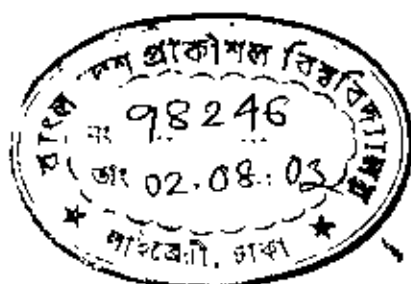


**Housing Provision in Dhaka: An Analytical Study of the Role of State
and Private Formal Developers**

by

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2002

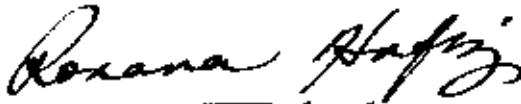
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Housing Provision In Dhaka: An Analytical Study of the Role of State and
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BY

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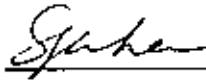

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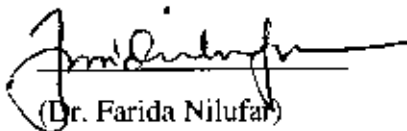


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Glossary and Acronyms

CDA	Chittagong Development Authority
CBD	Central Business District
CUS	Centre for urban studies
MLGRDC	The Ministry of Local Government Rural Development and Cooperatives
LGU	Local Government Unit's
LGED	Local Government Engineering Department
DIT	Dhaka Improvement Trust
OCS	Office of the commissioner Settlement
CBA	Community Based Associations
NHA	National Housing Authority
CWASA	Chittagong Water and Sewerage Authority
DPHE	Dept. of Public Health & Engineering
DWASA	Dhaka Water & Sewerage Authority
HSD	Housing Settlement Directorate
KDA	Khulna Development Authority
LRO	Land Reforms Ordinance
LGEB	Local Government Engineering Bureau
NGO	Non-Government Organizations
PWD	Public Works Department
RAJUK	Rajdhani Unnayan Kartipakhya
REHAB	Real Estate and Housing Association of Bangladesh
RTDA	Rajshahi Town Development Authority
UDD	Urban Development Directorate

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Abstract

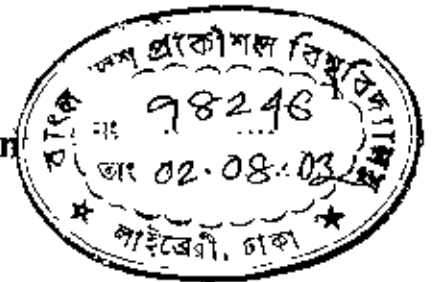
In this study attempts were made to investigate and analyze the role of state and private formal developers to provide housing and the impact of their activities on the housing provision in Dhaka. Housing problem in the urban areas of Bangladesh is a phenomenon a typical of most developing countries of the world. Dhaka has more population than it can accommodate the housing situation. One main reason of the widening gap between the cost of housing resources and the affordability which makes a cost effective solution remotely possible. Rapid urbanization and poor economy followed by inequitable distribution of resources have created serious housing problems

Dhaka is experiencing rapid growth. The availability of facilities like better education, the prospect of increasing income, and improved and modern health care compared to their availability in other urban centers have made Dhaka very attractive to all people. Investment made in housing are also highly profitable in Dhaka compared to any other cities and towns of Bangladesh. But it has not achieved either the managerial or administrative capacity to cope with rapidly increasing population and/or acquired technology and resources to provide the required essential services and facilities. As a result serious problems have emerged over the years regarding housing provision and other related services.

In order to meet the ever-increasing demand for residential accommodation in the limited land of Dhaka the construction of high rise residential buildings was a natural and viable solution, of course with natural consequences. Though high rise apartments aimed at the middle and upper middle income group, these can only be afforded by the affluent of the city. There are various modes of apartments, the most common form is the one where the developer buy the plot outright, construct the apartment and sell those with an a portioned share of the land to each buyer. Now REHAB's has 80 members and the same number of developers are doing their business in capital city, but they are not REHAB's members (Seraj, 2002). Most of the high rise apartments have been built in gross violation of building codes and without regards of their impact on the total city environment. Developers are more attracted to developed areas as they can charge higher price for their apartments and thus earn higher returns.

The Government's achievement in the housing sector in Dhaka is very insignificant, compared to the massive needs and demands. The Housing & Settlement Directorate has been the principal public sector agency engaged in solving the enormous housing problem of the country, particularly for the poor, the low & the middle income group of people. Since its creation RAJUK played a key role in planning and development of Dhaka. Dhaka's land development activities covered housing, industry, commerce, road communication and open space. Until now RAJUK has helped upper, middle and lower income group in various ways to give them housing facility. But what RAJUK has done for the lower income group of people is very insignificant than its requirement. PWD was made responsible for all govt public works and maintenance. For various public works PWD department has 150 years experience. The number of flats constructed by the Directorate of Public works is now total 32,000 .

Chapter 1 : Introduction



1.1 Introduction

Housing is not merely a shelter, but a complex package of goods and services from which each family makes a social and economic contribution to the community in which they live. Housing not only provides shelter for a family but also serves as a center of its total residential environment. As a focus of economic activity as symbol of achievement and social acceptance, and as an element of urban and regional growth and income distribution, housing fulfills a social need and satisfies criteria for remunerative urban and regional investment (Grimes, 1973). The nature and value of housing are determined by the services it offers. These services are varied and include neighborhood amenities, access to education and health facilities, and security. Of all humanity's basic needs of food clothing and shelter, the latter is one of the most difficult to provide. Housing is expensive even for the very rich families, because it usually involves a family's largest investment. Housing makes up for 15% to 20% of total expenditure and for low income families anywhere between 5% to more than 40%. A major share of about 93% housing in Bangladesh is supplied through the informal sector, while public sector provides only 7% of the total housing (Hafiz, 2001).

Bangladesh is one of the least urbanized countries of the world. Housing problem in the urban areas of Bangladesh is a phenomenon a typical of most developing countries of the world. Less than a quarter of its total 130 million population live in 500 urban centers. Since the independence in 1971, its urban population has increased significantly; the current rate of increase (5%+) is one of the highest in the world (Sadullah, 1991). Dhaka, the capital city, has at present a population of almost 10 million. The crisis is more acute in Dhaka for many reasons. Dhaka is experiencing rapid growth. Dhaka continues to hold all major activities and facilities and there has been no serious attempt at decentralization. The availability of facilities like better education and improved and modern health care compared to their availability in other urban centers have made Dhaka very attractive to all people. The prospect of increasing income also makes Dhaka all the more attractive

to all sections of people. Investment made in housing are also highly profitable in Dhaka compared to any other cities and towns of Bangladesh. Dhaka has assumed large size in terms of number of population. But it has not achieved either the managerial or administrative capacity to cope with rapidly increasing population and/or acquired technology and resources to provide the required essential services and facilities. As a result serious problems have emerged over the years regarding housing provision and other related services. So Dhaka has selected as the study area of this research.

1.2 Present State of the Problem

Housing problem not only exists for the low-income group, the middle income group also faces the severity of the situation. Dhaka has more population than it can accommodate the housing situation. One main reason of the widening gap between the cost of housing resources and the affordability which makes a cost effective solution remotely possible.

The affordability of shelter by the urban households is extremely low. Only twenty percent of households in Dhaka city can afford more than TK. 17,500 as initial investment for housing (Sadullah 1991). Different Government or public sector agencies engaged in solving the enormous housing problem of the country. All government efforts have been grossly inadequate compared to the sheer requirement which made any attempt by planners, designers or policy makers redundant.

Due to a great increase in the number of population of Dhaka, the pressure on land for residential use has been very high. Most of the increase in population is due to a steady flow of rural migrants. The annual requirement of new housing in Dhaka is at least 60,000 units by the most conservative estimates But the average rate of production is only 2500 units per year (Hafiz, 2000). During 1961-1974 the urban population of Bangladesh increased by 138% while rate of housing unit construction increased by 129%. Over the years the housing backlog accumulated

further. During 1980-2000 the housing deficit was projected to be 5 million units with an annual requirement of 165,000 new housing units.

There remains a large gap between the demand for new housing and their rate of production. The situation is more aggravated by high land cost and scarcity of resources, particularly land, and low level of affordability of the majority of the population. This resulted in unhygienic living in the serviceless cramped slums and squatter settlements by a third of the population (Rahman, 1990).

People from all socio-economic background in Dhaka are facing housing problem though the nature and intensity of the problem are different. While the urban destitute need rehabilitation, the slum dwellers need slum upgrading. The low income families are in need of low cost flats or plots and the middle and upper income families are complaining that the cost of decent plot or a decent flat is going beyond their means. The solution to the problems of these different groups is also different and mainly lies in the hand of the policy makers and the government.

The Government's achievement in the housing sector in Dhaka is very insignificant, compared to the massive needs and demands. Up to date the total record of housing construction, land development, and plot allotment etc have benefited only about 200,000 households throughout the whole country (Planning Commission, 1997). The Government agencies are engaged in land and residential development process mostly in the northern and north eastern fringe areas of Dhaka city.

In 1980, private sector accounted for 84% of the total housing stock constructed. Public rental housing accounted for 7%, squatter housing 2% and boats and other type of housing accounted for 4%. The end of the decade observed the potential of making profits due to the increasing demand and rents for fast delivery of housing by the private sector.

Table 1.1 : Housing tenure types(%households) in Dhaka

Housing tenure types (households)	Percentage
Owner and purchaser	31.9%
Tenant	53.6%
Social housing	1.2%
Subtenant and rent free	6.5%
Squatter and other	6.9%
Floor area per persons (sq.m.)	2.65%
House price to income ratio	5.0%
Rent to income ratio	12.0%

Source : Urban Indicators Program Phase 1 : 1994-1996

More than half residential houses are rented while about one third are owned or purchased for sub-letting. Squatters and slums occupy 6.9 of the total housing stock which are engaged in informal employment. The floor area per person is below the minimum standard of living and stands at 2.65 sq.m. Most private households live in the city as legal tenants or as squatters. The pattern of land ownership is highly unequal. Only 2% of the city's population, who constitute the upper income group, use about 15% of the residential land of the city, 28% of the middle class occupies 65% of the residential areas while 70% which constitutes the poor have access to 20% of the residential land (Islam-1991).

One third to one half of the urban population is living in poverty without adequate food, adequate housing and related services. Poverty in the country is widespread. According to a 1995-1996 Household Expenditure Survey (HES), which based its findings on income level and caloric intake, states that about 41.1% rural families were poor and had less than 2122 k. cals of food per day and 24.6% constituted the hard core poor with less than 1805 k. cals of food per day. Poverty is prevalent in the urban areas. According to the same HES survey 49.5% urban households were living below the poverty line and 40.2% constituted the hardcore poor (Bangladesh Economic Review, 1998, GOB). Families with an income of Taka 3500/-per month

were considered poor and those families with an income of Taka 2500/-were considered as hard-core poor (Hafiz,2001)

Reviewing the housing situation in Dhaka in 1991, just more than half the houses were termed as permanent structure. However only 46% of the total housing stock was constructed under the minimum building regulations. Housing production per year was 6.9% and the percentage investment in housing sector stood at about 10% of the total gross domestic product.(Islam-1994).

The housing problem of the developing world is mainly faced by the lower classes. The high level government officials involved in adopting the housing policy like practical field experience. As a result the housing policies adapted by them are usually impractical and inappropriate. Thus these policies on paper are not able to tackle the real problem. Although the people of the third world countries related to the government or administrative system agree, in principle, on the importance of the lower income groups in their housing policies, these classes are the most ignored. The housing policies of developing countries basically benefit the class which is politically or economically powerful- clearly the upper class. Small numbers of houses are built by the government sometimes, for the lower income groups; but a only a limited portion of government employees get to live in these.

Planners and decision makers have tried to evolve different strategies housing to reach greater number of people, but even the cheapest formally designed housing remain beyond the affordability of over 80% of households in Bangladesh (Hafiz 2001). There are millions of families who will never know the comforts of their own homes or have access to such basic necessities (such as safe drinking water, sanitary toilets, electricity, garbage disposal, etc). Thus the present housing provision and supply pattern need to re-examined to find out the deficiencies and ensure a smooth supply of increasing number of houses to a greater number of people.

The intention of this study is to investigate and analyze the role of the state and private formal developers to provide housing and the impact of their activities on the housing situation in Dhaka. The intention of this study is to investigate and analyze the role of the state and private formal developers to provide housing and the impact of their activities on the housing provision in Dhaka. Basically this study intends to investigate how state agencies, such as, RAJUK, Public Works Department, (PWD), Housing Settlement Directorate (HSD), etc attempts to provide housing to people. At the same time similar investigation will be carried to find out how the private formal developers are doing in this regard. The study will also make a comparison between amenities and facilities provided by both agencies and attempt to quantify the benefit provided by state agencies and private formal developers. As this study suggests the problem of housing is most acute in Dhaka. So for obvious reasons Dhaka has been taken as the area of study.

1.3 Objectives of the Research

In view of the problem stated in the preceding section, the specific objectives of the study are:

- To investigate the role of state agencies (such as -RAJUK, Public Works Department (PWD), Housing Settlement Directorate (HSD)) with regard to housing provision and their attempts to solve the housing problem in Dhaka.
- To investigate the role of private formal developers in providing housing to the residents in Dhaka and analyze the impact of their activities on the overall housing situation.
- To provide a comparative picture of the facilities and amenities that the state and private formal developers provide in their respective field of housing.

1.4. Methodology

1.4.1 Selection of the study area

The present study is intended to critically evaluate the role of state and private formal developers in providing housing in Dhaka. For the availability of different

facilities like education, employment Dhaka attracts people from all income groups from all over the country. Dhaka has assumed large size in terms of number of population. But the number of housing has not increased proportionately and Dhaka is facing serious problem in housing provision. For this reason, Dhaka has selected as the study area of this research.

1.4.2 Collection of information

For the purpose of the present study the required information has been collected from

two sources:

- a) Secondary source,
- b) Primary source.

a) Secondary source:

To have a basis of understanding and to collect information related to this study books, journals, reports, magazines, newspapers and other publications relating to the topic have been studied. Published articles on housing have been collected from different libraries. Similar publication regarding high rise apartments have been collected from web site.

b) Primary source:

• Questionnaire survey

As a part of the study, questionnaire based surveys among several developers and officials of different government agencies were conducted to gather information on many aspects. The survey was conducted by using pre designed questionnaire for collection of data . The questionnaire translated the research objectives into specific questions and answers. Questionnaire survey helped to gather information on motivation for constructing government's houses and apartments and different problems and prospects of these houses.

- **Interview**

Developers and officials of different Government agencies who are responsible for housing were interviewed. Similarly information was gathered from buyers of high rise apartments. Besides these, experts on housing were interviewed to obtain information regarding housing.

1.4.3 Data analysis

The data obtained through questionnaire survey and interview has been analyzed, classified and tabulated as per items after careful checking of them keeping in view the objectives of research study in order to provide an elaborate picture of housing provision in Dhaka.

1.5 Organization of the Thesis

In chapter- 1 the concept of housing, background and present state of the problem have been discussed. In the end the research objectives and methodology have been discussed. This chapter also states how the thesis has been organized.

In chapter 2, land and housing situation in Dhaka city have been discussed. When urbanization takes place at Dhaka city an exceptionally rapid rate, mainly due to rural to urban migration, the capacity of the urban centers to properly absorb the increasing numbers, being mostly the poor, is severely challenged. Due to huge increase in the population of Dhaka, the pressure on land for residential use has been very high. The value of land in Dhaka city, mainly in the central area, has increased at a rate much higher than the rate of any other commodity.

Land is a critical constraint for development in Dhaka city and surrounding areas. The big real estate companies are mainly responsible for the high price of land in the central area because they pay a much higher price for a good piece of land. It is argued that due to this reason middle and upper middle class families are being unable to buy land in Dhaka. Real-estate companies are just one among several reasons for the rise in price as the value of urban land.

Besides, there are other factors, which influence urban land value. These are social values, customs and others. Land is usually developed through government agencies and private developers in the different areas. In Dhaka City, it is mainly RAJUK, which is responsible for land and housing development. PWD, UDD, HSD are also responsible for the development of land and housing in Dhaka city.

In chapter 3, the government agencies in housing, the functional grouping of different govt. agencies have been discussed. Here the state policies to solve the housing problem in Dhaka city were explained. The intention of this study is to investigate and analyze the role of the state to provide housing and the impact of their activities on the housing provision in Dhaka. Basically this study intends to investigate how state agencies, such as RAJUK, Public Works Department Housing tenure types(%households) in Dhaka (PWD), Housing Settlement Directorate (HSD) etc attempt to provide housing to people. In the end, the contributions of some key agencies to the housing finance system have been described.

In chapter 4, it has been tried to describe the emergence of developers who have attempted to solve the housing problem by building the high rise apartments. Their origin and development, their role in solving the housing problems, the problem they face and their prospects have also been discussed. In the end, this chapter discusses about REHAB (Real Estate and Housing Association of Bangladesh). In the last chapter the summary, findings, recommendations and conclusion of the research have been included.

Chapter 2 : Land and Housing in Dhaka City

2.1 Introduction

Urbanization in Bangladesh is intensified by high population growth. For Bangladesh the problem is further aggravated by limited land supply in urban areas, lower land utilization and lack of proper policy and planning of land use. The ever-growing urban population is creating an increasing demand for space. From a base of 24 million people in 1996, (20 percent of a total of 122 million). Bangladesh's urban population is expected to reach 30 million at century's end, about 50 million by 2010 and nearly 80 million in 2020. These projections are based on the assumption of an average annual growth rate of 6.4 percent up to 2000, 5.3 percent between 2000-2010 and 4.3 percent thereafter. Given past and present trends, Dhaka statistical metropolitan area (DSMA), a megacity holding over 8 million people, will reach 11 million people at the millennium, 14-16 million by 2010 and 15-20 million by the year 2020 (Bangladesh-2020, 1998). The 'push factor' driving people to urban centers comes from the inexorable growth of rural population and a lack of employment opportunities there.

This Table show the Population in Dhaka , area of the city and Population Density in persons per Sq. Km. from 1951 to 2001

Table 2.1 : Dhaka city : population, area and population density from 1951-2001

Census year	population	area in sq.km.	Density in person/ sq.km.
1951	335,928	72	4,666
1961	550,143	91	6,046
1974	1,607,495	95	4,961
1981	2,816,805	208	13,452
1991	4,232,034	276	15,333
2001	5,578,023	360	14,939

With the increase of population with lesser increase of area, there was gradual increase in the prices of land for habitation. The value of land of Dhaka city, mainly in the central area, has increased at a rate much higher than the rate of any other commodity. While between 1969 and 1979 the cost of living in Dhaka has increased four folds, the price of high- class residential land has increased approximately 25 to 35 times. The experts observed that Dhaka experienced an unprecedented increase in land value since the early seventies.

In the past decade the city developed mainly towards the north. From sixties up to recent times RAJUK has provided nearly seven thousand posts at subsidized rate mainly for the middle and upper income group. The account of land value published by the Center for Urban Studies (CUS), Dhaka University and Sheltech regarding land price in different area in Dhaka city in 1990 has been presented in Table 2.2 while the price up to 1990 was based on information that on 2000 was their speculation. This researcher contacted in September 2001 for the latest information regarding land price in Dhaka city. But they replied there was no work in this field. The land value in Taka has been given in Table 2.2.

Table 2.2 : Land value increase in Dhaka city: 1974-1990-2000

Area	(1974)	(1990)	(2000)
	<u>Taka per katha</u>	<u>Taka per katha</u>	<u>Taka per katha</u>
Baridhara	25,000	600,000	1300,000
Gulshan	25,000	600,000	1300,000
Banani	25,000	600,000	1300,000
Mahakhali	25,000	600,000	1300,000
Dhanmondi	25,000	600,000	1300,000
Azimpur	17,500	600,000	600,000
Mohammadpur	25,000	500,000	1000,000
Shantinagar	20,000	500,000	1000,000
DOHS	20,000	500,000	1000,000
Shamoli	17,500	300,000	1200,000
Uttara M. Town	20,000	300,000	1300,000
Cant. Thana	20,000	400,000	1300,000
Kamalapur	17,500	400,000	1300,000
Saidabad	17,500	400,000	1100,000
Gandaria	10,000	400,000	1000,000
Bashabo	2,000	300,000	1000,000
Kalyanpur	17,500	300,000	1200,000
Mirpur	10,000	200,000	1300,000
Kachukhet	10,000	200,000	1300,000
Badda	4,000	200,000	1000,000
Goran	4,000	200,000	1000,000
Demra	4,000	200,000	1000,000
Motijheel C.A	50,000	1,200,000	No Information
Karwan Bazar	41,500	1,000,000	No information
Mohakhali C.A.	33,500	800,000	1300,000

Source : CUS, Dhaka University 1974, Sheltech -1990.

2.2 Land and Housing in Dhaka

Availability of urban land for development of housing and other facilities is in a critical situation in Bangladesh. The unbelievably high price of land in the urban areas is indicative of that situation. The rapid urbanization due to population increase and migration from rural areas are the main instigators towards the rising demand for urban land in Bangladesh. These new comers are absorbed into the fabric of the city life. Immediately after the independence, cities specially Capital Dhaka became attractive and focus point of economic, political and social activities. This crowding pushed demand for urban land.

Immediately after the independence in 1971 Investment in land and specially in urban land was considered the best protection against the inflation of 70s Black money or wealth which is estimated to be around 20 to 25 percent of the total GNP is also partially responsible for increasing the demand for urban land. Speculators and real estate business houses further pushed the demand for urban land. The glaring housing shortage and degraded living environment in most of the urban areas of Bangladesh can be described to excessive consumption, waste of scarce resources and concentration of wealth in the hands of a few. All these factors along with other social and economic forces pushed the demand for urban land to a critical stage. The high land price in the urban areas is indicative of imbalance between the supply of and demand for urban land. Dhaka displays gross inequalities in housing opportunities, with the rich enjoying spacious accommodation with all utility services of high standards, while the low income groups languish in unbearable hovels, What shall be the form of housing and living accommodation in 2025? It will depend a lot on the socio-political ideologies of the governments of the future.

The present attitude of the government or of the private formal sector can never solve the housing problem for all income groups. Rural or urban, the affluent and the poor must be housed and provided with well-managed municipal services - water, sanitation, waste removal, transport, etc.- to protect their health and to maximize the contributions that they can make to the nation's economic growth. In the case of the poor and in the setting of urbanization, the need for housing will be monumental.

A recent study [GOB-ABD (1996) estimates that 2.99 million urban households, 61.3 percent of the total, or 13.5 million out of 22 million city dwellers, live below the absolute poverty line of Tk. 3500 per month. These 3 million households (assuming a household size of 4.3) demand affordable low-income housing in the informal sector. The remaining 1.8 million households find their shelter in the formal housing sector. With urban population due to reach 60 million in the year 2020, there will be 16-20 million urban households (assuming household size shrinks to 3.25 in the year 2015).

It is estimated that 75 percent of urban families live in substandard housing. This amounts to approximately 4 million families which will grow to 9 million in 25 years if nothing is done to address the urban housing problem. Tackling this problem with a long-term perspective will require the preparation of a national housing needs assessment focusing on rapid-growth areas (smaller towns and NW/SE corridor), addressing the need for land and supporting infrastructure with special attention directed to the needs of the urban poor. Special efforts would be needed to develop specialized housing finance institutions to meet the housing credit need of lower and middle income households. Encouraging the development of market-based housing finance institutions would be crucial for addressing resource constraints in the private sector which would have to play the major role in providing housing infrastructure.

