



Survey on Occupied Residential Houses and Real Estate Services, 2018



Bangladesh Bureau of Statistics (BBS)
Statistics and Informatics Division (SID)
Ministry of Planning
Government of the People's Republic of Bangladesh



Report of the Survey on Occupied Residential Houses and Real Estate Services 2018

February 2019



**Modernization of National Accounts Statistics Project
Bangladesh Bureau of Statistics (BBS)
Statistics and Informatics Division (SID)
Ministry of Planning
Government of the People's Republic of Bangladesh**

Report of the Survey on Occupied Residential Houses and Real Estate Services 2018

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COMPLEMENTARY

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Minister
Ministry of Planning
Government of the People's Republic of Bangladesh

Message

Bangladesh Bureau of Statistics (BBS) is the National Statistical Organization (NSO) entrusted with the responsibility for coordination and implementation of statistical activities in the country. It is my immense pleasure to know that BBS has conducted a survey on “Occupied Residential Houses and Real Estate Services 2018” under a development project named “Modernization of National Accounts Statistics” and prepared a comprehensive and informative report which is going to be published soon for wider use.

The Real Estate Activities sector is one of the major economic sectors of Bangladesh. It represents around 8% of Gross Domestic Product (GDP) and a significant percentage of total employment. As a consequence, this sector is one of the main drivers to accelerate overall economic performance of the country. Quality estimate of output, input and value added along with other economic statistics related to the sector is vital for policy formulation and therefore, this initiative taken by BBS is very commendable.

The report presents thorough information on the real estate and housing sector. It is expected to be very useful for compilation of Gross Domestic Product (GDP) in realistic manner with wider coverage and improved methodology. I hope, the data presented in this publication will assist policy-makers, planners, researchers and academicians.

In this context, I would like to extend sincere thanks to Mr. Saurendra Nath Chakrabhartty, Secretary, Statistics and Informatics Division (SID) and Dr. Krishna Gayen, Director General, Bangladesh Bureau of Statistics for their sincere efforts towards the successful implementation of this survey and bringing out this publication in time.

Finally, thanks are also due to the Project director, Modernization of National Accounts Statistics Project, all members of the Project Implementation Committee (PIC) and all other officials of SID and BBS for their relentless efforts in bringing out this publication.

Dhaka
February 2019

M. A. Mannan, MP



Secretary
Statistics and Informatics Division
(SID)
Ministry of Planning
Government of the People's Republic of
Bangladesh

Foreword

Bangladesh Bureau of Statistics (BBS) is a nodal agency for coordinating statistical system of Bangladesh and entrusted with the responsibility for collecting, collating and disseminating socio-economic and socio-demographic data on regular basis. Besides, one of the core activities of BBS is to compile and disseminate data on Gross Domestic Product (GDP) and other aggregates related to GDP. Timely and quality estimate of GDP is crucial because GDP is one of the key indicators to show the economic health of a country. BBS is committed to estimate quality GDP to meet the user's demand. Real Estate Activities sector is one of the important sectors of the economy of Bangladesh. This sector consists of housing services provided by the residential and non-residential houses of the country as well as the real estate services provided by the concerned establishments and enterprises.

It's a great pleasure to learn that BBS has successfully conducted a Survey on Occupied Residential Houses and Real Estate Services 2018 and completed the report under Modernization of National Accounts Statistics project. The report presents detailed information on the types and characteristics of real estate related activities, employment size, wage bills, recurring expenditures and receipts by sources, fixed assets, changes in inventories and outputs of the real estate sector. This is one of the most important surveys recently conducted by BBS and findings available from this survey are expected to be very useful for compilation of Gross Domestic Product (GDP) with wider coverage and improved methodology. I hope that this information will also be useful to policy-makers, planners, researchers and academicians as well.

I would like to thank Dr. Krishna Gayen, Director General, BBS and her team for their tireless efforts in conducting the survey and bringing out this publication. I am also thankful to the members of the Project Implementation Committee (PIC) for their valuable suggestions/contributions towards the successful implementation of this project.

Suggestions and comments for further improvement of this publication will be highly appreciated.

Dhaka
February 2019

Saurendra Nath Chakrabhartty



Director General
Bangladesh Bureau of Statistics (BBS)
Ministry of Planning

Preface

Bangladesh Bureau of Statistics (BBS) acts under the policy guidance of Statistics and Informatics Division (SID), Ministry of Planning and disseminates a wide range of statistical data regularly. Compilation of Gross Domestic Product (GDP) is also one of the core activities of BBS. Other national accounts aggregates such as Gross National Income (GNI), Gross Disposable Income (GDI), Gross Fixed Capital Formation (GFCF), consumption, saving and investment are also compiled by BBS. For GDP compilation, the whole economy of the country is currently divided into 15 ISIC (Industrial Standard Industrial Classification) sectors. Real Estate Activities is one of the major economic sectors and it represents about 8% of GDP. Considering the big role of this sector in the economy, BBS emphasized to produce and disseminate high quality statistics in real estate activity sector.

BBS has conducted a Survey on Occupied Residential Houses and Real Estate Services 2018 to examine the volume and trend of value added (VA) in this sector. The survey covers almost all the activities of the underlying sector as defined by the ISIC. Real estate activities are mainly carried out by the private sector and information on this sector is of utmost importance to have a quality estimate of GDP as well as to generate sequence of accounts for this growing sector. BBS has tried its best to make this report comprehensive, informative and useful to policy planners, researchers and academia in general and national accounts compilers in particular.

I express my deep sense of gratitude to Mr. Saurendra Nath Chakrabhartty, Secretary, Statistics and Informatics Division (SID) for supporting, promoting and encouraging us to conduct the survey and publish the report in time.

I am thankful to the members of the Project Implementation Committee for their valuable suggestions and contributions to accomplish the overall activities of the survey. I extend my thanks to Mr. Abul Kalam Azad, Director and Project Director, Mr. Md. Mahbabur Rahman, Deputy Director and focal point of the survey and all other officers and staffs of National Accounting Wing for their hard work and bringing out this publication in time. I also express my thanks to Prof. Dr. Helal Uddin Ahmed, Green University of Bangladesh and Consultant of the survey for providing constant support throughout this survey.

I would also like to thank both President and General Secretary of Real Estate and Housing Association of Bangladesh (REHAB) and Bangladesh Land Developers Association (BLDA) for their cooperation and supports. Any suggestion for further improvement of this publication will be highly appreciated.

Dhaka
February 2019

Dr. Krishna Gayen



Acknowledgement

This report is the second publication of the survey on Real Estate Activities, conducted by BBS under guidelines of the System of National Accounts (SNA). SNA recommends using ISIC (Rev.4) for classification of the economic activities which lead to the need of extended data for compilation of national accounts.

The Government has adopted policy to rebase and revise the data of different service sectors for compilation of GDP. The need of updating the indicators of Real Estate Activities sector is felt utmost important in order to present more comprehensive estimates of the sector. Accordingly, BBS planned to undertake the survey on ‘Occupied Residential Houses and Real Estate Service 2018 under Modernization of National Accounts Statistics project.

The sector has a significant contribution to the GDP which is estimated at 7.82% (BBS, 2018). But, the size of its economic value and impact seems to be underestimated due to outdated data. To overcome this situation, BBS undertook the program for conducting the underlying survey.

It would not have been possible to publish this report without the sincerer co-operation and assistance of my colleagues, who worked hard directly with me. I gratefully acknowledge the contribution of Mr. Md. Mahbabur Rahman, Deputy Director and focal point officer of the survey for his hard efforts to complete the related works for the preparation of the report. I greatly admire the services of my colleagues who have extended their tireless work for completing the field work to cover the data collection chapter.

I am grateful to the learned members of the steering committee for their valuable suggestions for improving this report. I also acknowledge the sincerer co-operation and concern of Prof. Dr. Helal Uddin Ahmed, Green University of Bangladesh and Consultant of the project for smoothing implementation of the activities related to the preparation of the report.

Finally, I thank the Director General of BBS for extending her support in performing my jobs smoothly.

Dhaka
February 2019

Abul Kalam Azad
Project Director
Modernization of National
Accounts Statistics Project
National Accounting Wing
Bangladesh Bureau of Statistics

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Abbreviations

| | | |
|--------------|---|--|
| <i>BBS</i> | : | <i>Bangladesh Bureau of Statistics</i> |
| <i>BSIC</i> | : | <i>Bangladesh Standard Industrial Classification</i> |
| <i>ISIC</i> | : | <i>International Standard Industrial Classification</i> |
| <i>NHP</i> | : | <i>National Housing Policy</i> |
| <i>TPE</i> | : | <i>Total Persons Engaged</i> |
| <i>GO</i> | : | <i>Gross Output</i> |
| <i>IC</i> | : | <i>Intermediate Consumption</i> |
| <i>VA</i> | : | <i>Value Added</i> |
| <i>GVA</i> | : | <i>Gross Value Added</i> |
| <i>GDP</i> | : | <i>Gross Domestic Product</i> |
| <i>GVA</i> | : | <i>Gross Value Added</i> |
| <i>GFCF</i> | : | <i>Gross Fixed Capital</i> |
| <i>CII</i> | : | <i>Change In Inventory</i> |
| <i>VAT</i> | : | <i>Value Added Tax</i> |
| <i>NBR</i> | : | <i>National Board of Revenue</i> |
| <i>REHAB</i> | : | <i>Real Estate and Housing Association of Bangladesh</i> |
| <i>BLDA</i> | : | <i>Bangladesh Land Developers Association</i> |
| <i>SNA</i> | : | <i>System of National Accounts</i> |
| <i>PIC</i> | : | <i>Project Implementation Committee</i> |
| <i>Sft.</i> | : | <i>Square Feet</i> |
| <i>PSU</i> | : | <i>Primary Sampling Unit</i> |
| <i>Tk.</i> | : | <i>Taka</i> |
| <i>Deff.</i> | : | <i>Design Effect</i> |
| <i>ISO</i> | : | <i>International Organization for Standardization</i> |
| <i>LEED</i> | : | <i>Leadership in Energy and Environmental Design</i> |

Key findings

| Indicators | Findings |
|---|-----------------|
| Residential Housing Services | |
| Number of residential houses, 2016-17 (in million) | 37.84 (100.00%) |
| Owner occupied (in million) | 32.47 (85.82%) |
| Rented (in million) | 4.62 (12.21%) |
| Without rent (in million) | 0.65 (1.71%) |
| Others (in million) | 0.10 (0.27%) |
| | |
| Household structure (in million) | 37.84 (100.00%) |
| Multistoried (five storied and above) (in million) | 1.85 (4.89%) |
| Less than five storied building (in million) | 3.79 (10.02%) |
| Semi-Pucca (in million) | 11.86 (31.33%) |
| Kutcha (in million) | 20.09 (53.09%) |
| Jhupri (in million) | 0.25 (0.67%) |
| | |
| Average usable area of dwelling households (sft.) | 425 |
| Average usable area of household premises (sft.) | 843 |
| Average rental per sft. by household area in 2016-17 (in Tk.) | |
| Up to 300sft. | 96.1 |
| 301 to 650sft. | 50.5 |
| 650 to 999sft. | 44.6 |
| 1000 sft. or Above | 45.7 |
| Average | 71.9 |
| Annual rental income (million tk.) | |
| 2015-16 | 812864 |
| 2016-17 | 893740 |
| Annual average rental income per household (Tk.) | |
| 2015-16 | 21483 |
| 2016-17 | 23621 |
| Annual maintenance cost (million Tk.) | |
| 2015-16 | 110784 |
| 2016-17 | 134018 |
| Annual average maintenance cost per household (Tk.) | |
| 2015-16 | 2928 |
| 2016-17 | 3542 |
| | |
| Number of employees (no.) | 539415 |
| Total compensation of employees (million tk.) | 8479 |
| Wages and salary (million tk.) | 3139 |
| Other benefits (million Tk.) | 5340 |

Key findings

| Indicators | Findings |
|--|----------------|
| Gross fixed capital formation in 2016-17 (million tk.) | 756341 |
| Gross fixed capital formation per household in 2016-17 (tk.) | 19989 |
| Gross output/rental income (million tk.) | |
| 2015-16 | 812864 |
| 2016-17 | 893740 |
| Intermediate consumption (million tk.) | |
| 2015-16 | 110784 |
| 2016-17 | 134018 |
| Value added (million tk.) | |
| 2015-16 | 702080 |
| 2016-17 | 759722 |
| Growth rate of value added in 2016-17 (%) | 8.21 |
| Non-Residential Housing Services | |
| Number of non-dwelling houses, 2016-17 (in million) | 5.32 (100.00%) |
| Owner occupied (in million) | 1.66 (31.21%) |
| Possession (in million) | 0.11 (2.12%) |
| Rented (in million) | 3.55 (66.67%) |
| Annual maintenance cost/intermediate consumption (million tk.) | |
| 2015-16 | 39068 |
| 2016-17 | 43977 |
| Annual average maintenance cost per unit (tk.) | |
| 2015-16 | 7338 |
| 2016-17 | 8260 |
| Gross output/rental income (rented and possession owned) (million tk.) | |
| 2015-16 | 488546 |
| 2016-17 | 543788 |
| Value added (million tk.) | |
| 2015-16 | 449478 |
| 2016-17 | 499811 |
| Growth rate of value added in 2016-17 | 11.20 |
| Number of employees (no.) | 940173 |
| Compensation employees in 2016-17 (million tk.) | 82097 |
| Wages and salary (million tk.) | 79487 |
| Other benefit (million tk.) | 2610 |
| Real Estate Establishment | |
| Number of real estate establishments | 3132 |
| Member of REHAB (%) | 34.29 |

Key findings

| Indicators | Findings |
|--|----------|
| Member of BLDA (%) | 9.39 |
| Total persons engaged | 172392 |
| Male | 139818 |
| Female | 32574 |
| Number of permanent employees | 138570 |
| Male | 126432 |
| Female | 12138 |
| Number of part time employees | 33822 |
| Male | 13386 |
| Female | 20436 |
| Employment cost (million tk.) | 32110 |
| Male | 28527 |
| Female | 3584 |
| Income from operation of business (sales + change in inv.) (million tk.) | |
| 2015-16 | 305546 |
| 2016-17 | 337230 |
| Expenditure on construction (million tk.) | |
| 2015-16 | 135609 |
| 2016-17 | 149673 |
| Gross output from real estate activity (million tk.) | |
| 2015-16 | 169937 |
| 2016-17 | 187559 |
| Intermediate consumption (million tk.) | |
| 2015-16 | 28383 |
| 2016-17 | 31326 |
| Value added (million tk.) | |
| 2015-16 | 141553 |
| 2016-17 | 156232 |
| Growth in value added from real estate activity (%) | 10.37 |
| Income from other sources in 2016-17 (million tk.) | 9436 |
| Amount of fixed assets (million tk.) | 79213 |
| Amount of opening inventory (million tk.) | 150095 |
| Amount of closing inventory (million tk.) | 302702 |

Executive Summary

The economic activities of Bangladesh are classified into 21 industrial sectors according to the recommendations of the United Nations International Standard Industrial Classification, revision-4 (ISIC, rev.4). Among these, the 12th industrial sector is known as the “Real Estate Activities” sector. This sector includes the activities of selling or buying real estate, renting real estate and providing other real estate services (ISIC, rev.4, page 222). In the context of Bangladesh, rental income of all the residential houses (rented or owner occupied) and non-residential houses (rented only) is covered in this sector. Moreover, the other real estate related services provided by the concerned real estate establishments are also included in this sector. Consequently, the sector contributes more than 7.8% to GDP of the country.

