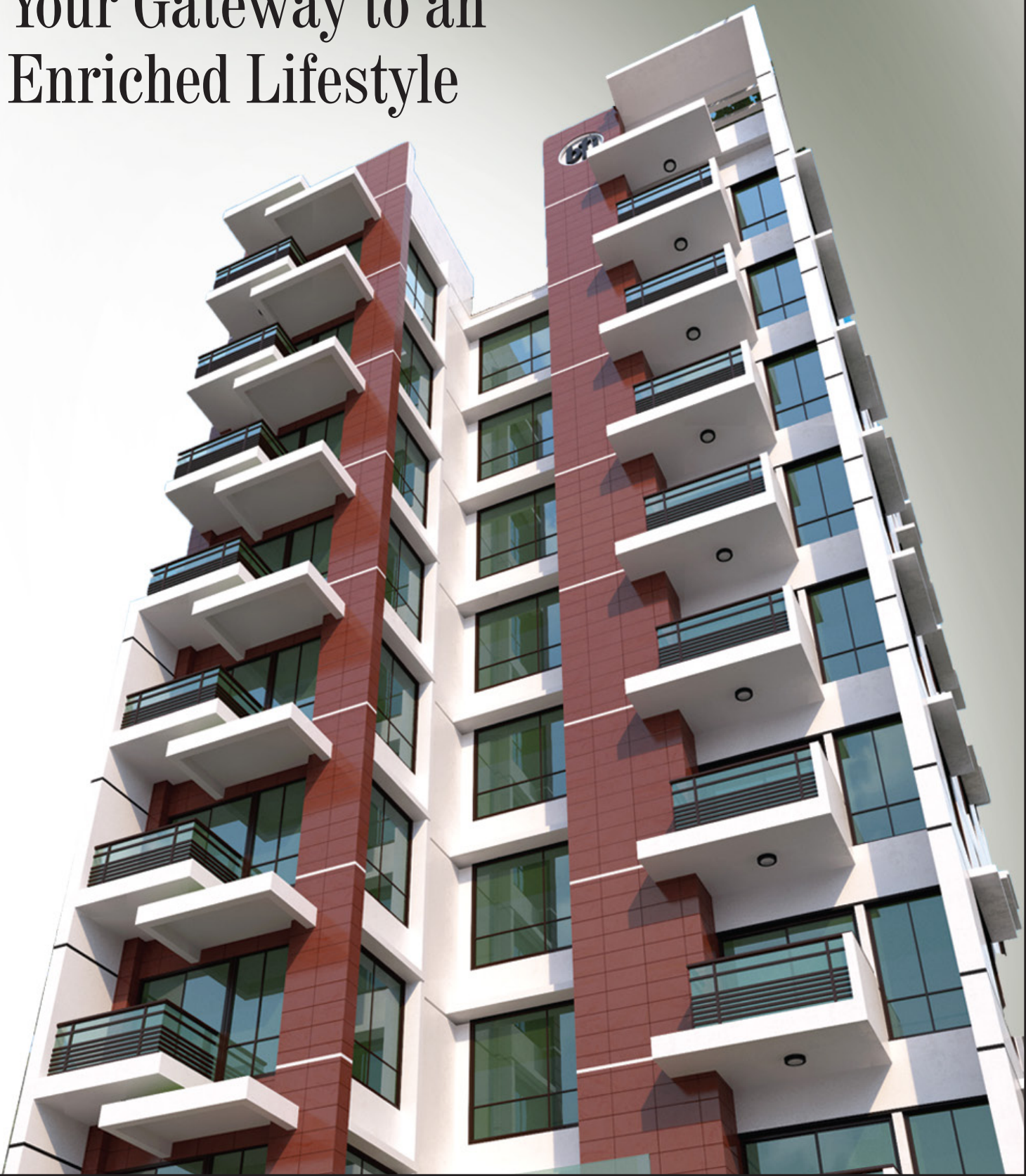


Property in Focus: Silverdale
Your Gateway to an
Enriched Lifestyle





Building
homes &
creating
happy memories for

35 | 14

YEARS
IN DHAKA

YEARS
IN CHATTOGRAM



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Delivering Quality & On Time Handover



Since our inception, our mission has been to make homeownership a joyful experience. At bti all our employees work tirelessly to win the customer's heart and this is also our no. 1 core value. To fulfill the homeownership dream, just like all the departments work tirelessly, the procurement team also works to ensure availability of right equipment and right materials at right time so that construction can proceed as per schedule and we can deliver your home with superior quality and on time.