2.3 Situation of Residential accommodation In Dhaka

The inhabitants of Dhaka city are having bitter experience regarding the acute shortage of residential accommodation. There is housing crisis in the country both in the rural and urban areas. Housing need is a complex and ever changing process. Housing need is dependent on a number of interrelated factor. The government intends to create a favorable and conducive environment in the country to give impetus to the housing sector. The government will endeavor to provide housing to every citizen of Bangladesh through various measures, incentives, motivation, planning and management. The constitution of the Peoples Republic of Bangladesh advocates that the people are the utmost concern for the state (the Constitution

1972, Articles 15 to 20). They (the people) are entitled to enjoy the benefits of human settlements for a healthy and productive life in harmony with nature and in harmony with shared spiritual and moral values and ethnical considerations. The government of Bangladesh has given importance in providing residential accommodation for the citizens. Some of the steps also taken by the government to this effect .In Fifth Five Year Plan 1997-2002 of Bangladesh housing for people has been given due importance mentioning "Housing is one of the most important basic needs of life. In the Draft National Housing Policy 1993 housing has been described as "one of the three basic primary needs and is equally important as food and clothing."

2.4 Urban Development Administration

The institutional framework adopted for the planning and development of urban areas of Bangladesh in general and Dhaka Metropolitan Area in particular present the coexistence of a number of national, sectoral and local special agencies. Four types, sectoral agencies occupy a dominant role in the development process followed by local and special agencies. National agencies concerned about urban development are viz., the National Economic COUNCIL NEC, the planning Commission PC the Urban Development Directorate UDD and the Board of Investment BOI

The NEC takes decisions on national economic planning including investment in the metropolitan areas. Although the four metropolitan areas, i.e. Dhaka, Chittagong, Khulna and Rajshahi are excluded, the UDD is the only government department responsible for physical planning at the national level. Special agencies created for undertaking development of Dhaka and at the same time to provide essential services are viz. The Rajdhanj Unnayan Kartripakkha RAJUK, the Dhaka Water and Sewerage Authority DWASA, the Dhaka Electric supply DES, the Dhaka Metropolitan police DMP and the Cantonment Board CB. Local level agencies concerned with the planning and development of DMP are, viz, the Dhaka City Corporation DCC, Tongi Paurashava TP and Narayanganj Paurashava NP, the

Zilla and Upazila Parishads. Multiple institution belonging to different ministries are involved in the planning and development of DMA.

Some special purpose and development authorities also exist to meet the growing demand for urban services in the far largest cities with municipal Corporations. The creation of such special authorities put pressure on the fiscal base and technical resources. These bodies have also received greater attention from the government. However, their performance, specially with respect to the urban poor are not better than the traditional urban government.

- a) Municipal Government
- b) Municipal Corporation
- c) Pourashava
- d) Special Development Authority
- e) Rajdhani Unnayan Kartipakhya: RAJUK
- f) Chittagon Development Authority: CDA
- g) Khulna Development Authority: KDA
- h) Rajshahi Town Development Authority: RTDA
- i) Special Purpose Authority
- j) Dhaka Water & Sewerage Authority : DWASA
- k) Chittagong Water and Sewerage Authority : CWASA
- l) Special Government Bodies
- m) Public Works Department : PWD
- n) Housing and Settlement Directorate : HSD
- o) Urban Development Directorate : UDD
- p) Dept. of Public Health & Engineering : DPHE
- q) Local Government Engineering Bureau : LGEB

The urban areas with municipal government have a fairly broad revenue structure of which property taxes and government grants are most important. Municipal governments offer a variety of functions but more particularly stressing on conservancy, water supply, street lighting and road maintenance. Services like

health, education like health, education, transport, and social welfare receive relatively little attention. Municipal governments have very little scope in their present traditional structure to address needs of the poor.

However, some of the municipalities have recently initiated relevant development programs for slum dwellers with support from UNICEF and other agencies. There is also a sign of new thinking in reorganizing the municipal administrative and service delivery structure keeping in view the need of the urban poor. There is a need for reorganizing and re-structuring and strengthening municipal government in Bangladesh with appropriate focus on planning for the alleviation of urban poverty and for initiating appropriate programs for the overall development of the urban poor.

2.5 Urban Growth

The rate of urbanization in Bangladesh ranks amongst the highest in the world. Experts generally agree that this rapid urban growth will continue in the foreseeable future irrespective of whatever rural development policy the administration may choose to adopt. The ongoing surge in urban population has naturally generated corresponding demands on housing, basic amenities and traffic as well as on work places. No urban area is able to adequately respond to the situation, specially in terms of access to and use of land.

The residential or commercial areas of the city would feel unprecedented population growth. Here urban growth is used for growth of urban population. Growth of urban population in Dhaka, as well as in Bangladesh is dependent on some factors, such as.

1. High natural increase of native urban population.
2. Territorial extension of existing urban areas and change in the definition of 'urban areas' and
3. Migration from rural areas due to various socio-economic reasons. Migration of

course has been the most dominant component of population growth in Dhaka which for the national urban population. Change contributed 40% during the 1974-81 period.

Both rural push and the urban pull factors have contributed to the large scale rural urban migration in Dhaka during the recent decades. As rural population increases, land-man ratio worsens resulting in further rural landlines. The agriculture sector is unable to absorb the increasing members of the labor force. There is widespread unemployment or under employment. The rural push becomes strong. Natural hazards like riverbank erosion, cyclones, tornadoes, tidal surges, droughts and floods are other, and to some extent regional area specific, push factors. Many social factors also act as rural push actors are the real or perceived opportunities for employment, security, education and other social development, security, education and other social development in urban centers. Marriage of rural women to rural urban migrants is yet another major pull factor. On the whole, however the economic group of actors dominate. Table 2.3 represents the various reasons for migration to Dhaka.

Table-2.3: Reasons for Migration at Dhaka City (Based on various surveys)

Reasons	People of Dhaka No.	%	Floating Pop in Dhaka No.	%	Dentra Bastu hara Camp No.	%	Squatter Settlement in Dhaka No.	%	Process of slum and squatter locations No.	%	Urban Dhaka Metropolitan Area No.	%	Dentra and Bastu hara Camp	%	Total	%
ECONOMIC															6376	57.3
Landlessness and Poverty	85	11.8	-	-	215	47.8	-	-	55	18.3	-	-	-	-	-	-
Unemployment/Poverty	2	0.3	-	-	-	-	-	-	115	38.3	-	-	2207	42.5	-	-
Economic crisis	512	72.3	-	-	-	-	110	38.2	-	-	26	63.0	-	-	-	-
Job/training opps.	-	-	-	-	38	8.4	55	19.1	15	5.0	-	-	-	-	-	-
Seeking job	-	-	2649	66.6	-	-	-	-	-	-	-	-	-	-	-	-
Business reasons	-	-	54	1.3	-	-	-	-	-	-	-	-	-	-	-	-
Being charity	-	-	120	3.0	-	-	-	-	-	-	-	-	-	-	-	-
Getting charity	-	-	120	3.0	-	-	-	-	-	-	-	-	-	-	-	-
Selling property	-	-	-	-	-	-	-	-	5	1.7	-	-	-	-	-	-
ENVIRONMENTAL CAUSES															990	8.9
River Bank erosion	5	0.7	195	4.9	173	38.4	77	26.7	50	16.7	-	-	2271	43.8	-	-
PERSONAL OR FAMILY REASONS															990	8.9
Loss of husband	-	-	-	-	-	-	-	-	2	2.3	-	-	-	-	-	-
Family feud	1	0.1	246	6.2	-	-	-	-	10	3.3	-	-	-	-	-	-
Family dissolution	-	-	48	1.2	-	-	-	-	-	-	2	16.0	-	-	-	-
Dependent/marriage	38	5.3	608	15.3	-	-	-	-	-	-	-	-	-	-	-	-
SOCIO-POLITICAL REASONS															110	1.0
Social factors	-	-	-	-	20	4.2	-	-	-	-	-	-	-	-	-	-
Brought by relative	-	-	-	-	-	-	18	6.2	-	-	9	9.5	-	-	-	-
Village politics	-	-	-	-	-	-	-	-	19	6.3	-	-	-	-	-	-
Communal riot and partition	-	-	-	-	-	-	4	1.4	1	0.3	-	-	-	-	-	-
OTHER REASONS	39	5.4	60	1.5	-	-	24	8.3	15	5.0	-	-	713	13.7	860	7.9
NOT STATED	-	-	-	-	4	0.9	-	-	8	2.7	-	-	-	-	12	0.1
Total	719	100.0	3980	100.0	450	100.0	288	100.0	300	100.0	50	100.0	5191	100	11128	100.0

Source : Siddiqua, 1999

For Dhaka city, largest proportion of migrants came from Faridpur, Dhaka, Comilla, Barisal, Noakhali, Mymensingh and Patuakhali. Table 2.4 represents the number of poor migrants as well as other migrants form all classes from different districts of Bangladesh to Dhaka City .

Table 2.4 : District of Origin of Migrant Population of Dhaka City

District	Poor Migrants	All Class		Total		
	Number	Percent	Number	Percent	Number	Percent
Faridpur	2241	20.6	2183	13.7	4424	16.5
Dhaka	2140	19.7	2173	13.7	4313	16.1
Comilla	1657	15.3	2219	14.0	3876	14.5
Barisal	2020	18.6	1497	9.4	3517	13.2
Noakhali	373	3.4	2024	12.7	2397	9.0
Mymensingh	756	7.0	1024	6.4	1780	6.7
Patuakhali	217	2.0	561	3.5	778	2.9
Tangail	116	1.3	470	3.0	778	2.9
Jamalpur	320	2.9	291	1.8	611	2.3
Rangpur	229	2.1	335	2.1	561	2.1
Sylhet	80	0.7	429	2.7	509	1.9
Jessore	71	0.7	376	2.4	447	1.7
Pabna	111	1.0	311	2.0	424	1.6
Khulna	143	1.3	276	1.7	419	1.6
Rajshahi	41	0.4	362	2.3	403	1.5
Dinajpur	55	0.5	341	2.1	396	1.5
Chittagong	62	0.6	325	2.0	387	1.4
Kushtia	36	0.3	280	1.8	316	1.2
Bogra	20	0.2	219	1.6	269	1.0
Chittagong H.T.	10	0.1	136	0.9	146	0.5
International	128	100.0	19	0.1	147	0.5
Total	10858		15881	100.0	26739	100.0

Source: Mahbub and Islam (1990)

2.6 Urban planning and Management

The city grows more outside than within planning. Administration and management style is outdated, inefficient and quite often corruption infested. Institutions for urban planning and management and land and housing development have to be redesigned to suit the needs of the time, present and future. There is a critical problem in coordinating the activities of the many agencies engaged in the provision of utility and other services to the city. It is difficult to visualize how we shall manage a metropolis in future. We can take pride in a few nice rich small enclaves, some new parks, some wide new avenues, but the real problems remain still unresolved or even untouched.

In most case, there had hardly been any control at all and towns or even cities grew and expanded without any plans and in an extremely hazard and unwieldy manner. Only the four metropolitan cities and Dhaka, have their city planning and development authorities (like RAJUK, CDA, KDA, & RTDA) and Master plans. These cities have far less number of planners which is extremely few tempered to the needs of the city. Statistically speaking, there is only one planner on an average for every 1 million people of Dhaka. Apart from the severe constraint of lack of adequate number of planning personnel, the cities with Master Plans provide only general guidelines, the need for detail local plans and zonal plans are of paramount importance, City plans do not show land allocation for the poor. These did not even show existing slums and squatter settlements. City Planning organization of do not have any specific cell or department to deal with land and housing development for all people

2.7 Urban Land Policy

Urban land policy can be defined as government policy on the ownership and use of urban land resources. Many elements of such a policy already exist in the law and administration for land ownership and tenure for land use control, etc. Some specific objectives of urban land policy can be recommended for most countries. First, is the need to improve the operation of the government sector in the development and use of the land. Second, is the need to improve the operation of the private sector in the

development and use of urban land. The Co-ordination of all the government land activities to its land objectives through the land policy can also create a strong and directed frame work to guide the private sector land activities. The definition of urban land policy as government policy on the ownership and use of urban land resources indicates that it stands below (or within) urbanization policy and above land use planning policy.

There is a particularly strong relationship between land policy and to housing policy, for a number of reasons. Thus, housing is the main urban land use. Achieving adequate land supply for housing development particularly for low-income households, is one of the main issues in housing policy. A national urban land policy operates at two levels, at central government level for the whole country and at the local level for each city and town.

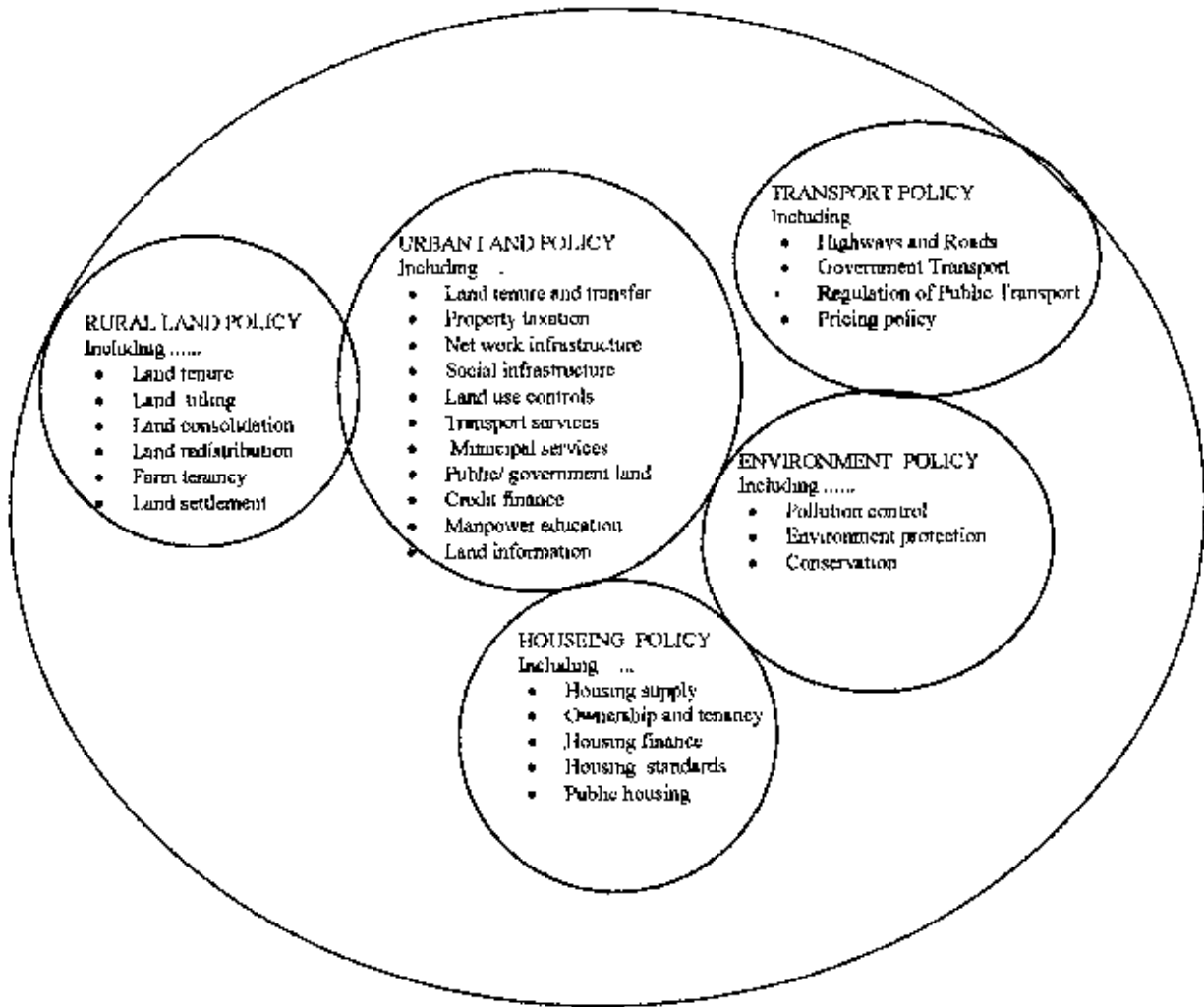


Figure 2.1. Urban Land Policy and related areas of Government Policy

2.8 Land ceiling and Land Tenure policy

The objectives of land ceiling are to prevent the concentration of urban land in the hands of a few persons, to bring about an equitable distribution of land in urban agglomerations to serve the common goal, and to stop speculation and profiteering therein. But the main weaknesses of this policy instrument are that it does not ensure construction of new houses, does not provide incentive for new construction and does not ensure efficient utilization of urban land. In a situation like Dhaka city where there is a very acute shortage of housing, the policy of land ceiling alone will

not be a very effective method to substantially improve the situation of housing shortage.

Urban areas, no such ceiling of ownership of land was defined except in the Report of the 1982 Land Reforms Committee (GOB), 1983). The ceiling as set at only 5 katha of land for the four metropolitan cities and at 10 katha for other cities and towns. However, no particle measure was taken to implement this recommendation and the 1984 Land Reforms Ordinance does not make any mention of urban land ceiling. An earlier reference in a Government document towards the need for an urban land ceiling is to be found in the 1976 Habitat Report.

Directorate General of Land Records and Surveys (DGLR) has the charter of duties of preparing mouza maps changing from time to time. There is no map of land ownership throughout the urban areas as a whole. There is no scope for analysis of efficient utilization to land owned privately or publicly. Mapping of all land parcels for effective management of urban land in the urban areas is indispensable. The office of the Directorate General of Land Records and Surveying (DGIRS) under the Ministry of land is historically vested with this responsibility.

Various types of tenure on land exist in Bangladesh. In the urban areas, long and short term leases have been practiced as forms of tenure on land. Thus 99 year leases have been allowed in most of the publicly developed residential lands in Dhaka and other cities. Similar tenure is also given to Resettlements for slum and squatter dwellers (as in Mirpur and Dattapra-Ershad Nagar, Tongi). However, some of these urban resettlements are on purely temporary (and undefined length of time) tenure. For example, the resettlement camp at Demra enjoy such temporary tenure. The current resettlement scheme for slum dwellers of Dhaka undertaken by the Dhaka Municipal Corporation only have rental tenure.

2.9 Land ownership pattern in Dhaka

Ownership of land plays an important role in the socio-political power of the country. A study was conducted in 1981 by the Land Ministry to ascertain the land

ownership pattern of Dhaka City (MOL 1982) Md. Abdul Wahab was a member of the survey team. At that time the Dhaka Municipal Corporation was much smaller than its present size. There were separate Paurashavas at Mirpur and Gulshan. Dhaka Municipal Corporation, Mirpur Paurashava and Gulshan Paurashava were covered under that study. Two stage stratified sample survey was employed for collecting data.

The collected data were categorised in ten groups within 0.0333 area (1 katha) upto 2.0 areas. About 77 percent of the holdings are below 0.165 percent of the total holdings. Large number of holdings (27 percent) are below 0.0333 acres. Again the holdings below 0.165 acres (10kathas) representing 77 percent have got only 36 percent of the total area under their possession. The largest area (16.85 percent) were occupied by the holdings of size group 0.04825 acres- 0.165 acres (5 khatha to 10 khatha). Only 23 percent of the holdings have 41 percent of the total area in their possession. Thus the uneven distribution of land in Dhaka City is evident. Efforts were also made to show the land distribution patterns of the earlier Dhaka Municipal Corporation, Mirpur Paurashava and Gulshan Paurashava.

There is a wide variation in the average size of holdings among Dhaka, Mirpur, Gulshan Paurashavas. The average size of holdings at Mirpur is only 0.0808 acres, the average size of holdings at Gulshan and Dhaka Municipal Corporation are 0.1464 acres and 0.1814 acres respectively (MOL 1982:18,19 and 20). Land was being primarily used for residence but in some cases there may be attached shop, office, factory, etc. The average owned area varies widely in Dhaka Municipal Corporation, Mirpur Paurashava and Gulshan Paurashava. The average land owned are in Dhaka Municipal Corporation, Mirpur and Gulshan are 0.1449, 0.1094 and 0.2628 acres respectively. The survey also revealed that about 84 percent of the absentee owners reside in own house other than the one under investigation. 5.63 percent of the absentee owners reside in government owned houses letting out their own houses. About 9.13 percent of them reside in hired houses. Land is acquired by inheritance, gift or purchase. Some 59 percent of land in Dhaka city area were

acquired by purchase. About 75 percent of finance was managed from the own sources for purchasing the land.

2.10 Land use pattern in Dhaka

Scarce land and sub-optimal use of land, especially evident in Dhaka, are major constraints on developing urban housing in the private sector. The physical supply of urban land is one factor. In Dhaka it has pushed growth out to the periphery. Also important are such institutional factors as poor tenure and property rights, an outdated mode of keeping land records, absence of zoning, lack of proper property valuation, taxation and its collection, poor land use planning (by RAJUK and other development agencies), imperfect and limited information and, lastly, low levels of urban services. Combined with these, tremendous pressure on the legal and administrative framework has created weak incentives to recycle land for optimal density of land use. A comparison of land-use density among the megacities of Asia indicates that Dhaka is much less densely populated than cities where land markets are better developed, such as, Jakarta, Manila, and Seoul.

The following table shows the primary use of privately owned land in Dhaka

Table- 2.5 : Use of Privately owned Land in Dhaka

Type of use	Percentage of total privately owned holdings
Residence	87.64
Shop	4.91
Office	1.21
Factory	1.89
Vacant	1.19
Others	3.16
All uses	100.00

Source: Ministry of Lands, GOB (1982).

Only about 16% of the holdings reported secondary use consisting mainly of shops, followed by factory and other uses. In fact, in respect of both primary and secondary

use, shopping use is likely to be much greater in practice. This is mainly because rate of land development tax and municipal rates are much higher for shops than residential houses. The main uses of government land in Dhaka city are residential (including unauthorized squatter settlement), public utilities and government offices. Residential land has taken up about one-quarter of the total land in Dhaka city; another 3.50% land is occupied by industry and commerce and the remaining 73% land is devoted to agriculture.

Table-2.6 : Land use Pattern for Privately Owned Land in and Around Dhaka City

Name of Tehsil	Industrial/ Commercial	Residential Land	Agricultural Land	Total
Gulshan	32.00	2513.00	16378.00	18923.00
Tejgaon	260.00	542.00	29.00	831.00
Mohammadpur*	26.00	738.00	1267.00	2031.00
Mirpur**	258.00	1696.00	9224.00	11196.00
Demra**	259.00	2405.00	10462.00	13126.00
Lalbagh	320.00	929.00	-	1249.00
Sutrapur	208.00	486.00	-	694.00
Motijheel	52.00	777.00	-	829.00
Kotwali	107.00	171.00	-	278.00
Dhanmondi	254.00	1153.00	-	1407.00
Ramna	32.00	636.00	-	668.00
Total	1808.00 (3.5%)	12046.00 (23.55)	37388.00 (73%)	51242.00

Source: Dhaka Collectorate, 1989.

The inter temporal trends in land use in Dhaka city are follows (interview with Dhaka city revenue officials in 1989):

Area under agriculture is fast agriculture,

Residential use of land is on the steep increase at the cost of agricultural land, while commercial use,

Industrial use is increasing but not as fast as commercial use. Brick making is one popular "industrial" use of previously agricultural land and environmental degradation.

