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REalVIEW

a monthly realty news digest

Dear Readers,

REalVIEW is a monthly news digest bringing to our clients and well-wishers news updates on major developments in the realty industry. The periodical will keep the readers updated on the significant changes and trends affecting real estate development within the country as well as globally, thus helping them in taking informed and calculated investment decisions.

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Sunil Kumar V
Managing Director
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IMPACT OF COVID 19 ON REAL ESTATE SECTOR IN KERALA" BY FICCI KERALA STATE COUNCIL.



"Relief measures for the real estate sector be announced on May Day", says Union Secretary

"The central government would announce relief measures for the Real Estate sector in the wake of the COVID 19 pandemic", said Union Housing and Urban Affairs Secretary, Shri. Durga Shankar Mishra IAS. He was delivering the keynote address at a webinar organized by the Kerala State Council of Federation of Indian Chambers of Commerce and Industry (FICCI) to discuss the issues confronting the construction sector following Covid 19. He said steps would be taken to implement the RBI's packages and credit facilities speedily. He urged the real estate community to resume construction as soon as possible utilizing the benefits of the packages the central government and RBI announced. He assured that the central government would provide the necessary support to address all the issues arising in this regard.

Shri. P H Kurian IAS, Chairman of RERA, has announced the concession on projects registered with the Real Estate Regulatory Authority (RERA). This will allow more time to pay for projects currently under construction without a penalty. Chairman, RERA pointed out that the entire builders should register the projects in RERA; so that RERA could intervene in the related issues.

"The state government has already initiated steps to ensure the availability of construction materials and labour for the construction sector," said special secretary LS&D, Shri. K Biju IAS. The government estimates that 30 percent of workers from

other states will remain in Kerala even after the lockdown. Precautions have also been taken to prevent supply chain disruption as there is a special situation in Kerala where construction equipment has to depend on other states. The operation of the quarries will resume soon. The government has taken the necessary steps to remedy the earth removal.

Change in FEMA Act to consider the agreements executed between Real Estate Companies in India with Clients abroad in Foreign Currency was the major concern raised by Shri Raj Menda, Joint Chairman, FICCI National Real Estate Committee, Reduction in the Stamp duty from 10 to 5 % in Kerala. Reduction of minimum wages of workers in the Real Estate Sector in Kerala and make it at par with the National average during the post Covid period were some of the suggestions raised by Shri. S N Raghuchandran Nair, MD, SI Property, the moderator of the webinar. Reduction of GST for Real estate Sector in Kerala, more changes and relaxations in RERA rules in Kerala sought were some of the other issues raised in the meeting.

Shri Raj Menda, Joint Chairman, FICCI National Real Estate Committee, Shri. S Krishnakumar, Chairman, CREDAI Kerala, Shri V Sunil Kumar, MD, Asset Homes, Shri Najib Zakaria, MD, Abad Builders and FICCI State Head Shri Savio Mathew also spoke.

IMPORTANCE OF OWNING A HOUSE IN THE AFTERMATH OF COVID-19



Opportunities don't come knocking on your door very often. However, when they do, you've got to be ready to optimise it to the fullest. The aftermath of the COVID-19 pandemic situation has established the fact that owning an apartment is way better than dealing with the uncertainties of living in rented accommodation. People also realise the importance of having real estate, as an asset class in their investment basket, as a more reliable option offering steady returns compared to the heightened risks.

A recent report by a global consulting firm stated that the level of March 2020 residential property sales in China stands at almost 95% in comparison to the December 2019 levels. If this bounce back after the lockdown that ended last month in China is an indication of a trend, the Indian real estate market is also likely to witness a similar scenario after attaining normalcy.

Driving this trend will be the Reserve Bank of India's (RBI) monetary policy decision earlier in March 2020 to slash repo rates by 0.75 basis points (bps). This move by the Indian Central Bank has made home loans significantly attractive, presenting potential home buyers with an opportunity that cannot be missed. The steep cut has

brought interest rates on home loans by public and private sector banks to their lowest, between 7.20% and 8.05%, in over a decade.

It's definitely good news for those chasing a life goal to own a house, more so for those waiting for the right time to take the plunge. If you're among them, then wait no further.

That's because home loans at prevalent interest rates allow for considerable savings while creating an asset for end-use or investment purpose. Furthermore, the borrower gets to use the savings resulting from a reduced equated monthly instalment (EMI) to avail a top-up loan, also available at lower interest rates.

The additional funds can be used for undertaking interiors related work for the apartment being purchased. Alternatively, a lower interest rate also gives borrowers an option to raise a higher amount of loan. This helps widen the choice in terms of a bigger home with better amenities and lifestyle facilities in a prominent neighbourhood.

An opportunity, in the form of lowest home loan interest rates, is now available. Go ahead, make its best use and fulfil your life's dream.

https://economictimes.indiatimes.com/wealth/real-estate/importance-of-owning-a-house-in-the-aftermath-of-covid-19/articleshow/75285367.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst

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