In this month's newsletter we have an interview with our Head of Procurement Department – Md. Sharifur Rahman – Executive Director, who shares with us the roles, functions and challenges of the team. Under property in Focus you will find one of our bti Classic Collection projects – Silverdale at Uttara sector 3. In addition, as a home buying guide you will find Important Considerations for First-Time Home Buyers. You will also stay updated with our latest events and offerings which we hope will be of interest to you.



In Talk with

Head of Procurement

Md. Sharifur Rahman

– Executive Director

What are the roles of the Procurement Department?

The main role of the Procurement Department is to provide support to the Construction Department and its objective is to provide the right materials at the right price at the right time to win the customer's heart which is our company's no. 1 core value.

The Procurement Department procures a wide range of products and materials for building construction starting from construction equipment to raw materials to other fittings and fixtures. It also regularly surveys the market for new and improved materials which can add value to our product. Apart from this the Procurement Department holds regular meetings with Construction, Design, Customer Service, and Sales departments so that everyone is aligned with customer preferences. The Department also takes customer feedback to make sure we are able to provide the customers with what they want.

In real estate company Procurement Department is an important part of the company as availability of materials and products are required to ensure construction is ongoing as scheduled so that the apartment or project can be handed over on time. In this month's newsletter we had a talk with our Head of Procurement Department – Md. Sharifur Rahman, Executive Director, who shared with us insights on the roles of Procurement Department, how it functions and the challenges.

How does Procurement Department work to ensure on time handover of projects?

Since our brand promise is “Delivering Quality and On Time Handover”, we always make sure that we are able to procure all the materials at right time in proper amount so that construction schedule can be followed smoothly. We plan accordingly to the schedule right from project initiation to planning and execution to project completion. We also have a large network of reputed vendors who supply us with the required materials on time to ensure all our projects are completed as per schedule. We always aim to fulfill our commitment of timely handover to our customers.

“

We periodically survey the market to monitor what materials are in trend and those we can include in our projects to add value to them.

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How does Procurement Department ensure the quality of materials used in the projects?

It is imperative for us to ensure that the quality of materials we use in the projects is top-notch. We collect samples to check whether the material to be

used is of our standard or not. We test materials from approved authority and also in our in-house laboratory by experts prior to using them in construction. We make sure our construction equipment is up-to-date and procure building materials like bricks, sand, stone chips, rod, cement, locks, fittings and fixtures, etc. of the highest quality whether these are imported or local. We periodically survey the market to monitor what materials are in trend and those we can include in our projects to add value to them. Our project engineers are also in charge to monitor the quality and continuously update us.

If a material is not available in the market, how does the Procurement Department make up for it?

Ensuring timely flow of material is an important concern of Procurement Department. Although it happens very rarely, if a material is unavailable, we try to look for alternatives in the market that go with our standards and use them in the projects after consulting with all concerned people and of course after ensuring the quality of the product. We also make sure to keep stock of crisis materials if we feel it is required after market survey.

What are some of the challenges faced by the Procurement Department?

One of our important core values is maintaining honesty, integrity and high morals and in all the dealings, all the members of the department work keeping that in mind as we want to give our customers the best value for their hard-earned money and ensure superior construction quality. It is also challenging to control cost while procuring materials with high quality. We procure materials at competitive price from our large network of vendors. Procuring materials that are not available in the market is also another challenge which we try to resolve at the earliest so that construction schedule is not disrupted in any way.



Important Considerations for First Time Home Buyers

Buying a home is undoubtedly a big decision of life and also an exciting journey but without the right guidance you may end up having buyer's remorse for various reasons such as failing to choose the right location, property related problems and so on. Here are some useful things to remember to make your home buying journey a smooth sailing one.

Expenses

It is best if you have a budget in mind that fits your income before you look for homes. That way you can afford other expenses without burdening yourself. You should also talk with several banks and learn about interest rates before applying for a home loan. Choose the scheme that best fits your budget.

Features

Before searching for apartments make a wish list for your home. Start with what you would love in your home, then narrow down to what you must have even if it is something minor like a bathroom with

shower enclosure instead of a bathtub.

Location

Everyone has different preferences when it comes to location but it is a very crucial factor when buying a flat. Do you need to be close to work, schools, and restaurants? Consider what kind of lifestyle you have. For instance, do you love outdoors or jog regularly? Then a home with a park nearby would be suitable for you. Living in Dhaka it is also of paramount importance that you live close to your workplace to avoid endless hours in traffic.



