

## **DAILY NEWSLETTER**

**(CREDAI-MCHI, NATIONAL, MMR)**

**SUNDAY**

**14<sup>TH</sup> June 20**

### **CITY NEWS**

#### **1. Hindustan Times**

##### **Headline:**

**Builders' body to train youth from villages near Mumbai to tackle labour shortage**

##### **Link:**

<https://www.hindustantimes.com/real-estate/builders-body-to-train-youth-from-villages-near-mumbai-to-tackle-labour-shortage/story-keXDmcorqAvSxoZluZh7YI.html>

As economic activities pick up pace in India with industries re-opening after an over two-month long hiatus, many sectors including the construction business are still finding it difficult to cope due to a lack of workers, many of whom returned to their native places during the lockdown imposed to curb Covid-19 disease.

To overcome this shortage of workers, the Builders Association of India (BAI) has put forward a proposal to train unemployed local youth from villages near Mumbai, according to a report in web portal ETRealty dot com.

The association intends to take the help of NGOs in finding such youth and train them in various trades such as carpentry, masonry, etc.

“By finding unemployed youth who are interested in working as carpenters, masons, fitter etc, with the help of NGOs, they can be trained accordingly,” Mohinder Rijhwani, the newly appointed Chairman of Builders Association of India’s Mumbai Centre, was quoted in the report.

## **National News**

### **1. Business Insider**

#### **Headline:**

**Indian government says reduce home prices— reduce land prices is the realtors’ retort**

#### **Link:**

<https://www.businessinsider.in/india/news/indian-government-says-reduce-home-prices-reduce-land-prices-is-the-realtors-retort/articleshow/76355695.cms>

Rajeev Talwar said if the government wants to push down the house prices, they will have to push the land prices down first.

“Whether it’s the Central government or State government if they bring the land prices down near to zero and you will have enough affordable housing all over the country,” said DLF managing director while talking to Business Insider.

## 2. Financial Express

### Headline:

**Coronavirus Crisis: Developers need to bring down property prices to clear unsold inventory**

### Link:

<https://www.financialexpress.com/money/coronavirus-crisis-developers-need-to-bring-down-property-prices-to-clear-unsold-inventory/1990426/>

The real estate industry is hard hit by Covid-19 and the subsequent lockdown. The pressure to reduce prices is enormous on developers and it is not true that developers are not in favour of reducing prices.

Commerce & Industry Minister Piyush Goyal in a webinar recently said that “markets will not recover in a hurry and the best bet is to sell.” He said developers will be stuck with their inventory if they don’t reduce rates.

## 3. Hindustan Times

### Headline

**Covid-19 lockdown has accelerated adoption of digital tools in real estate:Experts**

### Link

<https://www.hindustantimes.com/real-estate/covid-19-lockdown-has-accelerated-adoption-of-digital-tools-in-real-estate-experts/story-QSqvRp8ZgnAgmAkd5qL76H.html>

Interest rate cut or rise in FSI makes good headlines but the revival of real estate will no longer depend on announcements but on a set of execution specialists.

No single individual has redefined the real estate landscape in Mumbai more than T. Chandrashekhar. His tenure as the boss of Thane Municipal Corporation set the foundation for that belt to become an economic and residential hub. That performance would however get overshadowed by his next grand execution – the construction of the new business district, Bandra Kurla Complex. It changed the economic geography in such a manner that the district fetches the highest realty prices in Mumbai and is a cash-cow for the administrative body that governs it – MMRDA. Rumour has it that a small developer who is now a mid-level developer tracked his postings and initiatives closely and planned projects in the same vicinity counting on the fact that the area would be subsequently transformed.

#### **4. Daijiworld.com**

##### **Headline:**

**Land Trades rolls out Mangaluru's first virtual real estate e-platform**

##### **Link:**

<https://www.daijiworld.com/news/newsDisplay.aspx?newsID=719359>

\_Mangaluru, Jun 14: Investors who wish to realize better returns on their investment have an excellent reason to invest in a Tier-II city like Mangaluru. The port city has emerged as a future growth center in terms of infrastructure development and value appreciation. Now, enjoying distinct advantages like higher tax deduction, Lower GST, lower Stamp duty fees at 3% and Interest rates slashed to just 7.5% real estate sector is poised to bounce back within the next six months. Presently the

market is seeing a clear trend towards affordable and mid-sized housing projects..