2.11 Residential Areas

The residential areas of Dhaka city are located in several distinct zones. Such zones can be identified both in old and new Dhaka, Wari and Rankin Street areas are typical examples of upper middle class residential zones of the old part of the city. Lower and middle class residential areas of old town are Lalbagh (West), Khaja Dewan, Rahmatgonj, boxi Bazar, Bangsal, Moulvi Bazar, Hazaribagh, Sutrapur, Moneshwar Lane, Siddique Bazar, Farashgonj, Nawabpur, Gandaria, Armanitola, Fakirapool, Narinda, Badda Nagar, etc.

In new town, lower class and middle class (mixed) residential areas are all over Basabo, Mugdapara, Madartek, Azimpur, Kamalapur, Motijheel, Shahjahanpur, Nayapaltan, Jatrabari, Arambagh, Shanti Nagar, Moghbazar, Malibagh, Green Road, New Circular Road, New Elephant Road, Rayer Bazar, Jikatola, Kathal Bagan, Free School Street, Hatirpool, Juran, Rajar Bagh, Ahamedbagh, Sabjubagh, and other areas. Large concentrations of lower class and middle class (mixed) residential areas are located in Mohammadpur and Mirpur of new Dhaka.

In Gulshan area lower and middle class (mixed housing system) residential areas are located at Karmitola, Baddah, and Mohakhali, Purely middle class dominant areas are new Elephant Road, Azimpur, Nayapaltan, Outer Dhanmondi Residential Area, New Eskaton Road, Gulshan, Banani, Ramman, and part of Sher-e-Bangla Nagar.

Slums and squatters are distributed in an irregular manner throughout the city, the more prominent among these are located in western Lalbagh, Nawabgonj, Enayetgongj, Hazaribagh, Baddah, Gandaria, Suritola, Bahar, Kumartuli, Shakhari, Bazara, Bakshi Bazar, Gopibagh, Madartek, Zinda Basabo, Fakirapool, Nilkhet, Fulbaria, Moghbazar, University Campus Area, Bhasantek, Mirpur Nakhhalpara, Mohakhali and in other area of the city.

Rural Housing systems, within the municipal boundary of the city are found in Madartek, Mughdapara, Jurain, Jatrabari and in different parts of Mirpur thana. In Gulshan area localities having rural type houses are Shahjadpur, Badda, Kalachandpur, Jaganthpur Nowabda, and other areas.

2.12 Land value in Dhaka city

Dhaka has experienced an unprecedented increase in land value since the early seventies. In the past decade Dhaka has mainly developed along the two main axes towards the north of Dhaka. Due to a huge increase in the population of Dhaka, the pressure on land for residential use has been very high. Since the sixties until today RAJUK has provided only about seven thousand plots at a subsidized rate mainly for the middle and upper income groups. The value of land in Dhaka city, mainly in the central area, has increased at a rate much higher than the rate of any other commodity. While between 1969 the cost of living in Dhaka has increased 4 folds, the price of high class residential land has increased 25 to 35 folds. In the absence of any proper land value records it is very difficult to compare the land value over the past decades. ~~But the following Table 12 will provide some idea regarding the increase in land value between 1974 and 1989.~~

It can be seen from Table 2.6 that the average price has increased about 25 times between 1974 and 1989 (as for example, in Shantinagar the price has increased from Tk. 300 per sq. meter to Tk 7,500 per sq. meter). It has been stated that the big real estate companies are mainly responsible for the high price of land in the central area because they pay a much higher price for a good price of land. It is argued that due to this reason middle and upper middle class families are being unable to buy land in Dhaka.

We are of the opinion, however, that real-estate companies are just one among several reasons for the rise in price as the value of urban land is actually determined and fixed through competition in a complex economic process. Besides, there are other factors which influence urban land value. These are social values, customs and others. On careful analysis the land value trend of Dhaka city and the suburbs for

the last twenty years, a number of causes of high land value has been identified as follows:-

- a) Lack of investment opportunity in other sectors of economy.
- b) Rapid urbanization and consequent scarcity of urban land.
- c) Uncontrolled land market.
- d) Lack of comprehensive land policy.
- e) Inappropriate taxation policy
- f) Political instability.
- g) High rate of inflation.
- h) Land speculation and the role played by brokers.
- i) Land ownership being regarded as a symbol of Bangladeshis abroad, especially from the Middle-East.
- j) Land purchase by real-estate developers.

There are several reasons for this galloping land price in Dhaka City. Firstly, given the lack of productive investment opportunities with high returns, the urban rich and high income Bangladesh expatriates living abroad find investment in land most secure and profitable. Secondly, the population pressure on Dhaka city being acute, demand for any land for either housing or commercial use far exceeds its supply. Thirdly, government fiscal system has miserably failed to mop up the unearned income obtained through land speculation and rack renting. Fourthly, a number of housing societies and companies, which mushroomed in recent years, have in collusion with the authorities, fuelled the land price spiraling process by illegally grabbing and stockpiling land, either in violation of the land ceiling provision or by obtaining exemptions from the government.

2.13 Land and housing development through Government assistance

Land is usually developed through government agencies in the inner as well as outer fringes. In Dhaka city, it is mainly RAJUK which is responsible for land housing development and to lease out land to private individuals, usually for a period of 99 years. In this type. The leasehold enjoys all the privileges of a freeholder except for transfer or sale, when approval is necessary from the concerned government

authority. Other than RAJUK, PWD, UDD, HSD and C & B are also responsible for the development of land in Dhaka city. At present RAJUK is the most important public sector agency for land development. With the permission of the concerned Ministry, the government authorities acquire suburban and fringe lands for designated purpose by compensating the owners of these lands. Following this the concerned authority subdivides the land into residential plots with necessary infrastructure. The plots are then transferred through sale by the authority to private individuals for a lessee of 99 years and the allocations of such plots are supposed to be made considering income, occupation age, previous ownership of land in the city income tax clearance etc.

In land developed by government agencies, the land uses are well defined and the quality of infrastructure services are of high standard. Finally, the allots build their own houses, after having obtained approval of the layout plan from RAJUK. Thus they become owner occupier or land lord occupiers or land investors who can rent out through rental housing market. Some of the authorities, particularly HSD, have often served as the builder developer and flats or nucleus houses were made available for sale directly to the private individuals. Resettlement of slum and squatter dwellers from the inner city to Mirpur, Demra and Dattapara, Tongi, since 1975 is another example of fringe land development for housing the urban poor through government assistance. Once again the government agencies are engaged in land and residential development process mostly in the northern and north eastern fringe areas of Dhaka city.

2.14 Land and housing development through formal private sector agencies.

Land and residential development through private sector housing companies or housing cooperative societies has become more active in the 80s in the fringe areas of Dhaka city. The commercial housing companies buy land in the fringe areas, then make a subdivision plan for that particular land parcel and get approval from the concerned authority. Then they subdivide the land, sometime develop it by filling and then make allotments. Plot sizes generally vary between 200 sq. meters to 700 sq. meters. In most cases these private developers do not take the responsibility of

installation on necessary infrastructure. In such cases it becomes the duty of the serve mainly as land developers or subdivides. Only a few among the many real estate companies have gone for housing development itself. However, increasing number of such companies seem to have become interested in actual housing activities in the recent years. It has been alleged that commercial housing companies are motivated primarily in making high profits and are occasionally involved in frauding through land transaction.

The cooperative society supported land and housing developments are concentrated mostly in the inner north-west fringe and the inner north-west fringe. Only recently some societies have also started to operate in the eastern fringe areas.

Chapter 3 : Role of the State in Housing Provision

3.1 Introduction

This chapter, discusses the housing problem of Dhaka city, how the state and its different agencies, such as- RAJUK, PWD, HSD and UDD act to solve the problem. Housing is one of the five basic human needs and access to safe and adequate housing is guaranteed by the constitution. Occasionally the Government, has pledged to meet the Housing for All Commitment by the year 2000. Housing is not even considered a major Sector in budgetary allocation. Unfortunately, the government's achievement in any areas is very insignificant, compared to the massive needs and demands. The total record of housing construction, land development and plot allotment, etc., may not have benefited over than 200,000 households throughout the whole country (Siddiqua,1999).

From a base of 24 million people in 1996, (20 percent of a total of 122 million). Bangladesh's urban population is expected to reach 30 million at century's end, about 50 million by 2010 and nearly 80 million in 2020. These projections are based on the assumption of an average annual growth rate of 6.4 percent up to 2000, 5.3 percent between 2000-2010 and 4.3 percent thereafter. Given past and present trends, Dhaka statistical metropolitan area (DSMA), a megacity holding over 8 million people, will reach 11 million people at the millennium, 14-16 million by 2010 and 15-20 million by the year 2020 (World Bank, 1998). The 'push factor' driving people to urban centers comes from the inexorable growth of rural population and a lack of employment opportunities there. The existing situation in Dhaka city is fast deteriorating due to rapid increase of urban growth. The population of the city is almost-doubling every decade but the housing stock is not increasing proportionately. The different organizations under ministry of Housing and public works are trying to solve the housing problem in the Dhaka city. Besides these other Government & Semi-government organizations private developers ,individuals are trying to fill up the shortage of housing in the Dhaka City. Land and residential development occurs through two main processes, namely formal and

informal. In the formal process quite a number of both private and public agencies are involved, whereas in the informal process individual households or groups of households may be involved.

3.2 Public and Private Sector Housing

The different Departments / Directorates namely department of Architecture. Public works Department (PWD) Housing & Settlement Directorate (HSD), city Development Authorities (RAJUK) and Urban Development Directorate (UDD) ect. under the ministry of Housing & Public works are involve in the public sector housing. The Public Works Department concerned with the construction & maintenance of Govt. of Govt. Officer/institutional building and public housing for government servants Housing & Settlement Directorate is vested with the responsibility of building houses and site development & sale of serviced residential plots for general public, specially for low in come group. The city Development Authority is responsible for land acquisition, site development and sale of serviced residential plots and also approval of building plans for Construction. The Department of Architecture is responsible for designing all govt. buildings and public housing schemes. UDD limits it's role only to urban development program. Besides different projects and programs by the public sector various govt. departments, autonomous bodies, sector corporations, nationalized banks and financial institutions, educational institutions have their own staff housing colonies. In spite of all efforts by the public sector, there is a serious backlog of housing particularly for the low and middle income people who can hardly compete in the open market for getting a shelter. The achievement of the various public sector organizations working for housing in the city is far behind the requirement and this implies that present and future emphasis should be given to housing the low and middle income groups of people by the public sector.

The public Sector's role was primarily limited to -

Building houses and flats for its employees (rental units)

Developing sites and services (plot allotment) for upper income groups as well as for some low income groups.

Site and services with core houses for low income groups.

Rental housing units for low and middle income groups at Mirpur and Mohammadpur in Dhaka.

House building loans to mostly middle and upper income groups in the urban areas, and finally

As for housing delivery the formal sectors contribution is estimated to be around 5% leaving the rest of the supply to the private sector (Shafi 2001). The functional grouping of agencies in the Government sector may be summarized as follows

National Economic Council	- Policy and Programme decisions
Planning Commission	- Policy and programme review; coordination of urban development and housing.
Ministry of Finance	- Funding
Ministry Of Works	- Urban planning and housing development, construction of public buildings;
Housing Settlement directorate	- Public housing programme
Urban Development Directorate	- Urban and regional planning and policy recommendations.
Public Works department	- Construction and maintenance of government buildings and staff housing.

Housing And Building Research Institute	- Material and construction - research/development
Ministry of Local Govt Rural development and Cooperatives	- Construction and maintenance of urban Service
Local Govt. Engineering Department.	- Infrastructure development, low income housing
Bangladesh Rural development Board	-Rural development and housing.
Department of Public Health Engineering	-Water Supply and Sanitation except in (Dhaka and Chittagong).
Water Supply and Sewerage Authorities	- Water, Sewerage and drainage (Dhaka and Chittagong).
Municipal Corporation and Pourashavas	-Maintenance of urban services.
Ministry of Land	- Supply of land, rural housing.
Office of the Commissioner of rent and Settlement	-Allocation of public housing; collection installment payment.
City Development Authorities ,regulation (Dhaka, Chittagong, Khulna, Rajshahi).	-Physical planning, land development sale of developed land.

Other Autonomous Bodies (Bangladesh Bank, Telephone and Telegraph company, Postal services, etc.)	-Housing for employees
Bangladesh House Building Finance Corporation	-Mortgage lending.
NGO Affairs Bureau	-Registration and licensing NGO's.

Housing production is the main activity of the Ministry of Works (Mow) This Ministry is of two Ministries at the apex of the institutional structure for housing and urban development as under varying degree of control and supervision, nine (9) agencies engaged in urban and regional planning, land development, building and housing and construction, slum clearance, land-use and development regulation, estate management including repair, maintenance and rehabilitation, allocation for rent or long-term lease of housing units, and construction and material research. Four(4) of these agencies are corporate bodies; the other five (5) are line agencies. The Ministry decides matters pertaining to development projects. It releases funds to attached agencies and monitors their use and processes proposals for land acquisition. It reviews projects and development budget proposals for the different agencies. These proposals are consolidated to become the Ministry's budget proposal for inclusion in the Annual Development Programme. The Ministry's main activities involve monitoring the performance by the agencies of their respective functions.

The Housing Building Finance Corporation (HBFC) is the only public sector resource institution for providing loans for house building to private individuals. The institution is now facing serious lack of finance to provide more loans. Moreover, the member of defaulters in loan repayment is also very high. The various govt. departments and autonomous bodies concerned with the housing of the city are also facing acute shortage of funds for taking up new projects and programs. The land in

question is very important for housing and lack of buildable land is constraining housing development in the city.

Formal private Sector Housing:

The contribution of the formal private sector in housing is very negligible compared to the self-help and self financed housing in the city. Although there are a significant number of housing companies and co-operative operating in the sector, they are mainly interested to develop plots and construct flats for the upper income group of people who can pay that in a lump or in a few short interval installments. The cost of plots and flats and flats in comparatively much higher in this sector than those in the public sector or self financed and self help building. Most of the housing estates developed by private developers have low quality of infrastructure and Services, like narrow roads, closely & spaced multistoried flat buildings, less open space, etc. No effective govt. Step has yet been taken either to promote private sector activities or to control them.

In the private sector, developers have been catering to sections of the public through development of multistoried apartments. Building design and quality of these buildings are of high standards and expensive; therefore, out of reach of low-income people, specifically the urban poor. Private households have played the most significant role in providing housing for the millions of dwellers. Households, by themselves or in-groups, are able to supply more than 90% of the housing stock within the city and cater to all income categories (Hafiz, 2001). It is the initiatives of the private sectors that allow for large-scale housing provision in the city of Dhaka. Their initiatives range from slum settlements to quality houses. But the low-income settlements lack or are inadequately equipped with infrastructure facilities and are located on marginal land where the risk of eviction is minimal. In Dhaka Private Housing Cooperatives and Housing Companies have been active since the 1950s gaining some momentum in the 1980s. The Activities of these companies were limited to conversion of agricultural land and development for future sale and distribution. The aim of these agencies was profit making; therefore these agencies catered mainly to middle income and higher-middle income households.

Private Housing:

49.39% of the households live in rented houses and most of these rented houses are owned by private individuals (Ahmed,). A person at his own efforts manages to purchase a piece of land on which he takes up construction by taking loans from financial institutions or friends and relatives. This is the most common way of acquiring a house in the city. The majority of housing stock of Dhaka city is owned by private individuals built by personal initiatives.

3.3 National Housing Policy, 1993

In December 1993, The Govt. approved the National Housing Policy. The policy, clearly underlines the strategy of ennoblement in the forms of promoting house building in the formal & informal private sector specific guidelines have been given in managing land, finance and building materials and technology. The National Housing policy has also a proposal to establish a National Housing Authority (NHA) which will promote and support rural and urban housing.

Program of the Fifth Five Year Plan 1997-2002 in housing sector.

The Fifth Five Year Plan recognizes that the housing is one of the most important basic needs of life and at present, there is an acute shortage of affordable housing both in urban and rural areas of Bangladesh. It also recognizes the National Housing policy and its Strategies and guidelines. The objectives & the policies of the fifth five year plan in housing sector are as follows:

Objectives:

- i. Development of low cost houses/multi-storied building for housing/resettlement of Slum-dwellers the disadvantage, the destitute and the shelter less poor and in situ development of the slum and squatters
- ii. Development of site & services for residential accommodation of low & middle income groups of people.
- iii. Construction of condominiums for low and middle income groups of people.
- iv. Construction of multi-storied flats for sale to govt. employees at different places to ease the accommodation problem.

- v. Construction of housing facilities for working women.
- vi. Construction of low cost houses in the coastal areas of Bangladesh and
- vii. Involvement of the private sector with necessary incentives for its greater participation in the housing sub-sector.

Policies:

- i. A National Housing Authority will be set up in accordance with the National Housing policy of 1993 to address, inter alia, the housing problem of the low and middle income groups of people, the disadvantaged, the destitute and the shelter-less poor.
- ii. Govt. Khas land will be issued to the maximum extent possible for solving housing problem, especially for the poorer households.
- iii. Tax concession will be given to those who build houses with their own resources
- iv. Higher purchase system for housing in the private sector will be encouraged.
- v. Tenancy act will be updated for renting houses in the urban areas for mutual benefit of both the owners and tenants.
- vi. Abandoned houses will be turned into multistoried building by the Housing and Settlement Directorate in phases for solving the housing settlement Directorate in phases for solving the housing problem.
- vii. The size of residential plots will be limited to 3 katha in the Dhaka City and 5 Katha in other places in housing estates developed by the govt. and the private sector.
- viii. Necessary action will be taken to strictly enforce the Building code of 1993.
- ix. Arrangements for soft loans for housing will be made for the poor, to this end a special fund will be created by the govt.
- x. Rural Housing will be given emphasis to providing better access to land, finance & cheap, affordable and durable building materials and technology following the Grameen Bank model.
- xi. Houses for working women will be constructed by the relevant city/town authorities and

- xii. Low cost houses in the coastal areas of Bangladesh will be constructed by the local bodies and funded by the govt.

3.4 Role of Different Government Organizations

To get necessary information for the research work 15 government high officials of different organizations, such as RAJUK, PWD, HSD and UDD were interviewed. Engineers of PWD (Planning cell), Assistant chief Architect of PWD, Town Planners of RAJUK, Executive Engineers of HSD, Directors (Administration and Finance) of HSD and other officers were interviewed for the research. Because the role of the member of planning and development department of RAJUK, HSD, PWD is very important for decision making and planning. But Government officers could not help for all important information and they were unable to give many important information for the research work because of their personal and official problem.

Role of HSD

Brief account of the activities of the HSD:

The HSD is the agency under the MOW responsible for the government housing program. The Housing & Settlement Directorate has been the principal public sector agency engaged in solving the enormous housing problem of the country, particularly for the poor, the low & the middle income group of people. The end of the British rule and the partition of the subcontinent resulted in migration of million of Muslim refugees to the main towns of present Bangladesh. They erected makeshift houses creating unplanned and unhygienic condition. The influx of these refugees also produced tremendous strain on the existing services and infrastructures. In view of this situation the then government created "Housing wing" under the Works, Power and Irrigation Ministry in 1958. The Government undertook housing program throughout the country in order to rehabilitate the refugees and the local low and middle-income families in an organized way. The "Housing Wing" was upgraded to the present Housing & Settlement Directorate in 1971 after successful completion of the refugee rehabilitation program.

The Housing & Settlement Directorate implemented housing projects to rehabilitate the low income and to provide housing for the middle income people including the refugees during the pre-liberation era. During the post liberation era, HSD took in various housing projects including sites and services & squatter resettlement projects. They were implemented in various urban centers of Dhaka, Chittagong, Rajshahi, Khulna and the district HQs.

The Housing & Settlement Directorate has successfully carried out numerous refugee rehabilitation schemes, low and middle income housing projects and squatter resettlement projects. It has so far established 34 housing estates throughout the country with all civic & infrastructural facilities. These housing estates consists of residential & rehabilitation plots, flats, core houses, shops, commercial, industrial and institutional plots, health centers, schools, mosques, parks, play grounds. etc.

List of Housing Estate established by HSD during 1958-1997:

1. Lalmatia Housing Estate, Dhaka
2. Mohammadpur Housing Estate, Dhaka
3. Mirpur Housing Estate, Dhaka
4. Kallyanpur Housing Estate, Dhaka
5. Ferojshah Housing Estate, Chittagong
6. Halishahar Housing Estate, Chittagong
7. Shershah Housing Estate, Chittagong
8. Sapura Housing Estate, Rajshahi
9. Khalishpur Housing Estate, Khulna
10. Boyra Housing Estate, Khulna
11. Comilla Housing Estate, Comilla
12. Dinajpur Housing Estate, Dinajpur
13. Rangpur Housing Estate, Rangpur
14. Saidpur Housing Estate, Nilphaman
15. Shantahar Housing Estate, Bogra
16. Bogra Housing Estate, Bogra
17. Kushtia Housing Estate, Kushtia

18. Darshana Housing Estate, Chundanga
19. Jessore Housing Estate, Jessore
20. Maijdee Housing Estate, Noakhali
21. Tangail Housing Estate, Tangail
22. Mymensingh Housing Estate, Mymensingh
23. Rupatali Housing Estate, Barisal
24. Patuakhali Patuakhali
25. Shahjala Housing Estate, (1st phase), Sylhet
26. Faridpur Housing Estate, Faridpur
27. Ishwardi V Pabna
28. Natore Housing Estate, Natore
29. Dattapara Housing Estate, Tongi, Gazipur
30. Kaiballyadham Housing Estate, Chittagong
31. Rupnagar Housing Estate, Mirpur, Dhaka.
32. Shariatpur Housing Estate, Shariatpur
33. Chandpur Housing Estate, Chandpur
34. Sylhet (2nd Phase), Sylhet

Achievement of HSD during the pre-liberation period, 1958-1971:

In 1958, the then government took up refugee rehabilitation projects primarily in Dhaka, Chittagong, Rajshahi and Khulna Jessore, Dinajpur, Kushtia, Mymensingh, Comilla, Ishwardi, Saidpur and Rajshi. A list of housing projects implemented by HSD during the pre-liberation period (58-71) a total of 38, 846 residential units were delivered to the various target groups thereby giving an impetus to the activities of the housing sector as a whole

Table- 3.1 Projects implemented by HSD during 1958-1971

Sl. N	Name of Project/ scheme	Land Acquired Acres	Total houses constructed (Flats)*	Developed Plots in Nos.			
				Total Plots (Rehab)*	Total commercial (Shops)*	Total industrial institutional	Grand Total
1	2	3	4	5	6	7	8
1.	Lalmatia & Mohammadpur, Dhaka	537.52	3161 (883)	2410 (466)	19 (467)	6073 (7)	
2.	Mirpur, Dhaka	2869.01	8532 (430)	3190 (1350)	414 (200)	260 (20)	12396

Parikalpita Grihayan, 2000 ,(page-15)

- Govt. took up housing projects at Lalmatia Mohammadpur and Mirpur in Dhaka. Achievement during post-liberation period 1972-1999 After the liberation housing problem became more acute in the larger cities the HSD took up flats and plots projects at different district head quarters. The HSD also implemented twin-tinshed houses for the squatters at Mirpur Dhaka, resettlement of 2600 squater families at section - 11, Mirpur, Dhaka.