This report presents estimates of the indicators obtained from the Survey on Occupied Residential Houses and Real Estate Services, 2018 and underlying compilation of national accounts estimates for the economy of Bangladesh. The key message is that there are huge potentials for real estate services sector to strengthen and accelerate economic development and prosperity of the country. According to the existing classification, annual growth rate of the sector is estimated at 4.47% for the year 2015-16.

Bangladesh Bureau of Statistics (BBS) initiated the activities for rebasing national accounts statistics from 2005-06 to 2015-16. This task will require desegregated data of different major sectors and the corresponding sub-sectors classified according to the ISIC, Rev.4. The survey on occupied residential house and real estate services, 2018 has been undertaken with a view to generate desegregated data/indicators for the sub-sectors of real estate activities sector. In this survey, real estate services related information is collected from the residential and non-residential houses and also from the real estate establishments for preparation of national accounts statistics.

The estimated data are presented in six different chapters. The report also includes important statistical tables which are presented in the ‘Statistical Tables’ section for user’s convenience.

Chapter one introduces survey background, objectives, domain of real estate activities, sample size, survey frame along with important concepts which are applied to develop the information. Data have been collected from about 6900 randomly selected residential and non-residential houses within the sample frame which are distributed under the PSU located in the city corporations, municipalities, upazilas (not municipality) and rural areas. It is mentioned that the data on the real estate activities have been collected from 246 real estate establishments located in different regions of the country.

Chapter two includes information on ownership of residential and non-residential houses, structure of residential houses, availability of utility services, and available area of the household premises by locality etc. Legal ownership, affiliation status etc. of real estate establishments is also presented in this chapter. Total residential houses are estimated at 37.84 million for the year 2016-17, which contains 85.82% owner occupied, 12.21% rented, 1.71% without rent and 0.27% other types of houses. On the other hand, about 46.24% residential houses have buildings or semi-pucca structures whereas 53.09% have Kutcha structures. Average dwelling area is estimated at 425 sft. and that for household premise is 843 sft. Total number of non-residential houses is estimated at about 5.3 million of which 32.21% are owner occupied, 2.12% are possession owned and 66.67% are rented.

Chapter three presents employment size, wages and salaries, other related expenses like maintenance costs of underlying subsectors. The residential houses, non-residential houses and real estate establishments generated 0.54 million, 0.94 million and 0.17 million employments respectively in 2016-17. The wages and salaries generated in this year were about Tk. 43010 million, Tk. 82097 million and Tk. 32171 million respectively.

Chapter four includes the estimated value of fixed assets, changes in inventory of the real estate establishments and residential houses. The net fixed assets of Tk. 17131528 million, Tk. 79213 million have been estimated for the residential houses and real estate establishments respectively.

Chapter five presents rental income of residential and non-residential houses and income of real estate establishments from different sources. The residential and non-residential houses generated rental income of Tk. 893740 million and Tk. 543788 million respectively in the year 2016-17. For residential houses, average annual rental income per household is estimated at Tk. 16294 and Tk. 47716 in rural and urban areas respectively. The real estate establishments earned Tk. 184623 million in 2016-17.

In chapter six, the estimated value of output, intermediate consumption and value added of residential houses, non-residential houses and real estate establishments are presented for the period 2015-16 and 2016-17. The estimates of value added stands at Tk. 759722 million for residential houses, Tk. 499811 million for non-residential houses and Tk. 156232 million for real estate establishments in the year 2016-17. The growths of value added at current price in 2016-17 are estimated at 8.21% for residential houses, 11.20% for non-residential houses and 10.37% for the real estate establishments.

Chapter One

Survey Background, Design and Methodology

1.1 Introduction

Bangladesh Bureau of Statistics (BBS) has conducted survey on occupied residential housing services, non-residential housing services and real estate activities of the economy. Following the recommendations of System of National Accounts (SNA), housing services produced by the owner occupied residential houses has always been included within the production boundary of national accounts. The ratio of owner-occupied to rented dwellings varies significantly between country to country and even over short time frame within a single country. Bangladesh is not an exceptional to those practices. Overwhelmingly, the sector covers the cities, district towns, even the upazila towns of the country.

Real estate activity has become an emerging sector with the rapid and positive growth of the business sector. The sector has been playing vital role for creating employment and thus economic growth, which is providing live-able cities/towns for growing population. In Bangladesh the indicators used for estimating the activities of this sector needed to be updated to figure up more appropriate contribution of the dwelling houses, non-dwelling houses and the real estate services. The data and the estimated results of the survey are expected to meet up the data gaps to figure up the contribution of the sector. The international comparisons of the production and consumption of housing services could be distorted if no imputation were made for the own account housing services.

1.2 Survey Background

Inflow of remittances, improvement of infrastructures and expansion of trade and commerce are the immediate causes of the growth of real estate, renting and business activities sector. Moreover, the economic activities of Bangladesh are growing centering both the rural and urban areas. The investment in this sector has made a lot of millionaires and multi-millionaires than any other profession. The business of this sector can create consciousness about the waste management and reduction in the use of fuel and help to maintain sustain-ability.

Real estate, renting and business activities sector encompasses activities which range from the renovation and lease of existing buildings to the purchase of raw land and sale of the developed land. The business of the sector is undertaken by the people and companies who coordinate all the activities concerning ideas from the paper to real property.

The activities of the sector have many counterparts like: architects, city planners, engineers, surveyors, inspectors, contractors, lawyers, and leasing agents.

Bangladesh is a country having very low land-man ratio. It is deteriorating further due to river erosion, land sliding, infrastructure development, expansion of the activities of industry and other service sectors. BBS (2006) found that 2.5% of the total land is used for industrial purposes, where annual growth rate estimates at 9.67% (BBS, 2014-15). UN (2018) mentioned that the number of people living in urban areas worldwide has risen rapidly from 751 million in 1950 to 4.2 billion in 2018. Despite its lower rate of urbanization, Asia contains 54 percent of all urban residents in the world.

Bangladesh has been making significant progress in the planning affordable housing policy. The country is a signatory to the New Urban Agenda, which stipulates that housing is a right and a requirement for realizing social change. The government has also adopted a National Housing Policy (NHP), which has been approved by the legislative body in 2017 and guaranteed housing for every citizen of the country. Moreover, the 7th Five-year plan of the Bangladesh government, which came into effect in 2015, concerns affordable urban housing. This also puts forward recommendations for creating efficient housing markets, financing mechanisms, easy access to land and housing and introducing low cost rentals. The government and non-government institution must work collaboratively in a common platform in order to solving the urban housing crisis to walk towards sustainable living in densely populated urban areas.

1.3 Scope of the Survey

Real estate development and the construction of commercial and residential buildings largely determine the future spatial distribution of job and residential location, thereby giving public planners an instrument with which they can steer urbanization. More specially, real estate development allows public planners to provide residents with a sense of cohesion and security to contribute to job creation and a more prosperous and viable economy, and to a more sustainable and energy efficient building environment. Power (2004) concluded that real estate development and urban planning process, in terms of construction permits, allows a complementary effect between commercial and residential real estate development. A one percent increase in commercial real estate development leads to a 0.35 percent increase in commercial residential real estate development. Leading economic indicators are statistics

that precede economic events. They predict the next phase of business cycle, which becomes critical when the economy is either coming out of a recession or heading into one.

United Nations International Standard Classification of all economic activities (ISIC, Rev.4) provided guidance to countries in developing national activity classifications and become an important tool for comparing statistical data on economic activities. The economy of Bangladesh has been classified into 21 sub-sectors. Real Estate Activities are one of those which are carried out mostly by the private sector.

For user needs, the aggregates of the SNA provide simplified but complete detailed picture of an economy. To provide quality data and estimates of this sector, policy makers authoritatively asked to the apex data generating agency. It is mentioned that real estate is performed by both public and private sectors. The contribution of public sector is very limited, but the contribution from private sectors is moving forward significantly.

Currently, the Gross Value Added (GVA) of this sector is estimated using the inter-censual compound growth rate of dwelling houses, annual average house rent and maintenance cost for estimating output and intermediate consumption. Obviously, the estimation is performed using outdated information, which is creating opportunity to impute the estimate. To avoid this unpleasant situation, Bangladesh Bureau of Statistics (BBS) adopted plan to undertake the survey through direct interviewing the stakeholders of the sectors with a view to provide more reliable estimates of output, value added, and other economic indicators of this sector.

1.4 Domain of Real Estate Activity Sector

International Standard Industrial Classification (Rev.4) has mentioned that certain type of activities can be included in the Real Estate Activities. The activities include acting as lessor, agents and/or brokers in one or more of the following: selling or buying real estate, renting real estate, providing other real estate services such as appraising real estate or acting as real estate escrow agents. Activities in this sector may be carried out on own or leased property and may be done on a fee or contract basis. Also included is the building of structures, combined with maintaining ownership or leasing of such structures. This section includes real estate property managers. The ISIC (Rev.4) specifies the activities as following:

68 Real estate activities

681 Real estate activities with own or leased property

6810 Real estate activities with own or leased property

This class includes:

- buying, selling, renting and operating of self-owned or leased real estate, such as:
 - apartment buildings and dwellings
 - non-residential buildings, including exhibition halls, self-storage facilities, malls and
 - shopping centers
 - land
- provision of homes and furnished or unfurnished flats or apartments for more permanent use, typically on a monthly or annual basis

This class also includes:

- development of building projects for own operation, i.e. for renting of space in these buildings
- subdividing real estate into lots, without land improvement
- operation of residential mobile home sites

This class excludes:

- development of building projects for sale, see 4100
- subdividing and improving of land, see 4290
- operation of hotels, suite hotels and similar accommodation, see 5510
- operation of campgrounds, trailer parks and similar accommodation, see 5520
- operation of workers hostels, rooming houses and similar accommodation, see 5590

682 Real estate activities on a fee or contract basis

6820 Real estate activities on a fee or contract basis

This class includes the provision of real estate activities on a fee or contract basis including real estate related services.

This class includes:

- activities of real estate agents and brokers intermediation in buying, selling and renting of real estate on a fee or contract basis
- management of real estate on a fee or contract basis
- appraisal services for real estate
- activities of real estate escrow agents

This class excludes:

- legal activities see 6910
- facilities support services,
- management of facilities, such as military bases, prisons and other facilities (except computer facilities management),

(UN International Standard Industrial Classification of All Economic Activities (ISIC), Revision 4, page 222)

1.5 Objective of the Survey

The real estate activity is important one of the 21 sectors of the economy, classified according to ISIC, rev.4. The main objective of the survey is to estimate the output in terms of value added and other economic indicators such as total persons employed, income of the sector earned by operation of real estate services and other activities. The specific objectives of the survey are to estimate the followings:

- Value of the services (housing and real estate services) created (gross output)
- Value of raw materials and other inputs used (industrial cost)
- Operating cost
- Imputed cost
- Tax expenditure
- Employment by sex and category
- Employment cost
- Expenditure on construction of materials
- Value of inventories (change in stock)
- Fixed assets
- Gross output
- Gross value added

1.6 Sample Design and Sample Size

1.6.1 Sampling Frame

To conduct the survey on occupied residential houses and real estate services, 2018 sampling frame is prepared for three different segments: real estate establishments, houses used for residence purposes and non-residence purposes. For the sampling frame on real estate establishments a comprehensive list of establishment is collected from the National Board of Revenue. The list comprised of 4212 establishments located at different urban areas of the country. Using this list and the percentage of small scale establishment (Estimated in economic census, 2013) of the country the sample size has been estimated. Applying the

systematic sampling technique, the sample for the component of real estate establishment has been prepared.

For preparing the sampling frame for the components of houses used for residence and non-residence purposes the list of PSUs prepared by BBS is used. In the list, PSUs are classified according to divisions, districts, city corporations, and urban and rural areas. The ratio of semi-pucca households (Estimated in economic census, 2013) is used for this purpose. The sample PSUs are selected using the systematic random sampling technique. The same sampling technique is again applied for preparing the list of sample houses used for collecting data.

1.6.2 Estimated Sample Size

The minimum required sample size is determined by the sample size determination formula for estimating proportion, which is given by:

$$n = \frac{z^2 P Q}{d^2} * (deff.) \dots \dots \dots (1)$$

Where,

n = the probable sample size,

P = Prevalence size of variable considered relevant to the survey,

$Q = 1 - P$,

z = the value of standard normal variate at the desired confidence level ($z = 1.96$),

d = admissible error ($d = 0.05$),

$deff$ = design effect, which usually lies between the number (1 to 3).

About the selection of households for reaching to the data on occupied residence and non-residence houses the quantity of n (sample size) has been estimated taking the values of $P = 0.19$ and $Q = 0.81$ and $deff.$ as 1.5. In this regard, the ratio of semi pucca households (BBS, 2013) to total households is considered for estimating P and Q . The estimated value of n (the household) is approximated at 345. It is mentioned that this household are lying in the PSU located at City Corporation, Urban and Rural areas. As a result, 17% PSU is selected out of 2012 to give attention on required characteristics to the number of households to be selected for occupied residential houses from urban and rural areas. Considering the time constrain, it is decided to pick 10 households from each PSU. Thus, the estimated sample size for occupied residential houses stands at $345 \times 10 = 3,450$, which is split into City Corporations, urban and rural segments following the urban rural distribution of houses (BBS Year Book, 2016 about household size).

The pertaining formula for estimating the probable sample size (n) for the urban and rural strata is estimated using formula (1) above. About the selection of non-residence houses, the same procedure is followed for selecting the houses distributed in City Corporations, urban and rural areas. In this stream, same numbers (3,450) of houses are selected, which is again divided into City Corporations, urban and rural segments.

Table1.1: Estimated sample sizes for residential and non-residential houses

| Sl. no. | Domain | No. of Households | % to total | Total Number of PSUs | | | | Number of Sample PSUs | | | | Total Sample (^a Tx10) |
|---------|------------|-------------------|------------|----------------------|------------|-------|-------|-------------------------|------------|-------|-------|--------------------------------------|
| | | | | Total | City Corp. | Urban | Rural | Total (^a T) | City Corp. | Urban | Rural | |
| 1. | Barisal | 1862841 | 6% | 209 | 61 | 61 | 87 | 14 | 4 | 4 | 6 | 140 |
| 2. | Chittagong | 5626310 | 18% | 316 | 64 | 70 | 182 | 57 | 11 | 13 | 33 | 570 |
| 3. | Dhaka | 10849315 | 33% | 477 | 87 | 97 | 293 | 157 | 29 | 31 | 97 | 1570 |
| 4. | Khulna | 3739779 | 12% | 254 | 61 | 62 | 131 | 31 | 7 | 8 | 16 | 310 |
| 5. | Rajshahi | 4486829 | 14% | 283 | 61 | 66 | 156 | 40 | 8 | 10 | 22 | 400 |
| 6. | Rangpur | 3817664 | 12% | 260 | 61 | 61 | 138 | 32 | 7 | 7 | 18 | 320 |
| 7. | Sylhet | 1790892 | 6% | 213 | 61 | 61 | 91 | 14 | 4 | 4 | 6 | 140 |
| Total | | 32173630 | 100 | 2012 | 456 | 478 | 1078 | 345 | 69 | 74 | 197 | 3,450 |

About the sample size and the sampling frame of Real Estate Establishments, a list of real estate establishment prepared by the NBR is collected. On the basis of the list, the sample frame for real estate establishment survey is prepared.

