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Headline: [Why are developers seeking sustainability in projects?](#)

Construction Week

Why are developers seeking sustainability in projects?

Vaibhav Jatia, MD, Rhythm ResiTel, has the answers



Real estate has been a progressive industry for several generations. Developers have perpetually chased the holy grail of elevated, speedier, and more efficient construction. However, the emergence of covid-19 has compelled the industry to reconsider its priorities. Increased awareness of the importance of sustainability and resilience has emerged in the wake of the pandemic. As a result, developers are creating more carefully planned projects that reduce carbon footprints and contribute to the development of a more sustainably built environment. The public is also becoming more aware that real estate can have a significant social impact. In the post-pandemic world, the ESG norm has gained widespread acceptance and importance. Buildings that are both aesthetically pleasing and functionally healthy are now in high demand around the world.

Owing to this, sustainability in real estate development is no longer regarded as a niche market, but rather as a mainstream concern. Even in terms of commercial real estate, sustainability is growing to become an important factor in project selection for developers, with many occupants now demanding a green certification for a new workplace. Green buildings are in high demand because of the pressing need to establish a more sustainable environment; in fact, there appears to be more demand than supply in India right now. Developers are increasingly looking for ways to incorporate sustainability into their projects in order to meet the needs of current and future generations.

To meet this rising demand, developers are incorporating sustainable features such as rainwater harvesting, waste management, solar power, and energy-efficient illumination and HVAC systems into their projects. In doing so, they are not only meeting the needs of their tenants but also helping to create a more environmentally friendly and sustainable world. To combat climate change, the Indian real estate sector has launched a number of initiatives, including the Indian Green Building Council (IGBC), a Confederation of Indian Industry organisation.

In the last few years, there has also been growing interest in zero energy buildings (ZEBs), and several countries have implemented or are considering implementing ZEBs as their future building energy objectives to reduce the issues associated with energy resource depletion and environmental degradation. Energy-efficient measures (EEMs) are one such design strategy to reduce building energy use (especially for heating and cooling) and the adoption of renewable energy technologies (RETs) is another that meets the remaining energy needs. Developers and residents alike can benefit from the lower operational costs and higher quality of life that occur from adopting sustainable development practices.

Solar panels, energy-efficient lighting, water harvesting, recycling, charging station infrastructure, and sewage treatment plants are just a few of the green initiatives that have been implemented to meet the demands of sustainable developments. It is safe to say that this change will have a significant impact on the real estate industry overall. It is no longer enough to just build new structures; these structures must also be ready for the future. They should be resilient in times of a wide range of threats, from economic downturns to pandemics. This renewed emphasis on sustainability will have a long-term impact on the real estate industry, influencing how we build for future generations.



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Headline: How to make a fortune from your real estate investment

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<https://www.constructionweekonline.in/people/how-to-make-a-fortune-from-your-real-estate-investment>

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How to make a fortune from your real estate investment

An article by Vaibhav Jatia, MD, Rhythm ResiTel



A good investment can help transform your life by providing sufficient funds to fulfill long-term goals and pursue dreams. Most people have an investment portfolio comprising different types of investments, such as gold, government schemes, real estate, stocks, bonds, etc. Recently, real estate has gained immense popularity as it is a time-tested investment and is believed to be immune to market fluctuations. Investments in the real estate sector have lived up to investor expectations through many ups and downs.

While the housing market has seen uncertainties in the last year, real estate experts expect the Indian market to have 2023 as a year of growth and expansion. The average income in most Indian cities has risen because of a massive economic boom, giving people additional incentives to invest for the future, and real estate investment can prove to be an ideal investment choice.

A real estate investment refers to the act of purchasing, renting, managing and/or selling real estate for profit. A real estate investor can deal with assets like residential home estates, commercial spaces, industrial real estate, the recently introduced conglomeration of hospitality and real estate (condotel), and even land.

Factors driving growth in 2023

Despite global headwinds, the Indian economy has shown resilience. An 8 to 9 per cent overall economic growth, a bounce back from the recent slump in the stock market, and an expected rise in the job market are all positive signs. In 2023, the Indian real estate sector is expected to mirror the economy's resilience. There is a chance that it will contribute a larger share of India's GDP and expand its market size in the future. Growth in disposable income, low-interest rates, the government's recent rollout of numerous tax-related incentives and streamlining of the mandatory bureaucratic work are all factors driving increased demand for housing.

A real estate investment can give you the dual benefits of assured returns and growth in value, leading to the generation of unparalleled returns. There are a few things investors must keep in mind to reduce risk and yield higher returns from real estate investing.

