

Dhaka sees unprecedented rise in land price since '70s: Study

UNB, Dhaka

Dhaka city has experienced an unprecedented increase in land price since the early '70s with Dhamondi showing a rise of 12,000 percent, says a study.

The study added that Dhaka city has seen the unusual rise in land price for lack of serviced land compared to the demand.

It says that age-old land record system, taxation structure and cumbersome land transfer procedure have made the whole system unmanageable in the city where the land-man ratio is among the lowest in the world.

The study says real-estate companies have had land development and housing projects all-over the city driving up the land price, as they compete with each other for a single piece of land.

The land price in areas where developers operate such as Dhamondi, Gulshan, Banani, Baridhara, Segunbagicha, Siddeshwari, Shantinagar, Mohammadpur, etc is much higher.

The study says transformation of land use from residential to commercial knocks up the price

further. "The growth rate of land price of Dhamondi was higher during 1983 to 2005, which was 1,222 percent. In recent years, the land price in Dhamondi has broken the previous records due to fierce competition among the developers."

The study found only one area in the city, Motijheel, where land price had been rising faster long before the independence (between 1947 and 1966). Prices in Motijheel increased by 9,900 percent before independence and by 2,400 percent after independence.

It reveals that although there is almost no land transaction in the older part of Dhaka, there are some wards like 62, 63, 64, 66, 68, 69, 70, and 71 where land price is too high because of their commercial importance.

The study titled 'Land Price in Dhaka City: Distribution Characteristics and Trend of Changes' says the pressure on limited land in Dhaka has not only intensified urbanisation, it has also led to indiscriminate filling of lowland in and around the city to make way for unplanned urban development.

"It's like auction the way land is

sold in Dhaka city. There should be a system to regulate the land market," Israt Islam told UNB.

According to the 2001 census, 23 percent of the country's population live in urban areas. The increasing rate of urbanisation is the effect of growing population and migration from rural areas.

The mounting population pressure on Dhaka city has a severe impact on housing, infrastructure and employment sectors, which require land to meet the demand.

About the land price in Dhaka, a writer in an article says, "It's now an open secret that a gulf of difference exists between the government and market prices of the city land."

In this 'imperfect' or 'distorted' market, land becomes arguably the most valued commodity. It is no surprise that land receives more than its fair share of attention from land speculators and developers as well as grabbers. A gainful nexus develops between some of them and a section within the concerned authorities."

He says the developers are now on a rampage for land, creating ecological disasters in and around Dhaka.

4-yr-old boy rescued, four held on charges of abduction

STAFF CORRESPONDENT

Bikalpa Dhara Bangladesh (BDB) yesterday urged the government to sit with politicians frequently to find ways to resolve various crises like price hike of essentials and power outages.

"We haven't heard about relieving any government official for involvement in politicising the administration," he said, adding, depoliticising the administration is a major task for the caretaker government for the sake of holding a fair and free election.

"A country cannot run without politicians. I wonder why the government does not sit with the political parties while it's struggling to find solutions to different crises," said BDB President Prof AQM Badruddoza Chowdhury at a press conference at the party office at Segun Bagicha in the capital.

The press conference was convened to disclose the party's reaction on the chief adviser's May 12 address to the nation and its stance in present political situation.

Apprehending that the proposed political dialogue will fail if all political parties do not participate, he said no parties should boycott the dialogue since it won't bring any good to them.

Hailing the caretaker government for its different reforms

including preparing a voter list with photographs, the former president said the administration, which was politicised over the years, needs to be depoliticised.

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Stressing the need for honest and sound politics, he demanded government patronisation for those who practise such politics.

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Replies to a query, Prof Chowdhury said the Awami League never boycotted any election, and "I don't think BNP will boycott it."

Considering people's hardship to cope with spiralling prices, he urged both the government and the private employers to provide their employees with one mauld of rice free of cost.

"Sales of rice to poor people under open market sales programme cannot be stopped," he added.

Welcoming the CA's address, Prof Chowdhury said he should have disclosed the specific date for upazila election and the status of food stock and power in the country.

He suggested holding the parliamentary election in between December 25 and 29 instead of the third week in view of Eid-ul-Azha vacation on December 8-10.



PHOTO: STAR
Nobel laureate Prof Muhammad Yunus shares a happy moment with the performers at a programme of goldcup-winning Chittagong Zone of Grameen Bank on the Chittagong University playground yesterday.

Sit with politicians to resolve various crises

Badruddoza urges govt

STAFF CORRESPONDENT

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Russian company recruits 60 skilled garment workers

UNB, Dhaka

Sixty skilled garment workers have been recruited by a Russian company, opening up the potential of the export of Bangladeshi workers to Russian Federation.

Messrs Visujostoy have recruited these workers for the garment sector with a monthly salary of US\$450 with free accommodation, medical and insurance.

Each worker will have to spend a total of Tk 135,000 for air ticket, immigration fee and language course.

An official of the expatriate welfare and overseas employment ministry said they received a demand from Russia for 150 Bangladeshi workers. The Bangladeshi embassy in Moscow has communicated that there is big opportunity of sending manpower to Russia.

The official said a conference on recruiting manpower will be held in Vladivostok on May 29 and 30.

Bangladesh will send a delegation to the conference, he added.

In Primorsky province of the Russian Federation, there is demand for skilled and semi-skilled workers of different professions including technicians, engineers and planners.

Meanwhile, 44 skilled workers have recently got employment in Romania.