Table- 3.2 Shows a list of projects implemented by HSD during the period 1972-1998

Sl No	Name of Project	Qty of Land acres	Project cost (Tk. in lac)	Total Houses constructed			Plots developed (No)			
				Bastuhara rehab	Flats	Semi pucca	Residential (Reha)	Commercial (Shop)	Indus/ Institutional	Grand Total
1	2	3	4	5	6	7	8	9	10	11
1.	Constn. of semi pucca houses for Bastuharas at Mirpur, Dhaka	-	430.40	4304	-	-	-	-	-	4304
2	Squatters Resettlement Project at Sec No. 11 Mirpur, Dhaka	9250	1933.44	2568	-	-	-	180 (180)	-	2748
3	Constn. of semi-pucca houses at different urban centres of Bangladesh	60.00	1924.47	-	-	1680	-	-	-	1680
4	Constn. of Flats at Sec. 14 Mirpur, Dhaka	40.00	1162.00	-	1152	-	-	-	-	1152
5.	Constn. of Flats for low & middle income group of people at Mirpur & Mohammadpur, Dhaka	13.69	648.00	-	440	-	-	-	-	440
6	Constn. of experimental multistoried flats using prestressed concrete & ferrocement technology at Badda, Dhaka	1.50	83.00	-	48	-	-	-	-	48
7	Constn. of Flats of Bangladesh Wage-Earners at Mohammadpur, Dhaka	0.34	111.61	-	16	-	-	-	-	16
8	Sites and services schemes for low & middle income group of people at Rupnagar Mirpur Dhaka (1 st phase)	101.80	1375.39	-	-	-	1197	39	-	1236
9	Dhaka Urban Infrastructure improvement Project	94.00	3797.75	-	-	-	3973	269 (172)	118	4360

source : Parikalpita grihayan, 2000, Page- 30

8 housing projects for development of plots and construction of flats implemented. These are listed in Table-3, A brief account of the 6 important ones are given below:

- a) Construction of 500 flats of 1000 sft. each for the govt. officers for selling on hire-purchase system at Mohammadpur and Lalmatia, Dhaka.
- b) Sites and services for development of plots for low and middle income group of people at Sec-9, Mirpur, Dhaka.
- c) Sites & Services Scheme for low and middle income group of people at Block-“F” Mohammadpur, Dhaka
- d) Construction of 600 flats (1000 sft=160 nos, 800 sft=260 nos & 500 sft = 180 nos) on hire purchase basis for limited income group of people in Dhaka City.
- e) Construction of 600 sft 150 nos flat for limited income group of people at (Rangamati)
- f) sites and services scheme for low and middle income group of people plots at Serajganj

Table 3.3 List of Projects of HSD Completed from 2001-2002

Sl. No.	Name of Project	Qty. of Land Acres	Project cost (Tk. in lac)	Developed Plots in Nos.				Grand Total
				Flats	Residential	Commercial	Industrial / Institutional	
1	2	3	4	5	6	7	8	9
1.	Sites & services scheme for low & middle income group of people at Rupnagar, Mirpur (2 nd phase), Dhaka	69.84	1479.49	-	1574	-	-	1574
2.	Sites & Services scheme for low & middle income group of people at Sylhet (2 nd phase)	90.30	2653.33	-	720	20	-	740
3.	Sites & Services scheme for low & middle income group of people at Sec.-9, Mirpur, Dhaka	168.00	5489.25	-	2001	279	-	2280
4.	Sites & Services scheme for low & middle income group of people at F Block, Mohammadpur, Dhaka	7.67	259.20	-	150	13	-	163
5.	Constn. of 1000 sft flats at Lalmatia and Mohammadpur, Dhaka for the Govt. Officers for selling on hire purchase basis.	529	5710.189	500	-	-	-	500
6.	Constn. of 600 sft flats for selling on hire-purchase basis for low & middle income group of people at Mirpur, Dhaka	10.00	4953.77	600	-	-	-	600
7.	Development of sites & services for low and middle income group of people at Sirajgonj.	50.00	661.13	-	603	-	-	603
8.	Construction of 150 flats of 600 sft for selling on hire purchase basis at Rangamati, Chittagong	5.00	1116.88	150	-	-	-	150
	Total	406.14	2231.94	1250	6048	312	-	6610

Source : Parikalpa Grihayan, 2000, Page- 32

Projects proposed for implementation during the Fifth Five Year Plan.

The HSD placed proposals to the government for implementation of flat construction projects, sites and services projects and projects for rehabilitation of the destitute and resettlements of squatters during the 5th Five Year Plan period.

How many number of people were served by these projects at different time period that could not be found from HSD,s previous record or any interview of the government officers.

The Two million housing programme:

2 million housing program were divided into two types of sub-programs viz.

(a) Direct Housing Sub-program and (b) Indirect Housing Sub-program.

a) Direct Housing Sub-Program.

Direct housing sub-program for construction of 50,000 units of housing spread over the six divisions proposed under this sub-program.

b) Indirect Housing Sub-Program:

The indirect housing sub-program included improvement of the existing housing, self-help construction with the financial assistance of the housing finance institutions. The sub-program helped to improve the environment. Indirect Housing program for construction of 19,50,000 units of housing spread over the six dive proposed under this sub-program

Table 3.4 Project for the 5th five Year Plan Period (1997-2002)

Sl. No.	Name of Project	Qty. of Land Acres	Project cost (Tk. in lac)	Probable number of plots/flats.
1	2	3	4	
2.	Construction of 648 nos. flats for selling to Wage-Earners at Mirpur, Dhaka	15.50	17531.89	648
3.	Construction of 720 nos. flats for selling to limited income group of people at F, Bblock, Mohammadpur, Dhaka	6.56	9093.09	720
4.	Construction of 3200 nos. Semi-pucca row house for Bastuhas at Keranigonj, Dhaka.	64.13	2314.03	3200
5.	Development of sites and services for low and middle income group of people at Sunamganj.	24.70	978.60	296
6.	Development of sites and services for low and middle income group of people at Cox's Bazar	50.00	748.39	520
7.	Development of sites and services for low and middle income group of people at Sec. 15 Mirpur, Dhaka.	91.25	2513.77	1911
8.	Development of sites and services for low and middle income group of people at Majdee, Noakhali	11.42	250.00	200
9.	Development of sites and services for low and middle income group of people at Laxmipur	50.00	690.00	600
10.	Development of sites and services for low and middle income group of people at boyra, Khulna	100.00	2000.00	1749
11.	Development of sites and services for low and middle income group of people at Kushtia.	80.00	760.00	932
12.	Development of sites and services for low and middle income group of people at Begumganj, Noakhali	38.75	552.98	469
13.	Development of sites and services for low and middle income group of people at Kanchpur, Narayanganj	142.00	4224.43	2502
14.	Development of sites and services for low and middle income group of people at Paaanchagarh	65.23	660.50	851

(Cont)

Table 3.4 (Cont)

Sl. No.	Name of Project	Qty. of Land Acres	Project cost (Tk. in lac)	Probable number of plots/flats.
15.	Development of sites and services for low and middle income group of people at Rangpur	50.00	665.00	600
16.	Construction of 2424 nos. Core houses for Bastuhara and destitute families at Duttapara, Tongi (2 nd phase)	35.00	2190.00	2424
17.	Construction of 3500 nos. Core houses for Bastuhara at Mirpur, Dhaka	50.00	3050.00	3500
18.	Development of 4000 nos plots for low income group of people of Bastuharas at khulna	100.00	3000.00	4000
19.	Development of 4000 nos plots for low income group of people of Bastuharas at Rajshahi.	100.00	3000.00	4000
20.	Development of 4000 nos plots for low income group of people and destitute families at Chittagong	100.00	3000.00	4000
21.	Construction of 840 flats of 1000 sft, 1310 flats of 800 sft and 1180 flats of 500 sft each (Total 3330 flats) for low and middle income group of people at Mirpur sec. -16, Dhaka	41.00	12600.00	3330
22.	Construction of 200 flats of 800 sft, 100 flats of 500 sft each (Total 300 flats) for low and middle income group of people at Kanchpur, Narayanganj.	6.00	1800.00	500
23.	Construction of 200 flats of 800 sft, 100 flats of 500 sft each (Total 300 flats) for low and middle income group of people at Jessore	10.00	1800.00	300
24.	Construction of 200 flats of 800 sft, 100 flats of 500 sft each (Total 300 flats) for low and middle income group of people at Rangpur	10.00	1800.00	300
25.	Construction of 200 flats of 800 sft, 100 flats of 500 sft each (Total 300 flats) for low and middle income group of people at Mymensingh	10.00	1800.00	300
26.	Construction of 200 flats of 800 sft, 100 flats of 500 sft each (Total 300 flats) for low and middle income group of people at Rajshahi	10.00	1800.00	300
27.	Construction of 200 flats of 800 sft, 100 flats of 500 sft each (Total 300 flats) for low and middle income group of people at Bogra	10.00	1800.00	300
28.	Construction of 200 flats of 800 sft, 100 flats of 500 sft each (Total 300 flats) for low and middle income group of people at Barisal	10.00	1800.00	300

cont

Table 3.4 (Cont)

Sl No.	Name of Project	Qty. of Land Acres	Project cost (Tk. in lac)	Probable number of plots/flats.
29.	Construction of 300 flats of 800 sft, 200 flats of 500 sft each (Total 500 flats) for low and middle income group of people at Sylhet	7.50	2250.00	500
30.	Development of sites & services for low and middle income group of people at Dhamsona Savar	100.00	4500.00	1573
31.	Construction of 700 flats of 800 sft, 1200 flats of 500 sft each (Total 1900 flats) for low and middle income group of near Mirpur Buddhijibai Smritisoudha, Dhaka	30.00	10700.00	1900
32.	Development of sites & services for low and middle income group of people at Kalindi Keranigonj, Dhaka	100.00	4500.00	1573
33.	Development of sites & services for low and middle income group of people at Chuadanga	30.00	936.00	471
34.	Development of sites & services for low and middle income group of people at Naogaon	30.00	936.000	471
35.	Development of sites & services for low and middle income group of people at Shergpur	30.00	936.00	471
36.	Development of sites & services for low and middle income group of people at Gaibandha	30.00	936.00	471
37.	Development of sites & services for low and middle income group of people at Chapai-Nawabgonj	30.00	936.00	471
38.	Development of sites & services for low and middle income group of people at Rangmati	15.00	500.00	270
39.	Development of sites & services for low and middle income group of people at Brahmanbaria	30.00	936.00	471
40.	Development of sites & services for low and middle income group of people at Magura	30.00	720.00	471
41.	Development of sites & services for low and middle income group of people at Shariatpur	10.00	50.00	160

cont

Table 3.4 (Cont)

Sl. No.	Name of Project	Qty. of Land Acres	Project cost (Tk. in lac)	Probable number of plots/flats.
42.	Development of sites & services for low and middle income group of people at Natore	10.00	50.00	160
43.	Development of sites & services for low and middle income group of people at Patuakhali	55.18	375.00	787
44.	Development of sites & services for low and middle income group of people at Joydebpur Gazipur	50.00	1200.00	787
45.	Development of sites & services for low and middle income group of people at Narsingdi	20.00	480.00	320
46.	Construction of flats for the squatters and the low paid employee at Mirpur, Dhaka	40.00	33269.00	1600

Source : Habitat Day 2000, Page -33

The indirect housing sub-program included improvement of the existing housing, self-help construction with the financial assistance of the housing finance institutions. The sub-program helped to improve the environment. Indirect Housing program for construction of 19,50,000 units of housing spread over the six divisions proposed under this sub-program.

Role of RAJUK

RAJUK Established in 1956 under the provisions of the Town improvement Act, 1953 as Dhaka improvement Trust (DIT) and Re-structured and Re-named as Rajdhani Unnayan Karttripakkha (RAJUK) in 1987 for planning and Development of Dhaka. RAJUK is responsible for overall planning and Development Control within its jurisdiction. It also undertakes and executes Development Projects. its Key tasks include:

- Preparation of Master Plan and Area Improvement Plans.
- Development Control Through Approval of Building Plans and private Housing Estates.
- Undertaking and Execution of Development Projects, like,
 - Major Roads, Bridges, Culverts and Drains;
 - Open Spaces, Parks, Play Fields, Lakes.
 - Shopping Centers.
- Development of Site and Services Housing Estate for General Public and Persons Affected under RAJUK Projects.
- Development of Site and Services Commercial and Industrial Estates.
- Undertaking of City Beautification and Environmental Protection Project, like, Erection of Fountain, Fence, Tower planting of trees.

Aim, target and activities of RAJUK are as follows:

- a) Town planning
- b) Planned town and communication infrastructure development
- c) Supervision of planned town development

a) Town Planning

- i) Preparation of Master Plan
- ii) Preparation and control of the city development as per Master Plan.
- iii) Preparation of area and zonal plan under the Master plan.
- iv) Observation of on going development of the city and its analysis.

b) Planned town/Area and communication infrastructure development

Development necessary communication infrastructure of the town to keep out traffic jam.

- i) Implementation of development scheme such as residential and commercial area, park, play ground etc for the extension and development of the town.
- ii) Take special care of the people affected by RAJUK's schemes by providing them with rehabilitation plots.
- v) Beautification of the town, plantation for environmental development, lake development etc.

c) Planned development supervision /control

Any sorts of development work, govt or private under RAJUK controlled area is to be checked by RAJUK before its implementation whether it is as per greater Dhaka master plan and then approve it. But in practice few organization/person takes the approval.

RAJUK has under it's jurisdiction about 1528 sq. kms. including the city of Dhaka and it's vicinity in the Districts of Dhaka, Narayanganj and Gazipur as follows:

Dhaka City Corporation and areas under 14 Metropolitan Thanans

- Narayanganj Thana including Municipality
- Siddhirganj Thana
- Fatullah Thana
- Bandar Thana including kadam Rasul Municipality (Proposed)
- Sonargaon Thana (Part)
- Araihazar Thana (Part)
- Keraniganj Thana

- Savar Thana (Part) and Municipality
- Gazipur Thana (Part) and Municipality
- Gazipur Thana (Part) and Municipality (Part)
- Tongi Thana and Municipality.

After the establishment DIT in 1956 it was felt necessary to have a Master plan for Dhaka to channelised all development work of the city in a systematic way. As a result a Master plan for Dhaka was prepared in 1959 under Colombo plan and technical aid program. At that time total area of the plan was 220 sq miles and population of the city was about 5 lakh 75 thousands. This plan was prepared for 20 years and taking population growth rate at 75% it was estimated to reach at 1.47 million. This step was ineffective in 1971 when population of the city started to increase rapidly. As a result pressure started to increase on the infrastructure and different facilities prepared on the basis of 1959 Master plan. It became necessary to prepare a Master plan on the basis of existing circumstances. So in 1992 incontinuation to the Master plan of 1959 preparation of a new Master plan for Dhaka City was started and it completed in June 1995. Present Master plan is different than that of 1959 in respect of Structure plan, Detailed Area Plan and Urban Area Plan.

The First Master plan served as the structure and guide for future development of the city. Following preparation of the Master Plan substantial Planning and Development efforts were undertaken by RAJUK. Following is a short list of projects undertaken by RAJUK so far.

- | | |
|--|---------|
| • Site and Services Housing and Rehabilitation Project | 10 Nos. |
| • Site and Services Commercial Project | 11 Nos. |
| • Sit Services Industrial Project | 3 Nos. |
| • Road Development Project | 34 Nos. |
| • Area Improvement Plans and Land Use Plans | 4 Nos. |

HOUSING PROJECT	Area	Serviced plots
• Gulshan Model Town	296.24 ha	1512
• Baridhara Residential Area	140.83 ha	532
• Banani Model Town	132.41ha	1141
• Uttara Model Town	561.72 ha	9972
• Gandaria Rehabilitation Area	5.67 ha	228
• Karwan Bazar Rehabilitation Area	3.51 ha	34
• Shyampur Rehabilitation Area -		128
• Joarshahara Rehabilitation Area	52.61 ha	800
• Malibagh Housing Area	2.91 ha	-
• Jurain (I.G. Bagan) Rehabilitation Area	-	200
• Nikunja Rehabilitation Area	27.52 ha	462
• Badda Rehabilitation Area	29.95 ha	29.95
• Dattapara Rehabilitation Area	40.87 ha	-

It is a up to date modern plan. In this plan 590 sq mile area of Dhaka divided into 26 local planning zone as mouza. At present preparation of detailed area plan is in progress and it will be completed step by step. Salient feature of the structure Plan are as follows:

- i) Down town and prominent area legislation.
- ii) City area legislation.
- iii) Financial development legislation.
- iv) Social facilities and open space legislation.
- v) Transportation legislation.
- vi) Sewerage and flood protection legislation.

Important features of future Dhaka City Master Plan are:

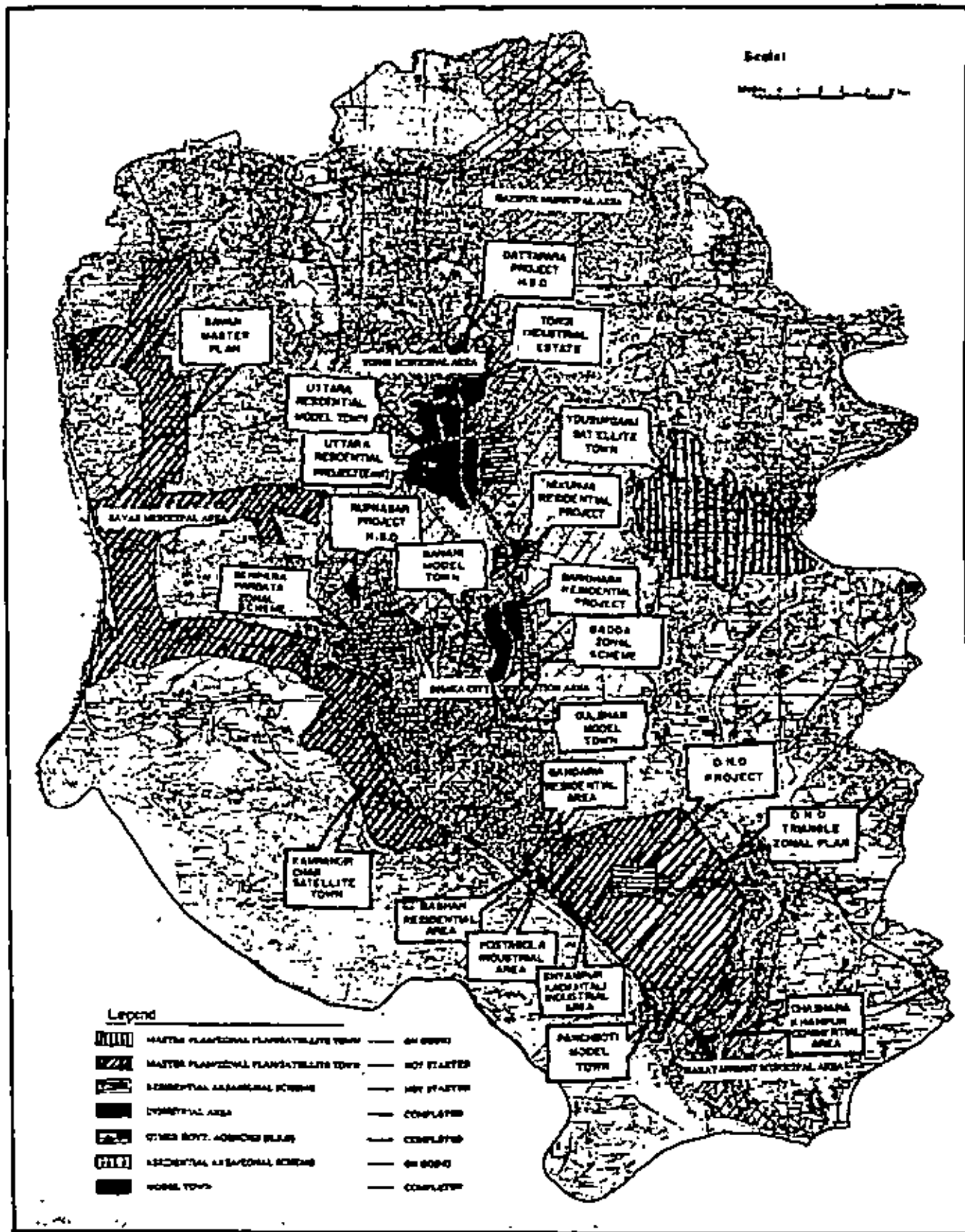
- i) Land development and development activity control of plain land area.
- ii) Keeping the water of Balu river and Satalakha out of pollution, safe water supply plan for Dhaka,
- iii) Control and management of Relation Pond Area,

PROJECT :

DHAKA METROPOLITAN DEVELOPMENT
PLANNING (DMDP) PROJECT. RAJUK
850/86/002 - 2/ 01

TITLE :

MAJOR LAND DEVELOPMENT
PROJECTS OF RAJUK & ISD



SOURCE : RAJUK

- iv) Proper utilization of land in the main city,
- v) Construction of infrastructure to face future population growth.

Since its creation RAJUK played a key role in planning and development of Dhaka. It's land development activities covered housing, industry, commerce, road communication and open space. Residential areas and sub-towns or cities being implemented by RAJUK in different location of the city have the provision for small plots for lower income group of people. Followings are brief review of RAJUK,s housing projects carried out in past , present and future programs.

Past Performance of RAJUK

a) Gulshan and Banani

RAJUK started its residential development programme through Gulshan and Banani in 1961 based on site and services approach. In Gulshan till 1987 about 1341 plots of various sizes allotted. At Banani, total number of plots allotted for residential use stands at 1239. Both the areas provided with ancillary facilities , like, school, park, mosque, lake, shopping center and commercial areas including sizeable space for graveyard.

b) Uttara Model Town

Uttara Model Town,at a distance of about 15kms north of the city, was the largest township developed by RAJUK. Development of this township started in 1965 in phases. Sofar about 4300 plots of various sizes allotted in this township. In sector 10 5000 plots also were allotted.

c) Bandhara Residential Area

Bandhara Residential Area is another high class housing project of RAJUK situated on the east of Gulshan, separated by lake. It had a total area of 375 acres where number of allotted plots were 505.

d) Rehabilitation Areas

RAJUK took special care of the people affected by its schemes by providing them with rehabilitation plots, sometimes at subsidised prices. RAJUK's rehabilitation areas were at Joarshahara, Gandaria, Shyampur and Badda with 1712 number of plots.

Some present and future Residential Housing Projects of RAJUK have been discussed below:

a) Purbachal Project:

Estimated cost: TK 176501.35 lakh

Main aim : Creation of self-sufficient city to ease the population pressure on the main city.

Implementation period : From 1995-96 to 2003-2004

Short description : RAJUK is implementing a self sufficient township project named Purbachal on 6150 acres of land which is situated at Kaligonj thana of Narayanganj district. All sorts of facilities for the inhabitants will be created there. Here total 2545.91 acres of land kept for residential areas and proposed to create 1000 plots of 10 katha, 1000 plots of 7.5 katha, 11800 plots of 5 katha, 15000 plots of 3 katha. Totally 28,000 plots will be created there. In all 1,14,200 families will be able to live in project area in 6 storied building. 337.19 acres of land earmarked for high rise residential building. In the project 110.46 acres of land kept to create 3000 plots of 1.5 to 2 katha for the lower income group of people. There is also provision to provide permanent residence for the slum dwellers for which 66.00 acres of land earmarked. About 10 lacs people will be able to live and work there.

b) Utara Model Town (3rd Phase) Project :

Estimated cost : 2,04,408.11 lakh Tk.

Main aim : Development of the surrounding of the city

Implementation period : From 1999 to 2002.

Short description

There is a provision to create 432 Nos of 2.5 katha plot, 4996 Nos of 3 katha plot , 872 Nos of 5 katha plot, 340 Nos of 7.5 katha plot in 2100 acres of land of the project. There is also provision to built 12 storied multi storied buildings for residential flats in 400.36 acres of land. It will be able to built about 40,000 flats in 168 acres of land for diplomatic zone and 40.51 acres of land earmarked for landless poor. In first phase 675 acres of land has been acquisitioned. step has been taken to start development work in the acquired land. Preparation are in the final stage to acquire rest of the land.

c) Jhilmil Residential Project

Estimated cost : Tk 13717.00 lacs

Main aim : Development of surrounding un-developed area of the city and solution of residential problem.

