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GWADAR REAL ESTATE BUSINESS FUTURE UPDATE #3 (11th Aug 2005)

In my previous articles posted on 22 December 04 and 5th March 05, I highlighted the basic things and available resources at Gwadar; Market prices were also posted according to the then market. After passage of 6 months an update is prepared with recent development.

GWADARCORNER.COM WEB PAGE

Choudhry Dawood Wajid, a true Pakistani stationed at Kuwait has developed this web page and prove that being far from here he has great love with Pakistani people and Pakistan. Every one can visit this page and can view basic information about Gwadar real estate Business. I think if any one carry out survey of this page only for 30 minutes he will get enough instead doing many search. All relevant information is collected at here, even if any one has good suggestion it also be posted here. I do appreciate this young man (CDW) efforts in this regard and hope he will do more in this field. Because still Gwadar is in its 1st development Phase and after few years only and only Gwadar will be the center focus of real estate/ stock exchange business. Gwadar is a place which not only attract Pakistani businessmen but for the investors all over the world. When I go on search on Internet it is very disappointing that very few people are working and providing information through this media about Gwadar real estate business. This web page is not for any special favor to any one project but goes on ground fact and realities, what is happening at Gwadar and what govt. is planning to do in near future, I hope any one who want to know any information about Gwadar and like to invest at there will get satisfactory reply. No speculation is done at there.

Many people ask that in Gwadar, at which place investment is fruitful, they should made the invest in short term or long-term projects.

SHORT TERM INVESTMENT

At Gwadar there is two kind of investment. One is residential and other is commercial. When we say short term investment then one must think at least five years time period for it, because if one do the investment with the thinking that he will get return in days or month then may be he get loss, one can get but may be not. Therefore investment should be made keeping in mind (Time Period 5 Years). The other question arises at where this investment could be made.

I suggest for residential purpose at Sangar and New town both are Govt Housing project, New world City, Golden Palm and Creek city or for private land for residential purpose at Airport

Road and Jinnah avenue Road up to Door Ghatti. I think this all areas come with in the range of 5 to 10 K M from Deep-sea port. And in next five years there will be sign of real development and will be populated. All other areas are not recommended for short-term investment.

LONG TERM INVESTMENT

Long-term investment is from 10 to 15 Years or may be more time periods. It depends upon the circumstances and speedily diversion of investors from all over the world. Therefore no one can give the exact time period for long-term investment but if all things go in right direction then I think Gwadar will be developed before the expected time period.

If any one is thinking to invest in a long-term project, then he may invest in any well-reputed private housing project because the fattest developer can only developed its project in next ten years. These are hard fact and ground realities and we have to accept it.

Any piece of land in acres can be purchased at main coastal highway and the land around the old airport. At west bay seaside, one can do the investment from shabi to Jiwani and from zero point to road goes to Iran border. At main coastal highway from Kapper to Kalmaat still settlement is not done if the settlement is done then one can buy the land from kapper to kalmaat. These all areas are in tehsil Pasni and there is no doubt that land at main coastal highway just after Ormara to Gwadar will gain value with the passage of time. The Kalmaat will be the center point at the distance of 180 Km from Gwadar toward Karachi. There is land at main coastal highway and and sea beach good for resort etc and many investors are doing some at there. The land is very cheap at there. In February there was land only at 10 thousand per Acre but thereafter it increases to 30 thousand per acres and still is at that cost. This land is cheap because still settlement of land is not done at here but after settlement its prices will be increased many fold like in tehsil Gwadar.

If any one is thinking to do the long-term investment I suggest that they should visit the areas and do the purchase after through study. Some land in tehsil Gwadar is disputed Like [Karwaat](#), [Akra Shumali](#), [Chetti janobi Chattani Bel Zabad Den](#), and some area in [Peshukan](#).

I posted guideline for investment at Gwadar at [gwadarcorner.com](#) and it is very helpful for the investor who likes to invest there for short term as well as long term.

Number of housing schemes already announced there, out of which some have very good location like Golden Palm, Creek, Globiz, New world city, GDA Scheme No-5 etc. Two Govt. Schemes are also there Sangar and Newtown.

I think if one read the guideline and follow it he will be in better position to do the investment. It is not a matter that we are doing investment in long term or short term, thing which is very important is" that we must buy the correct thing and do the all transfer procedure under the rules" Being away from Gwadar and depending on other will give you worries. Must visit at the site and see the things with own eyes. It is very difficult to say which private housing society will do better in the future.

