

NEWSLETTER

QUARTERLY

Managing Property Building Relationship

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Current Trend in Real Estate Sector of Nepal



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“...unplanned urbanization in the valley has made it a concrete jungle with dangerous houses built without plotting and proper infrastructure in the name of development.”

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Nepal has faced its share of Real Estate cycles. It is hard to figure out the exact state of development as there are varied prospective and the market is vulnerable. Although demand for housing is at its all-time high, there has been lesser transactions and house construction has declined especially in Kathmandu valley as per the data. Tighter government policies and higher interest rates for home loan can be blamed for the ordeal. There have been few events recently that will have some impact on the sector.

Brihat Property Solutions (BPS) in association with Nepal Institute for Urban and Regional Studies (NIURS) has recently held a knowledge sharing program on “Housing Development and Practices in Nepal & South East Asian Countries” in Kathmandu on 21st of April 2019. BPS is a leading Real Estate Company that has been practicing and advocating ethical transaction in real estate as well as educating the sector with Real Estate Marketing Agent Course (REMA) and periodic expert researches in Nepal’s real estate sector. Along with the experts of national level such as Mr. Om Dharananda Rajopadhyaya -Board Member; NIURS, Dr. Jagadish Chandra Pokharel- Chairman; NIURS, Mr. Om Rajbhandary- Chairman; Brihat Group, there were international expert on Urban Studies and Real Estate Sector as famous Belgian Architect Professor Dr. Emeritus Han Verschure, Dr. Kanok Abhiradee -Board member; Thai Real Estate Business School (TREBS), and Dr. Sapon Pornchokchai - Director; TREBS for the event.

Speakers spoke on real estate scenario in urban developments, problems, suggestions and concerns. Mr. Om Rajbhandary presented on “Housing Issues of Private Sector,” where he highlighted on current scenario, policies, and suggestions. Mr. Om Dharananda Rajopadhyaya presented on “Shelter Development – A Policy Approach in Nepal.” Dr. Sapon Pornchokchai discussed about “Successful Policies of Housing in South East Asia. Likewise, Dr. Kanok Abhiradee talked about “Policies towards Urbanization in Asia” Last but not least Professor Dr. Han Verschure took the floor with his presentation on “International Best Practices on Housing”. And he has got a lot to say about the current practice of modern urbanization especially in the valley. As per Dr. Han, unplanned urbanization in the valley has made it a concrete jungle with dangerous houses built without plotting and proper infrastructure in the name of development. He stressed that new buildings were built by destroying old structures, which is a big accident in the history. He went on to say that construction of new houses should be stopped in the valley. Unplanned development will put land, air, open space, natural wealth in danger. So, to preserve them, Dr. Han suggested to take examples from countries such as Germany, Cuba and rectify the wrong way of construction that has been going on in Nepal.

-Editorial Team
Brihat Group

LIVING IN QUOTES

“Buy land, they’re not making it anymore.”
-Mark Twain

“Don’t wait to buy real estate. Buy real estate and wait.”
-Will Rogers

“Find out where the people are going and buy the land before they get there.”
-William Penn Adair

“The best investment on earth is earth.”
-Louis Glickman

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CORPORATE HUMOR



“... and this is the half bath.”

CBS to conduct survey of real estate sector

The Central Bureau of Statistics (CBS) is preparing to conduct a ‘real estate survey’ for the first time in a bid to trace the real picture of the sector and its contribution to the national economy from the beginning of fiscal year 2076/2077. As part of the survey, CBS will collect necessary details from agencies and land and housing business. It should provide a guideline for policymakers. CBS officials said that the outcome of the survey will be crucial to trace the role and impact of the sector in the national economy. The survey will collect the number of employment opportunities that the sector has been giving, the impact (positive and negative) that the sector has been making in the gross domestic product (GDP) and the volume of land and housing transactions made every year, among others. It can guide the government to manage scientific human settlements and land.