A home that is bright and airy is important not only for healthy living environment but also for an upbeat and cheerful atmosphere

Schools

You might think, "we are not interested in a neighborhood with schools as we don't have children." Even if you do not have kids now, you might someday so it is best to think ahead and look at the neighborhood school district.

Sunlight

Check the building surroundings, apartment layout, provision of balconies and verandahs at front façade to ensure that your home receives adequate sunlight. A home that is bright and airy is important not only for healthy living environment but also for an upbeat and cheerful atmosphere. Sunlight also affects moss and mold growth.

Noise

If you like a calm and quiet environment, then it is best to invest in homes that are in secluded corners of the street. If the neighborhood has too many empty plots, then you might face noise from construction work in future or if it is near a community center, beware of the wedding season!

Hidden Costs

Before investing, make sure you have all the information about other accompanying charges like service charge, car parking charge, registration cost, tax and so on to avoid unpleasant financial woes.

Real Estate Developer Company

Whether you are buying an underconstruction property or ready flat, it is important to check the track record of real estate developer company as otherwise you might experience a ton of problems like delayed handover, poor construction quality, poor after sales service, land related disputes and so on. As real estate investment is a huge financial undertaking, research thoroughly and ask around before buying.

Although buying a home is surely an exciting endeavor, it can also be stressful. Hopefully, with these tips, you can have a smooth and pleasant home buying experience without having any buyer's remorse.

Property in Focus
Silverdale
at Uttara Sector 3

Your Gateway to
an Enriched
Lifestyle

A bti Classic Collection home situated in the convenient location of Uttara sector 3, Silverdale invites you to enjoy the perks of a truly modern life.

When buying a home, location is undoubtedly a big factor and Silverdale located at Uttara sector 3 provides you with a great location as it is in proximity to a host of amenities required for a seamless life. Around the corner you will find Jashimuddin Road and Dhaka Mymensingh Road which connect you to other parts of the city easily. It is very near to Hazrat Shahjalal International Airport and the area has a number of reputed schools, colleges, shops and medical facilities to make your everyday life seamless. You will find within your neighborhood Uttara High School and



College, Dhaka Eye Care Hospital, Aarong. There is also a park within the vicinity of your area to give you a break from the concrete jungle.

Even before you step into Silverdale, you will be enamored with the building design and surroundings with a lush green landscaped entrance and a stylish exterior façade. The ground floor has adequate parking space, caretaker's room, concierge as well as an elegant reception lobby.

Enjoy the privacy in spacious single unit home of 2140 sft and live comfortably in apartment with 3 bedrooms and 3 bathrooms. Each unit has been designed to ensure your home gets ample light and cross airflow with strategically placed windows, voids and verandahs. Moreover, two of the bedrooms are located at the front and have attached verandahs to give you comfortable slumber space.

Apart from modern facilities such as generator back up, high quality lift and modern fire protection system, the rooftop of Silverdale has been designed to be the perfect place for you to relax and unwind with great views, greenery and space for sitting. At Silverdale you get the best of location and amenities, making it a home of your dreams.



Customer Testimonial



“We would like to thank bti for their unparalleled professionalism and dedication towards us throughout our home buying journey. They went out of their way to make sure all our queries were answered so that we were very much confident and comfortable with our decision of buying a home from bti.

Md. Emteaj Parvej & Family
Chorus, Aftabnagar

”



THE RISING STARS

Kids' Cultural Program

As a customer centric organization, bti always looks for ways to engage with our customers, enrich their lives and strengthen the bonds that we share. This January 12 2019, bti arranged a children's cultural program - The Rising Stars on Saturday from 10:00 am to 5:00 pm at bti Celebration Point, Gulshan, Dhaka. The cultural program was arranged for bti apartment owners and their children were invited to showcase their talents in various activities like singing, dancing, acting and poetry recitation. The youngsters shined in their performances and enthralled the audience with their promising talents. In the winning list, Mahira Saiyoni of The Bellagio project became the winner in singing, Ayona Mazumder of Jubilation became the winner in dancing, and Sanjida Hasnat of The Gift became the winner in acting and poetry recitation.

The customer engagement program also offered an occasion to the family members to come together, enjoy the performances of the little ones and cultivate strong bonding among bti family members. Mr. FR Khan - Managing Director, Md. Ayub Ansary - Additional Managing Director, Md. Shamsul Amin- Executive Director- Customer Service Department as well as other officials were also present in the ceremony.



Handover Ceremonies

Our customers await the handover day with great expectations and since our mission is to make homeownership a joyful experience, we try to make this day a special one for our valued customers along with keeping our promise of on time handover. Here are a few snapshots of our recent handover ceremonies.



