

# 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 Dhanmondi 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 Dhanmondi, 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 Dhanmondi was higher during 1983 to 2005, which was 1,222 percent. In recent years, the land price in Dhanmondi 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.

The study has identified some physical factors that influence the land price in Dhaka. These include type of neighbourhood (planned/unplanned), width of the main road, width of access road, surface quality of the road, distance of the main road from the area, duration of water logging and distance of the marketplace and the nearest health facility.

The study suggested setting up of an information database to regulate the market, avoid artificially created land crisis, ensure equitable access to land by citizens and overcome the problem of speculation.

It says information about land price help the policymaker and the planners understand and analyze the dynamic urban structure of Dhaka as the capital city.

Suman Kumar Mitra, Md Abu Nayeem Sohag and Mohammad Aminur Rahman of Urban and Regional Planning Department of Bangladesh University of Engineering and Technology (Buet) conducted the study under the guidance of Ishrat Islam, a teacher of the department.

"It's like auction the way land is

sold in Dhaka city. There should be a system to regulate the land market," Ishrat 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.



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

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.

"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.

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.

"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 free and fair election.

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

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.

Replying 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 maund 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.

## 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 Bangladesh 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 Primory 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 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 quarkhwani 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 Apex 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 Reza Iftikhar. (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 Jubo Dal leader Motaleb Hossain.

## RAJSHAHI UNIVERSITY

### Govt looks for competent vice chancellor

ANWAR ALI, Rajshahi

Unlike previous governments which appointed the vice-chancellors of Rajshahi University (RU) mainly on political consideration, the caretaker government is likely to appoint a new one considering his academic background and efficiency.

Prior to removing Prof Dr Altaf Hossain as the vice-chancellor on Thursday, the government talked to a number of teachers and officials in last three months to select a competent person as VC, said sources.

The process is now at the final stage, added the sources.

According to Rajshahi University Act 1973, the RU Senate is to elect a vice-chancellor.

But the governments over the past one decade have made it a tradition to select the VCs on political consideration using its executive power.

The present government is too selecting the VC ignoring the Senate. It initiated the process for removing Prof Dr Altaf Hossain following a 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 Atfal Hai Shibli of history depart-

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.

On the occasion, President Iajuddin Ahmed and Chief Adviser Fakhrudin Ahmed gave separate messages, describing the theme as time-worthy and relevant in the present global context.

The president said telecommunications as well as ICT started facilitating the people of all faiths irrespective of their geographical locations, bringing them closer to each other than ever before.

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

STAFF CORRESPONDENT

The police rescued a four-year-old boy from Alamdanga in Chudanga yesterday four days after he was abducted from Dhaka.

They also arrested four people on charges of abduction. The arrestees are Sajib of Faidabad in Dhaka, Raja of Barisal and Tipu and his sister Shefal of Alamdanga.

The boy Yasin, son of scrap trader Abdul Wahab, was abducted from Faridabad on May 13.

The police said Sajib had kidnapped the boy and called his father over mobile phone to demand a Tk 10 lakh ransom for the release of the boy.

Wahab filed a case with the police on May 14.

As per a plan of police directives, Wahab contacted the kidnappers and told them he would pay the ransom. The kidnappers then asked him to come to Alamdanga and gave him an address of a house.

The police along with Wahab then went to the house and managed to rescue the boy and arrest the kidnappers.

Akter Hossain, officer-in-charge (OC) of Dakkhinkhan police station, said, "We returned to Dhaka with the boy and the kidnappers at about 11:30pm on Friday."



## Rotary Int'l president arrives today

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 her to Dhaka Medical College Hospital where on-duty doctors declared her dead.

AFP, Mianyang

Cries for help echoed from under the rubble of shattered communities yesterday as China warned time was running out to save survivors of an earthquake that has claimed an estimated 50,000 lives.

A strong aftershock yesterday knocked out telecommunications that had just been restored near the epicentre of China's devastating earthquake, state media said.

The aftershock measuring 5.9 on the Richter scale shook Lixian County, less than 50 kilometres (30 miles) from the epicentre of Monday's 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

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.

"The challenge is still severe, the task is still arduous and the time is pressing," he said, quoted by China's state-run Xinhua news agency.

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.

Amid the desolation there have been small miracles -- a child was pulled alive Friday out of a ruined school in Beichuan, nearly 100 hours after the quake struck, and three other survivors were found in

the rubble of an office building and hospital.

Xinhua said rescuers could hear more voices calling for help.

"The possibility is very great that we can rescue the buried," one rescuer was quoted as saying. "Giving up is excluded from our dictionary."

But increasingly, rescuers have been dragging out bloodied bodies, bringing a new problem of disposal in communities that have almost nothing left.

In Mianyang, 10,000 people made homeless by the quake have squeezed into a stadium, where they anxiously scanned updated lists of new arrivals in fading hope of a miraculous reunion with loved ones.

State television, quoting figures from national quake relief headquarters, said the government estimates the death toll at more than 50,000.

The official confirmed toll in worst-hit Sichuan province is 19,500, but several tens of thousands more are lying under debris.

## Full text of SC judgments

FROM PAGE 1

receipt of their certified copies."

He said it is not possible for anyone other than the judges involved to know the details of the judgments before pronouncement.

"According to rules, the Appellate Division is to pronounce only the portion of a judgment containing orders while the High Court (HC) division is to deliver a judgment in its entirety in open court," he said.

Legal expert Dr M Zahir said it is a matter of great concern for clients, lawyers and citizens that it takes a long time for a judgment to be transcribed and signed as well as to be copied and sent to those concerned.

"Without a full judgment, we cannot be sure on the basis of what the court has announced its decision. Any delay over a week frustrates public enthusiasm for knowing the judicial decisions," he observed.