## 5. Times of India

### Headline

**Kolkata: Wash area near main door? Realtors redo home layouts**

### Link

<https://timesofindia.indiatimes.com/city/kolkata/wash-area-near-main-door-realtors-redo-home-layouts/articleshow/76365096.cms>

KOLKATA: Architects at leading real estate firms in the city have rushed back to the drawing board to redesign apartments to meet the demands of aspiring buyers in a world that is now defined by the coronavirus pandemic. There is now a growing demand for flats with larger windows and balconies, separate studies and even a wall recess just after the entrance to hold a basin where anyone entering can first wash their hands.

“The major change brought by the pandemic to the industry is de-densification. Space usage per person has increased significantly affecting the space-efficiency strategies implemented in pre-Covid times. Based on the current circumstances, these changes appear short-term but may get extended to medium-term if there is delay in getting the vaccine,” said interantional realty consultant JLL’s Kolkata managing director Surekha Biyani.

## 6. Times of India

**Headline:****Govt plans PPP route for rental housing push****Link:**

<https://timesofindia.indiatimes.com/city/ahmedabad/govt-plans-ppp-route-for-rental-housing-push/articleshow/76364431.cms>

Gandhinagar: The Gujarat government plans to provide a major boost to the rental housing sector in the state. Apart from introducing a new affordable rental housing policy, the government will incentivize affordable rental housing projects through the public private partnership (PPP) mode. The state government's policy will be on the lines of the Union government's proposed rental housing policy.

Apart from providing a much needed boost to the real estate sector, the move will also bring into use the piled-up housing inventory.

A key state government official said that at present, there are over 8,000 constructed apartments of the Gujarat Housing Board (GHB) that are lying vacant because of various reasons. "The government aims to offer all these properties under the affordable rental housing policy. A very large chunk of migrant workers do not get housing facilities. Workers coming to the state for a shorter period of time do not want to buy houses either and are also not able to afford high rent. Such persons will benefit from the proposed affordable rental housing policy," the official said.

**7. Times of India****Headline:****Developers in Bengal get more time to complete housing projects**

**Link:**

<https://timesofindia.indiatimes.com/city/kolkata/realty-project-deadlines-extended-by-9-months/articleshow/76364321.cms>

Kolkata: West Bengal Housing Industry Regulatory Authority extended the deadline for completion of projects by nine months due to the Covid-19 pandemic, providing a breather for the real estate industry in the state. Besides, on a case-to-case basis, any project can get three months' additional time to be completed. The measure would directly benefit over 900 projects in the state. Following this, leading developers are also planning to reschedule payments of customers, which will benefit a few thousand who have booked flats in these projects.

“The extension has been granted due to force majeure, an extraordinary circumstance usually caused by a natural calamity and, in this case, by the pandemic. This will be in addition to one that may have been granted earlier to some projects for other reasons,” the order said.

## **8. Yahoo News**

**Headline:**

**Developers in Bengal get more time to complete housing projects**

**Link:**

<https://in.news.yahoo.com/developers-bengal-more-time-complete-050407928.html>

Kolkata, Jun 14 (PTI) Developers in the state were given additional nine months for completing projects by the West Bengal Housing Industry Regulatory Authority (WBHIRA), in a major relief for the sector reeling under the impact of the COVID-19 crisis, officials said on Sunday.

Following the decision, developers would not have to pay any penalty or face action if a project is delayed by up to nine months from the scheduled time, they said.

It will give a boost to the sector that has been severely hit by the COVID-19 crisis and the lockdown that has led to the stoppage of construction work for over two months, officials said.

The industry assured that construction activities would begin soon and said that with the support of the government, there is room to absorb 5 lakh more workers into the sector with the huge number of migrant labourers returning to the state.

## **9. Telangana Today**

### **Headline:**

**Hyderabad realty to bounce back**

### **Link:**

<https://telanganatoday.com/hyderabad-realty-to-bounce-back>

Hyderabad: The real estate sentiment remains one of cautious optimism. Even as the current trends look weak in view of Covid-19, much of Hyderabad real estate market's key stakeholders are hoping for normalcy to return, which will boost growth across all asset classes.