In the first stage, the establishments in the list are divided into two strata namely members of the REHAB, BLDA and others. In the second stage, the eligible number of real estate establishments is selected at random from both the strata. Later on, the selected real estate establishments are interviewed using the questionnaire which is enclosed in the report.

The sample size for real estate establishments is determined using the formula below:

$$n = \frac{pqz^2}{e^2} \times def.$$

Where,

n = Minimum number of statistically significant sample size

e = Tolerable error (If $\pm 5\%$ is allowed, the value of $e = 0.05$)

z = Confidence level (the table value at 95% level is 1.96)

p = Portion of the universe, which is assumed to be the real estate and is taken to be 80%.

$p = 80\% (0.80)$

$q = 1 - p = 1 - 0.80 = 0.20$

$$deff. = 1$$

$$So, n = 0.80 \times 0.20 (1.96/0.05)^2 = 246$$

Thus, the survey covered 246 real estate establishments.

1.6.3 Estimation of Weight Factor

The weight was equal to the inverse of the probability of selection of sample, i.e.

$$w = \frac{N}{n} ,$$

where

N = Total number of establishments

n = Total number of sample

Separate weight factor has been used for the residential and non-residential houses as well as for the real estate establishments (REHAB and non-REHAB).

1.7 Survey Instruments and Organization of Field Work

1.7.1 Survey Questionnaire

The draft questionnaires were designed on the basis of the objectives of the survey along with an instruction manual for covering all the instructions needed to collect data from the respondents. Three field pretests were carried out one by one in the selected establishments, occupied residential houses and non-residential houses located around Dhaka city.

The objectives of the pre-test were:

- (i) to check appropriateness of the questions in the questionnaires,
- (ii) to test and verify the coverage of items as per objectives of the survey,
- (iii) to verify user-friendliness of the questionnaire, and
- (iv) to estimate the time required for filling out the questionnaire with appropriate information.

The pretested questionnaires were reviewed and placed in the meeting of Project Implementation Committee (PIC) for their comments and approval. PIC approved the questionnaires with some suggestions. The survey questionnaires and instruction manual were finalized incorporating the recommendations of the PIC.

1.7.2 Training of Survey Personnel and Data Collection

Training of field personnel is important for collection of quality data. With a view to develop good understanding of the interviewers for collecting data, uniform and extensive training to the field staff on techniques of data collection, particularly on survey questionnaire, data collection methodology and rapport building with respondents etc., two-days long extensive training was imparted to the field staff.

On the first day, the training covered the questionnaire and data collection procedures and on the second day it was concentrated with methodology for filling out the questionnaire following the guide lines mentioned in the instruction manuals.

1.7.3 Data Collection

Data collection was done by personal interview. List of private real estate establishments pertaining to each enumeration area was supplied to the enumerators and supervisors for collection of data. To ensure fuller coverage instruction was also given to collect data from establishment(s), not on the basis of supplied list but found operating. In many cases, the enumerators were unable to collect required information or could not complete the questionnaire on the day of interview. In such cases, the enumerators left the questionnaire with the respondents (owner/authority of the establishment) and requested them to go through the contents of the questionnaire to provide the required information. However, in practice several recall visits required to collect data from the recalcitrant respondents/owners. In few cases, senior level field officers visited the establishments for reducing non-responses and ensure fuller coverage of data collection.

1.7.4 Data Processing

Preliminary checking of entries in the filled in questionnaire was done by the supervisors and enumerators at the field level. Thorough manual editing was then carried out by the trained editors. Geographical and other coding's of questions were done following the appropriate code lists. Once the editing and coding were completed the information were computerized for the preparation of frequency tables and important statistical cross tables according to the approved tabulation plan. Computer logical editing was also done to check internal consistency and errors. The final tables were produced after reviewing the draft tables and eliminating the inconsistencies.

1.7.5 Estimation and Statistical Test

Data collected through probability sampling is generally subject to sampling error, where levels can be tested through statistical techniques. The income, average maintenance cost of residential and non-residential houses and variables of real estate establishments like total person engaged, construction expenditure, land development cost, net fixed assets etc. that merited statistical tests and their probable range are estimated at 95% confidence levels.

Table 1.2: Confidence interval estimates for selected variables of residential and non-residential houses and real estate establishments in 2016-17

| Indicators | Mean (\bar{x}) per Household/ Establishment | Standard Deviation | Confidence Limits $C.I = \bar{x} \pm z_{c(1.96)*\frac{\sigma}{\sqrt{n}}}$ | |
|--|--|--------------------|--|-------------|
| | | | Lower limit | Upper limit |
| Rental income and maintenance cost of Residential Houses | | | | |
| City corporation | 80757 | 81573 | 75241.03 | 86272.97 |
| Municipality | 32502 | 111932 | 22454.09 | 42549.91 |
| Beyond Municipality | 22917 | 25090 | 18387.85 | 27446.15 |
| Rural | 16294 | 24945 | 15203.70 | 17384.30 |
| Average Maintenance Cost | 3732 | 8109 | 3461.81 | 4002.19 |
| Rental income and maintenance cost of Non-Residential Houses | | | | |
| City corporation | 285693 | 707055 | 237118.59 | 334267.41 |
| Municipality | 128215 | 210826 | 111659.75 | 144770.25 |
| Beyond Municipality | 146236 | 253756 | 107257.81 | 185214.19 |
| Rural | 46965 | 64269 | 44036.21 | 49893.79 |
| Average Maintenance Cost | 8482 | 35322 | 7303.40 | 9660.60 |
| Indicators of Real Estate Establishment | | | | |
| Total Persons Engaged (TPE) | 81 | 218 | 53.75 | 108.25 |
| Construction Expenditure | 66616716 | 212577582 | 40044563.25 | 93188958.75 |
| Land Improvement Cost | 7968869 | 46324997 | 2178244.38 | 13759493.63 |
| Net Fixed Assets | 35167545 | 140732838 | 17575940.25 | 52759149.75 |

Estimated ranges of key variables of the residential households, non- residential houses and real estate establishments are presented in Table 1.2 above.

1.8 Definition and Concepts

1.8.1 Legal Status

It is the standing of an entity or issue in the eyes of law. For example, whether an establishment is registered following the country's law. An establishment may take different forms: one-person ownership, partnership, co-operative society, autonomous corporation, private limited company and public limited company.

1.8.2 Management

Management (or managing) is the administration of an organization, whether it is a business, a not-for-profit organization, or government body. Management includes the activities of setting the strategy of an organization and coordinating the efforts of its employees (or of

volunteers) to accomplish its objectives through the application of available resources, such as financial, natural, technological, and human resources.

1.8.3 Business Entity

A business entity is an entity that is formed and administered as per corporate law in order to engage in business activities, charitable work, or other activities allowable. Most often, business entities are formed for production or sell of goods and services. There are many types of business entities defined in the legal system of various countries. These include corporations, co-operatives, partnerships, sole traders, limited company, and other specifically permitted types of entities. The specific rules vary by country, and by state or province.

1.8.4 Real Estate

Real estate can include business and/or residential properties, and are generally sold either by a realtor or directly by the individual who owns the property (for sale by owner). In most situations in our country real estate is a legal designation and subject to legislation also called realty.

1.8.5 Co-operative Society

It is not operated for the purpose of earning profit but rather for the purpose of providing services to its members. In the co-operative society the capital needed is supplied by the members and by borrowing and savings are distributed to members on the basis of patronage.

1.8.6 Sole Proprietorship

A sole proprietorship, also known as the sole trader or simply a proprietorship, is a type of enterprise that is owned and run by one natural person and in which there is no legal distinction between the owner and the business entity. The owner is in direct control of all elements and is legally accountable for the finances of such business and this may include debts, loans, loss, etc.

1.8.7 Partnership

A partnership is an arrangement where parties, known as partners, agree to cooperate to advance their mutual interests. The partners in a partnership may be individuals, businesses, interest based organizations, schools, governments or combinations. Organizations may partner to increase the likelihood of each achieving their mission and to amplify their reach.

1.8.8 Private Limited Company

A company which has no right to transfer shares of its members to others according to the “Articles of Association”. The number of members must be at least two but not more than fifty, whereas the employees are not regarded as members. The public may not be asked to buy the company’s shares and debentures.

1.8.9 Public Limited Company

A company incorporated under the Companies Act 1913 or recognized thereby as an existing company, which is not a private company. A public limited company can have any number of members, excluding of course, its employees and can invite public subscription for its shares and debentures. Public company may be a company limited by shares or a company limited by guarantee or an unlimited company.

1.8.10 Total Person Engaged (TPE)

The total person engaged (TPE) of an establishment includes proprietors or partners engaged, full time workers, part time workers, irregular workers and unpaid family workers. So, the total person engaged includes five mutually exclusive categories of workers.

1.8.11 Unpaid Family Workers

Any family member of the proprietor or partners, working in the unit usually without salary or wage in return, is an unpaid family worker. There shall be no unpaid family workers for a unit of the Government, autonomous bodies or a co-operative ownership.

1.8.12 Temporary Workers

Temporary workers are typically hired for periods ranging from a day to a few months. They are paid by the staffing agency, which signs a contract with the business for the temporary services.

1.8.13 Full Time Workers

A full-time employee has ongoing employment and works, around 38 hours each week. The actual hours of work for an employee in a particular job or industry are agreed between the employer and the employee and/or by an award or registered agreement.

1.8.14 Wage Employment

Wage employment includes full time, part time and irregular workers paid in cash.

1.8.15 Non-wage Employment

Nonwage employment includes proprietor/partners and unpaid family members not paid in cash.

1.8.16 All Employees

Comprise both salaried employees and production workers. Salaried employees include administrative and managerial workers, clerical workers, cooks, waiters and service workers.

1.8.17 Wages and Salaries

Include all cash payments (monthly salary+house rent+medical allowance+other allowances), made during the year in case as compensation for work done but does not include other cash and non-cash benefits.

1.8.18 Other Cash Benefits

Include other monetary benefits such as education cost, hospital cost, bonus, etc. given to the employees in addition to wages and salaries.

1.8.19 Stock

Stock refers to inventories of inputs such as raw materials, fuel, packing materials, lubricants, etc. as well as the finished and semi-finished goods.

1.8.20 Other Non-Cash Benefits

Include the material goods and other benefits given to the employees, in addition to their salaries and wages, and cash benefits such as food and food article, clothing, housing accommodation, transport etc., which is free of cost or at a price lower than the market value. This excludes employer's contribution to provident fund, person's gratuity or other social security measures.

1.8.21 Depreciation

Depreciation means an accounting item to set aside an allowance to cover the cost of wear and tear of the fixed asset used in manufacturing during the year.

1.8.22 Fuels

These include all purchased fuels except those that are used as raw materials or chemicals.

1.8.23 Indirect Tax

Include all taxes incidental to the production or sale of goods and services by the reporting establishment and chargeable as expense of production. These taxes include those invoiced by the reporting establishment to its customers (commodity taxes) and those paid by the reporting establishment (non-commodity taxes).

1.8.24 Cost of Production

The cost of production includes industrial cost, non-industrial cost, employment cost, and indirect taxes.

1.8.25 Fixed Assets

Fixed assets cover all goods with a normal economic life of one year or more procured out of its own resources for its own use. Fixed assets include land, building, and improvement of land, plant, manufacturing tools, transport equipment and other fixed assets.

1.8.26 Capital Expenditure Addition to Fixed Assets

Composed of values of all fixed assets, whether fully paid or not, received during the reference year and value of major additions, alternations and improvements to assets, which extend their normal economic life or raise their productivity.

1.8.27 Employment Cost

It includes all payments to the employees, whether in cash or kind, made by the employer. It includes all cash payments, bonuses, cost of living allowances, vacation and sick leave benefits, social insurance contribution, pension, etc.

1.8.28 Industrial Cost

Industrial cost includes the cost of materials and supplies that have been physically incorporated or used in the products and by products, cost of fuel and electricity used for manufacturing purpose, as well as payment for work done by others.

1.8.29 Non- industrial Cost/Operating Expenses

It includes payment for water charges, printing and stationery, advertising, insurance, postage, telegraph and telephone, banking, legal and accounting services rendered to the establishment and also amount paid for technical know-how and consultative services. It excludes interest paid to bank.

1.8.30 Gross fixed capital formation

The gross fixed capital formation of an institutional unit or sector is measured largely by the value of its acquisitions less disposals of new or existing fixed assets.

1.8.31 Gross Output

The value of products and by-products calculated on the basis of sale value of goods manufactured plus other receipts for work done and services rendered to others, plus value of net change in work-in-progress in an accounting period.

1.8.32 Indirect Tax

Indirect taxes include license fee, VAT and sale tax only.

1.8.33 Gross Value Added

Gross value added (GVA) is defined as output (at basic prices) minus intermediate consumption (at purchaser prices). It is the balancing item of the national accounts' production account.

1.8.34 Operating Surplus/Mixed Income

Operating surplus is the measure of the surplus accruing from production before deducting property income, e.g., land rent and interest. It is a component of value added and GDP. The term "mixed income" is used when operating surplus cannot be distinguished from wage income of unincorporated enterprises owned by members of households, either individually or in partnerships with others. In this case the owners or other members of their households may work without receiving any wage or salary. Operating surplus/Mixed income is the balancing item of generation of income account in the UNSNA.

1.9 Limitations

- (i) Collection of data from the owners of a real estate establishments belonging to non-government organization is very difficult and cumbersome. As a part of preparation for data collection process letter of authorization, letter of introduction, were collected from the management of the association of establishments like: REHAB and BLDA. Moreover, letter of appreciation addressing the management of the association and also to the concerned establishments seem to be appropriate for getting cooperation in future. A significant time was spent to complete this preparatory work of the survey.
- (ii) The Director General of BBS initially sent a letter of introduction to REHAB and BLDA for helping the Bureau of Statistics to gather information. Despite of that, REHAB and BLDA members and owners of other establishments couldn't respond immediately. Most of the establishments delayed for one month or even more from the day the interviewer visited establishments.
- (iii) The sample frame of the survey was prepared from the list of establishments available from the NBR. Initially, it was planned to interview 435 sample real estate establishments. But due to various difficulties, 246 real estate establishments were finally interviewed. Out of many difficulties, the major difficulties are: non-availability of the listed establishments and also other establishments in the address during the field visit of the survey.
- (iv) The time allocation for data collection was inadequately fixed because of time constrains. For the same reason, adequate attention to complete the correctness of the sampling frame was not possible. During field visits about 33% out of 435 of the establishments were found in their respective addresses.
- (v) On the other hand, another 22% out of 435 establishments took long time to response and in some cases it was more than one month for giving the information. Finally, accommodating different constraints 246 real estate establishments were covered to complete the field work.

Chapter Two

Characteristics of Residential and Non-Residential Houses, and Real Estate Establishments

2.1 Introduction

According to the International Standard Industrial Classification ISIC (Revision 4) real estate activities include acting as lessors, agents and/or brokers in one or more of the following: selling or buying real estate, renting real estate, providing other real estate services such as appraising real estate or acting as real estate escrow agents. Activities in this section may be carried out on own or leased property and may be done on a fee or contract basis. Also, includes the building of structure, combined with maintaining ownership or leasing of such structures. This activity in government sector is yet small compared to the private sector.