There is no doubt that Gwadar development 2nd phase is about to start and, people who are still shy about the future of Gwadar; I must say they are not good businessmen. If you buy plot close to center point of city and future commercial importance then we must have to pay more, on other hand many housing project invites as low as 21 thousands with down payment on easy installment.

When we are going to buy private land, it is necessary to visit the site and avoid purchasing the disputed land. The good investment is before Shabi on west bay, at Airport road; Main Jinnah Avenue road, zero point (it will be costly). From zero point to coastal highway toward

Karachi up to Karwaat. Door Ghatti to Karwaat. There are some disputed areas i.e. Peshkan, Zabad den Chattani Bel, Chatti Janobi Akra Shemali and Karwaat. Avoid for investing at there.

FINANCE TRADE & BUSINESS AVENUE (FTBA)

The site selected for FTBA is at fine location and will be the center of the city in future. It is near Door Ghetti, a project of Mr. Hussain Ashraf, native of Gwadar. He has his own identity with good reputation. I think it is sufficient for investor's information. This project will be the main focus of business in near future.

GWADAR FREE PORT INDUSTRIAL ZONE (GDA Scheme)

Government of Balouchistan has announced free port Industrial zone at Karwaat about 45 Km from Main Jinnah Avenue. This Govt. Project is consisting of 10000-acres land for industry purpose at the cost of Rs 15 lac per acre. In 1st Phase Govt. of Balouchistan allotted 1000-acres land for industrial purpose and its 2nd Phase is on going. The procedure is very simple, individual interested to allot the plot at here is required to submit an application to the **PROJECT DIRECTOR INDUSTRIAL ZONE GWADAR** on plain paper, the authority will issue them an application form, which will be returned to the Project Director with pay order of Rs one lac down payment. The applicant will be informed about his allotment and allottee have to pay remaining amount in 8 equal installment (each installment is 01 lac 75 thousands). It is for the information of general public that the allottee who got allotted the plot in 1st Phase is offering for sale at 7 lac on payment mean with profit of 7 lac per acres. It is the 3rd project of Govt. of Balouchistan. 1st was Sangar, 2nd Newtown and this 3rd is Free port industrial Zone. I suggest the investors to go on investment at here instead of purchasing the worries on heavy payment. Although it is a long-term project but its profit rate will be increased with the passage of time. There is no fear of loss or of Qabza group etc.

RE-LOCATION OF OLD GWADAR TOWN

According to Gwadar Master plan, present Gwadar old town is required to be re-located. But its re-location need heavy expenditure, according to recent news when it was calculated how much money is needed for its re- location; the figure was about 22 billion. If Govt motivate the people and arrange the funds then two sites have been marked for that purpose. One is Surbander and the other is Peshkan, Govt has acquired 1000-acre land at Peshkan for that purpose. Govt. is also carrying out feasibility report of Fish Harbor at Surbander and at Peshkan. The Fish harbor at Surbander is confirmed but at Peshkan feasibility is under process, hopefully it will also be done. The native of Gwadar will be compensated as per their desire at the time of re- location of old town Gwadar.

PC HOTEL

Ground plus three storeys PC Hotel is under construction, Almost its work is completed and hopefully it will start function in December this year. It is located at Sangar Phase -1 exact at R-S Street (hill) north edge. . After operation of this Hotel the plot at Sangar will gain weight especially in Phase-1.

DEEP-SEA PORT

1st Phase of Deep sea port (having three berths) is completed, according to recent news it will be in operation by 31 December 2005.

SANGHAR HOUSING PROJECT (GDA Scheme)

This Project was started in 1992 by the then Dpty Commissioner Jan Muhammad Dashti at nominal charges; Due to its best location, sea view and security arrangements its attracted many peoples all over Pakistan. , it got so famous that Govt. of Balouchistan announces its 2nd, 3rd and subsequently its 4th (commercial) phases. Till 2000 before announcement of deep sea port all Plot at here were booked, after announcement of Coastal Highway and deep sea port its price rise 100 time then its original cost, due to which many hindrances came there but ultimately Balouchistan High Court took a decision and rights of ownership were given to allottee and now this project is totally risk free. One can buy the plot at here, it is short-term investment and one can get profit in week or month. It is expected that after operation of deep-sea port plot at here will be very costly.