Though the short-term market sentiment indicates that the investors would prefer to wait till the pandemic comes under control and also look to gauge the impact of forecasted recession on office space demand in 2020 before investing, the strong fundamentals of Hyderabad could help in faster recovery.

## **10. OUTLOOK**



**Headline:**

**Developers in Bengal get more time to complete housing projects**

**Link:**

<https://www.outlookindia.com/newscroll/developers-in-bengal-get-more-time-to-complete-housing-projects/1865596>

Kolkata, Jun 14 (PTI) Developers in the state were given additional nine months for completing projects by the West Bengal Housing Industry Regulatory Authority (WBHIRA), in a major relief for the sector reeling under the impact of the COVID-19 crisis, officials said on Sunday.

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## **11. The Telegraph**

**Headline:**

**Realtors get more time**

**Link:**

<https://www.telegraphindia.com/business/coronavirus-lockdown-realtors-get-more-time/cid/1780781>

The West Bengal Housing Industry Regulatory Authority (WBHIRA) extended all under-construction projects by nine months suo moto,

while agreeing to offer a further leeway of three months on a case-to-case basis, if the developer desires.

WBHIRA accepted the repeated demands made by the developers for extension of projects and declared the pandemic a force majeure condition.

“...This authority is of the considered view that there exists ‘force majeure’ due to natural calamity caused by the pandemic condition of Covid-19, for the purpose of Section 6 of the West Bengal Housing Industry Regulation Act, 2017, affecting the regular developments of real estate projects in the state of Bengal,” WBHIRA said in a notice.

## **RBI RELATED NEWS**

### **1. BUSINESS STANDARD**

#### **Headline:**

**RBI modifies framework for financial market infra, retail payment system**

#### **Link:**

[https://www.business-standard.com/article/finance/rbi-modifies-framework-for-financial-market-infra-retail-payment-system-120061301023\\_1.html](https://www.business-standard.com/article/finance/rbi-modifies-framework-for-financial-market-infra-retail-payment-system-120061301023_1.html)

The Reserve Bank on Saturday came up with a modified oversight framework for financial market infrastructure and retail payment systems with a view to ensure safety and stability of payment structure.

"This document, by enhancing supervisory transparency and disclosure, would enable better regulatory compliance by payment systems operators, and enhance customer awareness, eventually contributing to the safety and stability of our payment systems," the RBI said while

releasing version 2.0 of Oversight for Financial Market Infrastructure and Retail Payment Systems.

## **OTHER NEWS**

### **1. Hindustan Times**

#### **Headline:**

**Can politics shape revival of economy after Covid?**

#### **Link:**

<https://epaper.hindustantimes.com/Home/ShareArticle?OrgId=146ab2fbbc6&imageview=0>

India's GDP will not reach 2019-20 levels until 2021-22 according to World Bank projections. There will be immense economic pain in the days to come. The impact will vary for different stakeholders in the economy. Both policy and politics will have an important role to play in recovery. The first part of this series, which was published on June 13, argued that states with higher non-farm, non-government share in the economy will suffer more. It also argued for collecting more data to come up with an informed policy response.

What about politics? The Indian economy is entering a contraction phase after a prolonged slowdown. Resources of both businesses and government were already stressed. India's policy response will also be an exercise in distributing very scarce resources across practically unlimited demands. In a democratic set-up, politics can be used to influence policy in the interests of the majority by collective mobilization.

## **2. Hindustan Times**

### **Headline:**

**Covid-19 lockdown:Spanish real estate heading for second crash in 10 yrs**

### **Link:**

<https://www.hindustantimes.com/real-estate/covid-19-lockdown-spanish-real-estate-heading-for-second-crash-in-10-yrs/story-EcgmZ3TbFKRMfHEKmNpjGI.html>

Spain's \$6 trillion home market looks headed toward another crash, according to economists who are studying the impact on property demand stemming from Europe's strictest pandemic lockdown.

While it's too early to estimate the full dimensions of the blow to demand caused by the health emergency that flared up in March, experts who study the Spanish market say the hit to housing prices in 2020 could range from 6.5% to 15%.

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