apex of business!

All need profits to stay in business. No business can thrive without using proper entrepreneurial skills. BI has clearly manifested its motives to all, the proper ethics and methods it incorporates in its dealings to encourage the starters or the experts to venture forward. The company also solicits partnership for entrepreneurial skill development and implementation. Following insights may help to understand the basic skills of partnering for success:

- » Unless you want to do all the work, you have to think of ways to come up with new sources of revenue.
- » If you focus only on managing costs, your business will never grow.
- » Don't be afraid of seeking advice when your business goes to a new level.
- » Making a profit is always a necessity if you want to stay in business.
- » As an entrepreneur, the secret to success is generating CASH, CASH, and CASH.
- » Without good cash management, you'll never make it as an entrepreneur.
- » Profit is the applause you get for taking care of your customers and creating a motivating environment for your people.



TCH Tower II - Lazimpat Interior

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Real Estate Marketing Agent



Mr. Om Rajbhandary - Key Speaker, Real Estate Marketing Agent Course May 24-29, 2009

Manifesting Ethical Practices in the Real Estate Scenario

REMA members are in high spirits after meeting their sales target of six units of properties plus one extra as well in a period of three months.

Team work efforts and good public response always give better results.

Brochures, newsletters and various other print media have also immensely publicized REMA activities more significantly.

Our members are also much eager to collect suggestions and comments from customers.

REMA members have proven their strength and skills in boosting the customers' hope and confidence.

Our team has shown now and then that training certainly makes a great difference in the Real Estate business.

REMA feels proud to say we are unique as we:

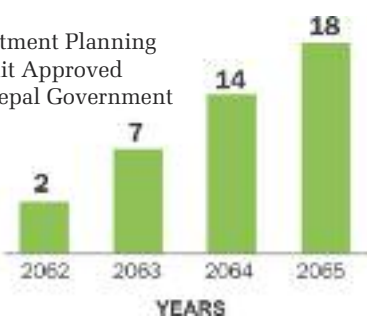
- » Disclose all known, relevant facts and information to buyers and sellers.
- » Focus on customers' interest rather than self interest so that both will be in a win-win situation.
- » Follow contract agreement, hence making the whole process systematic and time saving.

- » Respect buyers' and sellers' views and ideas.
- » Quote fair and same prices as per the market condition which is a fair representation .
- » Allow Full disclosure of REMA fees.
- » Provide structurally and legally safe products.
- » Act at all times in the best interest of buyers and sellers.
- » Abide by all lawful instructions.
- » Close all deals in favorable conditions.

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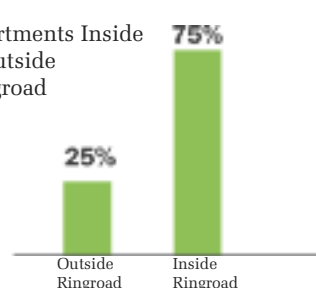
DEVELOPMENT OF REAL ESTATE INDUSTRY IN NEPAL

Apartment Planning Permit Approved by Nepal Government



Source: Kathmandu Urban and Village Development Committee

Apartments Inside & Outside Ringroad



Source: First Real Estate Expo 2009



HOME BASED TIPS

KITCHEN TIPS

1. Add some vinegar in the boiling water before steaming potato.
2. Add a pinch of corn flour to the jar of salt to prevent it from getting damp.
3. While chopping raw bananas and potatoes, put the pieces in a bowl of water to avoid it from turning black.
4. To peel garlic flakes easily, wash and soak them in cold water for about an hour.
5. Green peas will retain their original color, if you add a pinch of sugar while boiling.
6. If you don't have any cream to add in the soup or gravy, add a mixture of butter and milk.



HEALTH TIPS

Stress Can Lead To

1. Diabetes/heart disease
2. High blood pressure
3. Gastric complaints
4. Skin & respiratory problems
5. Depression &/ or anxiety
6. Early puberty/ menopause/hormonal upset
7. Weight gain and loss depending on individuals
8. Eating or sleeping disorders
9. Cosmetic problems - acne, hair fall etc

TCH Tower III
PANIPOKHARI



LOCATION: Panipokhari
 Adjacent to Japanese Embassy
PROJECT STATUS: Completed - Ready to move in.

Typical Floor Plan

TYPE: G-A3 (Ground Floor)
BUILT UP AREA: 1053.13 Sq.Ft
SELLING PRICE PER SQ.FT: Nrs.10,445.05
SELLING PRICE: Nrs.11,000,000.00



TCH Community Living
THAIBA



LOCATION: Thaiba
 Stand alone house with Community Living Facility
PROJECT STATUS: Completion Stage
HANDOVER DATE: End of Poush 2066

Typical Floor Plan Type - C

TYPE: 37C
LAND AREA: 0- 3 - 2 - 1.31
BUILT UP AREA: 1553.60 Sq.Ft
SELLING PRICE PER SQ.FT: Nrs.4,634.39
SELLING PRICE IN LAND AREA: Nrs. 5,872.66
SELLING PRICE: Nrs. 7,200,000.00



Ground Floor Plan - Type - C



First Floor Plan - Type - C



TCH Tower IV

SITAPAILA



LOCATION: Sitapaila
 300 meters from Sitapaila Chowk
PROJECT STATUS: Under Construction
HANDOVER DATE: End of Ashwin 2067



Typical Floor Plan

TYPE: 3-B1 (Third Floor)
BUILT UP AREA: 1,316.16 Sq.Ft
SELLING PRICE PER SQ.FT: Nrs.7,000.00
SELLING PRICE: Nrs.9,213,120.00



Typical Floor Plan

TYPE: 5-A3 (Fifth Floor)
BUILT UP AREA: 1,267.56 Sq.Ft
SELLING PRICE PER SQ.FT: Nrs. 7,000.00
SELLING PRICE: Nrs.8,872,920.00



Typical Floor Plan

TYPE: 3-A1 (Third Floor)
BUILT UP AREA: 1,272.34 Sq.Ft
SELLING PRICE PER SQ.FT: Nrs.6,900.00
SELLING PRICE: Nrs.8,779,146.00



After the ushering in of REMA members it is quite heartening to say that within a short span of time they have successfully sold 7 units of properties. A great achievement indeed!

Properties sold are:

- » **35A** TCH Community Living -Thaiba
- » **16E** TCH Community Living - Thaiba
- » **46C** TCH Community Living - Thaiba
- » **44C** TCH Community Living - Thaiba
- » **4A4** TCH Tower III - Panipokhari
- » **5A4** TCH Tower III - Panipokhari
- » **5B1** TCH Tower IV - Sitapaila



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We would be more than happy to send you our newsletter regularly and also anticipate your feedbacks to help us make our publication better. Kindly contact us to get our BI newsletter on a regular basis, if you so desire.

Corporate Social Responsibility



The Comfort Housing had a rare honor and privilege to sponsor a socially motivated music video song called "Safa Rakhaun" creating awareness for waste management, initially released by Mr. Saroj Oli the official launching of which was inaugurated by Hon'ble Former Prime Minister and Chairman of UCPN-M, Mr. Pushpa Kamal Dahal at the City Hall on September 19, 2009.

On the same occasion, CEO of The Comfort Housing/ Chairman of Brihat Investments, Mr. Om Rajbhandary was presented with "A Token of Love" by Hon'ble Mr. Pushpa Kamal Dahal for the former's contributions in social sector. Dignitaries from various sectors were present on the occasion.

2nd Annual Brihat Investments Day



BI team on Brihat Investments day on 23rd Ashwin 2066