One of the major objectives of the survey is to estimate the average annual rentals of residential and non-residential houses in rural and urban areas. Also efforts have been made to estimate the variation of average rentals with respect to availability of utility services and the toilet facilities as well. Along with the characteristics of residential and non-residential houses, this section presents some basic characteristics of the private real estate services establishments such as membership, legal status, and ownership of the establishments, inception period of business by types of establishments etc.

2.2 Residential Houses

2.2.1 Ownership of Residential Houses

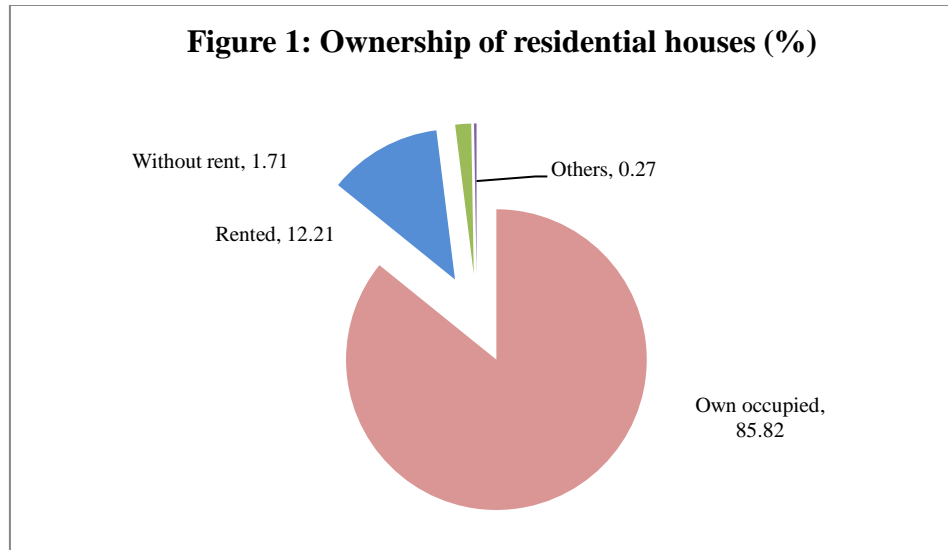
A total of 3450 private residential houses were selected randomly and the occupants were interviewed to know about the position of occupancy by locality. About 85.82% respondents have reported that they are living in their own houses.

Table 2.1: Ownership of residential houses by region in 2016-17

| Ownership | Locality (%) | | |
|-----------------|--------------|---------|----------|
| | Rural | Urban | National |
| Owner occupied | 91.50 | 67.12 | 85.82 |
| Rented | 6.51 | 30.93 | 12.21 |
| Without rent | 1.74 | 1.59 | 1.71 |
| Others | 0.25 | 0.35 | 0.27 |
| All | 100.0 | 100.0 | 100.0 |
| Total Household | 29014570 | 8822633 | 37837203 |

N.B. Urban includes upazila headquarters that are not municipalities.

About 12.21% mentioned that they are living in rented space and only 1.71% has mentioned that they are living in the space without paying any rental. Table 2.1 depicts the ownership of residential houses by rural and urban locality during 2016-17. Figure 1 presents percentage of ownership of residential houses.



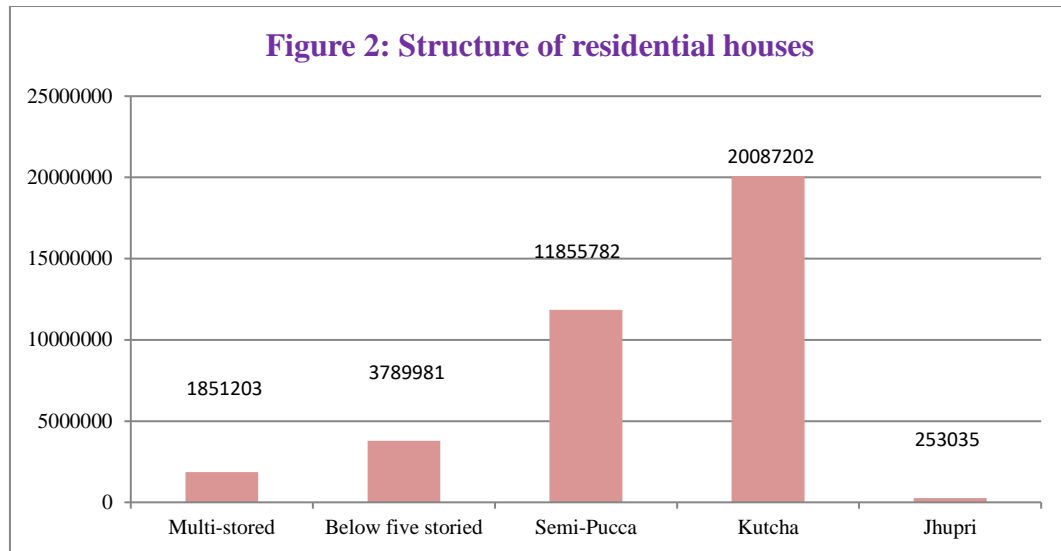
2.2.2 Structure of Residential Houses

Percentage distribution of residential houses by type of structure has been presented in Table 2.2. The data show that about 53.09% households have living structures of type Kutcha, 31.33% have structures of type Semi-Pucca, and another 10.02% households have less than 5 storied buildings.

Table 2.2: Structure of residential houses by region in 2016-17

| Structure | Region (%) | | | | |
|--------------------------------------|------------------|--------------|---------------------|----------|----------|
| | City corporation | Municipality | Beyond Municipality | Rural | National |
| Multi-Storied (Five storied or more) | 22.01 | 7.97 | 0.85 | 2.78 | 4.89 |
| Building (Less than five storied) | 24.50 | 12.58 | 28.81 | 7.36 | 10.02 |
| Semi-Pucca | 42.84 | 46.75 | 24.58 | 27.93 | 31.33 |
| Kutcha | 9.94 | 32.29 | 42.37 | 61.33 | 53.09 |
| Jhupri | 0.71 | 0.42 | 3.39 | 0.60 | 0.67 |
| All | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Total Household | 3010567 | 4659422 | 1152645 | 29014569 | 37837203 |

The highest proportion of households reported to have living structures of type Kutcha and predominantly located in the rural areas. Figure 2 represents distribution of residential houses by type of structure.



2.2.3 Households with Access to Electricity, Gas and Water Facilities and the Average Rental

Availability of utility services is an important factor for determining rental of the households. Estimated annual average rental of the households by locality and availability of utility services is presented in the table below. Average rental with utility services is significantly higher than the rental without services.

Table 2.3 Average annual rental of residential houses by availability of utility services

| Household Utility Status | Average Annual Rental Per Household (in Tk.) | | | | | |
|--------------------------|--|---------|---------|---------|---------|---------|
| | Rural | | Urban | | All | |
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Without electricity | 7763 | 8721 | 12532 | 14187 | 8144 | 9157 |
| With electricity | 15612 | 17493 | 45608 | 49075 | 23198 | 25480 |
| Without gas connection | 12065 | 13529 | 29301 | 31460 | 15141 | 16729 |
| With gas connection | 41519 | 46441 | 72736 | 78475 | 58872 | 64248 |
| No own water arrangement | 11266 | 12483 | 33284 | 35763 | 16320 | 17826 |
| Own water arrangement | 17248 | 19447 | 53118 | 57247 | 25719 | 28374 |

Households having access to electricity reported annual average rental of Tk. 23198 and Tk. 25480 in the year 2015-16 and 2016-17 respectively. The corresponding average rental for the households without access to electricity is estimated at Tk. 8144 and Tk. 9157 respectively. Similarly, Households having access to gas reported annual average rental of Tk. 58872 and Tk. 64248 in the year 2015-16 and 2016-17 respectively. On the other hand, the corresponding average rental for the households without access to gas is estimated at Tk. 15141 and Tk. 16729 respectively. A similar picture could be observed for the households with own water arrangement and without own water arrangement.

2.2.4 Household Toilet Facilities and Average Rental

Households' access to toilet facilities is an important factor for determining its rental. Table 2.4. shows the access of different toilet facilities and the average annual rental of households in rural and urban areas.

Table 2.4 Annual average rentals of residential houses with respect to toilet facilities

| Type of Toilet Facility | Average Annual Rental Per Household (in Tk.) | | | | | |
|-------------------------|--|---------|---------|---------|----------|---------|
| | Rural | | Urban | | National | |
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Sanitary | 21880 | 24487 | 65260 | 70237 | 35620 | 38977 |
| Non sanitary | 13670 | 15560 | 21732 | 24396 | 15360 | 17412 |
| Common toilet | 13694 | 15188 | 27750 | 28844 | 18365 | 19726 |
| Low toilet facility | 7834 | 8651 | 13584 | 14172 | 8408 | 9201 |
| Open space | 4500 | 5201 | 3240 | 3240 | 4420 | 5076 |
| All | 14539 | 16294 | 44319 | 47716 | 21483 | 23621 |

Households with access to sanitary toilet facilities reported the highest average annual rental of Tk. 35620 and Tk. 38977 in the years 2015-16 and 2016-17 respectively. Obviously the lowest annual average rental is recorded at Tk. 4420 and Tk. 5076 for the households having no toilet facilities (i.e. open space) in the year 2015-16 and 2016-17 respectively. As a whole, estimated average rental of the households with sanitary toilet facilities is about eight times higher than that of without toilet facilities.

2.2.5 Area of Residential Houses

The survey estimated the average area of residential houses as well as household premises. Generally, the rural households use the adjacent area of their houses for dwelling purposes which is considered as household premise. This feature is presented in Table 2.5 below. The

data show that average dwelling area in city corporations is 523 sft. Whereas average area of household premises is 755 sft.

Table 2.5: Estimates of average area of residential houses and the household premises by region

| Region | Average Area of Residential Houses (sft.) | Average Area Including Household Premises (sft.) |
|----------------------------|---|--|
| City Corporation | 523 | 755 |
| Municipality | 464 | 727 |
| Upazila (not municipality) | 545 | 1250 |
| Rural | 403 | 854 |
| National | 425 | 843 |

N.B. Household premise include dwelling and adjacent area.

Average household premise area in upazila (not municipality) is the highest and accounted for 1250 sft. The smallest average household premises area is estimated at 755 sft. for the city corporations. Overall average dwelling area is estimated as 425 sft. and that for household premise is 843 sft.

Table 2.6: Average annual rental per square feet of residential houses by household area

| Locality | Area (sft.) | Average Annual Rental (Tk. per sft.) | | Std. Deviation | |
|----------|---------------|--------------------------------------|---------|----------------|---------|
| | | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | Up to 300 | 59.2 | 66.5 | 75.1 | 81.9 |
| | 301 to 650 | 34.4 | 37.9 | 65.3 | 69.2 |
| | 650 to 999 | 28.5 | 32.2 | 32.3 | 35.7 |
| | 1000 or Above | 26.6 | 30.3 | 36.8 | 41.2 |
| | Average | 45.9 | 51.4 | 68.6 | 74.4 |
| Urban | Up to 300 | 191.7 | 206.5 | 516.3 | 518.3 |
| | 301 to 650 | 92.5 | 98.7 | 119.1 | 131.0 |
| | 650 to 999 | 66.4 | 71.9 | 63.6 | 67.4 |
| | 1000 or Above | 63.8 | 68.6 | 65.1 | 70.5 |
| | Average | 129.8 | 139.5 | 356.2 | 359.7 |
| Total | Up to 300 | 87.2 | 96.1 | 252.4 | 255.6 |
| | 301 to 650 | 46.4 | 50.5 | 83.0 | 89.2 |
| | 650 to 999 | 40.4 | 44.6 | 47.9 | 51.4 |
| | 1000 or Above | 41.5 | 45.7 | 53.3 | 58.0 |
| | Average | 65.5 | 71.9 | 185.6 | 189.2 |

Average annual rental per square feet of residential houses by size of houses is presented in Table 2.6 above. The estimates show that average rental per square feet increases as the household area decreases.

2.3 Non- Residential Houses

2.3.1 Ownership of Non-Residential Houses

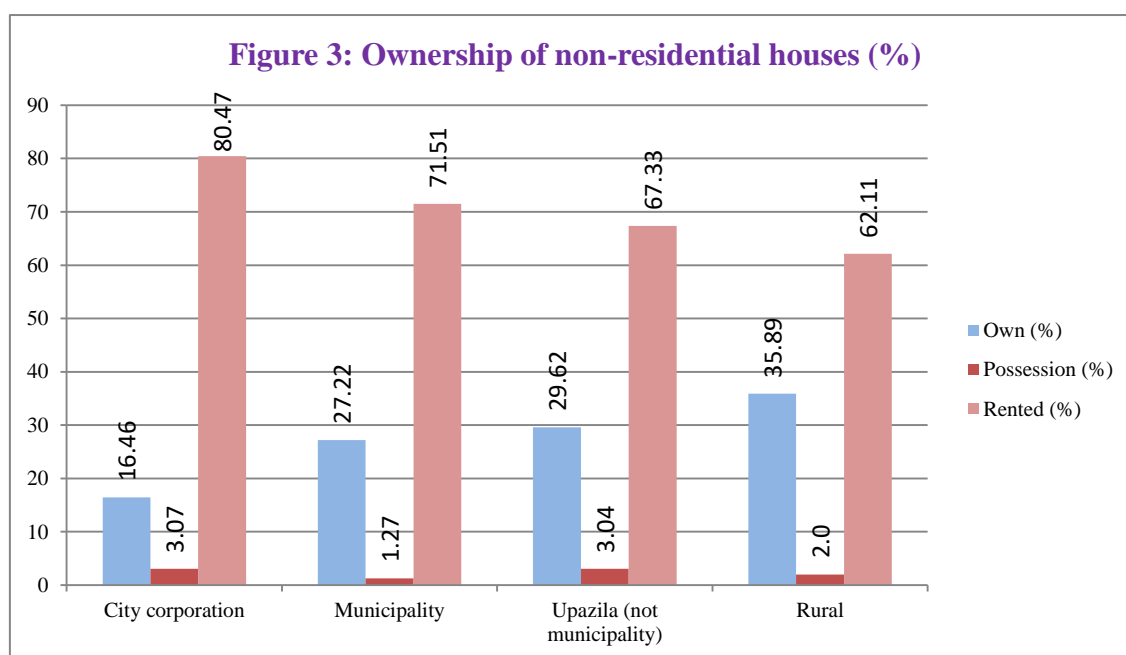
A total of 3445 private non-residential houses were surveyed and occupants were interviewed to know about the position of occupancy by region. About 66.67% respondents reported that they are operating business in rented space. Another 31.21% mentioned that their business is run in their own space and remaining 2.12% respondent mentioned that they have purchased the possession of the business operating space. About 80.47% of the non-residential units of the city corporation areas have reported using rented space for their activities.

Table 2.6: Ownership of non-residential houses by region in 2016-17

| Ownership | Region (%) | | | | National |
|-----------------|------------------|--------------|----------------------------|---------|----------|
| | City corporation | Municipality | Upazila (not municipality) | Rural | |
| Owner occupied | 16.46 | 27.22 | 29.62 | 35.89 | 31.21 |
| Possession | 3.07 | 1.27 | 3.04 | 2.00 | 2.12 |
| Rented | 80.47 | 71.51 | 67.33 | 62.11 | 66.67 |
| All | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Total Household | 909336 | 703860 | 183670 | 3527072 | 5323938 |

Ownership of non-residential houses by region is presented in Table 2.6 for the year 2016-17.