Implementation period : From 1997-1998 to 2002.

Short description

Zilmil housing/residential project is being implemented in Keraniganj upzila . There are 376 nos of plots 2.5 katha ,1144 nos of plots 3 katha , 152 Nos of plots 5 katha and 103 Nos of plots 7.5 katha and provision for construction of 17808 Nos flats in the project.

d) Baridhara J-Block Housing Project :

Estimated cost : Tk 1897.61 lac.

Main aim : Solution of the housing problem of city.

Implementation period : From 2002 to 2003.

Short description

Total area of the project is 50 acre. There are 112 Nos of 2 katha plots, 355 Nos of 4.5 katha plots in the project. There are total 467 number of plots in the project.

c) Nam Village and Nam Villa (Flat Project) .

Estimated cost : Tk 9897.84 lac.

Main aim of the project : Costruction of flats to meet housing problem.

Implementation period . From 1999-2000 to 2001-2002.

Short description

Costruction 260 flats in RAJUK,s own land in Gulshan and Banani are there in the project. Costruction 40 flats in road no15 , 30 flats in road no 6 in Gulshan and 190 flats in road no 2 near the lake of Banani area has been completed.

Hatirjhil Development project :

Main aim of the project : Development /costruction of road and lake,preservation of open space, development of housing and commercial area and creation of recreation and other social facilities. Proposal are there in the project to construct multistorued residential buildings in 22 plots for thce affected land owners.

Hatirjhil development project spread over 237.64 acres of land , starting from East of Panthopath to North of Rampura Bridge and upto Pragoti Sharani. Most of the land of the project are khas and private owner,s land.

Role of PWD

Work of Public Works Department (PWD) started in 1849 at Lahore in Panjab province during British rule. PWD started to function in Bengal province in 1854. after a long period of this, for the development neglected East Bengal, a province was established in 1905 with Asham and east Bengal. Dhaka was made capital new province. For the construction of Dhaka University and various infrastructures near old Dhaka, a circle of PWD was established in Dhaka. In 1863 for smooth functioning, Pwd was divided into three sections., Works and Irrigation, Defense and Railway. Later these sections became separate organizations. During British rule and after the independence of Pakistan in 1948, PWD under central government and C&B under provincial government was responsible for public works. After the independence of Bangladesh as it was felt unnecessary to keep two organizations for

the same type of work .PWD and C&B was merged in 1977 as PWD at the same time forming rules of business . PWD was made responsible for all govt public works and maintainance. For various public works PWD department has 150 years experience. Important projects that PWD completed are Bangabhaban, Secretariate, Suprmecourt building,ShereBangla Nagar,National Assembly Complex,medical colleges, Dhaka Newmarket,Cantonment etc.

Construction 3000 flats for govt officers and employees through PWD have been completed. For the guest of Nam conference , constructin of 668 special flats have been completed. By this directorate, with this number of flats constructed by the Directorate of Public works will be about 32,000 (Bisha Bashati Dibash, 2001). In all consideration Public works directorate is recognized by all as the only organization for the construction of government building. In the development activity of Bangladesh, PWD,s successful participation in the major construction field is well established. This huge number of construction works have been completed for the honest effort, experience of the senior and new engineers.

PWD mainly caters for all categories public employees.PWD residential quarters are rented to public employees at highly subsidized rate only during the tenure of jobs. PWD,s major functions are :

1. Construction of buildings of nther agencies on deposit work basis,
2. Preparation of book specification &code of proctice for building,
3. preparation of schedule of rates and analysis of rates for construction and maintenance works,
4. Valuation of land and property and fixation of standard rent,
5. Acquisition and requisition of land for construction works,
6. Maintenance of public parks & open space,
- 7 Repair and maintenance of public buildings,
8. Design and construction of public building except those of RHD, BTTB Post office.

Following are the data of residences constructed by PWD in Bangladesh after independence.

- i) construction 8587 Nos of flats of various sizes at Dhaka.
- ii) 2810 number of multistoried low cost flats are constructed , of these 1470 Nos are in Dhaka,
- iii) At Paikpara in Dhaka, 1120 Nos of flats constructed as staff quarters,
- iv) 4728 Nos of flats for officers and staffs and 9308 Nos of flats for bachelor officers constructed,
- v) 70 Nos of flats constructed for officers at road no -7 of Dhanmondi residential area.(Bis-sha Bashati Dibash, 3rd October 1994).

Following are the main housing projects constructed by Public Works department (PWD) within 2001 :

- i) Residence for judges in Dhaka,
- ii) V, LP residence
- iii) Flat for government officials measuring 500,600,800,1000 and 1250 sqf flats,
- iv) 3000 new flats for the government staff and officials.

The record of different housing projects of PWD has been found from 1996. Because Government officers of PWD could not give the previous record on different housing projects. Some housing projects of PWD after 1995 have been discussed below.

(1). Name of the Project:

**Construction of 1000 residential flats
for Government servants in Dhaka City**

Estimated Cost:

Tk. 8430.31 lakh (ex/c laod cost)

Tk. 11548.31 lakh (in/c land cost)

Description of the Project

Table 3.5: 1000 flats project consists of the following types of flats along with their location and number:

Sl. No.	Flat type	Location	Number	Total
1.	1500 sft	Eskaton	50	50
2.	1250 sft	Eskaton	80	100
		Shahjahanpur	20	
3.	1000 sft	Sukrabad	30	300
		Agargaon	20	
		Azimpur	110	
		Mirpur	120	
		Shajahanpur	20	
4.	800 sft	Azimpur	20	200
		Mirpur	60	
		Agargaon	120	
5.	600 sft	Green Road	40	200
		Motijheel	160	
6.	500 sft	Mirpur	150	150

Source. Office record of PWD

Internal and external water supply and sanitary, internal & external electrification, gas connection, underground water reservoir, arboriculture, children's park & play ground, deep tube well, sub-station and other infrastructure facilities had been included in the project cost. Cost estimate had been ascertained on the basis of current schedule of rates of Public Works Department. Overhead charge, Work charge establishment, contingency expenditure, cost of inspection vehicles had been included in the project cost.

These flats constructed on 7.08 hectares of Government land in different parts of Dhaka City. Land cost has been shown as an indicator of project cost but as the land on which the flats constructed belongs to government.

98296

(a) Commencement of the project	:	1993-94
(b) Completion of the Project	:	1995-96

Logical frame work for summarizing project design

Project Titles: Construction of 1000 Residential Flats for, Government Servants

Project completion Date: 1995-96

Date of this Summary: February-1995

Table 3 6. Construction of 1000 Residential Flats for, Government Servants

	Narrative summary	Objectively verifiable indicators	Means of verification	Important assumptions
G O A L	Easing residential accommodation of Govt servants	Actual handing over of the flats to Govt accommodation directorate	Records of the Ministry of Housing and Public Works & PWD	Govt. decision remains unchanged.
P U R P O S E	Construction of 1000 flats for Government servants	Actual use of the flats by allottees	Records of accommodation board	_ Do _
O U T P U T S	<ol style="list-style-type: none"> 1500 sft-50 flats 1250 sft-100 flats 1000 sft-300 flats 800 sft-200 flats 600 sft-200 flats 500 sft-150 flats 	<ol style="list-style-type: none"> 16193 sft of floor space Completed by Nov' 95 26913 sft of floor space to be completed by June'96 65805 sft. of floor space Completed by Nov.'95 36770 sft of Floor space Completed by Nov.'95 27510 sft of floor space To be completed by June'96 17486 sft of floor space Completed by Nov.'95 	<ol style="list-style-type: none"> Physical Inspection. Progress reports & completion report of the project 	Buildings not put to use for other purposes.

Source: Office record of PWD

(2). Name of the Project : Construction of 2000 flats for Government Servants in Dhaka City

Estimated Cost : Tk 15172.00 (Without land)
Tk. 21250.00 (With land).

Description of the Project :

a) Background:

"Housing is one of the three basic primary needs of a man and is as important as food and clothing. It provided shelters, safety and sense of belonging to the owner". In order to solve the accommodation problem Government has already constructed 1000 flats for Government servants in Dhaka city. In continuation of this project a separate project concept paper (PCP) was prepared for construction of another 2000 flats vide Honorable Minister of Finance's instruction during a meeting of "Infrastructure Development" on 16-8-94. On the basis of that instruction and subsequent decision on 18-8-94 in the monthly officers Co-ordination Committee meeting of Ministry of Housing and Public Works, PCP for the project "Construction of 2000 flats for Government officers and staffs in Dhaka City" was submitted to planning Commission.

b) Objective and Target:

The objective of the project was to mitigate the sufferings of Government servants serving in Dhaka who fail to get Government accommodation and are not in a position to hire private accommodation due to high rent.

The target of the project was to construct 2000 different categories of flats along with services and infrastructure facilities. The project completed in June 1997.

c) Physical and other components of the project:

1) Civil Construction

Table 3.7:2000 flats project consists of the following type of flats, location and number:

Sl No	Type	Location	Number	Total	Remark
1.	1000 sft	Uttara	200	700	There is some deviation in the location of flats than as shown in the PCP, though the total number in each type of flat remained unchanged. The deviation is due to actual availability of land.
		Green Road	20		
		Shahjahanpur	70		
		Motijheel	20		
		Agargaon	220		
		Sobhanbag	10		
		Azimpur	10		
		Azimpur (Party house)			
		Pallasy	90		
2.	800 sft	Rajarbag	40	400	
		Azimpur	150		
		Motijheel	90		
		Green Road	90		
		Agargaon	30		
3	750 sft	HBRI Motijheel	450-40	500	
			80		
4.	500 sft	Patkpara	350	400	
		Motijheel	30		
		Agargaon	20		

Source: Office record of PWD

- (a) Commencement of the Project July, 1994.
 (b) Completion of the project June, 1997.

Logical frame work for summarizing project design

**3. Project Title: Construction of 2000 residential flats
 for Govt. Servants in Dhaka city**

Date of this

**Project completing
 Date: 30th June,1997
 Summary :May, 1996**

Table 3.8: Construction of 2000 residential flats for Govt. Servants in Dhaka city

	NARRATIVE SUMMARY	OBJECTIVELY VERIFIABLE INDICATORS	MEANS OF VERIFICATION	IMPORTANT ASSUMPTIONS
GOAL	Easing of residential accommodation problem of Govt. Servants	Actual handing over of the flats of Directorate of Govt. Accommodation	Records of Ministry of Housing & Public works and PWD.	Govt. decisions remain unchanged.
PURPOSE	Construction of 2000 flats for Govt. Servants.	Actual use of the flats by allottees.	Records of Directorate of Accommodation	-Do-
OUT PUT	1. 1000 sft flats=700 2. 800 sft flats = 400 3. 750 sft flats= 500 4. 500 sft flats = 400	To be completed by June 1997 1. 71323 sqm floor space 2. 34160 sqm floor space 3. 38915 sqm floor space 4. 21660 sqm floor space	1. Physical inspection 2. progress report and completion report of the project	Building not put to use for other purpose.

Source: Office record of PWD

(3). Name of the Project: Construction of 100 nos. 1800 sft.

Residential Flats for Senior Government Officers at Dhaka City

Estimated Cost

Tk. 3926.54 lakh (Including land cost)

Tk. 2814.54 lakh (Excluding land cost)

Objective and target.

The objective of the project was to solve the accommodation problem of senior govt. Officers and the target is to give better living condition for them which will help to increase their efficiency.

Physical and other components of the project.

The projects consist of 10 nos. six storied buildings Each floor consists to two units and the ground floor was being used as garage.

Utilities & services

Utilities included external water supply external & internal electrification with high quality electrical fittings & fixtures. under ground water reservoir, gas connection etc. Internal road, drainage line, children park, land scalping, installation of lift, boundary wall & gate etc were included in the project.

Choice of the project

The project had been chosen in order to fulfill the long felt demand of the senior govt. officers to solve their residential accommodation problem.

Phasing of the project

The project had been phased for 6 (six) years, starting from financial year 1996-1997 to 2001-2002

(a) Commencement of the Project : July, 1996.

(b) Completion of the project : June, 2002.

Logical frame work for summarizing project design

Date of summary : February 2002

Project Titles : Construction of 100 nos. 1800 sft residential flats for Senior govt officers at Dhaka.

Table 3.9 :Construction of 100 nos. 1800 sft residential flats for Senior govt officers at Dhaka.

	Narrative summary	Objectively verifiable indicators	Means of verification	Important assumptions
GOAL	Easing residential accommodation of Senior Govt. Office	Actual handing over the flats to Govt. Accommodation	Records of the Ministry of Housing & Public works and PWD.	Govt. decisions remain unchanged.
PURPOSE	Construction of 100 flats for Govt. Officers.	Actual use of the flats by the Senior Govt. Officers.	Records of Accommodation board	Govt. decisions remain unchanged.
OUTPUT	1800 sft. flats - 100 flats	236184 sft. of floor space.	1.Physical inspection 2.progress report and completion report of the project	Building not put to use for other purpose.
INPUT	1 Building Construction materials 2. Machinery & equipment 3.Manpower 4.Fund.	1. Construction of 100 flats with internal & external sanitary, water supply, electricity, internal road, gas, boundary wall, drain, site improvement arboriculture etc. Tk.2595 33 2. Charges Tk. 188.17 3.Inspection vehicles Tk. 31.04 Tk. 2814.54	1. Detailed estimate 2. Accepted tender documents. 3. Contractors bill. 4. Monthly accounts of Division Office. 5. Allotment of fund.	1. Allotment of fund received as per programme 2.Requisite manpower and material of standard quality available of the estimated price.

Source. Office record of PWD

4. Name of the Project: Special Apartment Implementation Project (SAIP)

Estimated Cost: Tk. 18727 78 lakh (Excluding land cost)

1. Location of the Project : Place Zila/Upazila
Dhaka City Dhaka

2. Objective of the Project :

Initially the objective of the project was to build accommodation facility (suites/ apartments) for about 1750 honorable foreign guests in connection with NAM

SUMMIT scheduled to be held in Dhaka. Due to cancellation of NAM SUMMIT, the objective of the project was to build accommodation facility for Honorable MPs and government high officials.

Physical and other components of the project

The main items of works of this revised PP were as follows:

- a) Construction of 6 nos. 10-storied buildings at Manik Mia Avenue consisting of 36 nos. MP suites, 180 nos. apartments of which 1260 sft, 36 nos. suites 1250 sft. 72 nos. Apartments, 1800 sft, 108 nos apartments,
- b) Construction of 4 nos. 6-storied buildings and 3nos. 8-storied buildings at Nakhalpara consisting of 164 nos. MP suites each of 1260 sft. area
- c) construction of 8 nos. 10 storied buildings at Mirpur, consisting of 288 nos. apartments each of 1250 sft. area.

Utilities & services

Utilities included in this project were external & internal water supply and sanitation & internal electrification, geigers, generators, gas connection, internal road, boundary wall, land scaping, supply of furniture etc.

Charges:

Contingencies & Work charged establishment of Tk.32.59lakh andTk. 10.98 lakh respectively had been considered.

Choice of the project

The project had been chosen in order to build accommodation facility for Honorable MPs and government high officials.

Phasing of project

The Project had been phased for three and a half years, starting from December, 1999 June, 2003.

Present progress:

The work had gone on in full swing. 100% of physical works have already been completed.

Until now RAJUK helped upper, middle and lower income group of people in various ways to give them housing facility. But what RAJUK has done for the lower income group of people is very insignificant than its requirement. Among the government agencies, the Housing and Settlement Directorate is the only agency who cater to the needs of the general public and the urban poor. The PWD builds public flat housing for the government employees.

Table 3.10 : Housing facilities for different income group

Name of Organization	Income group	Type of housing facility
RAJUK	Upper, middle and lower income group	Flat, serviced plot
PWD	Upper, middle and lower income group	Flat
HSD	Lower and middle income group	Land, flat and site and service scheme

Source : Primary and secondary source, 2002

RAJUK gave land and serviced plot for rehabilitation residential area in different parts of Dhaka. These areas are in Gandaria, Karwan Bazar, Shyampur, Joarshahara, Jurain, Badda, etc. But these rehabilitation areas were very small than the other areas which were provided for the other classes of people. RAJUK gave land and serviced plot for upper and middle-income group of people in Gulshan, Banani, Baridhara, Uttara Model Town. RAJUK principally provides housing by allotting residential land, serviced plot, and flats. On the other hand, HSD helps low and middle income group of people by providing plots, land, flat, site and service scheme. HSD has provided land, serviced plots and site and service scheme to low

and middle income group of people in Lalmatia, Mirpur, Mohammadpur and Kallyanpur area at different times.

Various problems relating to housing for the middle and low income group of people of Dhaka were observed from the survey and interviewed of different officials of government agencies. One of the basic aim of this research was to find out as per the opinion government officials the main causes of housing problem in Dhaka to overcome the same. According to the opinion of government officials, the causes of housing problem in Dhaka city are various. According to the majority opinion main causes of housing problem are- rapid growth of city population, inadequate and for housing, poor government officials identified these three causes as the main problem of housing with others

Table 3.11: Main causes of the housing problem

Name of the organization	Main causes of the housing problem
RAJUK	<ul style="list-style-type: none"> • Rapid Growth of Population • Inadequate land supply for housing • Poor financial capacity of people • High price of land
PWD	<ul style="list-style-type: none"> • Rapid Growth of Population • Inadequate land supply for housing • Poor financial capacity of people • Lack of loan facilities
HSD	<ul style="list-style-type: none"> • Rapid Growth of Population • Inadequate land supply for housing • Poor financial capacity of people • Prohibitive price of building materials

Source :Field survey and interview , 2002

15 government officials were interviewed . According to majority government officials, for the solution of housing problem it is necessary to allot more serviced plot and constructed flats.100% of the government officials think that these two ways are the main for solving housing problem. As per other officials think, housing problem may be solved by giving easy loan facility or financial support and

discouraging migration to Dhaka city. 46.6% officials support loan facility- and 6.6% support discouraging migration to Dhaka- for solving housing problem.

Table 3.12 Way of solving housing problem in Dhaka City

Way of solving housing problem	Frequency
Serviced plots	15
Flat	15
Loan Facility	7
Discourage Migration	1
Total	

Source : Field survey and interview, 2002

Autonomous Government agencies like the Bangladesh Bank, the Bangladesh Railways, the civil Aviation Authority, the Postal Service and the Telephone and Telegraph Board amongst others-provide housing for their respective employees. The PWD or the agencies themselves construct these. The military develops its own housing facilities.

Role of UDD

The Urban Development Directorate (UDD) is the planning agency of the Government. It advises the Government on policy on urbanization, land-use and land development. This agency is of responsible for the preparation and coordination of regional plans, master plans and detailed plans of urban centres except in the key cities of Dhaka, Chittagong, Khulna and Rajshahi where development authorities have been established. The UDD, by function is mandated to "advise the existing development authorities on their operation at their request". However, the development authorities rarely ask for advice. In the Dhaka metropolitan areas RAJUK is responsible for the preparation and updating of the Master Plan for Dhaka and the surrounding areas under its Jurisdiction. The Master Plan is the basis of land-use and development controls. The powers of the other development authorities are

similar to that of RAJUK's. The master plan for metropolitan Dhaka, which is vintage 1959, is being update. A master plan for Chittagong is also being prepared.

The UDD is currently providing planning services to the HSD in the development of housing projects. It is the counterpart agency for foreign-assisted studies including the Housing Sector Institutional Strengthening Study. The UDD is participating in the on-going UN-assisted updating of the master plans of Dhaka and Chittagong. In 1986-1990, the UDD prepared land-use plans for the municipalities which are still used as the framework for development planning.

3.5 Finance for housing

The Ministry of Finance is the key agency in the financing of the Government's participation in the housing sector. As a major player in the allocation of funds and in the sourcing of foreign financing assistance, it influences the decision-processes that determine which housing and urban development projects will be included in the Annual Development Program and therefor implemented. Housing for Government employees for example, are presented as development projects of the PWD. These projects compete for funds with the locally-funded projects for low-income families of the HSD

Non-Government Organizations (NGOs) have a long history of involvement among the urban poor. * However their participation in housing development is more evident in the rural areas. In the urban areas, NGOs involvement in housing is in its early phase of development and is usually confined to assisting the poor undertake repair of shelter and other forms of low-cost developments utilizing grant funds. A few NGO's however, have housing programs which extend small loans to beneficiaries but this operation is not widespread and is limited to the NGO's base of operation. Community-based associations (CBA's) are just starting to be organized particularly in slums. Improvement Program being implemented with UNICEF assistance. BHBFC is the largest entity engaged in lending for urban

* Report on NGO Assessment, Preparatory Assistance Mission, Reconstruction of Rural Housing in Bangladesh, UNDP Project BGD/88/055, January 1989.

housing, although the number of made over its twenty year life span, amounting to approximately 39,000, represent less than those disbursed by the Grameen Bank in the rural areas during the first six months of 1993. Its mother organization, HBFC started operations in 1952 with its head office in Karachi and a target of extending credit to individuals and cooperative societies in urban areas for house construction. The head office moved to Dhaka in 1963. Formal recognition of the BHBFC came through the BHBFC Order of 1973 after independence.

HBFC Rules and Regulations of Loans for Apartment Housings. The following are the rules of the Apartment Loan Scheme of the Bangladesh House Building Finance Corporation for providing interested buyers of apartments/flats of multistoried apartment buildings under construction with loans:

If any interested applicant wants to buy a flat covering more or less area than the area covered by flats covering more or less area than the area covered by flats mentioned in the above table, the loan can be negotiated. But in that case, no loans shall be considered for the area which exceeds the fixed area covered and a document signed by the applicant certifying that he will bear the cost of building the extra area covered shall have to be taken.

The maximum ceiling for loans shall be estimated according to the original area covered by the flat. If the original area covered by any flat is less than that indicated in the table, then the maximum ceiling for loans shall also be proportionately less. In case of apartment loans, the connecting area and the side space all around the apartment project/building shall have to be the same in reality as that of the plan authorized by the plan authorizing authority.

Table 3.13 : Major activities, basic problems and potential areas for the involvement of specific institutions in the housing finance market are summarized below.

Agencies	Major activities in housing and land development finance	Specific problems	Opportunities
Housing and settlement directorate	Land acquisition; sites and services development; core house and apartment construction; beneficiary selection; maintenance of rented units.	Lack of development funds for projects; separation of development. Marketing and sales and pricing and cost recovery functions; no retention of sales proceeds; pricing policy needs amendment	Could be government's production farm for residential subdivision development for the low-income group; implementation of a very low income incremental sites and services programme;
Office of the commissioner, settlements	Documentation of lot and unit awards; documentation of rental agreements; collection of rent. Lease and installment payments	Inadequate information base to monitor collection, poorly organized collection system; lack of enforcement of payments	Raising revenues through the sale of rented properties; develop community based estate management operations for estates sold to occupants.
Bangladesh house building finance corporation	Single and multistory house construction loans for the middle and high income groups; loans mainly for rented apartments; larger income group is above tk. 10,000 per month	No clear targeting of lending to the low-income group; very poor collection and asset recovery record; relies on subsidized government funds for below market rate lending; unsustainable programme. will compete with private housing finance companies for the same market.	Could be government's mortgage financing company for the low income group; agency that links the housing finance system to liquefy government production entities extensive branch network ideal for generating private savings.
Grameen Bank	House construction, homestead purchase and sanitary latrine loans for the rural poor; programmes based on group	Unwilling to expand operations into the urban areas; limited growth of programmes without infusions of low cost funds; inadequate supervision of self-help housing constructed under the	Experience in rural areas could be utilised for the implementation of pilot programmes for the urban poor; further expansion of housing programmes in the rural area.