Obituary

Amena Nazim, elder sister of Shykh Seraj, director and head of News, Channel i, passed away at Japan-Bangladesh Friendship Hospital in the city yesterday at the age of 58, says a press release.

She had long been suffering from cancer.

Amena left behind her husband, three sons and a host of relatives and admirers to mourn her death. Her husband Nazim Uddin is a retired project director of Bangladesh Small and Cottage Industries Corporation (BSCIC).

Amena was buried at Banani graveyard after a namaz-e-Janaza at Mohammadpur Minar Mosque.

Death anniversary

Today is the first death anniversary of Syeda Salma Fatima of Khan Bahadur Garden, 195/2 Shantibagh, says a press release.

On the occasion, a milad mahfil and qurankhwan will be held. Foods will also be distributed among orphans.

Fatima was the eldest daughter of late Alhaj Syed Mohammad Hashim, an advocate of the Supreme Court, and Alhaj Syeda Shamsunnahar.

Family members have requested all to pray for the salvation of the departed soul.

Binoy Kumar Sarkar

Today is the first death anniversary of Binoy Kumar Sarkar, marketing manager of Apey Pharma, says a press release.

On the occasion, his family members will hold a prayer session.

Binoy died in a road accident at Comilla on this day last year.



PHOTO: STAR

Recipients of financial grants under a joint programme of Eastern Bank Ltd and Dhaka University Alumni Association pose for photograph with the guests at the grant award ceremony at Teacher-Student Centre (TSC) of Dhaka University yesterday. Sitting from left are Raquibuddin Ahmed, AQI Chowdhury, Syed Manzur Elahi, Prof SMA Faiz and Ali Rezailekher. (Story on Page 1)

Release of Khaleda demanded

OUR CORRESPONDENT, Manikganj

District BNP leaders at a discussion yesterday demanded immediate release of party Chairperson Khaleda Zia and withdrawal of cases filed against her.

They also demanded release of Tarique Rahman, Arafat Rahman and other leaders' and activists across the country.

The BNP leaders said the re-demarcation of constituency is unlawful and ill-motivated, and as such it should be cancelled.

They also called for taking effective steps to contain the price hike of essentials and introduce rationing system.

The district leaders also demanded supply of adequate water, fertiliser, seeds and pesticides for farmers.

The discussion held at district BNP office was addressed by former MP Advocate Abdul Wahab Khan, Advocate Moksedur Rahman, Advocate Azad Hossain Khan, Advocate Asaduzzaman and Jibdo Dal leader Motaleb Hossain.

Govt looks for competent vice chancellor

ANWAR ALI, Rajshahi

ment, and Prof Dr AKM Azharul Islam of physics department.

Meanwhile, Pro-VC Dr Mamunul Keramat is acting as new VC temporarily.

World Telecom & Information Society Day today

BSS, Dhaka

The World Telecommunications and Information Society Day will be observed in the country as elsewhere of the world today with a call for bringing the people of all races closer to each other around the globe.

This year's theme of the day is 'Connecting persons with disabilities: ICT opportunities for all', an official handout said.

The present government is too selecting the VC ignoring the Senate. It initiated the process for removing Prof Dr Altaf Hossain following number of allegations including the recruitment scam against him.

According to sources, the probable candidates for the post of VC are Prof Dr AHM Zehadul Karim of anthropology department, Prof Dr Afaful Haq Shibli of history department.



Rotary Int'l president arrives today

STAFF CORRESPONDENT

Rotary International President Wilfrid J Wilkinson and his wife Joan Wilkinson are scheduled to arrive in the city today on a three-day visit to Rotary District 3280, which comprises the whole country.

Wilkinson will call on President Iajuddin Ahmed and Chief Adviser Fakhrudin Ahmed and have meetings with the Rotarians, says a press release.

He will also visit Rotary projects, meet the Rotaractors and Interactors and the members of youth organisations of Rotary.

Rotary played a leading role in eradication of polio from the world while they spent Tk 150 crore in Bangladesh.

Rotarians donated over Tk 7 crore to help post-Sidr rehabilitation programme.

Woman electrocuted

STAFF CORRESPONDENT

A woman was electrocuted at a sweater factory at Shyampur in the city yesterday.

The deceased was identified as Kulsum Begum, 38, a cleaner of Young Star Sweater Factory.

Police said Kulsum came into contact with torn electric wire while she was cleaning the floor at around 7:00am.

Other staff of the factory rushed to Dhaka Medical College Hospital where on-duty doctors declared her dead.

that were once homes, schools and factories.

Bringing specialist equipment, including sniffer dogs, they mark the first time Beijing has accepted foreign professionals for a domestic disaster rescue and relief operation.

"Quake relief work has entered into the most crucial phase," President Hu Jintao said after flying to Mianyang, one of the cities worst hit in Monday's 7.9-magnitude quake, state mediasaid.

The aftershock measuring 5.9 on the Richter scale shook Lixian County, less than 50 kilometres (30 miles) from the epicentre of China's devastating 7.9-magnitude tremor, CCTV television said.

The tremor at 1:25 pm (0525 GMT) caused boulders to fall from surrounding mountains and cut off recently restored mobile telecommunication services that had just been restored, it said.

The first foreign rescue teams were allowed into the disaster zone to join the frantic -- and increasingly grim -- search for life among the huge mounds of concrete and metal rubble.

The epic scale of the quake -- which rattled buildings across China and in cities as far away as Thailand and Vietnam -- has become clearer after teams hiked their way through to remote towns cut off by landslides.

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