Percentage of ownership of non-residential houses by region is presented in Figure 3.



2.4 Real Estate Establishments

2.4.1 Membership status of Real Estate Establishments

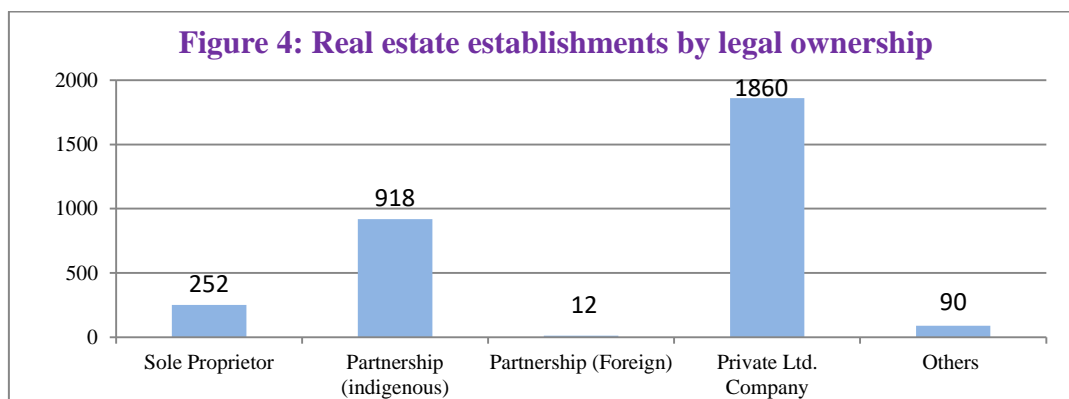
A total of 3132 real estate establishments are found providing real estate services during 2016-17. About 34.29% of the establishments were found having membership of Real Estate and Housing Association of Bangladesh (REHAB), 9.39% of the establishments have membership of Bangladesh Land Developers Association (BLDA). Only 12 establishments were found under the category “Partnership (Foreign)”, all of which are found to be members of REHAB. The survey identifies about 44.19% of private limited companies are members of REHAB. Table 2.7 presents the private real estate establishments by legal status and membership of REHAB & BLDA.

Table 2.7 Real estate establishments by membership and legal ownership status

| Membership | Sole Proprietor | Partnership (Indigenous) | Partnership (Foreign) | Private Ltd. Company | Others | All |
|----------------------|-----------------|--------------------------|-----------------------|----------------------|--------|-------|
| Member of REHAB (%) | 28.57 | 15.03 | 100.00 | 44.19 | 33.33 | 34.29 |
| Member of BLDA (%) | 2.38 | 15.69 | 0.00 | 7.74 | 0.00 | 9.39 |
| Total Establishments | 252 | 918 | 12 | 1860 | 90 | 3132 |

Note: Percentages do not add up to 100 because of separate questions.

It is notable that the highest percentage of the real estate establishments runs through Private Limited Company status which is estimated at 59.39%, the second highest numbers of establishments were found under Partnership (indigenous) status (29.31%). The third highest numbers of establishments were found in the status of Sole Proprietorship which is about 8.05%. The table also shows that about 0.38 percent of establishments are functioning under the status of partnership with overseas partners. Figure 4: shows the distribution of real estate establishments by legal ownership status.

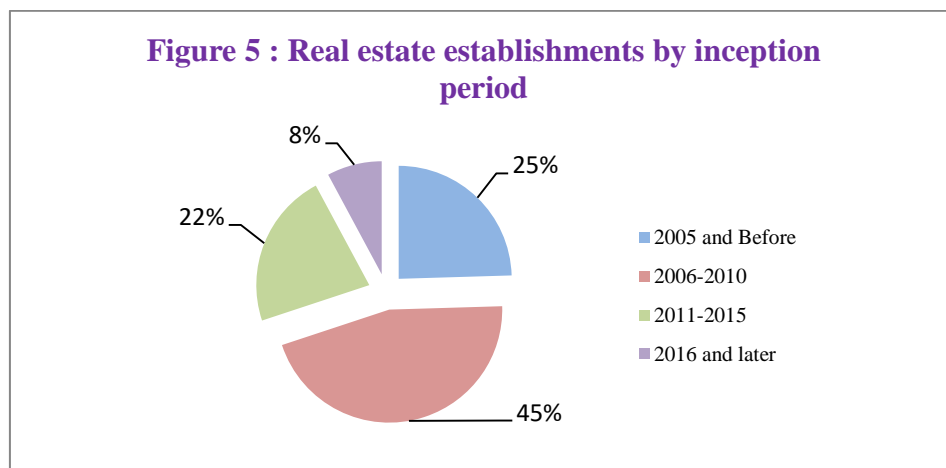


Distribution of real estate establishments by inception period is presented in Table 2.8. The data is showing that about 45.98% of real estate establishments have inception period between 2006 and 2010. The data also show that about 24.90% of establishments started their business in the year 2005 or earlier.

Table 2.8 Distribution of real estate establishment by inception year in 2016-17

| Legal status | Inception Period (%) | | | | | Total Establishments |
|--------------------------|----------------------|-----------|-----------|---------------|-------|----------------------|
| | 2005 or before | 2006-2010 | 2011-2015 | 2016 or after | All | |
| Sole Proprietorship | 26.19 | 45.24 | 26.19 | 2.38 | 100.0 | 252 |
| Partnership (Indigenous) | 14.38 | 44.44 | 24.84 | 16.34 | 100.0 | 918 |
| Partnership(Foreign) | 50.00 | 50.00 | 0.00 | 0.00 | 100.0 | 12 |
| Private Ltd. Company | 30.32 | 48.06 | 18.39 | 3.23 | 100.0 | 1860 |
| Others | 13.33 | 20.00 | 33.33 | 33.33 | 100.0 | 90 |
| All | 24.90 | 45.98 | 21.26 | 7.85 | 100.0 | 3132 |

Another 21.26% were found having inception period between 2011 and 2015, and remaining 7.85% have inception period in 2016 and later. Figure 5 represents the real estate establishments by inception period.



Chapter Three

Employment, Wages and Salaries of Residential and Non-Residential Houses and Real Estate Establishments

3.1 Introduction

The estimated number of employees by types of employment status, wages and salaries, cash and non-cash benefits paid by the owner and user of residential and non-residential buildings and apartments and real estate establishments are presented in this section. The data are presented on employment, wages and salaries on fiscal year basis i.e. July to June, 2016 -17.

3.2 Residential Houses

3.2.1 Expenditure of Residential Houses on Wages and Salaries

Employment is gradually becoming an important issue in residential housing services sub-sector. Distribution of number of employees, expenses on salary and other facilities borne by the residential households in different regions are presented in the Table 3.1. The data reveal that for managing the residential households, the owners have created 0.54 million employments in different regions.

Table 3.1: Employment, wages and salary in residential houses sub-sector in 2016-17
(million Tk.)

| Region | No. of Employee (in million) | Monthly Salary | Annual Salary | Other Benefits | Total Compensation |
|----------------------------|---------------------------------|----------------|---------------|----------------|--------------------|
| City Corporation | 0.19 | 1167 | 14002 | 313 | 14315 |
| Municipality | 0.06 | 98 | 1172 | - | 1172 |
| Upazila (not municipality) | - | - | - | - | - |
| Rural | 0.29 | 1875 | 22496 | 5027 | 27523 |
| Total | 0.54 | 3139 | 37670 | 5340 | 43010 |

The highest numbers of employments are accounted in the rural areas. Annual salary and other benefits for the employed persons are accounted at Tk. 37670 million and Tk. 5340 million respectively during 2016-17.

3.2.2 Maintenance Cost of Residential Houses

In conformity with SNA, the ordinary regular maintenance and repair of a fixed asset used in production constitutes intermediate consumption. The maintenance costs borne by the residential households of different regions have been estimated for the period 2015-16 and 2016-17. Maintenance cost incurred for maintaining the residential houses in different regions is presented in Table 3.2 below.

Table 3.2: Annual maintenance cost of residential houses by region in 2015-16 and 2016-17
(million Tk.)

| Region | 2015-16 | 2016-17 |
|---------------------|---------|---------|
| City Corporation | 12371 | 14705 |
| Municipality | 8621 | 12442 |
| Beyond Municipality | 1454 | 2123 |
| Rural | 88338 | 104747 |
| Total | 110784 | 134018 |

The estimated values show that the maintenance cost has been increased by 20.97% in the year 2016-17 compared to the cost estimated for the year 2015-16.

3.2.3 Types of Maintenance Cost

The survey estimates different types of the maintenance costs by regions for the period 2016-17. The total maintenance costs carried out by dwelling households are estimated at Tk.134018 million in the year 2016-17. Table 3.3 represents the distribution of maintenance cost on different items for the period 2016-17.

Table 3.3: Types of maintenance cost of residential houses by regions in 2016-17
(million Tk.)

| Head of Expenditure | Region | | | | |
|---------------------------|------------------|--------------|---------------------|--------|--------|
| | City Corporation | Municipality | Beyond Municipality | Rural | Total |
| Brick/Sand /Cement/Rod | 3199 | 2142 | 346 | 16281 | 21968 |
| Wood/Bamboo | 1047 | 1716 | 237 | 21884 | 24885 |
| Color/Fittings | 3426 | 1233 | 290 | 6370 | 11318 |
| Electric Fittings | 1704 | 1495 | 127 | 6197 | 9522 |
| Tin/Grass/Rope | 1434 | 2394 | 455 | 27190 | 31474 |
| Labor(Skilled/Un-skilled) | 2672 | 2232 | 535 | 17384 | 22823 |
| Others Cost | 1223 | 1230 | 133 | 9441 | 12027 |
| Total | 14705 | 12442 | 2123 | 104747 | 134018 |

The highest amount of cost was estimated on the item Tin/Grass/Rope, the second and third highest expenses was estimated for wood/bamboo and skilled/un-skilled labor respectively for the period 2016-17.

3.3 Non- Residential Houses

3.3.1 Expenditure of Non- Residential Houses on Wage and Salaries

Distribution of number of employees, expenses on salary and other facilities borne by the non-residential houses belong to the real estate activity sector and presented in the Table 3.4. The data reveal that for managing the non- residential houses a total of 0.94 million of employment have been created in different areas. The highest numbers of employments are accounted in the rural areas. The second and third highest numbers of employments have been created by non-residential households located at city corporation and municipality areas.

Table 3.4: Employment, wages and other benefits in non-residential houses in 2016-17
(million Tk.)

| Region | Number of Employee (in million) | Annual Salary | Other Benefits | Total Compensation |
|----------------------------|------------------------------------|---------------|----------------|--------------------|
| City Corporation | 0.25 | 26812 | 1545 | 28357 |
| Municipality | 0.14 | 13205 | 260 | 13465 |
| Upazila (Not Municipality) | 0.04 | 3358 | 80 | 3438 |
| Rural | 0.51 | 36111 | 725 | 36837 |
| Total | 0.94 | 79487 | 2610 | 82097 |

The annual salary and other benefits for the employed persons are accounted at Tk. 82097 million out of which Tk. 79487 million and Tk. 2610 million spent on salary and other benefits respectively during 2016-17.

3.3.2 Maintenance Cost of Non-Residential Houses

The annual maintenance cost of non-residential houses has been estimated at Tk. 43977 million for the period 2016-17. The maintenance cost also estimated at Tk. 39068 million for the period 2015-16 and presented in the Table 3.5. The highest amount of maintenance cost is estimated for the rural area because the highest useable area observed in the rural part. This means that business institutions are functioning in the spaces, which are constructed following the construction rules and ensuring the decency of the market places.

Table 3.5: Annual maintenance cost of non- residential houses

(million Tk.)

| Region | 2015-16 | 2016-17 |
|---------------------|---------|---------|
| City Corporation | 7657 | 9625 |
| Municipality | 4126 | 5633 |
| Beyond Municipality | 1046 | 1529 |
| Rural | 26239 | 27189 |
| Total | 39068 | 43977 |

Certainly, this is the symbol of decent working environment and which is a module of sustainable economic development.

3.4 Real Estate Establishments

3.4.1 Employment in Real Estate Establishment

An estimate of total 172,392 persons were found employed in real estate establishments of which 80.38% were full-time workers and 19.62% were employed on part-time basis. Among the full-time employees 91.24% were male and 8.76% were female.

Table 3.6: Distribution of employees of the real estate establishments by type in 2016-17

| Types of employees | Full- time | | Part-time | | Total | |
|--------------------------------|------------|--------|-----------|--------|---------|--------|
| | Male | Female | Male | Female | Male | Female |
| Owner/Partner | 7278 | 600 | 1746 | 138 | 9024 | 738 |
| Officers | 32430 | 3006 | 1362 | 36 | 33792 | 3042 |
| Staff (Head office) | 36774 | 2910 | 2010 | 216 | 38784 | 3126 |
| Daily labor | 8802 | 1668 | 7332 | 36 | 16134 | 1704 |
| Unpaid family workers | 108 | 6 | - | - | 108 | 6 |
| Officer/Staff in the site off. | 36114 | 3918 | 810 | 19194 | 36924 | 23112 |
| Others | 4926 | 30 | 126 | 816 | 5052 | 846 |
| Total | 126,432 | 12,138 | 13,386 | 20,436 | 139,818 | 32,574 |

On the other hand, among the part-time employees 39.58% were found male and 60.42% were found female. Table 3.6 gives the distribution of employment in the real estate establishments by employment status.

3.4.2 Expenditure on Wages and Salaries of Real Estate Establishments

Levels of wages and salaries of employed persons in real estate establishments during 2016-17 is presented in Table 3.7. Total annual wages and salaries along with other cash benefits by types of employment are shown in the table.

Table 3.7: Annual wages and salary of the real estate establishments in 2016-17

(million Tk.)

| Types of employment | Wages and Salary | | Other Facilities | | Overtime | | Supports on Ailment | Total |
|--------------------------------|------------------|---------|------------------|--------|----------|--------|---------------------|----------|
| | Male | Female | Male | Female | Male | Female | (M+F) | (M+F) |
| Owner/Partner | 3895.45 | 272.00 | 492.55 | 31.64 | - | - | 18.40 | 4710.04 |
| Officers | 9108.46 | 483.10 | 571.09 | 15.84 | 5.16 | 3.48 | 12.30 | 10199.43 |
| Staff(Head office) | 5521.58 | 419.78 | 256.48 | 2.0 6 | 27.37 | 6.48 | 13.72 | 6245.41 |
| Daily labor | 1033.41 | 94.07 | 15.81 | 0.47 | 63.81 | - | 14.51 | 1222.08 |
| Officer/Staff in the site off. | 6866.15 | 2178.64 | 41.29 | 0.18 | 1.86 | 0.09 | 1.49 | 9089.7 |
| Others | 580.08 | 75.33 | 44.51 | 0.28 | 1.80 | - | 0.03 | 702.03 |
| Total | 27005.14 | 3522.94 | 1421.74 | 50.47 | 100.01 | 10.05 | 60.45 | 32170.8 |

Expenditure on construction items which is a part of intermediate consumption of construction sector is presented separately in this section. Table 3.8 shows the current expenditure on essential items for initiating the activities of the sector.