(Cont)

Table 3.13 (Cont)

Agencies	Major activities in housing and land development finance	Specific problems	Opportunities
	principles for mutual support, savings and insurance programmes for group members: collateral free lending.	programme	
Private developer/builders	Land development, apartment unit construction, sales by installments are offered	High priced developments not afforded by the majority: insufficient institutional credit available to encourage expansion of output	Potential joint venture partners for public developers for low/middle income housing; possible inclusion of plots for low income group in major developments.
Development authorities	Land acquisition, residential subdivision development for middle and upper income groups; beneficiary selection: lot award and lease documentation and collection of installments.	No interest in undertaking developments that are afforded by the low-income group, do not maximise prices by selling plots at market prices	Considerable potential for sites and services development; provision of trunk infrastructure to open up areas for private sector development; land acquisition and disposal for development by the private sector including ngos and cooperatives.
Local governments	Slum upgrading programme: local infrastructure improvement.	Lack of financial resources and manpower capabilities inhibit expansion of programme	Local housing bodies particularly for slum upgrading and incremental sites and services; utilize manpower of local government engineering department on an agency or contract basis.
National commercial banks	House construction loans to the upper income group; employee housing loans; rural house construction loans; agrani bank to disburse building loans, collect all	Reluctance to increase the volume of lending for housing unwilling to serve the low income group, lack of experience in providing mortgage loans	The main formal lenders for the middle and upper income groups; main provides of construction financing for builders and developers; programmes for financing the construction of rented accommodation; possible formal lending for low income group housing.

(Cont)

Agencies	Major activities in housing and land development finance	Specific problems	Opportunities
	repayments. Including those for plot purchase under the low income housing project of hsd at chittagong.		
Private/foreign banks	Housing construction loans to the upper income group; construction loans for builders and developers; employee housing loans.	Reluctance to increase the volume of lending for housing, unwilling to serve the low income group.	Formal lending to the middle and upper income groups; providers of construction financing for builders and developers; lending for the construction of rented accommodation; equity investment in new housing finance institutions.
Insurance companies	Investment in debentures of bhhfc; investment in private sector housing finance institutions; life and property insurance for borrowers.	Unwilling to commit large amounts for housing	Considerable potential as long-term investors in housing finance market through debentures, long-term loans or equity participation.
State provident fund	Housing loans to members	No proper fund structure; funds are treated as general revenues of government	If established as fund, potential long-term investors in housing finance market through purchase of debentures. Providing long-term loans or equity participants; disbursement of funds to housing financing entities for lending to fund members.
Other non government organisations	Community organisation; community based savings schemes; rural house construction and improvement; financial intermediaries in rural housing	Inadequate funding; consider housing as a social rather than a financial activity; inexperience of housing finance programmes; lack of involvement in urban areas	Financial intermediaries in housing programmer for the urban poor; expansion of housing programmes for the rural poor; extension services for house construction; potential to develop into building societies, savings and loans savings and loans or other

(Cont)

Agencies	Major activities in housing and land development finance	Specific problems	Opportunities
	intermediaries in rural housing programmes, support services		societies, savings and loans savings and loans or other housing finance institutions.
Housing cooperative societies	Land acquisition; subdivision development; house construction sale of surplus plots to members; development and sale of plots to non-members.	Very few projects have reached house construction stage: none have developed into saving and loans institutions.	Savings and loans programmes for the urban poor, formal organisation for community based housing projects for the low-and middle income groups; financial intermediaries in low-income housing programmes.
Community based organisations	Community organisation local community based credit programmes	Inexperienced in money matters; lack management and record keeping skills.	Generation of local resources through community based savings schemes; self-help housing; estate management operations.
Informal saving and loans associations	Savings schemes for low-income families; small loans to members and others, some for house repair	Scale of operations are small; small size increases vulnerability to external or internal catastrophes.	Potential to develop into building societies; provision of microcredit
Building material suppliers	Supply of building materials, credit to purchasers of goods	High cost of credit; very short term advances.	Emergency and interim credit
Money lenders	Short-term credit for materials purchase, house repair and improvement	High cost of funds	Recovery of investments interim finance for very small amounts

Source: Siddiqua, 1999

Activities, constraints and opportunities for key agencies in the housing finance system

From the above discussions, we can see that an increase in the volume of investment of the many different organizations of the central and local governments was suggested for infrastructures development and to meet the increasing demands for housing. Different income groups were also to be included in the program.

The issue of the development of slums was given the most importance in the housing policy of the government. The housing issue made special mention of women and the old. Importance was given to ensuring that the women got facilities such as a place to live, loans and education. It might seem from this discussion that the housing policy of Bangladesh aims to solve the real problems of housing and that the people in the lower class got more importance. However, if the actual situation of the realization of the government, housing program is examined, it is seen that the part of the city population that faces most of the housing problem are the ones who have been mostly overlooked

The housing projects initiated by the government are not for all classes of people; rather, they are for the government employees. Quite a few governmental organizations are appointed for the management of house. These organizations are the labour department under the Ministry of Village, the Ministry of Education, the Ministry of Health, Department of Defense, Railway Station Authority and the Postal Department. They make housing arrangements for a specific part of their employees (Asian Development Bank, 1993, pg.-27). The houses built for the government employees are very limited in number compared to their demand and no specific policies are followed in the building of these houses. The officials responsible resort to corrupt practices. Thus it is seen that those who are politically and administratively powerful are the ones who get these houses.

According to an Asian Development Bank report, the number of houses built for the government employees by the government are in this regard are of no use. The government is overlooking the needs of the majority of the employees by making housing arrangements for a limited number of high officials.

The Housing Settlement Directorate (HSD)'s program includes the lower class, lower-middle class and slum dwellers. However, the land and infrastructures developed by the development authorities of the four major cities (i.e. Dhaka, Chittagong, Rajshahi and Khulna) are allocated to the upper class only. Private

organizations are playing a very limited role in the development of housing but they operate only in rural areas

Under the supervision of the local governments and the engineering department, and with the help of some international organizations including UNICEF, the government took up a program of slum development in 25 cities of the country in 1985. The policy drawn up under the program made it a legal requirement for owners of the lands to assure that they will not remove the slum dwellers for ten years. It prohibited the authorities from increasing any kind of taxes in the area. Although these policies seem to be welfare-oriented, most of them have not been realized. Instead slums have been removed and new slums have sprung up. As a result, the living standard of the slum dwellers have deteriorated.

The government has not been able to set up any organizations or take up any policy measurements for granting financial assistance for the realization of this program. House building Finance Corporation, an organization responsible for the providing loans for housing projects in the cities, basically provides loans to the upper classes. Their process of giving loans are very complicated and are allocated for the upper classes. Bureaucratic complications of all kinds prevent many people from obtaining loans from this organization. Thus this housing program is not able to play any significant role in meeting the housing requirements of the people.

Chapter 4 : High Rise Housing as a Solution to the Urban Housing Crisis in Bangladesh

4.1 Introduction

In this chapter, the role of private formal developers in providing housing to the residents of Dhaka and the problems they face and their prospects have been discussed. Private formal developer refers to all the individuals/organizations who do business in the construction of apartment buildings and selling of flats. The term high rise is a popular term that people use to identify buildings above the general height of buildings. High rises are built because they fulfill certain important social and economic needs. The high rise building allows the city to gather into a central core a massive amount of space organized and equipped for work. Other factors which account for high rises are the uneven distribution of population, rising urban land costs, and the need to counteract the waste in land, water and energy which results from urban sprawl. Given their huge size and the number of people they accommodate, high rises put great stress on the environment. Supporting facilities and services must be carefully planned. Providing amenable and efficient transportation, assuring the visual and functional compatibility of large structures with the environment, meeting the growing demand for sewerage water and energy services and delivering effective police and fire protection are the bases of concern in cities where extensive high rise development is occurring.

Apartments are new addition to the urban housing typology in Bangladesh though insignificant to the stock. These have been coined as the ultimate living style for the people of the expanding cosmopolites and the final solution to the unabated housing crisis. The developers claim this to be the perfect haven of the middle income group. But the apartments are not for the middle income group. Therefore in its present form, these could not be a feasible and cost-effective solution to the present urban housing crisis in Bangladesh. There has also been talks that these are alien and environmentally unfit which exert pressure on the city infrastructure and amenities.

The definition of high rise may be seen as a changeable term in the context of Bangladesh. and Dhaka. Before the 1950s houses above 2-storey height was non-existent. In this context the 4-storey walkups built to house public sector employees and Indian Muslim repatriates, were termed as high rises. The concept of this type of 'high rise' was later broadened to include 6-storey walk-ups (e.g. Baily Garden Government Employee's Housing). Later all other previous 4-storey public housings were raised to 6 storey heights. The government encouraged private sector agencies to develop high rise residences. The concept of high rises in the private sector has come to include buildings above 8 storey equipped with lifts or elevators. The rate of production of high rise apartments by private developers is only about 250 units per year and production of high rises is concentrated mainly in Dhaka. Only about 1% per cent of the city residents can afford this type of housing (Hafiz-2001). In the prevailing scenario of political instability and economic insecurity, living in high rise residences are perceived as secured housing and as an alternate solution to living in planned residential areas like Dhanmondi, Gulshan, or Baridhara. Those people who can not afford to live in such posh areas but aim to live in similar housing conditions, high rise apartments became an answer to such aspiring residents.

4.2 Current state of high rise building in Bangladesh

High rise apartments in a large scale in Bangladesh were introduced by the government in the early 1950s to house the employees of a new administration and the refugees from India. In the private sector the real estate developers started operating in the late 1960s. Ispahani group is the pioneer in this sector. But in early 80s with the inception of Eastern Housing Ltd the business started flourishing. Now this is a booming sector of the economy. Now REHAB has 80 members and the same number of developers are doing their business in capital, but they are not REHAB,s members. (Seraj,2002).But most of the developers built apartments without regards of their impact on the total city environment. Developers fixed the prices of the apartments on the basis of the standard of construction, on the basis of location and demand.

Total number of high rise buildings in the capital is 83, among them 58 already completed, 23 under construction and 2 are yet to construction. Among completed high rise buildings, highest building is 31 storied Bangladesh Bank building. Among the proposed high rise building the highest height will be 427 meter 'Shera Bhaban' and if implemented that will be the highest structure of the capital. Most of the constructed and under construction buildings are made for residential purposes. Among 22 under construction high rise buildings 15 high rise buildings will be used for residential purpose (Nahar, 2002). Although tall buildings are being constructed in few numbers in other cities of the country, almost all the existing and under-construction tall buildings of the country are located in the capital city. In Dhaka, there are many notable buildings clustered mainly at the Motijheel commercial area and in places like Eskaton, Shantinagar, Dhanmondi, Gulshan, Maghbazar, Mohakhali, Banani and other areas.

In the survey of 13 developers it was seen that most of the developers were not new comers for their business. Most of the the developers were satisfied for their business and they were also interested for expanding their business. Apartment owners give importance on some points for buying apartments. Buyers do not chose new comers of the business.

Majority business organization started their business after 1980. Only Eastern Housing Limited started constructing apartment in 1964. Many of the private formal developers started their apartment business from another business. Reason for coming in this business was only more profit.

In the apartment study, it is observed that 53.8% of developers are engaged in real estate and other business. 46.2% of developers are involved only in the real estate business and 30.8% of developers are engaged with real estate and constancy.

4.3 High-rise housing as an option

High-rise apartments are increasingly being talked about as an answer to the urban housing problem. High rise apartments act as a significant source of revenue and a business focus for the city. Government efforts in providing housing primarily limited to government employees and some of the urban public could not make any significant development in the urban housing scene. With a huge backlog of housing need mounting in the cities a new generation of real estate entrepreneurs came into the picture. In some cases plots were sub divided and sold out and in others houses were constructed, some for individual ownership and others for multi-ownership of buildings with flats for individuals.

As soon as the policy to accommodate more people on less land was in principle accepted, the inevitable solution was to go for multi-storied residential building. Consequently the transformation of public housing from single-family-on-single-lot typology to walk up flats had been a significant change. The first residential high rise building was the 12 story high staff quarter for Bangladesh Navy At Banani Dhaka. The first developer built housing at Pallabi, Mirpur in 1964. In this project, the developer made an agreement with the buyers to develop the land and construct complete building just after an initial payment. The rest of the money was borrowed by the company on behalf of the buyers, from a loan giving agency and the company constructed the houses with the borrowed money. So the buyers had only to invest in the land initially. The project covered 1000 houses of different types ranging from 500 Sq Ft to 1940 Sq Ft on plots of 2.5 to 5.0 katha.

The present scenario of construction and management of apartments, however, is different because the private apartment developers operate in two different methods. In one method they buy land on their own, offer flats to probable buyers through advertisements in newspapers and start construction of flats with installments paid by the buyers and bank loan. In the second method, developers come under proportional ownership arrangement. They make some down payments to the landowners and share

apartments at 60-40 (developer-land owner) arrangement. The quality of construction of apartment buildings is generally better in the second method, since landowners try to ensure the quality of construction. Due to scarcity of land in Bangladesh, where rapid urbanization is taking place the Bengali dream of a personal home ownership with a garden on the ground level, will remain a dream for most of the people. Unless there is a revolutionary change in government policy and program on urban housing, developer built housing will come to be a significant housing supply system for the urban dwellers who can afford it. The developer built housing particularly the high rise ones are already changing the cityscape dramatically. Architects and city planning authorities should make a concerted effort so that this newly emerging powerful form can provide a definite and desirable addition to the physical character of our cities. One main reason of housing problem is the widening gap between the cost of housing resources and the affordability, which makes a cost-effective solution remotely possible. It has been estimated that through the cost-effective measures it is possible to serve the upper 60% of the urban population in Bangladesh (Rahman, 1991, 1993 b).

Table 4.1 : Different Aspects of Some Organizations

Name of the organization	Year of Establishment	Type of Business	way of acquire land	Type of problems for developers	% of profit in Business
Eastern Housing Limited	1964	Real estate and others	Through purchase and sharing apartment	No	No
Bashati consortium Ltd	1987	Others	sharing apartment	Lack of govt support,	No
Sheltech Tower	1988	Real estate and others	sharing apartment	High registration cost, lack of land	No
Agrani Apartment Ltd	1989	Real estate and others	sharing apartment	No	per sqt 500 taka
Hassan & Associates Ltd	1990	Only Real estate	sharing apartment	No Reply	No Reply
Amin Mohammad Foundation Ltd	1992	Only Real estate	Through purchase and sharing apartment	Lack of govt support, high registration cost	per sqt 300-500 t
Lucky Apartment(pvt) Ltd	1994	Only Real estate	sharing apartment	Lack of govt. support,	per sqt 200 taka
Advanced Development Technology	1994	others	sharing apartment	No	per sqt 32-40%
Globe Construction Ltd	1997	Others	sharing apartment	High cost of land	per sqt 300-500 t
Concord Real Estate	1997	Only Real estate	sharing apartment	Lack of govt. support,	No
Mega Builders Ltd	1998	Real estate and others	sharing apartment	No	per sqt 30-40%
Sky View Foundation	1998	Only Real estate	sharing apartment	high cost for infrastructure, lack of govt. support	per sqt 200-250 t
Rupayan Real Estate ltd	1998	Others	Through purchase	No	No
Japan Garden City	1999	Only Real estate	sharing apartment	Lack of govt. support,	per sqt 225-300 t
Atlantic Development Ltd	1999	Others	sharing apartment	No	per sqt 30-40%

Source: Field Survey-2002

It was observed that 92.3% developers constructed apartments by sharing apartment with the land owner. Only Rupayan Real Estate Ltd constructed high rise apartments by purchasing land. The percentage of the high rise apartment's share depend on the location. For Dhanmondi, Gulshan, Banani areas developers generally give 40%-42% share of the apartment. For other location landowners are given 30%-35% share.

Apartment Characteristics

Some socio-economic and demographic characteristics of apartment and apartment owners have been gathered from developer's interview and a researcher study. A questionnaire-based survey among 150 apartment buyers was conducted by the researcher to gather information on among many aspects. The apartment owners are mostly educated. They have very high income and they hold substantial amount of properties. They have middle aged and smaller families. The total monthly family income of the apartment dwellers are very high. About two thirds of the families in apartments had more than one source of income. Only the rich and affluent could afford to buy and live in apartments. The profession of the high rise apartment owners is different. The main professions are professional in private organization, professional in government job, independent consultant/ professional, business sector, finance sector etc. The largest section of apartment owners are businessmen/industrialists who, under the present socio-political and economic situation in the country, have large amount of spare money some unaccounted for, which would usually be spent on real-estate as a favoured option (Islam, 1981; Siddique, 1990). Most of the apartment dwellers have urban origin. They used to live in new city areas before moving into the apartments. Sometimes apartment owners spent a good part of their life abroad. Apartment owners live in foreign countries either for business, occupation or study purposes. Among those who had lived in foreign countries, majority live in oil-rich Middle Eastern countries, Europe, UK, North America, Sweden are most common

Density of living in the apartments is low where the dwellers have more space per person. The price of the apartments depends on many things, such as- locality, facilities,

design etc. Thus the building costs lie in the range of Tk. 8,300 to 10, 000 per sqm. In the informal sector the price range would be 40% lower (T. 4,500-7.500) while in the public sector the price is 60% above the maximum

In the study it is observed that 69.2% of upper and upper middle income group of people eager to buy the high rise apartments. The developers identify the following problems as restricting the growth of the business. Because of the acute shortage of dwellings, scarcity of land and the complexities of building, developer constructed dwellings should have many attractions as is shown in a interview conducted among some flat buyers, who state their reasons as follows:

Most of the people buy high rise apartments because it is less troublesome compared to owning a plot and then constructing own houses on it 84.6% of people buy apartments because of secured living and locality. 23.1% of people buy high rise apartments because of other reason, such as- good will of the developer, Status symbol.

Table 4.2 Reasons for Buying Apartments

Name of the organization	Apartment owner's class	Reasons for buying Apartment
Eastern Housing Limited	Upper and upper middle and middle	a, b, d, e
Bashati consortium Ltd	Upper and upper middle	a, b, d, e
Sheltech Tower	Upper and upper middle	a, c, d, e
Agrani Apartment Ltd	Upper and upper middle	a,b,d
Hassan & Associates Ltd	Upper and upper middle	a, b, d, e
Amin Mohammad Foundation Ltd	Upper and upper middle	a,b,c,e
Lucky Apartment(pvt) Ltd	Upper and upper middle	a, b,c, d
Advanced Development Technology	Upper and upper middle	a,b,d,e
Globe Construction Ltd	Upper and upper middle and middle	a, b,d
Concord Real Estate	Upper and upper middle	a, d
Mega Builders Ltd	Upper and upper middle	a, b, d,e
Sky View Foundation	Upper and upper middle	a, b, c
Rupayan Real Estate ltd	Upper and upper middle and lower	a, b, d, e
Japan Garden City	Upper and upper middle	b,d
Atlantic Development Ltd	Upper and upper middle	a,b,d

Note: a)less hassle, safer housing option, b)security living, c)status symbol (prestige), d) location, e) others, Source: Field Survey -2002

Apartment owners buy high rise apartments for four major reasons. Most of the apartment owners buy apartment because it is less troublesome compared to owning a plot and then constructing own house on it. Some owners buy apartments because of secured living, good deal, goodwill of the developers and locality. Some buyers view apartments as either well suited to their background and lifestyle or a status symbol.

4.4 Problems and prospects of high rise apartments

As buildings are made ever larger and as their numbers increases, cities are being confronted with highly complex problems. Transporting large numbers of people in and out of high density districts, meeting the growing demand for sewerage, water and energy services, assuring the visual and functional compatibility of large structures with the environment, and delivering effective fire protection are the source of serious concern where extensive high rise development is manifest. If our society continues to move more and more people in more cars, and continues to use more and more machines, then, our environment will keep getting noisier. The more human activity the more sound. Noise pollution threatens to damage the hearing and nervous systems of men, women and children across the city. Noise can bring stress on the biological systems of livestock and poultry. Traffic, noise and the lack of privacy are also problems that increase the sense of higher density. High rise apartment owner's relation is very formal with their neighbors. Family members of the high rise apartment meet rarely with other family members of the high rise apartments.

Planning is for people. People will not conduct themselves according to some planning theory, but will follow habit and their own desires. Buyers today are interested in total environment: Streets, playground, walks, landscaping, school, shopping and community facilities. Developers are always interested about their rate of return. They are not interested about all aspects of proper planning. Most of the developers built apartments without regards of their impact on the total city environment. Developers often assume that necessary services will somehow be made available through the public sector without careful examination of existing capabilities. The developers claim high rise

apartments to be the perfect haven of the middle income group, but these are not for middle income people and these are alien and environmentally unfit which exert pressure on the city infrastructure and amenities.

High rise apartments in Bangladesh have been planned, designed and constructed by local architects and engineers. High rise apartments both commercial and residential, of Bangladesh have already revealed their merits and demerits that they have been serving the community. In the absence of proper urban planning and design high rise apartments of Bangladesh are responsible, in many instances, for several problems leading to disadvantages for Dhaka city dwellers. Here it has been tried to summarize some problems and prospects of high rise apartments in Dhaka. These problems and prospects are taken from different thesis, journals, study of different persons including Engineers, planners, sociologists.

People in high rise buildings have special dependencies. the supply of electric power is important for running elevator, heating and cooling in the various seasons, and maintaining lighting throughout the structure. People in high rise buildings also require elaborate mechanism for the supply of water and for the removal of garbage and sewage. This put substantial demands on the surrounding city. Traffic jam at the entrance or approach road; lack of utilities like water, electricity, sewerage, telephone, etc; These happened so because the city's infrastructure was not designed to sustain such density.

2. Lack of privacy: Personal and audio-visual privacy has been hampered.
3. Open space is not available here. Inadequate provision for vertical circulation, lack of children's play area and community functions, problems of social interaction, etc. All these happened because the sellers of apartments do not have any social responsibility and the design were not done accordingly.
4. High rise buildings prevent social contact with other neighbors, which can lead to socio-psychological problem.

5. Maintenance problems: The developers sell living units to various owners and with this their responsibility or rather objectives is over. The new dwellers, some of whom are rent-payers cannot organize themselves for the job of maintenance of the building. Now some of the developers employ a group of people for the maintenance of the building, and this in turn brings heavy taxation on the dwellers.

6. In Bangladesh housing and now high-rise housing is one of the sectors in which corruption has been found in abundance. The developers do not follow appropriate architectural design and safe structural design. There is no rule at present in which the developers can be brought to law and the buyers be compensated.

7. There is no mechanism as to how the building will be reconstructed on the existing land after the expiry of life or earlier. It has been reported that most of the developers are not providing essential safety requirements in their high-rise housing.

Prospects of high-rise housing

It is a matter of common experience that wherever the high-rise housing was adopted for increasing housing density without proper consideration of overall environment the result was catastrophic. What is now being done by the developers that may fulfill the need of the developers and associates but can in no way meet the need of man, society and environment. High rise apartments is quite a different subject to handle in points of socio-cultural and climatic adaptability, architectural and structural design, utility supplies, maintenance, safety against hazards and so on. A large complex and to a great extent difficult subject like high rise apartments can become successful in a developing country only when handled by the public institutions under direct patronization from the government.