Property research

Before you purchase a property, you must conduct thorough research on the market. With a multitude of projects on the horizon, selecting the right real estate can be challenging. Acquire knowledge about real estate investment. The background of the construction company, the materials used, the type of real estate, and the area in which the property is located all influence the returns on your investment.

Evaluate your finances

You must calculate your finances to ensure that you meet specific goals. While taking a home loan is possible, calculating the interest and other aspects to understand feasibility is crucial. If you want to invest in real estate, but have a financial crunch, opt for investment loans. The loan is provided for residential and commercial properties that are not for the investor's use.

Analyse the market

One of the most essential factors of a real estate investment is market analysis. The location directly impacts the returns. Many factors come into play here, such as access to public transport, proximity to one's place of school or work, safety, and other facilities like malls, hospitals, movie theaters, etc. When buying a condominium in a resort, study regional tourist activity and hotel occupancy since the condotel unit will be marketed as a hotel room, with the frequency of occupancy defining the profitability of your investment.

Inquire about terms of use

If you're investing in a commercial property or a condotel, inquire about the maintenance charges, access to services, building management terms, property promotion rules, etc. Condos are a relatively new investment category where owners have the opportunity to purchase individual units in resorts or hotels. The buyer can choose to stay, rent out, or sell the unit, according to their choices. The in-house management company markets and promotes the resort to rent out your unit for short or long periods. Condotel owners and renters have access to the resort's amenities like fitness and spa services, concierge, pools, tennis courts, golf courses, dining areas, and more. Discuss these details with the developer of your commercial or condotel unit as it affects the price and returns of the investment.

Be mindful of tax implications

As is true of any other income, a real estate investor is liable to pay taxes to the government on profits gained through real estate. But there are laws to help you reduce tax liabilities. Learn about these deductions and sections to lower tax liability and increase returns on real estate income.

Final thoughts

In 2023, there is something for every kind of investor in real estate. Even a greenhorn investor can make a fortune in real estate if they know what they are dealing with and what they expect from the investment. Investors can be confident about yielding higher returns from their risk if they have adequate knowledge, market analysis, and secure investments.



ONLINE COVERAGE

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Headline: [Real estate investment outlook of millennials](#)

**Construction
Week**

Real estate investment outlook of millennials

An article by Vaibhav Jatia, MD, Rhythm ResiTel



According to a Morgan Stanley analysis, millennials constitute a crucial force that has the potential to drive India's financial and economic success. People in this age group make for roughly half of India's labour, generating 70% of the national household income, with a total spending capacity of \$3.6 billion. When it comes to millennials' real estate investment perspective, the pandemic had a significant part in influencing these young, tech-savvy minds. Working and studying from home, as well as lower leisure spending (travel, dining out, and watching movies in cinema halls), all contributed to the establishment of a new reality, resulting in a major increase in millennial real estate investment in recent years.

Here are a few key aspects millennials are considering when investing in real estate.

Generate income

Due to the sheer simplicity, risk minimization, and high returns, millennials are increasingly choosing real estate investments to supplement their current wages (mention Income instead of wages) and generate a consistent income stream for their post-retirement period. Additionally, in the event of a financial emergency, owners can also liquidate the property if they choose.

Environmental wellbeing

Millennials have been relatively concerned about the environment, so it is only natural that this concern extends to their real estate decisions as well. The perception of risk associated with climate change has shifted in recent years, leading investors to direct their funds toward safer, higher-performing green investments. From an investment point of view, millennials are more inclined to invest in sustainable real estate.

Smart homes

Modern security systems, sustainable living through smart power-saving ACs and lighting that uses minimal electricity, and uncluttered, easy-to-clean areas are just a few of the modern living concerns that millennials require as a return on their real estate investments.

Developers credibility

Verifying all paperwork is crucial for millennials before investing their hard-earned money. To make wise investment decisions, they want to be aware of aspects like hidden fees, costs, repair costs, insurance, and more. They require information about the developer and project schedules. They look at the track record and financial standing of the developer. The developer must be a reputable name approved by RERA.

Health & wellness

The millennial population demands well-managed developments with greener surroundings, gyms, yoga rooms, running/cycling tracks, hospitality services, and recreational places such as clubhouses and home theatres since health and wellness concerns have become increasingly significant.

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Conclusion

The real estate industry is paying close attention to the preferences of millennial homebuyers since they will have a significant impact on the expansion of the real estate market. As a direct result of the impact of covid-19, the real estate market will play a vital role in the economy over the next several years and it is millennials who will play the most significant role in this.

MILLENNIALS BUYING HOMES

REAL ESTATE INVESTMENT

RHYTHM RESITEL

VAIBHAV JATIA