Table 3.8: Other expenditure of real estate establishments in 2016-17

(million Tk.)

| Sl.no. | Head of Expenditure | Expenses | Sl.no. | Head of Expenditure | Expenses |
|--------|---------------------|----------|--------|---------------------|----------|
| 1. | Commission/Royalty | 520 | 6. | REHAB Fee | 28 |
| 2. | Interest | 15008 | 7. | BLDA Fee | 6 |
| 3. | License Fee | 47 | 8. | Other Fee | 211 |
| 4. | ISO, Leeds | 2 | | Total | 17001 |
| 5. | Tax Expenditure | 1179 | | | |

Table 3.8 depicts the estimated expenditure other than wages and salary carried out by the real estate establishments during the year 2016-17. The current expenditures incurred by the real estate establishments during 2016-17 accounted to Tk. 17001 million. The highest portion of expenditures was 88.30% for paying the interest of the rental capital. The second largest expenditures of Tk. 1179 million (6.93%) was used for payment of tax and the third largest expenditures of Tk. 520 million (3.05%) was used for the payment of royalty/ commission.

The current operational cost of Tk. 31284 million was spent by the real estate establishments during 2016-17. The highest portion of expenditures was estimated at Tk. 20368 million which was used for payment of signing money.

Table 3.9: Expenditure other than wage and salaries of the real estate establishments in 2016-17 (million Tk.)

| Sl.no | Head of Expenditure | Expenses | Sl.no | Head of Expenditure | Expenses |
|-------|-------------------------------|----------|-------|-------------------------------|----------|
| 1. | Rent for office own space | 478 | 11. | Transport | 461 |
| 2. | Rent for office and land | 1515 | 12. | Signing money | 20368 |
| 3. | Electricity/Gas/ Fuel | 766 | 13. | Water and treatment | 350 |
| 4. | Maintenance | 217 | 14. | Cleaning expense | 101 |
| 5. | Stationery and other expense | 210 | 15. | Audit, Law, and Accounts | 366 |
| 6. | Water and sanitation | 118 | 16. | Transport and other materials | 251 |
| 7. | Advertisement | 825 | 17. | Transport and maintenance | 457 |
| 8. | IT expenses | 310 | 18. | Security | 385 |
| 9. | Uniform | 54 | 19. | Other expenses | 3834 |
| 10. | Postal and Telecommunications | 219 | | Total | 31284 |

The second and third highest current expenditures were estimated at Tk. 1515 million and Tk. 825 million on payment of rental (for office space) and advertisement respectively.

3.4.3 Expenditure on Construction Materials

A much related question about the cost on construction materials was asked to the real estate establishments during the survey. Later, this expenditure has been separated from other expenditure supposed to be treated as intermediate consumption of the real estate establishments. This expenditure has been separated by the legal ownership of the establishments during the survey. Table 3.10 shows the breakdown of the expenses on construction materials performed by the real estate establishments during 2016-17. The expenditure incurred on construction materials is estimated at Tk. 121466 million by the real estate establishments during the year 2016-17.

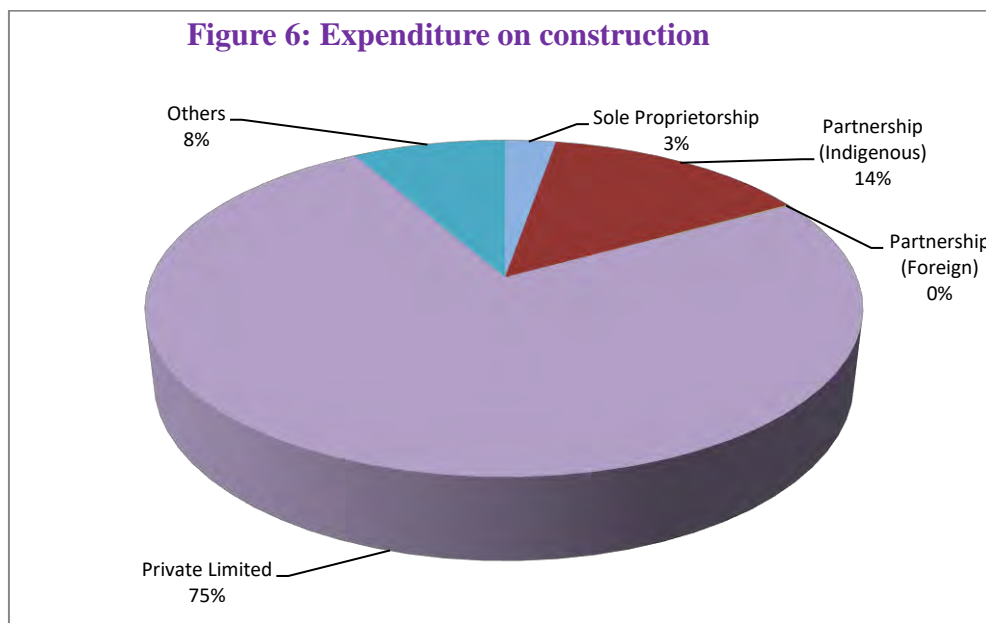
Table 3.10: Expenditure on construction and land development in the year 2016-17

(million Tk.)

| Establishment | Head of Expenditure | | | | | |
|--------------------------|-----------------------|------------------------------------|------------------|---------------------------|-----------------------------------|--------|
| | Construction Material | Connect Gas, Electricity and Water | Land Development | Expenditure Authorization | Electricity, Water at Site Office | Others |
| Sole Proprietorship | 3312 | 62 | 36 | 17 | 29 | 3 |
| Partnership (Indigenous) | 17255 | 472 | 2333 | 189 | 158 | 51 |
| Partnership (Foreign) | 90 | 6 | 20 | - | - | - |
| Private Limited | 90840 | 1260 | 11031 | 472 | 1105 | 10321 |
| Others | 9969 | 214 | 99 | 33 | 296 | - |
| Total | 121466 | 2014 | 13519 | 710 | 1588 | 10376 |

Note: * Establishments of Co-operative status.

The Private Limited Company has spent the highest amount about 74.86% to total on construction materials. The second highest amount of money was spent by the Partnership establishments of indigenous status and the third highest amount was spent on the same head by the establishments under Cooperative status which were about 14.20% and 8.21% respectively. Figure 6 represents the expenditures on construction materials.



Chapter Four

Fixed Assets of Residential and Non- Residential Houses and Real Estate Establishments

4.1 Introduction

The size of fixed assets, consumption of fixed capital, value of net fixed assets, changes in the inventory etc. are important indicators of real estate activity sector. Critical analysis on these issues is very important to know the overall real estate activities of dwelling and real estate establishments. The data on the fixed assets, consumption of fixed capital, value of net fixed assets, and changes in the inventory of the dwelling households and real estate establishments that occurred during 2016 -17 are presented in this section.

4.2 Residential Houses

4.2.1 Gross Fixed Capital of Residential Houses

Fixed assets consist of tangible or intangible assets that do come into existence as outputs from processes of production and that are themselves used repeatedly or continuously in other process of production over periods of time of more than a year. Table 4.1 shows the position of fixed capital (household stock) estimated from the activities of residential houses during 2016-17.

Table 4.1: Estimated value of residential houses (household stock) by regions in 2016-17

| Region | Construction Cost of Residential Houses (million Tk.) | Current Value Residential Houses (million Tk.) | Average (Tk.) |
|----------------------------|--|---|--------------------------|
| Rural | 6266315 | 11192790 | 189399 |
| Municipality | 1516036 | 1779113 | 175635 |
| Upazila (not municipality) | 425521 | 492453 | 166383 |
| City corporation | 2142265 | 3667172 | 478742 |
| Total | 10350137 | 17131528 | 214558 |

Changes in assets may be either positive or negative, and it is possible for the gross fixed capital formation of an individual institutional unit or sector to be negative if it sells off, or transfers, enough of its existing fixed assets to other units or sectors. The data depicts that the residential houses have created fixed assets of Tk. 17131528 million in the four different regions for the period 2016-17.

4.2.2 Major Repair and Maintenance Cost of Residential Houses

Expenditures on major repair and maintenance of the residential households are treated as gross fixed capital formation according to SNA. The average cost of major repair and maintenance has been estimated for the year 2016-17. Table 4.2 shows the total major cost carried out by the households of different regions, average value, standard deviation, and upper and lower limits.

Table 4.2: Estimated costs of major repair and maintenance of residential houses by region in 2016-17

| Region | Total Cost (million Tk.) | Mean | Std. Deviation | Upper Limit | Lower Limit |
|---------------------|-----------------------------|-------------|-------------------|--|--|
| | | (\bar{x}) | (σ) | $\bar{x} + 1.96 * \frac{\sigma}{\sqrt{n}}$ | $\bar{x} - 1.96 * \frac{\sigma}{\sqrt{n}}$ |
| City Corporation | 72547 | 24097 | 174580 | 24295 | 23900 |
| Municipality | 133326 | 28614 | 160630 | 28760 | 28468 |
| Beyond Municipality | 9602 | 8331 | 39849 | 8403 | 8258 |
| Rural | 540866 | 18641 | 129851 | 18688 | 18594 |
| Total | 756341 | 19989 | 136369 | 20033 | 19946 |

The data depicts that the highest amount of gross fixed capital formation (GFCF) has accrued in the rural areas. The second and third highest amount of GFCF accrued in the municipality and city corporation areas respectively.

4.3 Real Estate Establishments

4.3.1 Fixed Assets and Consumption of Fixed Capital of Real Estate Establishments

Real estate establishments are extending real estate activities across the country. In creating services, they generate some kind of fixed assets. The values of fixed assets of the establishments are presented in this section. Table 4.3 represents the value of fixed assets that have been created by the real estate establishments of different legal status. In the year 2016-17 the real estate establishments have created fixed assets of Tk. 79213 million.

Table 4.3: Fixed assets of the real estate establishments in 2016-17

(million Tk.)

| Fixed assets | Establishment | | | | | |
|-------------------------------|----------------|--------------------------|-----------------------|-----------------|--------|-------|
| | Proprietorship | Partnership (Indigenous) | Partnership (Foreign) | Private Limited | Others | Total |
| Land | 876 | 2019 | - | 13196 | - | 16091 |
| Building/ housing structure | 449 | 29815 | 176 | 21659 | 60 | 52160 |
| Machineries & other equipment | 87 | 318 | - | 2846 | 310 | 3561 |
| Transport & equipment | 73 | 203 | - | 2901 | 193 | 3370 |
| Furniture & equipment | 75 | 571 | 5 | 2886 | 494 | 4032 |
| Total | 1560 | 32926 | 182 | 43488 | 1057 | 79213 |

4.3.2 Net Fixed Assets

The total value of all assets, contra assets, and liabilities are related to the net value of the fixed assets of the real estate establishments. Table 4.4 shows the net value of fixed assets of the real estate establishments.

Table 4.4 Net fixed assets under possession of real estate establishments in 2016-17

(million Tk.)

| Types of assets | Initial value | Major repair, Alteration & Addition | Handover/ Disposal | Depreciation | Net Value |
|-------------------------------|---------------|-------------------------------------|--------------------|--------------|-----------|
| Land | 13736 | 2362 | 7 | - | 16091 |
| Building /housing structure | 51782 | 2189 | 808 | 1003 | 52160 |
| Machineries & other equipment | 6606 | 423 | 2735 | 733 | 3561 |
| Transport& equipment | 5754 | 95 | 1879 | 600 | 3370 |
| Furniture & equipment | 4595 | 247 | 442 | 369 | 4032 |
| Total | 82473 | 5316 | 5871 | 2705 | 79213 |

The data show that the fixed assets of real estate establishments have created depreciation of an amount of Tk. 2705 million which is about 3.28 % of the initial value.

4.3.3 Change-in Stock

Information on change-in stock of stationary, construction materials, unsold flat, and others materials were collected in the survey. Table 4.5 presents the values of change in stock occurred during 2016-17. The highest level of inventory stock was estimated in case of unsold flat which is about Tk. 143063 million and the next significant stock found in construction materials of Tk. 8072 million. On the other hand, the unsold inventory stock was also estimated at the highest level for the establishments having legal status of the Private Limited Company.

Table 4.5: Inventory stock of the real estate establishments by types in 2016-17

(million Tk.)

| Inventory stock | Legal Status | | | | | |
|------------------------|----------------|--------------------------|-----------------------|----------------------|--------|--------|
| | Proprietorship | Partnership (Indigenous) | Partnership (Foreign) | Private LTD. Company | Others | Total |
| Stationary | 0.77 | -25 | -0.08 | 1041 | 1.23 | 1018 |
| Construction Materials | 23.28 | 2448 | 12.00 | 4298 | 1291 | 8072 |
| Unsold Flat | 3059 | 11569 | 120 | 123504 | 4812 | 143063 |
| Others | 0.87 | -5.52 | 0.00 | 458 | 0.12 | 454 |
| Total | 3084 | 13986 | 132 | 129301 | 6105 | 152607 |

Table 4.6 shows the position of stock of inventory by types for the reference period. The table is also showing the changes in the inventory that has happened during 2016-17.

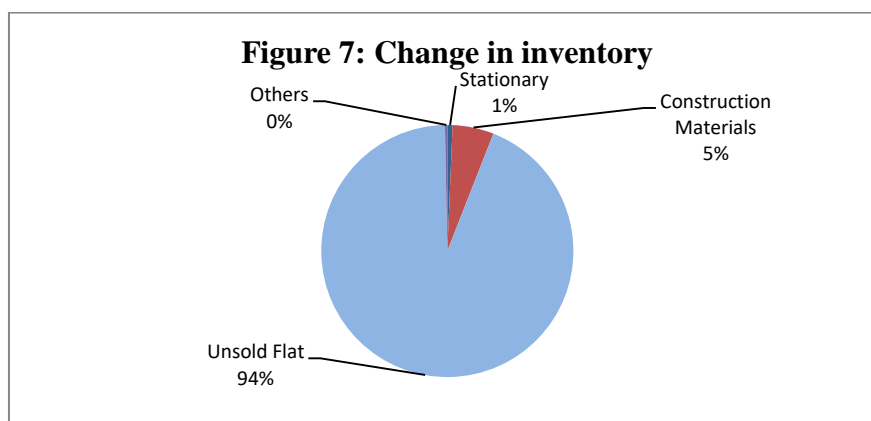
Table 4.6 Estimates of change in inventory of real estate establishments in 2016-17

(million Tk.)

| Types of Inventory | Beginning Value (1 st July, 2016) | Ending Value (31 st July 2017) | Change in inventory |
|------------------------|--|--|---------------------|
| Stationary | 12079 | 13097 | 1018 |
| Construction Materials | 31551 | 39624 | 8072 |
| Unsold Flat | 105661 | 248724 | 143063 |
| Others | 804 | 1258 | 454 |
| Total | 150095 | 302702 | 152607 |

The data depict that the real estate establishments have created inventory of an amount of Tk. 152607 million during 2016-17.

Figure 7 represents the changes in inventory of the real estate establishments during the period 2016-17.



The biggest inventory of real estate establishments is recorded for unsold flats in the year 2016-17 which accounted for around 94% followed by the inventory of construction materials (about 5%).