The land and utilities required for high rise apartments is quite different from that required by the simple multi storied housing. So, it will be the responsibility of the government to provide suitable land, infrastructure and utilities for such scheme during the preparation of city's Master plan. High rise apartments need to be comfortable and safe for human habitation, taking into consideration the adverse conditions and hazards. The maintenance of high rise apartments is not that simple

as that of a 4 or 5 storied building. As much an efficient system for maintenance work has also to be worked out. The socio-cultural requirement of the people of Bangladesh must be accommodated in their habitation.

4.5. Memorandum of Association

The Real Estate and Housing Association of Bangladesh.

- I. Incorporated in Bangladesh under Section 26 of the companies Act, 1913
- II. The name of the Company is the Real Estate and Housing Association of Bangladesh.
- III. The Registered Office of the Company shall be situated in Bangladesh.

The objects of the Association are or objectives of REHAB

- A. To promote and foster ideas of Co-operation and mutual help amongst the members engaged in real estate development and housing industry in Bangladesh.
- B. To watch over, protect and safeguard in general Commercial and industrial interest in Bangladesh of the members engaged in real estate development and housing industry business
- C. To consider and to help formulate the policy of Govt. from time to time, relating to real estate development and housing industry.
- D. To enter into any arrangements and to take all necessary and proper steps with Govt. or with authorities, National, Legal, Municipal or otherwise of any place in which the Association or its members may have interest and to promote or assist the promotion, whether directly or indirectly, or any legislation which may appear to be in the interest of the Association; and to oppose and resist, whether directly or indirectly, any legislation which may seem disadvantageous to the Association or its members.
- E. To arbitrate in the settlement of disputes arising out of commercial transaction between parties willing or agreeing to abide by judgment and decision of the Association.

- F. To communicate with Govt. and other similar mercantile and public bodies within or outside Bangladesh with a view to promote measures for protection of real estate development and housing Industry having particular reference to the interests of members.
- G. To promote, advance and help commercial and technical education and such study of different branches of Art, Commerce and Science which may lead to develop trade commerce, agriculture, industry and mining in Bangladesh.
- H. To acquire and undertake the whole or any part to the dealing of organizations whose objects are similar to the objects of this Association.
- I. To subscribe, to become member of and to co-operate with any other such body or bodies whose objects are altogether or in part similar to those of this Association and to procure from and to communicate to any such Association such information as may be likely to further the objects of this Association.
- J. To acquire, promote and maintain a suitable office for holding and conducting commercial transactions, meetings of members or arbitrators and other like matters.
- K. To accept any donation, gift, contribution of lawful subscription towards promoting and maintenance of the objects of the Association and to create and provide funds and to invest and apply the same as the Association may deem expedient.
- L. To sell, improve, manage, develop, exchange, lease or let, under-lease or sub-let, mortgage, dispose of, turn to account of otherwise to deal with all or any part of the property of the Association; whether movable or immovable or immovable.
- M. To construct upon any premises any building or buildings for the purpose of the Association and to alter, add or improve any building upon such premises.
- N. To invest any money property of the Association upon such securities as may be determined and in such manner as determined by the Association.
- O. To borrow or raise any money required for the purposes of the Association upon such terms and in such manner and on such securities as may be determined and in particular by the issue of debentures charged upon all or any of the property of the Association.

- P. To aid and to receive aid from any other Society, Association, Firm, corporation, Company, Partnership or Person promoting or formed or intended to promote any of the objects of the Association and to subscribe to or aid any such Society, Association, Firm, corporation, company, Partnership or Person with a view to obtain any advantage or benefit for the purpose of the Association and to subscribe to any fund or Society as may be considered deserving by the Association.
- Q. To start journals and periodicals and otherwise diffuse knowledge about trade and commerce and to fund and maintain institutions for the training and teaching in the art of industry, trade and commerce.
- R. To buy, sell, export or import goods of all kinds and to carry or promote or encourage any other business whether manufacturing, trading or otherwise of all sorts whether for the benefit of the Association or any member of members of the Association and to promote companies for the purpose calculated to benefit this Association.
- S. To act as agents or brokers and trustees of any person or firm or company to undertake and perform contracts or sub-contracts and to appoint brokers or agent in Bangladesh or elsewhere for benefit or necessity of the Association.
- T. To draw, make, accept, endorse, discount, execute and issue, promissory notes, bills of exchange, hundies, bills of landing, warrants, debentures and other negotiable or transferable instruments.
- U. To establish and support or to aid in the establishment and support of any Associations and institutions for benevolent objects, clubs, societies or funds for the benefit of humanity or any section thereof and to subscribe or to guarantee money of any charitable, educational or other trust
- V. To pay out of the funds of the Association all costs, charges and expenses preliminary and incidental to the promotion, establishment and the registration of the Association.
- W. To appear before any court and to appoint legal practitioners for the association, to appear before the court and to defend, compound or refer to arbitration any case or suit for or against the Association.

- X. To acquire from time to time and to manufacture and deal in all such stock in trade, goods, chattels and effects as maybe necessary or convenient for furtherance of the objects of the Association.
- Y. To subscribe for purchase, acquire and hold shares, stock, debentures, or other interests in any other Association having objectives altogether or in part similar to those of this Association.
- Z. To deal in Government Promissory notes and Securities, Post Office Savings Bank Securities, Corporation Securities etc.

If upon the winding up or dissolution of the Association there remains, after satisfaction of all debts and liabilities, any property whatsoever the same shall not be paid to or distributed amongst the members of the Association, but shall be given or transferred to some other institution or institutions having object similar to objects of this Association. If any member of the Association pays or receives any dividend, bonus or other profit in contravention of the fourth paragraph of this Memorandum, his liability shall be unlimited. Except the above, the liability of the members is limited.

Every member of the Association pays or receives any dividend, bonus or other profit in contravention of the fourth paragraph of this Memorandum, his liability shall be unlimited. Except the above, the liability of the members is limited. Every member of the Association undertakes to contribute to the assets of the Association in the event of the same being wound up during the time that he is a member or within one year afterward.

REHAB-Its Input in the Government Policy Making

Introduction:

REHAB since its inception had its own problem in the gestation period besides convincing the Government policy makers about its role in any policy formulation relating to the Housing Sector.

REHAB was formed with a view to organize the most vibrant sector into a cohesive body to both protect the interests of developers and clients and also to act as a bridge between the related agencies. REHAB has succeeded to a great extent but there remains many problems which need to be addressed in order to ensure that there is a policy because of misunderstanding of the Government and its agencies but others are the results of bureaucratic inefficiency and inactivity.

REHAB has always acted to further the Government policy and to do this effectively REHAB must be given due recognition and made a party in all processes of housing facilitation then the acute housing problem can be tackled effectively. In simple words, it needs sincerity of purpose and effective implementation of the policies once adopted through thorough deliberation. REHAB will always be responsive to all rightful calls in this respect.

A brief note on how REHAB came into being, its achievement, present performance and scope of work

Formation of REHAB:

Real Estate development in the private sector in this country started in pre-liberation days when Eastern Housing Ltd. in the mid-'60s undertook a land development project known as "Pallabi Project" for housing purposes in the Mirpur area of the Dhaka city. The concept of apartment development started in the later part of the '70s decade when Free School Property Development Ltd. started development of ownership apartments in the Siddewon and Mogbazar areas of the Dhaka City followed by Eastern Housing Ltd. During the decade of '70s a number of companies came into existence and engaged in ownership apartment development.

Its Achievement:

The following past achievements of REHAB need to be mentioned specially:

- a) Government's declaration of construction of residential buildings on a commercial basis as an "Industry" and the recognition of developer companies as industrial units by the Investment Board for availing various facilities as an industry like

other industrial units under the income tax Act. Unfortunately due to the nonissuance of required SRO by the National Board of Revenue, the matter yet remain unresolved inspite of constant persuasion.

- b) Reduction of VAT in Real Estate sector from 15% to 1.98%
- c) Direction of Bangladesh Bank to all commercial banks for providing credit facilities to the Developers and the Apartment purchasers alike.
- d) Sanction of Apartment loan by the House Building Finance Corporation (HBFC) to the Apartment purchasers.
- e) Kept REHAB associated in the framing of the National Housing Policy, 1993 of the Government.
- f) Government decision for taking membership of trade association compulsory by person/companies engaged in a particular trade.
- g) An independent REHAB Secretarial at Eastern Plaza, Sonargaon Road, dhaka with all logistic supports and amenities. Initially, the then General Secretary accommodated the REHAB in his business office for long 5 years with all necessary supports.

Present performance:

- i) Held series of meetings with the Hon'ble Works Minister, Secretary, Ministry of Works and the Chairman, RAJUK highlighting problems of the private sector Housing and seeking their solution and have been successful in resolving Most of the problems.
- ii) Met the members of the Press number of times for general discussion on the problems facing the housing sector and sought their co-operation in projecting the views of the REHAB through the respective news papers. The response of the Press has been satisfactory.
- iii) Met the Chairman and Members of the NBR for apprising the adverse effect on the increase of the rate of VAT and the collection procedure of AIT, Decision on the proposals submitted to the Government by REHAB in this regard is awaited.
- iv) REHAB was represented in the formulation of the Multi-Storied Residential Plot Construction Policy, 1998 of the Government.

Round Table Conference on High Rise Building attended by senior Government officials, educationists, experts, elites, intellectuals, members of the Press and members of the Executive committee of REHAB.

vi) Formation of Sub-Committees in REHAB to attend to various problems of the housing sector with a view to find out remedial measures and recommend to the authorities concerned for appropriate necessary action.

Scope of Work:

1. Improving and strengthening liaison between REHAB with various Government and semi-Government agencies
2. Make an efficient drive to bring more companies under REHAB membership.
3. Public awareness is to be created for highlighting that REHAB's objective is to protect the interest of the developers and purchasers alike.
4. An information center is to be set up in the REHAB Secretariat to cater to the needs of the purchasers/member of the public in respect of development of land/apartment in the country.
5. Arrangement of property fairs by REHAB from time to time to boost up sales of apartment/land and thereby initiate steps for removing the present stagnant market condition.
6. Shouldering responsibilities of organizing the "World Habitat Day" REHAB in close co-operation with the Government.

Real Estate-contribution in the Economic Growth Employment in Housing Sector

Over the last 15 year the Estate Development sector has made significant contributions to many sectors of our economy. Since 1985 this sector has created homes for over 12000 families in the metropolitan City.

Since 1985 this sector has procured construction materials worth over Tk 1,000 crore. It gives employment to about 12,000 construction workers and pays wages to construction workers amounting to about Tk. 45 crore annually:

The fact that many cement manufacturing industries have now been set up in Bangladesh is a reflection of the impetus the Real Estate Development sector has given to our economy. Today about 200 architects and consulting engineers are directly supported by this sector: over 500 graduate engineers are holding management positions in this sector and almost 2,500 diploma engineers are engaged by this sector.

4.6. List of REHAB Members

1. ABC real estates limited
2. Advanced development technology
3. Agrani Apartment Limited
4. Alam's Real Estate Ltd
5. Alcove Ltd.
6. Amin Mohammad Foundation Ltd
7. Apollo Holding Ltd.
8. Ashraf Real Estate (Pvt.) Limited
9. Asset Developments & Holdings Ltd
10. Bangladesh Development Company Limited
11. Bashati consortium
12. Bay Developments Ltd
13. Bay Tower Ltd
14. Bpral Real Estate (Pvt) Ltd.
15. Brac concord Lands limited
16. Building for Future
17. Estate Developers & Dealers Co Ltd.
18. Building technology & ideas ltd.
19. Charuta homes Ltd.
20. City Axis Ltd
21. Concord condominium Limited
22. concord Real Estate & Building Products Ltd.
23. Concord Real Estate & Development Ltd.

24. Confidence Builders Limited
25. Creative Properties Ltd.
26. East West Property Development (Pvt) Ltd.
27. Eastern Construction Co. Kimited
28. Eastern Housing Ltd. Apartmnet
29. ENA Properties Ltd.
30. Globe Construction Ltd.
31. Hamid Real Estate Construction Ltd.
32. Hassan and Associates Limited
33. Ideal Home Builders Limited
34. KS Engineering & Technology Limited
35. Kusholi Nirmata Limited
36. Latife Real Estate Ltd.
37. Living Stone
38. Living Plus Limited
39. A.R.S. Properties Limited
40. Metro Makers & Developers Ltd.
41. Minarat housing Estate Ltd.
42. Multiplan Limited
43. Navana Real Estate Ltd.
44. North South Property Development Ltd.
45. Oriental Real Estate Ltd
46. Pacific Housing Limited
47. Property Development Ltd.
48. Rahat Real Estate & construction Ltd.
49. Rangs Properties Limited
50. Realta Homes and Apartments Ltd.
51. Ridge Park Holdings Limited
52. Ricad Properties Ltd.
53. Ricad Properties Ltd.
54. Rupayan Real Estate Ltd.
55. Shanjahan & Group

56. Shaptak Grihayan Limited
57. Sheltech (Pvt.) Ltd.
58. Shinepukur Holding & Ltd
59. Sry View Foundation
60. Srishtikala
61. S S Builders and Developers Ltd.
62. Standard real estate Ltd.
63. The Structural Engineers Ltd.
64. Snavastu Development
65. Tower Builders Limited
66. Tropical Homes Limited
- 67 Unicorn Builders
68. Mestern Developers Ltd.
69. Zoha Properties Limited

The above list shows a list of Real Estate Companies engaged in real estate business, including construction of high-rise apartments and the number of living units developed by them. Since new companies and new projects are appearing everyday, this list may be considered as incomplete. But the above list is taken from REHAB directory 2002. A short description of some Real Estate Companies has been given below which companies were included for field survey.

For this research 15 developers were interviewed for different collecting different information, they gave many information about different aspects of their real estate business. These are shown in the following table.

Table 4.3: Number of Apartments and Units of Different Period of Time

Name of the organization	Number of apartments have created till now	Number of units have created till now	Number of units (sold out)	Number of units (sell in future within one year)
Eastern Housing Limited	Above 100 (2500)	above 200	all units	Above 200 (1200) units
Bashati consortium Ltd	Above 100	above 200	More than half	Above 50 units
Sheltech Tower	Above 100 (342)	684	all units	above 360 units
Agrani Apartment Ltd	1-25 (11)	171	More than half	50-100
Hassan & Associates Ltd.	10	above 100	All units	Above 200
Amin Mohammad Foundation Ltd	640	1500	More than half	Above 800
Lucky Apartment(pvt) Ltd	1-25	50-100	More than half	50-100
Advanced Development Technology	25-50	100-200	More than half	Above 100 units
Globe Construction Ltd	Above 100	900	More than half	50-100 units
Concord Real Estate	above 100	3500		Above 100 units
Mega Builders Ltd	25-50	520	More than half	Above 50 units
Sky View Foundation	1-25	50-100	More than half	Above 100 units
Rupayan Real Estate ltd	1-25	400	More than half	Above 100 units (224 Units)
Japan Garden City	No answer	No answer	Half	26units
Atlantic Development Ltd	1-25	93	Half	Above 40 units

Source : Field Survey, 2002

A short description of some Real Estate Companies has been given below, which are included for field survey of this research:

1. Brief company profile : Advanced Development Technologies Ltd.

ADTL is one of the leading real estate companies of Bangladesh. It specializes in developing luxury apartment complexes in prime location of the city. ADTL is a member company of the "tropical group" one of the biggest specialized engineering and consulting firms in asia with operation in south east asia and the middle east.

Affiliation. The company has been affiliated as a corporate member of Bangladesh British chamber of commerce. Looking ahead: land & land development project, low cost housing, ready-mix concrete plan & steel frame structure development.

Representation to Rehab : Engr s m. anwar hossain bsc. engg Completed project in Brief. At preset, ADTL has 53, apartment building projects in the prestigious area of the city such as Gulshan, Banani, Bandhara, Dhanmondi and Uttara. Majorities of these projects were handed over to its clients and other projects are in various stages of construction and expected to be handed over by 2001. Another 5 projects including commercial buildings, shopping complexes, business suites are in the pipeline. the company is backed by senior most professionals experienced in real estate sector.

2. Brief company profile: Agrani Apartment Ltd a sister concern of Agrani trading corporation Ltd-distributors of British American Tobacco Bangladesh co Ltd and Reckitt & Colman (bd) Ltd, was established in 1989. we are one of the few company's to be enlisted with rehab in its early stage.

Within a very short span of time, Agrani has completed and handed over a good number of projects to their valued customers and a few more number of projects are at verge of completion. Whist some projects are in their infancy in various prime areas of the city The prime objective of this company is to materialize the dreams of millions of city dwellers to afford a home for them with multifarious choice and size at suitable locations.

Resume of chief executive: Mr. Rahman is the managing director and the cco of the company

Representation to rehab: Mr. A.S.M. Masudur Rahman

A completed project in brief: white stone 97, Shantinagar, Dhaka white stone is a projection of an ideal home reflecting the dreams of middle class income group of the country. It is a production of best professionals involve in building homes. This is a compact apartment. The size varies between 500-1000 sft it includes 2 bed, toilets, living cum dining and 2 verandahs. Our owners will get the blend of a good taste and a thing of beauty which will joy forever in their lifetime.

3. Brief company profile: Amin Mohammad Foundation Ltd has started the journey of success in real estate sector with a view to achieve total satisfaction of the clients.

Thus committed to build the best turned in to the key works of Amin Mohammad Foundation Ltd which the corporate solemnly believes.

As a member of Amin Mohammad group the corporate earned the trust of the people through its tireless efforts to excellence which had enabled AMFL to complete 27 projects within a very short time in prime locations like Baridhara, Banani, Gulshan, Dhanmondi, Siddeshwari of the capital.

Representation to rehab: Mr. M. Saiful Islam, director, development

A company project in brief: Green lake aside at greenay & silent part of busy capital Dhaka the 6 storied apartmejn at Gulshan is an unique architectural beauty

4. Brief company profile: Apollo Holdings Ltd., is a subsidiary of sheltech (pvt) . This company was established with the objective of developing a 5 star hotel and shopping mall of international standard. This dream project is presently being implemented at panthapath, the project name being "square.

Representation to rehab : Dr. Toufiq M. Scraj.

A compailed project in brief: sheltech square is a nunique project in the field of shopping centre as well as in the hotel sector. It iwll add a new dimension to the total concept. never before such a project has been taken in this country It blends the joy of shopping with the comfort of hotel in a majestic way. This complex has been designed by a famous overseas architectural firm (bent severing & associates) who are known as specialists in hotel design. The structural, electrical, mechanical & sanitary system has been designed by Seatehc of Thailand and has been rechecked and modified by a panel of structural designers from Buet. Davis Langdon & seah (thailand) ltd. (dls) is performing as quantity control company. this high rise building is a marvelous synchronization of architectural brilliance and aesthetic novelty

5. Brief company profile : From the emergence of Concord in the late 1972, it has grown into a leading corporate group and the largest construction conglomerates in

Bangladesh with the successful completion of over 130 projects both home and abroad and numerous other ongoing projects under their belt.

In keeping pace with the on going demand for both high quality apartments for high class and different ranges of moderate apartment projects for the middle class concord group has decided to introduce a new company with a new vision in the beginning of 1997 by the name concord real estate & building products ltd (crpl).

Representation to rehab : Mr. Shahriar Kainal

A completed project in brief

Grand palace concord is situated at plot #173 (nwf), Gulshan avencue, Dhaka.this consists of 2,740 to 3,535 sq ft flats.

6. Brief company profile: Eastern Housing Limited (EHL) was established in 1964 and emerged as the pioneer in real estate arena under private sector participation. In 60's EHL started it's activities by undertaking a challenging project of that time named Pallabi township at Mirpur, Dhaka consisting of 1000 villa type independent houses, it has successfully completed satellite townships named Banasree, aafabnagar, Pallahi phase-ii, Niketan, Mohanagar, Demra, Savar etc, Mayakanan another new township project near Aminbazan is in progress. EHL started apartment project in Siddheswari in 1981 and have successfully completed many similar projects. it introduced 'eastern tower' the first high rise apartment complex (three 18 storied buildings) and have completed many more. 'Eastern plaza' a centrally air conditioned shopping complex first of its kind in Bangladesh was built by ehl in 1990. Similar shopping complexes like eastern plus, eastern Banabithi, eastern Yakub plaza Comilla, Eastern plaza sylhet are in progress. Since it's inception to date EHL has completed around 35,000 number of residential plots, 3200 number of apartmcins, 950 number office spaces and 500 number of shops. EHL. has extended services country wide and have already completed land project in Rangpur and shopping complexes in Comilla & Sylhet are in progress.

Representation to Rehab : Mr. Akramuzzaman

projects in brief:

Description	projects	no. of units
Residential plots:		
Within Dhaka	39	34,929
Countrywide	1	132
Apartments:		
Walk up	33	866
High rise	42	2334
Commercial buildings:		
Office spaces	6	924
Shopping complexes:		
Within Dhaka	5	3025
Countrywide	2	498

7. Brief company profile Rupayan Real Estate Ltd has come into being with an optimum view to mitigate the housing crisis.

Rupayan on going projects are at uUttara, Mohakhali, Moghbazar & Lakhibazar area. All these projects have been built up on the land owned by the company. besides these the are planning to build apartment at other prime location of Dhaka city. The company has come forward to ensure the plot of land in a very peaceful and congenial althosphere. They are looking forward to countribute to the positive growth of the country's commercial and financial activities.

Representation to Rehab. Mr. L A. Mukul, managing director

Completed project in brief : Rupayan Real Estate Ltd: Easel dream prleject, road no. 3/a, secor no. 5 Uttara no. 5 Uttara model town, Dhaka, Rupayan villa, road no 14, sector no. 6, Uttara model town, Dhaka; easel hut project, 345 Dilu road, Moghbazar, Dhaka; Easel heaven project, 63 Lakhibazar, Dhaka; Rupayzn centre, 72, Mohakhali c/a, Dhaka (commercial project- shopping centre and office space) rupayan housing estate ltd: rupayan model town at Bhughar at Dhaka Narayangonj link road; Sonargaon Abasik prokalpa at Sonargaon, Narayangonj.

8. Brief company profile: In february 1995, Shinepukur Holdings Ltd. (SHL), one of the leading subsidiaries of Beximco Group emerged as a prime real estate developer of the country. In only five years time, the company has achieved tremendous success in addressing the housing needs of the society.

Homes for all: offering homes from tk. 10,00,000,00 to tk. 75,00,000,00 Shinepukur Holdings Ltd, has a neighborhood to fit the needs of almost any home buyer. The projects are spread over the two main cities of the country-Dhaka and Chittagong.

Townships: to participate in the process of resolving acute housing problem, in the metropolis, shinepukur extended its operation through developing satellite township. current on going project are-suncity-1, suncity-2, suncity-3, ashulia abashan.

integrity: the architectural designs of shinepukur home and residential projects drew raves from customers and the competition alike and it continued to offer innovative solutions to the challenges of urban living in the years ahead.

Representation to rehab : Mr. M. Firoz, general manager

A completed project in brief : Manoshi lake view, Manoshi lake view is Shinepukur's most successful apartment project for middle income people within a price range of tk. 12-16 lacs at Mirpur.

9. Brief company profile: Sky View Foundation Ltd. stepped in apartment business in the middle of the year 1998. Facing different types of obstacles the company is going ahead with a great challenge. the company began with single project now there are seven projects in progress. Sky View Foundation Ltd. is very much strict to fulfill the commitment.

Representation to rehab dr. n. zoha

Completed project in brief : Shahadi view a six storied apartment complex at 76, Nayapaltan, Dhaka. sky view tower a 10 storied apartment complex at 19, Nayapaltan, Dhaka.

Feroza View a 8 storied apartment complex at 63, Shantinagar, Dhaka.