Barrister Rafique-ul Huq, a senior lawyer and defence counsel in a case under the EPR, said the full judgment should be delivered at the quickest possible time in open court so that all can know the findings and observations of the Appellate Division.

"In the past, publishing copies of the Supreme Court judgments would not take so long," he added.

Supreme Court Bar Association (SCBA) President barrister Shafigue Ahmed said if the judgment of the Appellate Division was delivered the way it is done in the HC, lawyers could draw attention of the learned judges whether any points have been missed.

Besides, the lawyers in that event could further explain if any other point is required to be made.

"Had the two judgments by the apex court been made in presence of lawyers from both the sides, it would have helped the judges as well as lawyers in recording facts and legal points properly."

"Sometimes, if a judgment is delivered long after the end of hearing and that too not in open court, it is possible that it [the judgment] may not contain all points raised by the lawyers. And that may result in omissions and mistakes," he said.

The judgments if pronounced in open court with the media allowed to be present can be made public, because they become a public property after its delivery, noted the SCBA chief.

Justice AHM Shamsuddin Chowdhury, former HC judge, said, "The Appellate Division is the top court of the land and under our constitutional scheme legal principles enunciated by it are binding on all the courts and tribunals of the republic."

"Hence, we do obviously remain anxious to obtain full text of the important decisions of the Appellate Division, particularly of the ones having overriding impacts. But, at the same time, ever existing workload on the judges cannot be overlooked."

He said usually a case at the Appellate Division is heard by a bench of at least three judges. "All the judges sit in the court and hear cases five days a week. So, their

time is divided between hearing of cases and writing of the judgments, which can be very lengthy in respect of important cases. In view of these factors, some delay in publication of the full text is inevitable," he observed.

Justice Chowdhury continued, "Delays do take place in publishing full text of the apex court's decision even in the United Kingdom, India and other countries. However, I am not aware of any inordinate delay."

"It will obviously satisfy the need of the media, if the salient features of a judgment are pronounced in open court, but the time constraints must also be considered by the media and the general people. It has to be kept in mind that writing judgments is time-consuming. It's not like writing an essay."

The former judge said a great deal of concentration and mind jogging is required to write a judgment. The media should be on the lookout and publish the main points when those are available.

Former vice-chairman of Bangladesh Bar Council Khondker Mahub Hossain said they still do not know the observations made by the full court of the Appellate Division in its recent two judgments allowing the appeals filed by the government.

"If we find missing any provision of the emergency power rules whereby granting bail to the accused has been debared, we shall file review petitions for reconsideration of the said judgment."

"From any view of the matter, it

is not befitting to make any adverse comment about the highest judiciary. It is also the duty of the media not to make any comment or publish any statement in this respect without knowing the exact content in the judgments," he said.

Senior SC lawyer ABM Nurul Islam said the judgments should be delivered in open court.

"The High Court division pronounces a judgment in open court, which is signed by the judges after being typed by the stenotypists (bench officers). But it has been a longstanding tradition in the Appellate Division that only the result of the case -- whether allowed, dismissed or rejected -- is pronounced in open court. As a result, lawyers, clients, press and other interested parties remain in the dark about details of the findings and observations of their lordships that are very much pertinent," he said.

Islam said the SC rules should be amended and modified by introducing the same system as that of the HC division for pronouncing the whole judgment to relieve tension of those concerned.

Former HC judge AFM Mesbuddin Ahmed said as per the rules the chief justice assigns a judge to prepare the judgment and thereafter those who were the members of the bench peruse the draft.

"The other judges may or may not agree with the draft judgment or they may add more to it. That is why, time is needed to publish the full judgment of the Appellate Division," he explained.

### DHAKA TODAY

**Seminar**  
Northern University Bangladesh and Bangladesh MBA Association jointly organise a seminar on 'Zero based budgeting'. Venue: National Press Club. Time: 4:30pm.

**Roundtable**  
Saarc Citizens Council organises a roundtable on future of Saarc and people's expectation. Venue: National Press Club. Time: 9:45am.

**Seminar**  
Dhaka Language Club organises a national seminar on 'Better education for better Bangladesh'. Venue: Cirdap Auditorium. Time: 9:30am.

**BSFF seminar**  
Bangladesh Shrimp and Fish Foundation in association with Department of Fisheries (BSFF) and BFFEL will organise a seminar on 'Labour law 2006'. Venue: Bangladesh-China Friendship Conference Centre. Time: 11:30am.

**Rotary Dhaka Central**  
The regular meeting of Rotary Club of Dhaka Central will be held. Venue: Dhaka Club. Time: 1:30pm.

### WEATHER TODAY

## Rain likely

UNB, Dhaka

Rain or thundershowers accompanied by temporary gusty or squally wind is likely at one or two places over all six divisions in the next 12 hours till 6:00pm today.

Mild heat wave, which is sweeping over Khulna and Barisal divisions, may continue, Met Office said.

It also said that day temperature may remain nearly unchanged over the country.

Yesterday's highest temperature of 38.4 degree Celsius was recorded at Jessore and the lowest of 24.4 degrees at Srimangol.

The sun sets in the capital at 6:35pm today and rises at 5:14am tomorrow.

The highest and lowest temperature and humidity recorded in some major cities and towns yesterday were:

City/Town	Temperature in Celsius		Humidity in percentage	
	Max	Min	Morning	Evening
Dhaka	34.8	27.8	70	65
Chittagong	33.6	25.7	91	96
Rajshahi	36.8	26.0	76	53
Khulna	36.8	26.8	76	53
Barisal	36.8	27.0	73	64
Sylhet	35.5	25.9	62	57
Cox's Bazar	32.7	25.0	66	79