Chapter Five

Income and Maintenance Cost of Residential and Non- Residential Houses and Real Estate Establishments

5.1 Introduction

Details of receipts of real estate services were collected in the survey. Data on various receipts from different sources are presented in this section. Rental/imputed rent of dwelling and non-dwelling houses is treated as the income of dwelling and non-dwelling housing services. Rental income of dwelling and non-dwelling housing services and earnings of the real estate establishments along with the average income of each component are presented in this section.

5.2 Rental Income of Residential Houses

Distribution of annual rental income of rented and owner occupied residential houses for the periods 2015-16 and 2016-17 are presented in the Table 5.1. The data reveal that annual rental of rented residential houses has been increased by 7.207% in the year 2016-17 compared to the rental in the period 2015-16. On the other hand, rental owner occupied residential houses has been estimated at 10.96% higher in the year 2016-17 compared to the estimates for the period 2015-16.

Table 5.1: Distribution of annual rental income of rented and owner occupied residential houses by region for the period 2015-16 and 2016-17

(million Tk.)

| Region | Annual Rental of Rented Residential Houses | | Annual Rental of Owner Occupied Residential Houses | |
|----------------------------|--|---------|--|---------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| City Corporation | 113567 | 120067 | 112617 | 123058 |
| Municipality | 35324 | 38752 | 103545 | 112688 |
| Upazila (not municipality) | 3071 | 3130 | 22887 | 23285 |
| Rural | 66785 | 72551 | 355069 | 400209 |
| Total | 218746 | 234500 | 594118 | 659240 |

The overall annual rental of residential houses, regardless of owner occupied or rented, has been estimated in the survey by region. It could be noted that for owner occupied residential houses the imputed rental is estimated in the survey. Table 5.2 below represents the total and the average value of annual rental of residential houses. The data show that the total rental

income of residential households has been increased in the year 2016-17 by 9.95% compared to the previous year. The data also show that the highest total annual rental is estimated for the rural residential houses at Tk. 421854 and Tk. 472760 million in the year 2015-16 and 2016-17 respectively. The second and the third highest rental are estimated for the residential households located in the city corporation and municipality areas respectively. The rental of these two areas is estimated at Tk. 243125 million and Tk. 151440 million respectively in the year 2016-17.

Table 5.2: Annual rental income of residential houses (own+rented) by region

| Region | Annual Total Rental Income (million Tk.) | | Average Rental Per Household (in Tk.) | |
|----------------------------|---|---------|--|---------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| City Corporation | 226184 | 243125 | 75130 | 80757 |
| Municipality | 138868 | 151440 | 29804 | 32502 |
| Upazila (not municipality) | 25958 | 26415 | 22520 | 22917 |
| Rural | 421854 | 472760 | 14539 | 16294 |
| Total | 812864 | 893740 | 21483 | 23621 |

Overall annual total rental and average rental per household of owner occupied and rented residential households by rural and urban areas is presented in the table below. Average annual rental for rural areas is estimated at Tk. 14539 and Tk. 16294 for the year 2015-16 and 2016-17 respectively.

Table 5.3: Annual rental income of residential houses by rural/urban locality

| Locality | Total Rental (million Tk.) | | Average Rental Per Household (Tk.) | |
|----------|-------------------------------|---------|---------------------------------------|---------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | 421854 | 472760 | 14539 | 16294 |
| Urban | 391010 | 420980 | 44319 | 47716 |
| All | 812864 | 893740 | 21483 | 23621 |

For urban areas annual average rental is estimated at Tk. 44319 and Tk. 47716 for the year 2015-16 and 2016-17 respectively. The overall average rental per year is estimated at Tk. 21483 and Tk. 23621 for the same period, as could be observed from Table 5.3.

Annual maintenance cost of residential houses is presented in the following table. It is notable that the estimated annual average maintenance cost per household in rural area is higher than that of urban area. Type of structure of the rural households might be a reason behind this.

Table 5.4: Annual maintenance cost of residential houses by rural/urban locality

| Locality | Total Maintenance Cost (million Tk.) | | Average Maintenance Cost Per Household (Tk.) | |
|----------|---|---------|---|---------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | 88338 | 104747 | 3045 | 3610 |
| Urban | 22446 | 29270 | 2544 | 3318 |
| All | 110784 | 134018 | 2928 | 3542 |

In rural area, average maintenance cost per year per household is estimated at Tk. 3045 and Tk. 3610 for the year 2015-16 and 2016-17 respectively. Average maintenance cost for urban area is Tk. 2544 and Tk. 3318 for the stated periods respectively.

5.3 Rental Income of Non-Residential Houses

5.3.1 Rental Income of Owner Occupied Non-Residential Houses

The incomes of non-residential houses are accounted asking whether the occupants are the owner or it is purchased or rented. The income structures are then distributed by region and ownership for the years 2015-16 and 2016-17. Table 5.5 represents the income of owner occupant's non-residential houses of different regions for the period 2015-16 and 2016-17.

Table 5.5 Rental income of owner occupied non-residential houses of different regions for the period 2015-16 and 2016-17

| Region | Number of Non-Residential Houses | Yearly Imputed Rent (million Tk.) | |
|----------------------------|----------------------------------|--------------------------------------|----------|
| | | 2015-16 | 2016-17 |
| City Corporation | 0.15 | 38364.36 | 39871.13 |
| Municipality | 0.19 | 12627.87 | 13400.96 |
| Upazila (not municipality) | 0.05 | 1922.03 | 2243.80 |
| Rural | 1.27 | 19547.23 | 21526.66 |
| Total | 1.66 | 72461.47 | 77042.54 |

The imputed rent is the estimates of rental of a house owner when live in his/her own house which is viewed in the economy for policy making purposes. These types of rent serve as an important measure between home owner and tenant. The imputed income has been increased by 6.32% in the year 2016-17 compared to the previous year.

5.3.2 Income of Rented and Possession Owned Non-Residential Houses

The rental income of rented and possession owned non-dwelling houses are accounted for different regions and for the period 2015-16 and 2016-17. Table 5.6 represents the rental income level of rented and possession occupied non-dwelling houses. The data depict that rental income of rented non-dwelling houses has been increased in the year 2016-17 compared to the period 2015-16 by 11.00%.

Table 5.6: Rental income of rented and possession owned non-residential houses

(million Tk.)

| Region | Annual Rental Income of Rented Non-dwelling Houses | | Annual Income of Possession Owned Non-dwelling Houses | |
|----------------------------|--|-----------|---|----------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| City Corporation | 225834.93 | 243882.60 | 13122.45 | 15908.64 |
| Municipality | 79117.84 | 90007.46 | 1432.51 | 1613.08 |
| Upazila (not municipality) | 22280.12 | 24681.09 | 1887.35 | 2046.61 |
| Rural | 140516.11 | 160665.87 | 4354.20 | 4982.21 |
| Total | 467749.01 | 519237.01 | 20796.51 | 24550.53 |

On the other hand, the income earned by non-residential houses holding the possession of the compound is increased by 18.05% in the 2016-17 compared to the previous year.

Estimated annual total and average rental income is further presented in the table below by rural and urban locality. Average rental per non-dwelling unit in urban areas is significantly higher than that of the rural areas.

Table 5.7: Overall annual rental of non-residential houses (rented and possession owned) by rural/urban locality

| Locality | Annual Rental Income of Non-Residential Houses (million Tk.) | | Average Rental Income Per Unit (Tk.) | |
|----------|--|---------|--------------------------------------|---------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | 144870 | 165648 | 42349 | 48354 |
| Urban | 343675 | 378139 | 190650 | 209773 |
| All | 488546 | 543788 | 133399 | 148484 |

The overall average rental per non-residential houses is estimated at Tk. 133399 for the year 2015-16 and Tk. 148484 for 2016-17. For these periods, average rental is estimated at Tk. 42349 and Tk. 48354 for rural areas and Tk. 190650 and Tk. 209773 for urban areas respectively.

Annual maintenance cost of the non- residential houses estimated for rural and urban areas is presented in the following table. The average annual maintenance cost per non-residential unit is estimated at Tk. 7338 and Tk. 8260 for 2015-16 and 2016-17 respectively.

Table 5.8: Annual maintenance cost of non-dwelling houses by rural/urban locality

| Locality | Annual Maintenance Cost of Non-Residential Houses (million Tk.) | | Average Maintenance Cost Per Unit (Tk.) | |
|----------|---|---------|---|---------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | 26239 | 27189 | 7401 | 7678 |
| Urban | 12828 | 16787 | 7212 | 9425 |
| All | 39068 | 43977 | 7338 | 8260 |

The annual average maintenance cost is not likely to be significantly different in rural and urban areas, as found from the survey.

5.4 Income of Real Estate Establishments

5.4.1 Income from Major Activities of Real Estate Establishments

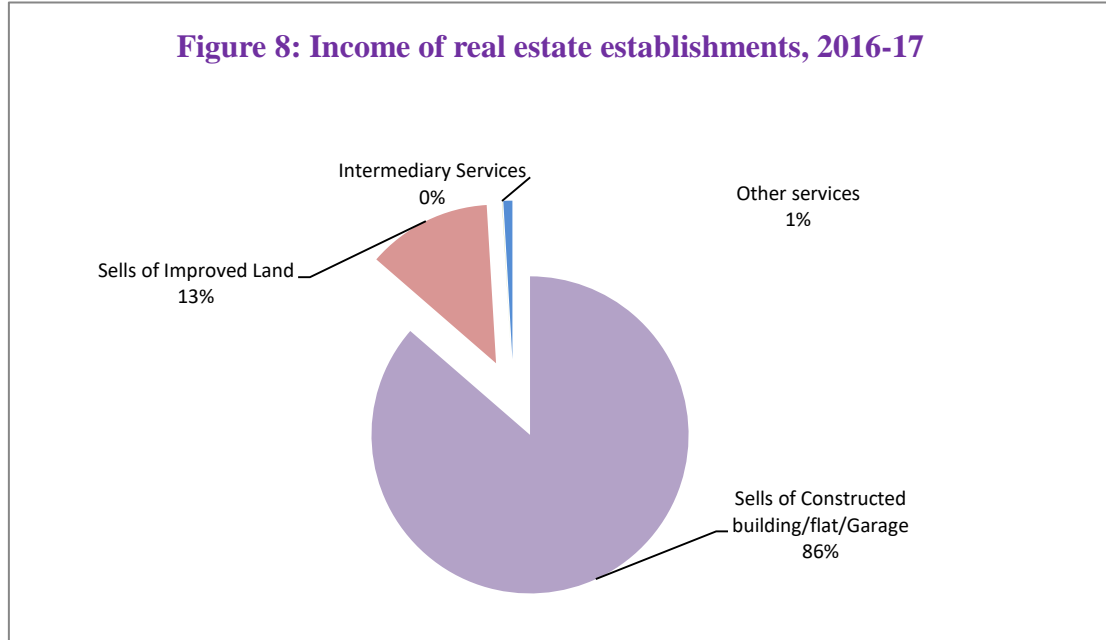
The income of the real estate establishments are mainly from sells of constructed buildings, improved land, intermediary services, selling movable/immovable property, operating other business, insurance claim, and interest on investment etc. A total of Tk. 167277 million was earned by the real estate establishment in the year 2015-16. In the year 2016-17, a total of Tk. 184623 million was earned by the same number of real estate establishments. Apparently, it is seen that the annual income of the real estate establishments has been increased by 10.37% in the year 2016-17 compared to the previous year. Table 5.9 gives the estimated annual income of all the real estate establishments. It is also revealed from the data that a total of Tk. 154396 million (83.62%) was earned by the real estate establishments from sales of constructed residential houses.

Table 5.9: Income of the real estate establishments from operation of business in the year 2015-16 and 2016-17

(value in million tk.)

| Income Sources | 2015-16 | | 2016-17 | |
|---|---------|--------|---------|--------|
| | Area | Value | Area | Value |
| Sells of Constructed building/flat/Garage (area in million sft) | | | | |
| Residential | 18.92 | 115181 | 27.95 | 154396 |
| Non-residential | 0.74 | 6058 | 0.91 | 5062 |
| Sells of Improved Land (area in million decimal) | | | | |
| Residential | 0.05 | 43277 | 0.12 | 22902 |
| Non-residential | 0.02 | 531 | 0.03 | 521 |
| Intermediary Services | - | 27 | - | 42 |
| Other services | - | 2202 | - | 1699 |
| Total | - | 167277 | - | 184623 |

The second highest income was made from the sales of land for the construction of residential buildings of Tk. 22902 million (12.41%) followed by the sales of constructed non-residential buildings of Tk. 5062 million (3.03%). Figure 8 represents income of real estate establishments during 2016-17.



5. 4.2 Income from Sources Other than Main Business

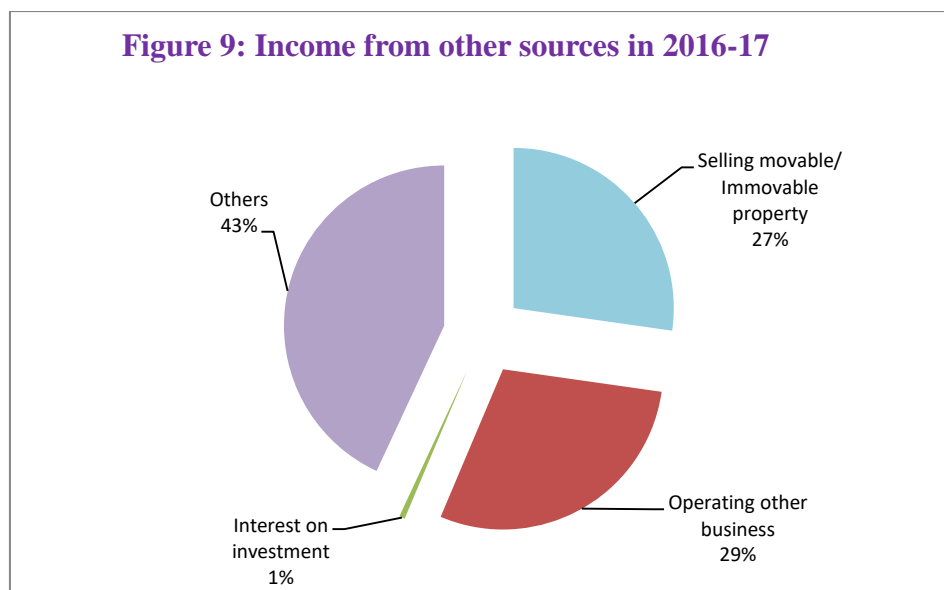
The real estate establishments were asked about their different sources of income beyond the scheduled business activities. The main sources of income were reported as selling movable/immovable property, operating other business and interest on investment. The highest level of income was made from operating other business, which is about Tk. 2747 million. The next highest income was made from selling movable/immovable property and was estimated at Tk. 2571 million.

Table 5.10: Income of real estate establishments from other sources in 2016-17

(million Tk.)

| Sources of income | Proprietorship | Partnership (Indigenous) | Partnership (Foreign) | Pvt. Ltd. Company | Others | Total |
|------------------------------------|----------------|--------------------------|-----------------------|-------------------|--------|-------|
| Selling movable/Immovable property | 234 | 1044 | - | 1293 | - | 2571 |
| Operating other business | - | 177.6 | - | 2479 | 90 | 2747 |
| Interest on investment | - | 52.44 | - | 2 | - | 54 |
| Others | 2 | 150 | 3276 | 617 | 18 | 4063 |
| Total | 236 | 1424 | 3276 | 4391 | 108 | 9436 |

The level of income which was followed by selling movable/immovable property was found interest on investment, and was estimated at Tk. 54 million. Table 5.10 represents the data of income earned from the sources beyond the main business activities. Figure 9 representing the income of real estate establishments from other sources.