10. Brief company profile: Globe Construction Ltd. a real estate construction company engaged in developing and constructing residential, commercial, industrial

buildings and shopping complexes in Dhaka city for sale since 1997. This company has successfully completed construction of three industrial projects and own 14 storied head office building of globe Janakantha shilpa paribar in the centre of Dhaka city. At present it is engaged in constructing and developing more than 25 different types of apartment buildings and shopping centres in Dhaka city for sale.

Representation to rehab: Mr. Md. Ashraful Hqu, general manager

A completed project in brief: Globe centre, commercially constructed first project at 28/1, Indira road, Farmgate, Dhaka already completed and handed over to the buyers. The total constructed space of the building is 30,000 sqft

4.7. Problems in housing sectors

The Real Estate and Construction Industry plays an important role for sustainable development of a country. The construction industry is an important sector for physical and economic development of country. It provides physical expansion and economic development. This sector is well linked with human settlements, employment and environment. This sector contributes more than 5.55% in GDP on an average.

It is a recognized fact that the health of the Real Estate Development sector is the barometer of the national economy. Housing is indeed one of the most important priorities of any government. It is very unfortunate that today the Real Estate Development sector of Bangladesh is in a negative state. It is not actively patronized by the policies of the government. As a result, this sector could not grow under a planned environment.

It is our view that one of the reasons behind this pathetic scenario is the misunderstanding of this sector by the successive governments. Instead of receiving encouragement and nurturing, this sector has been progressively quashed by regressive government policies. A few examples are listed hereunder.

High Registration Charges/Transfer Fee

Transfer fees stamp duty and registration charges for property in Bangladesh are amongst the highest in the world. In the metropolitan city, a purchaser has to pay approximately 25% of the total value of the property to the government exchequer under different heads for registering the apartment.

Harassment for NOC in connection of Utility Services

The inconsistency of collection and management of VAT is causing very serious problem in progress of work, collection and timely hand over. No Objection Certificate (NOC) on sales proceeds collected on apartment is a prerequisite for getting Gas & Electricity line, particularly for ongoing apartment projects and accordingly we are paying VAT as per stipulation, regularly. But with deep regret we have been observing that despite paying VAT in regular fashion we are not getting VAT certificate from the authorities concerned in time. Though we are paying VAT at a rate more than the RAJUK and Sub-Register's Office standard, the VAT authority is not ready to accept the valuation. On this plea they are reluctant to issue NOC for GAS & Electricity authority.

Restriction in High-Rise Construction

Dhaka is the capital city of Bangladesh and the focal point of all social, political and economic activities. Due to absence of an appropriate urbanization policy or a human settlement policy, urban growth and urban development in Bangladesh is basically Dhaka oriented. already 30% of the urban population of the country is concentrated in Dhaka Megacity region. The trend is continuing or becoming more entrenched. There is no magical solution to the present or future housing problem of the city. It is almost inevitable that high-rise construction will increase in future in Dhaka. In fact, in a fast growing metropolis like Dhaka were, land is scarce and land value is high, there is no other obvious option but to go for tall structures. But Govt. is reluctant to permit high-rise structures in some areas. On the contrary, Govt. plays dual role permitting three 20-storied residential buildings at Rajarbagh, Ramna & Mirpur for police officials.

No Zoning Law/Absence of Proper Housing Policy

Provisions of areas for high-rise, permanent and semi-permanent structures should be made in the Master plan of Dhaka City. Expensive central city areas should be reserved for high-rise developments. In this way the concerned authorities can provide higher capacity infrastructure at an optimum cost.

Lack of Co-ordination among Different Government Agencies

There is no co-ordination among different agencies of the Govt. Due to lack of consistency in the policy of RAJUK, Ministry of Housing & Public Works and other Govt agencies, it creates problems to get clearance for the implementation of a project in time.

Harassment by the Directorate of Environment

As there is no fixed policy of this directorate, they often create some serious problems to issue the clearance certificate, which is too much bothering for the developers. It makes unusual delay to complete its formalities, which seriously affect the progress of work. This should be immediately stopped for the greater interest of this business

Separate Directorate for Real Estate/ One Stop Service

Developing housing sector comprises not only building of houses but also the development of socio-economic infrastructure. In fact, a separate directorate of Real Estate could be established, which will inter link all the concerned agencies, related to house construction such as RAJUK, Dhaka Municipal Corporation, WASA, PDB, Titas, Directorate of Environment and House Building Finance Corporation (HBFC). This will minimize the procedures and formalities associated with house construction. All future activities of concerned agencies involving land, finance and utilities should be forward-planned under a common framework to increase the efficiency and minimize overlapping of responsibilities.

Finance Policy Towards Housing Sector

House Building Finance Corporation is the only government institution dedicated to the financing of homes. Over the last 15 years this institution has been contently cash starved and has made negligible contribution to the financing of this sector. In Bangladesh there is virtually no financing facility for this sector and almost all procurements are made with 100% equity. Recently some private institutions viz. Delta Brac Housing and Finance Corporation Ltd. have entered the housing financing business but the cost of borrowing from these institutions is prohibitive.

Terrorism at Site

Increasing terrorism at construction site is causing serious problem in progress of work. Toll collection and harassment by terrorists and local mastans have become a common factor in different project sites of all developers.

Compulsory Trade Organization Membership

There has been considerable criticism regarding apartment development as well as real estate development in Dhaka City in recent years. While many of these criticisms are valid, others are distorted based on misconception and/or inaccurate information. To ensure the better construction environment, quality of works, responsibility and liability of the developers and to control the unusual growth of construction firms it is necessary to make compulsory the membership of the Real Estate & Housing association of Bangladesh (REHAB). The regulations and control can contribute a strong positive impact to reduce unusual growth of developers, construction cost, environment hazards, promote greater energy efficiency in building and limit energy consumption and pollution etc.

Declaration of Housing industry as an Industry

In 1989 the Ministry of Industries declared construction of residential complexes on commercial basis as an industry. However, to-date this notification from the Ministry of Industries is not recognized by the national Board of Revenue. Therefore, this sector is not entitled to any benefit of an industry.

Chapter 5 : Conclusion

5.1 Introduction

Housing is one of the most important basic needs of life. The government of Bangladesh attached importance in providing residential accommodation for the citizens. Some steps had been taken by the government to this effect. Ensuring housing for all strata of the society, specially the low and middle-income groups and the poor, A National Housing Policy was approved by the government 1993. Beside this, the main objectives of Five-Year Plans are to improve quality of life and living condition of the people. Despite the National Housing Policy, Five-Year Plans And other policies, housing condition has not improved according to need the citizens. The government has failed to provide housing to every citizen of Bangladesh through various measures, incentives, motivation, planning and management because of many reasons. Housing schemes according to the need of different classes of people was not prepared both in the public and private sector.

People from all socio-economic background in Dhaka are facing housing problem though the nature and intensity of the problem are different. Government and private organization are doing their job for providing housing for all income group, but their supply is not sufficient according to the actual need. Government has failed to find out all of the causes of housing problem and to solve them. In the urban and rural areas most of the houses lack one or more of the basic services and housing problem for large number of homeless poor people still remain a severe problem in Dhaka. Both formal and informal shelter development has progressed without any planning for balanced physical and social needs.

5.2 Summary and Findings

In this research attempt was taken to show how the different government agencies and private formal developers provided housing facilities to different income group in Dhaka city. In this regard a field survey was conducted and interviews of officials taken to know how and to whom they provide housing facilities. Similarly private formal developers were interviewed to gain knowledge on their stance regarding

housing provision and the impact of their activities on the overall housing situation in Dhaka.

Various problems relating to housing for the middle and low income group of people of Dhaka city were observed from the interview of officials of government agencies and private developers. One of the basic aim of this research was to find out as per the opinion government officials the main causes of housing problem in Dhaka city and how to overcome the same.

According to the opinion of government official the causes of housing problem in Dhaka city are various. But rapid growths of city population, inadequate land for housing, high price of land are the main causes of housing problem. It is the opinion of majority government officials that distribution of serviced plots, easy loan facilities, increment of housing stock and discouraging people to migrate to Dhaka city are some of the main steps to overcome the housing problem in Dhaka city. According to majority government officials, for the solution of housing problem it is necessary to allot more serviced plot and constructed flats. 100% of the government officials think that these two steps are the main for solving housing problem. As per other officials think, housing problem may be solved by giving easy loan facility or financial support and discouraging migration to Dhaka city. 46.6% officials support loan facility- and 6.6% support discouraging migration to Dhaka- for solving housing problem.

It has been seen that RAJUK mainly gives housing facilities to upper and upper middle income group of people in various ways but doing very little for lower income group. Only HSD of Ministry of Housing and Works has provided maximum housing facilities to low income group of people. HSD has provided land and serviced plots to low and middle income group of people in Lalmatia, Mirpur, Mohmmadpur and Kallyanpur area. PWD allots government housing/ quarters among government employees but they require to hand over the government quarters. were made after their retirement. As a result during the old age they again face housing problem. Urban Development Directorate (UDD) distributed plots in

Mirpur areas in between 1975 to 1996 and solved housing problem of lower income group of people to some extent

RAJUK gave land and serviced plot for rehabilitation residential area in different parts of Dhaka. These areas are in Gandaria, Karwan Bazar, Shyampur, Joarshahara, Jurain, Badda. etc. But these rehabilitation areas were very small than the other areas which were provided for the other classes of people. RAJUK gave land and serviced plot for upper and middle-income group of people in Gulshan, Banam, Baridhara, Uttara Model Town. RAJUK principally provides housing by allotting residential land, serviced plot, and flats. On the other hand, HSD helps low and middle income group of people by providing plots, land, flat, site and service scheme. HSD has provided land, serviced plots and site and service scheme to low and middle income group of people in Lalmatia, Mirpur, Mohammadpur and Kalliyampur area at different times.

Various problems relating to housing for the middle and low income group of people of Dhaka city were observed from the survey and interview of different officials of government agencies. One of the basic aim of this research was to find out as per the opinion government officials the main causes of housing problem in Dhaka city to overcome the same.

It has been known from this research work the reason why adequate number of housing facilities are not available in Dhaka city for low and middle income group of people. In Dhaka city middle and low-income group of people constitute about 98% of the total population but they enjoy 85% of residential land. On the other hand only 2% upper income group of people enjoys 15% of residential land.

The private formal developers are catering for the upper and upper middle income group and thereby solving the problem and providing the housing facility partially for that part. This has nothing to do with the housing problems of lower and middle income groups. Globe construction Ltd has constructed apartments in Hatkhola and old part of the city for middle income group of people (2000-3001).

Rupayan Construction Ltd has planned to built high rise apartment of 400 to 800 sft for low income group of people near Dhaka Narayanganj link road. But although Rupayan planned to built the apartment for low income group of people, they may sell the apartment to any group of people. As a result the low-income group of people will be deprived of the apartment built for them by the private sector. On the other side, government agencies create very little housing facilities for the low-income group of people and very often they are deprived of the facilities created for them.

The construction cost of building apartment does not differ much from area to area. But developers give much importance on location. Because apartments constructed on good location can be disposed off easily and obtain more profit. For example if apartment can be constructed in Dhanmondi, Gulshan, Banani area, it brings more profits than other areas. For this reason, developers give more share of apartment to the land owner if they can construct apartments in these areas than in other areas of the city. However developers are more attracted to developed areas as they can charge higher price for their apartments and thus earn higher returns. The only additional costs of apartments in developed areas are in the better quality finishing required. These increased cost do not constitute a very significant cost of building apartments.

The important thing to be noted here is the estimated profits of the housing development companies. They earn substantial profits from all their projects. These profits, in a sector which involves minimal economic risks, are the main motives of the housing developers for growing their businesses and new ones coming into the market. It has observed from a research work on high rise building that as per the opinion of HBFC, construction cost of apartment for Eastern Housing Limited in Banaru Gulshan and Dhanmondi area is about TK 1000/= per Sft. But as per a contractor of Arita Enterprise construction cost is about TK 700 to 800 per Sft. Whereas developers sell apartments in between TK 1500 to 1600 per Sft. (This cost price had been calculated according to HBFC's figures).

New housing developers are coming up in large numbers and in all places. The older ones are rapidly expanding their businesses. The result of this has been the creation

of a new class of people who live in apartments. These housing apartments have not been very effective in solving the housing problem and slums have been growing all over the capital and other parts of the country.

A new class of people has emerged with the development of housing apartments. This class includes those who buy apartments as status symbols and those who belong to the upper middle and upper classes. They are mostly government service holders, consultants, businessmen, and expatriates. This class has widened the differences between the different classes in the society.

With the development of housing sector, certain problems have arisen. Almost all of these housing projects are contradictory to rules and regulation of RAJUK. There is a severe shortage of water, sewerage systems, electricity, gas and other necessities of modern cities. Trees are being cut down for these house projects, adding to the pollution crisis of the cities of the country. The gravity of these problems can be understood from a statement of RAJUK (The Daily Star, 27.9.1997, pg. 13).

Developers have a lot of wealth and property. They start off by illegally acquiring land all over the city. They sponsor political parties and musclemen to help them keep control over the land. They then set up housing projects on those lands. They manipulate the concerned people and authorities using their influence in the form of money or threats. The people who live in high rise apartments are mostly businessmen, consultants, returned expatriates, people working in multinational companies and so on. These high rise apartments provide them with a secure investment, a status and a different life style. These people have adopted a modern or western life style. It is these demands which give incentives to the developers to develop housing projects. The modern lifestyle being adopted by this new class of people are reflected in the social structure as well.

5.3 Recommendation

Government should fix or know the quantity of land/house required for each income group of people in Dhaka city. To solve the problem in Dhaka city government agencies related to housing should arrange serviced plot, land, flat, easy loan

facilities for all group of people according to their need . For this purpose sufficient and well trained manpower including Architect, Engineer, Planners, Sociologist, Economist and other experts should be there. Government should act as an enabler not as provider of housing. For this purpose, government should give some responsibility to the interested private agencies or authority to control the poor housing situation in Dhaka city. There should be short middle and long term projects for the solving housing problem. In Dhaka city. For long term project education, job, health care and other urban facilities should be provided in all cities so that people can migrate to those cities also.

Allocation to housing sector should be always higher in the national perspective and it should be considered a high priority sector. Government should frame long term plan or policy guide lines to mitigate the housing shortage . Allocation for the public servants housing should be increased according to the actual demand.

There should be some restriction for private developers for the construction of apartments so that they do not construct apartment in Dhaka for their financial benefit only for upper and upper middle income group of people. Bureaucratic, political, social and other hindrances relating housing for government organization and developers should be removed .If this is not possible then, in future, it may not be possible to provide sufficient housing for the people. For the solution of housing problem care must be taken for proper planning and its strict, and successful implementation .So that ,in future this type of planning can be utilized/ followed.

Recommendation for Government agencies :

- a) The housing sector should be considered as an economic sector. One central government organization, RAJUK should be responsible for providing housing for all income group of people of the country. Performance of other agencies should be satisfactory. The government should act as facilitator for housing activity. More and more city government should engage themselves as an enabler and facilitator for housing.

- b) Land acquisition and funding processes should improve to offer land to all income groups of people of the country at reasonable prices. RAJUK should take greater responsibilities in supplying serviced land to the right person properly.
- c) To face the different kind of housing problems for different income group of people the provision of a variety of solution is required.
- d) HBFC and another funds should ensure for lower and middle income group housing schemes with defined amounts, interest rates, mode of payment, and management of funds.
- e) It should increase availability of land, develop vacant lands, use land as a resource to generate funds for cross subsidy. Lower standards should make easy and available in design and technique to reach low cost housing target. To achieve balance in use if limited land and finance , introduction of appropriate technology should present by using environment friendly, locally-available materials.
- f) Government ought to create an environment conducive to the development of affordable housing for middle and lower income group. This would include initiatives to develop and produce cheap housing resources like land, labour, materials, techniques etc. Building materials should make available at a reasonable cost in the market through necessary changes in the fiscal and import policies.
- g) Government should encourage the NGOs , developers, co-operatives and other community based organizations to take up various housing related activities. Government should also encourage developers and the organized sector to invest in various forms of housing and land development.
- h) Different private organizations, developers and cooperatives should encourage and bound to construct houses for all classes of people according to their demand
- i) In order to make private housing societies and private developer's services available in an organised way RAJUK should take all necessary steps timely and properly.
- j) Semi-autonomous, autonomous and private corporate sector should encourage to develop land in suitable locations for establishment of housing estates.

- k) Government should take attempt to construct essential houses for different govt officers and servants in locations where housing facilities in general are scarce.
- l) New strategies should develop and revision of the housing policy should undertake from time to time to cope with the emerging housing needs and problems for different income group of people in the country.
- m) Government should extend financial facilities to the private individuals for the development of land, an effective central authority should be responsible for land development finance for planned urban growth. The government should make intervention in land development efficiently for a balance distribution and proper use of urban land through various measures like land readjustment, land banking etc.
- n) Publicly owned urban land in all urban centers must be surveyed forthwith to determine how much of the lands has already been utilized and how much has actually remained vacant
- o) RAJUK and HSD Can take land readjustment in partnership with landowners of urban areas in order to increase the supply of housing land for middle and lower income housing
- p) Private and public decision makers (different government officials) should coordinate from different perspectives and with different priorities.
- q) For speedy acceptable plan RAJUK should increase its experts and other manpower.
- r) To solve the housing problem of middle and lower income group of people government t will have take steps to reduce cost of land, construction materials, and bank interest rates.
- s) If it is made mandatory for the developer from the government to built apartments for the high and for low income group of people at certain ratio, then the housing problem of the lower income group of people may be solved to some extent.
- t) All government and private organizations will have to give emphasis and take initiatives to solve the housing problem of middle and lower income group of people.

Recommendation for high rise apartments :

- a) To modernize present rules and regulation regarding high rise building RAJUK should take the advice of related experts such as engineers, planners.
- b) Developers should be given all help and make it mandatory for them to to built house for the lower and middle lower ignore group of people along with high to income group of people.
- c) These should be rules and regulations for the private housing companies so that they can built high rise buildings here and there.
- d) To solve the housing problem of the people, flats and houses should be built according to their financial ability
- e) When credit facilities given to developers, interest rate in case of general public should be considered
- f) Government should create a healthy atmosphere for the developers and buyers by formulating rules and regulations for them.
- g) To make it easy buying/lucrative for the middle and lower income group of people price of high rise apartments should be decreased.
- h) Various government organization and Bank should give loan at low interest rate.
- i) A necessary aspect in the planning of high rise apartments development should be to account for the impacts that a building is likely to have on the social and physical environment such as-
 - j) 1)To control development through land use regulations, and thus limit the impacts.
 - ii)To respond to the impact after the fact by providing various services and facilities
(water,gas, electricity supply, fire protection etc).
 - iii)To anticipate impact through advance planning of services and facilities.
- k) Through intelligent land use design, ordinance which restrain noises to certain limits, and their adequate enforcement should make for enjoyable urban environment.

5.4 Conclusion

The houses built for the government employees are very limited in number compared to their demand and no specific policies are followed in the building of these houses. The government is overlooking the needs of the majority of the people by making housing arrangements for a limited number of high officials. The government's housing policy clearly aims at solving the housing problems of the middle and lower middle class. However, housing projects which are only for the upper middle and upper classes are being sanctioned by the government agencies responsible for implementing the policy. There is a widening division between the middle and lower middle classes and the upper-middle and the upper classes. The former classes are being deprived of proper housing facilities while the latter's housing wants are being fully satisfied. It is the responsibility of the government to implement its policies effectively to solve the housing problem.

The private formal developers are catering for the upper-middle or upper income group and thereby solving the problem partially for that group. This has nothing to do with the housing problems of lower income groups. Only government and autonomous agencies can be helpful by subsidizing and /or extending easy loan facility or low interest rate loan facility to their employees in apartment construction and /or purchasing. Private sector can only be effective when soft term credit are extended to private developers for constructing apartments at lower cost catering for lower income families.

A separate directorate of real-estate could be established which will interlink all the concerned agencies, related to house construction such as RAJUK, WASA, PDB, Titas and HBFC. This will minimize the procedures and formalities associated with house construction. Many associated problems regarding service and design problem can be very effectively tackled with proper institutional and design control. All future activities of concerned agencies involving land, finance and utilities should be forward-planned under a common framework to increase the efficiency and minimize overlapping of responsibilities. The neglect of the private sector is a fundamental defect in our housing policy. The government should adopt a comprehensive and pragmatic housing policy. The economy of land use should be given top priority in any future housing policy.

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Housing provision in Dhaka : An analytical study of the role of state and private formal developers

Questionnaire for the Government Officers

(Data for research and academic purpose only)

Department of urban and regional planning, BUET, Dhaka.

1. In your opinion what are the main causes of housing problem in Dhaka city ?
 - a) rapid growth of city population
 - b) inadequate land for housing in Dhaka city
 - c) high price of land
 - d) prohibitive price of building materials.
 - e) other reasons (please specify)
2. For which income group do you provide housing ?
 - a) upper income group
 - b) upper middle income group
 - c) middle income group
 - d) Lower middle income group
 - e) Lower income group
3. How do you help people for housing?
 - a) providing flat
 - b) providing plot
 - c) to give loan facility
 - d) to give site and service scheme.
4. How many number of flats did you build in Dhaka city ?
5. How many number of plots did you provide for housing in Dhaka city?
6. What is the total area of land which you provided for housing?

7. For how many number of family of Dhaka city have you provided housing facility?
8. What was the total allocation of government for housing sector of the past year?
9. What is the total allocation of government for housing sector for this year ?
10. In your opinion how the housing problem of Dhaka city can be solved ?
 - a) by providing more serviced plots
 - b) save all housing stock until they are ready to be replaced
 - c) easy loan facility
 - d) others.

Questionnaire for Private Formal Developers

(Data for research and academic purpose only)

Department of urban and regional planning, BUET, Dhaka

1. Name of the organization

Name of the developer :

Address :

2. How your company started real estate business?

3. since when this company is associated with real estate business?

a. yes

b. no

4. Is the company connected only with real estate business? If not, what else business it is connected with?

a) yes

b) no , please write name of the business

5. How many apartments/ blocks, and units have your company created till now?

Apartments/ blocks	Units
a) 1- 25	50-100
b) 25-50	100-200
c) 50-75	above 200
d) 75-100	
e) Above 100	

6. How many units have been sold out?

a) All.

b) Half

c) Others, please specify the number

7. How many new apartments / blocks , units do you plan to sell in future?

- | | apartments/ blocks | units |
|----|--------------------|--------------|
| a) | 10-40 | a) 50- 100 |
| b) | above 40 | b) above 100 |

8. How did you acquire the land for real estate development?

- a) Through purchase
- b) Sharing apartments with the land owner
- c) Others, please specify

9. What was the condition of the land before your purchased it?

- a) Vacant
- b) Low rise building
- c) Others

10. Which classes of people are interested to buy high rise apartments?

- a) upper income people
- b) upper middle income people
- c) other

11. Why people are eager to buy high rise apartments?

- a) less hassle, safer housing option.
- b) secured living.
- c) status symbol/ prestige
- d) location
- e) others

12. Did you face any problem at the time of building high rise apartments?

- a) Yes
- b) No

13. What kind of problems did you face?

- a) Financial,
- b) Lack of support of govt.
- c) high cost of land development

14. How do you measure your profit in this business?

- a) 5 - 10
- b) 10 - 15
- c) 15- 20

15. Do your clients/ buyers satisfied with the quality of apartments you have developed?

Why?

- a) Yes
- b) No

16. Do you consider yourself successful in real estate business?

- a) Yes
- b) No

17. How do you measure your profit in this business?