Presently approach road goes at Sangar from Fish Harbor Road, which will be Deep Sea port Road in future. Keeping in view the port security it is expected that an alternate access will be given to this Housing project. But it is very clear that if we consider security point of view it is the one safest place in Pakistan. It is polluted free being 280 feet high from sea level, no dust could reach to it and surrounded by sea from its three side.

Now days the rates of plot at here are at it lowest level, so the best time for buyer but in few month may be in September the prices will grow. Sangar is a unique project of its kind and there is no alternate of it anywhere in Pakistan even in Asia. Along the west bank of sea some Housing societies are offering the plot Having size not more then 500 sq/yd to 1000 sq/yd 35 lac to 75 lac even the commercial plot in crore and people are buying being on installment, but the people do not think how much time it will take to come at the present stage of Sangar, I suggest why not people go on investment in a safer and developed Govt. project being in their reach.

NEWTOWN HOUSING PROJECT (Govt Scheme)

Already enough detail have been posted about this Govt. project at gwadarcornr.com. In brief one like to get the plot at here, is advised to get the plot after verification from the DCO office gwadar. If it confirmed from there then do the buying. Maps of its all four Phases have been posted at web page. If one gets the authenticated plot then he is not at loosing end. As it is concerned about the plot price it varies at different timing, plot in Phase –1 are costly then Phase IV. The price cannot be quoted being variation in market. It will be posted separately at gwadarcornr.com.

PRIVATE HOUSING SOCIETIES

At present more then 30 private housing societies have been announced. These housing project are located at west bay sea side, main jinnah Avenue, Airport road, Main coastal Highway Zero point to Jorkan, Door Ghetti to Akra dam, Jiwani Road, Negor sharif, shenkani dar (industrial area) etc. All housing projects have been announced after getting provisional NOC from GDA. Few Housing project are very close to Jinnah avenue and will get business in near future i.e. at west Bay: - Creek, Golden Palm, Globiz etc, at main jinnah avenue and airport road New world city, GDA scheme no-5, Muscat central etc. many other like jinnah city at akra dam road 6 kilometer from zero point and model town at jiwani road at Mizani more then 10 kilometer from zero point, Makka city at Jorkan highway, It will be fine place when well populated. It is for information for general public and investors that Makka city has given 6-acre land to State Bank of Pakistan. With the presence of such a national building, housing project will get weight in future.

It is very difficult to forecast at this early stage, which area will be prime in future, it depend on Government planning. Now we say west bay and Jinnah Avenue and airport road but may be it will be at surbandar road, main coastal highway zero point, or the land at karwaat (Govt Industrial Zone). As it is concerned about the land acquired by the all housing societies all is fine and prime land but which management will do better it depend about their previous market reputation, like New world city being developed by Hashoo group. Similarly like other.

It is therefore suggested when any one is going to invest in any of housing project must check the fol.: -

- Possession of land on ground
- NOC from GDA
- Name of the consultant group and project developer
- Reputation

MAIN COASTAL HIGHWAY FROM KARWAAT TO KALMAT

Area from Karwaat to Kalmat falls in tehsil Pasni; at here still settlement is not done therefore before doing the settlement by the Govt. Purchase of any land in that area is risky. But being the coastal road and the necessity after operation of Port it will gain value, few months ago there was sale/purchase at kalmaat (A small village named Kalmat about 180 Kilometer toward Karachi at main coastal high way). At coastal highway Kalmat stand value; its one side is coastal highway, where as on the other side is creek (sea side) it is best place and central point between Karachi and Gwadar. Seaside is best place for resorts etc. It will gain value and may be some housing project will be announced at here.

It is very difficult to advise here to purchase the land in non-settled area. If it is legally supported then no harm to acquired the land at here. In February land was 10 thousand per acre and it rises up to 30 thousands per acres.

MISCELLANEOUS

Govt. is doing lot of development in Gwadar. Beharia University is already announced and hopefully its work will start soon. Fruitful arrangement is being made to get the electricity and gas from Iran, already providing supply of electricity. Main Jinnah Avenue Road works is in progress (63 meter width and 16 Kilometer length), This road start from Newtown Phase-1 and meet Main coastal highway near Zero point. I think till population rate will improve at gwadar enough arrangement for storage of water will be in hand in the shape of Akra Dam, Shadi kor and Mirani Dam. So there is nothing to worry about basic needs at there.

credits: Mr. Awan Nazar (Gwadarcorner.com Real Estate Consultant)