Md. Imtiaz Parvez and family receive handover of apartment unit in Chorus – a bti Classic Collection project.

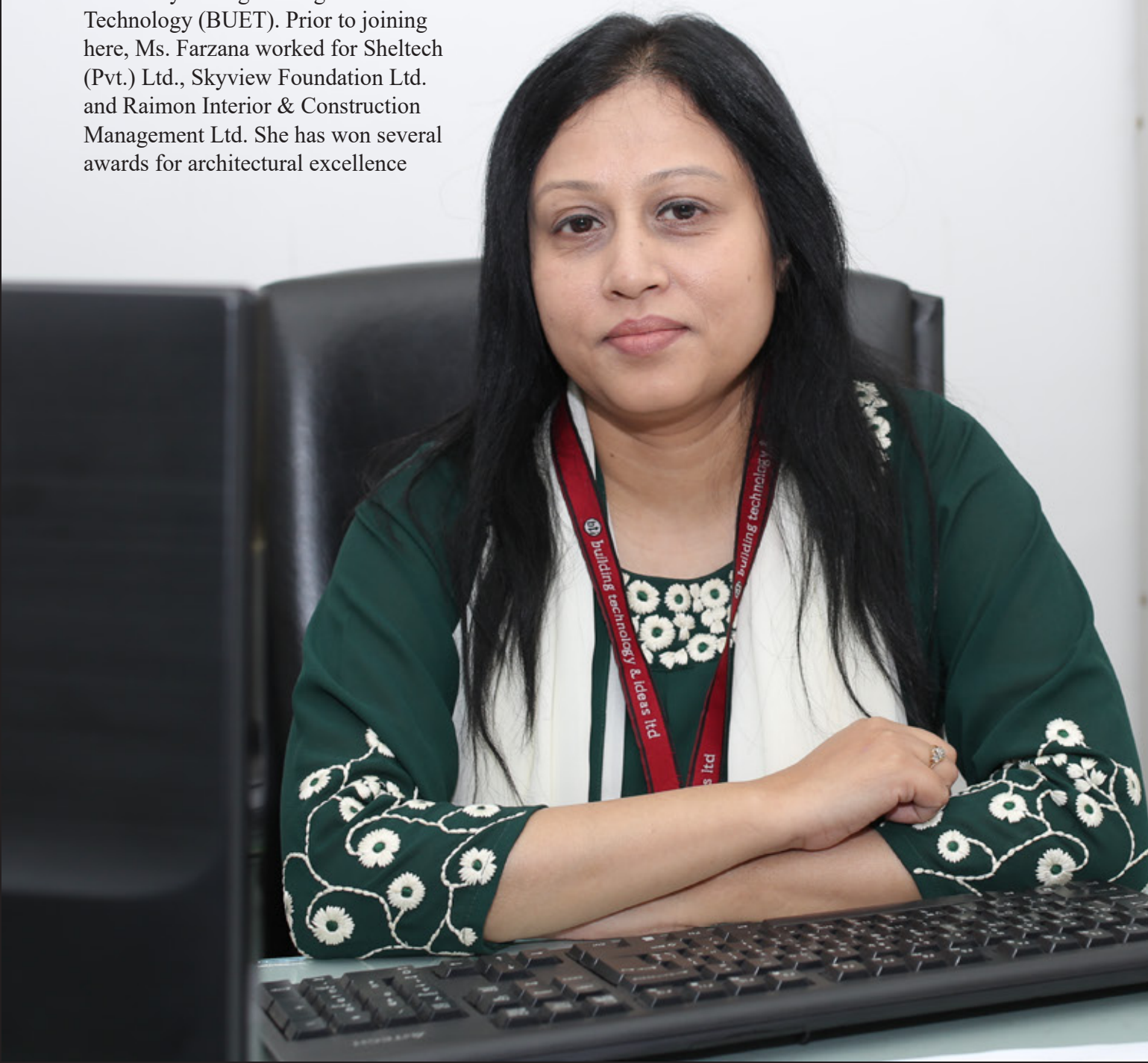


Mr. Ali Imam Khan receives handover of apartment unit in The Address – a bti Premium Collection project.

New Face

Ms. Naheed Farzana has an experience of 17 years in Architecture. She completed her Bachelors in Architecture from Bangladesh University of Engineering & Technology (BUET). Prior to joining here, Ms. Farzana worked for Sheltech (Pvt.) Ltd., Skyview Foundation Ltd. and Raimon Interior & Construction Management Ltd. She has won several awards for architectural excellence

Ms. Naheed Farzana has joined bti as the Chief Architect in Design Department



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