Chapter Six

Gross Output, Intermediate Consumption and Gross Value Added of Residential and Non-Residential Houses, and Real Estate Establishments

6.1 Introduction

It was attempted to estimate the total value of output of real estate activities. The survey on the dwelling and non- residential houses and real estate establishments provides an estimate of output of the sub-sectors. The amount of output and value added of the sub-sectors are presented in this section.

6.2 Output, Intermediate Consumption and Value Added of Residential Houses

Residential housing services are generally provided by the households in urban and rural areas of Bangladesh. Conventionally the rental of residential houses is considered as the output of residential housing services. In case of owner occupied residential houses, rental is compiled according to the prevailing market value of rental.

Table 6.1: Gross output, Intermediate Consumption and Gross Value Added of Residential Houses

(million Tk.)

| Year | Gross Output | Intermediate Consumption | Gross Value Added | Growth |
|---------|--------------|--------------------------|-------------------|--------|
| 2015-16 | 812864 | 110784 | 702080 | - |
| 2016-17 | 893740 | 134018 | 759722 | 8.21 |

The value of gross output (i.e. rental) and gross value added are estimated from the survey for residential households for the period 2015-16 and 2016-17 and presented in the Table 6.1. The data show that the gross rental income for the period 2016-17 estimated at 9.95% higher compared to the period 2015-16. The data also depict that the estimated gross value added for the period 2016-17 is 8.21% higher compared to 2015-16.

6.3 Output, Intermediate Consumption and Value Added of owner Occupied Non-Residential Houses

The yearly rental incomes of the non-residential houses occupied by the owners are estimated by region for two different periods and are presented at Table 6.2. The estimated values show that in the year 2016-17 the total imputed rental has been increased by 6.32% compared to

that of 2015-16. The total imputed rental is estimated at 72461 million and 77043 million for the years 2015-16 and 2016-17 respectively.

Table 6.2: Rental income of owner occupied non-residential houses by region in the year 2015-16 and 2016-17

(million Tk.)

| Region | Rental Income | |
|--------|---------------|---------|
| | 2015-16 | 2016-17 |
| Rural | 25564 | 27624 |
| Urban | 46897 | 49419 |
| Total | 72461 | 77043 |

6.4 Output, Intermediate Consumption and Value Added of Rented and Possession Owned Non-Residential Houses

The output of rented and possession occupied non-residential households have been estimated for the two different periods and presented in the Table 6.3. The data depict that the rental income has been increased in year 2016-17 by 11.30% compared to the period 2015-16. An amount of value added of Tk. 449478 million was estimated for non-residential houses for the period 2015-16. The value added of Tk. 499811 million was estimated for the year 2016-17 which is 11.20% higher compared to the previous year.

Table 6.3: Output, intermediate consumption and value added of rented and possession owned non-residential houses

(million Tk.)

| Year | Income | Intermediate Consumption | Value Added | Growth Rate |
|---------|--------|--------------------------|-------------|-------------|
| 2015-16 | 488546 | 39068 | 449478 | - |
| 2016-17 | 543788 | 43977 | 499811 | 11.20% |

It could be noted that in case of non-residential houses only the output of rented non-residential houses is considered to be included in real estate sector. This is because of the fact that in GDP estimation of different sectors and sub-sectors, imputed rental of enterprises is not separated out. So the output of other sectors and sub-sectors include the imputed rental.

6.5 Output, Intermediate Consumption and Value Added of Real Estate Establishments

The estimated gross output and gross value added as obtained from the survey are presented in Table 6.4. The data show that the estimated output of real estate establishments is Tk. 169937 million and Tk.187559 million for the year 2015-16 and 2016-17 respectively.

Table 6.4: Gross output, intermediate consumption and gross value added of real estate establishments

(million Tk.)

| Year | Sale Revenue | Change in Inventory | Income of Establishment | Construction Expenditure | Output of Real Estate Activity* | IC | Value Added |
|---------|--------------|---------------------|-------------------------|--------------------------|---------------------------------|-------|-------------|
| 2015-16 | 167277 | 138269 | 305546 | 135609 | 169937 | 28383 | 141553 |
| 2016-17 | 184623 | 152607 | 337230 | 149672 | 187559 | 31326 | 156232 |

* Output of real estate activity equals to income minus construction expenditure.

Gross value added from real estate activities is estimated at Tk. 141553 million and Tk. 156232 million for the year 2015-16 and 2016-17 respectively. A comparative view of gross output, intermediate consumption and value added with the previous survey is presented in the table below.

Table 6.5: Gross output, intermediate consumption and gross value added of real estate establishments in year 2010-11, 2015-16 and 2016-17

(million Tk.)

| Indicators | Year | | |
|---|---------|---------|---------|
| | 2010-11 | 2015-16 | 2016-17 |
| Gross Output (million Tk.) | 73921 | 169937 | 187559 |
| Intermediate Consumption (million Tk.) | 8322 | 28383 | 31326 |
| Gross Value Added (million Tk.) | 65599 | 141553 | 156232 |
| Annual Growth (% to previous estimates) | - | 16.63 | 10.37 |

Annual growth of value added in 2015-16 compared with the previous survey (2010-11) is estimated at 16.63%, which is 10.37% in 2016-17 compared with the previous year.

6.6 Value Added of the Real Estate Activities Sector

The overall value of output for the real estate sector is estimated at Tk. 1471347 million and Tk. 1625087 million for the years 2015-16 and 2016-17 respectively. The value added of the sector for the same period has been estimated at Tk. 1293111 million and Tk. 1415765 million respectively. Obviously the major contribution comes from the residential housing services sector followed by the non-residential housing sector. Table 6.9 depicts the output, IC and value added of the sector which is comprised of real estate activity, residential and non-residential houses.

Table 6.6: Output, int. consumption, and value added of real estate activities sector

(million Tk.)

| Indicator | 2015-16 | | | | 2016-17 | | | |
|--------------------------|--------------------|------------------------|-------------------|---------|--------------------|------------------------|-------------------|---------|
| | Residential Houses | Non-residential Houses | Real Estate Estb. | Total | Residential Houses | Non-residential Houses | Real Estate Estb. | Total |
| Output | 812864 | 488546 | 169937 | 1471347 | 893740 | 543788 | 187559 | 1625087 |
| Intermediate Consumption | 110784 | 39068 | 28383 | 178235 | 134018 | 43977 | 31326 | 209321 |
| Value Added | 702080 | 449478 | 141553 | 1293111 | 759722 | 499811 | 156232 | 1415765 |

The overall growth of value added is estimated at 9.49% in the year 2016-17. Figure 10 is showing the total output, IC and value added of the sector for the period 2016-17.

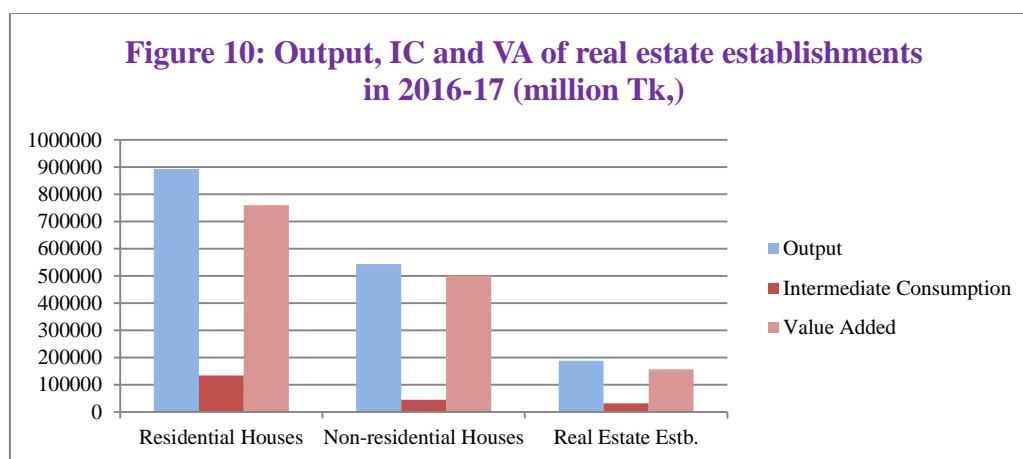
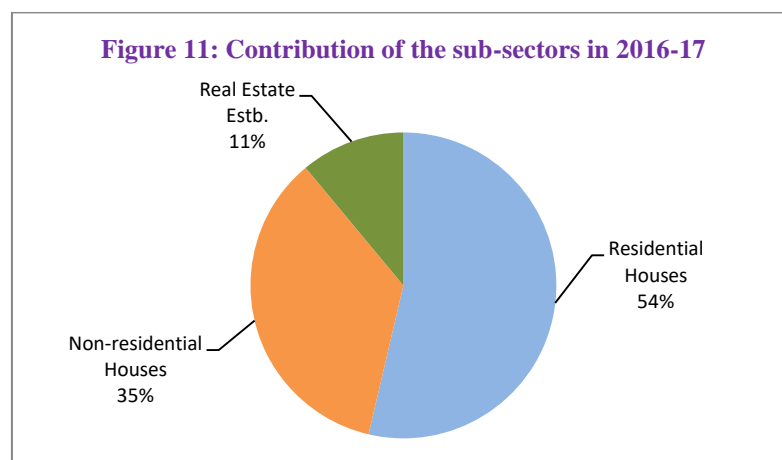


Figure 11 represents the estimated contribution of dwelling households, non-dwelling houses and real estate establishments to the real estate activity sector in the year 2016-17. Residential houses sub-sector contributes around 53.66% to the real estate sector, followed by non-residential houses sub-sector contributing about 35.30%.



Real estate services provided by the real estate establishments contribute 11.04% to the underlying sector, as estimated from the survey.

APPENDIX A

Computational Formulae for Indicators

| Sl.No. | Estimate/Statistics | Computational formula |
|--------|------------------------------------|---|
| 1. | Number of persons engaged (Male) | Proprietor/Partner + Officers + staffs + Temporary/daily laborer's + Unpaid family helper + Others workers |
| 2. | Number of persons engaged (Female) | Same as male |
| 3. | Employment cost | Wages and salaries + other cash benefit + other non-cash benefit |
| 4. | Number of employee (Male) | Permanent worker + Other Temporary (casual) worker + Officers/staff |
| 5. | Number of employee (Female) | Same as male |
| 6. | Intermediate Consumption | Electricity and fuel + Maintenance and repair + Stationery and stencil + Legal and accounting service + Advertisement and business development + Entertainment and related + Communication (telephone, stamps) + Security + Dress + Water and sanitary + Fee + Other expenses |
| 7. | Construction cost | Signing money + Land development+ Land/ building purchase + Rod + Cement/sand/soil + Bricks/stone/tiles+ Permission for construction + lift/ generator/Solar panel + substation/ transformer/stabilizer + Utility/ sanitary + Door/ window/grill + Other expenses |
| 8. | Gross output | Constructed building/ flat selling + Developed land & plot selling + Selling the purchased building + Other services |
| 9. | Indirect taxes | VAT(Value Added Tax) + Policy + Sale tax + License fee |
| | | |

| Sl.No. | Estimate/Statistics | Computational formula |
|---------------|---|--|
| 10. | Gross Value added | Gross output - Intermediate consumption |
| 11. | Total fixed assets by category at the end of the year | Land + Development to land + Building and other construction + Machinery and equipment + Transport and equipment + Furniture and equipment and others |
| 12. | Chang in stock | End year stock of material for storage- Beginning year stock of material for storage + End year stock of other materials & supplies- Beginning year stock of other materials& supplies |
| 13. | Total fixed assets at end year/ Book value at end year | Book value at begin year + Cost of repair and maintenance + Cost of alteration and new addition - Cost of Sale/loss/damage/ transfer |
| 14. | Capital expenditure/ Total fixed capital formation / Gross addition to fixed assets | Cost of repair and maintenance + Alteration and new addition |
| 15. | Operating surplus | Value added – Compensation of employees payable – Taxes on production payable + Subsidies receivable |

Statistical Tables

Residential Houses

Table 1.1: Ownership of the residential houses by Locality in 2016-17

| Ownership | Locality | | | % | | |
|----------------|----------|---------|----------|--------|--------|-------|
| | Rural | Urban | Total | Rural | Urban | Total |
| Owner occupied | 26548619 | 5921691 | 32470310 | 91.50 | 67.12 | 85.82 |
| Rented | 1889120 | 2729243 | 4618363 | 6.51 | 30.93 | 12.21 |
| Without rent | 504727 | 140553 | 645280 | 1.74 | 1.59 | 1.71 |
| Others | 72104 | 31145 | 103249 | 0.25 | 0.35 | 0.27 |
| Total | 29014570 | 8822633 | 37837203 | 100.00 | 100.00 | 100.0 |

N.B. Urban includes upazila headquarters that are not municipalities.

Table 1.2: Types of structure of the residential houses by region in 2016-17

| Structure | Region | | | | Total |
|------------------------|----------|--------------|----------------------------|------------------|----------|
| | Rural | Municipality | Upazila (not municipality) | City corporation | |
| Number | | | | | |
| Multi-stored | 807563 | 371191 | 9768 | 662681 | 1851203 |
| Less than five storied | 2134272 | 586091 | 332118 | 737500 | 3789981 |
| Semi-Pucca | 8104467 | 2178304 | 283277 | 1289734 | 11855782 |
| Kutcha | 17795218 | 1504300 | 488409 | 299275 | 20087202 |
| Jhupri | 173049 | 19536 | 39073 | 21377 | 253035 |
| Total | 29014569 | 4659422 | 1152645 | 3010567 | 37837203 |
| % | | | | | |
| Multi-stored | 2.78 | 7.97 | 0.85 | 22.01 | 4.89 |
| Less than five storied | 7.36 | 12.58 | 28.81 | 24.50 | 10.02 |
| Semi-Pucca | 27.93 | 46.75 | 24.58 | 42.84 | 31.33 |
| Kutcha | 61.33 | 32.29 | 42.37 | 9.94 | 53.09 |
| Jhupri | 0.60 | 0.42 | 3.39 | 0.71 | 0.67 |
| Total | 100.00 | 100.0 | 100.0 | 100.0 | 100.0 |

Table 1.3 Annual average rentals of residential houses by availability of utility services

| Household utility status | Average rental (in Tk.) | | | | | |
|--------------------------|-------------------------|---------|---------|---------|---------|---------|
| | Rural | | Urban | | Total | |
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Without electricity | 7763 | 8721 | 12532 | 14187 | 8144 | 9157 |
| With electricity | 15612 | 17493 | 45608 | 49075 | 23198 | 25480 |
| Without gas connection | 12065 | 13529 | 29301 | 31460 | 15141 | 16729 |
| With gas connection | 41519 | 46441 | 72736 | 78475 | 58872 | 64248 |
| No own water arrangement | 11266 | 12483 | 33284 | 35763 | 16320 | 17826 |
| Own water arrangement | 17248 | 19447 | 53118 | 57247 | 25719 | 28374 |

Table 1.4 Annual average rentals of residential houses with respect to toilet facilities

| Type of toilet facility | Average annual rental per household (in Tk.) | | | | | |
|-------------------------|--|---------|---------|---------|---------|---------|
| | Rural | | Urban | | Total | |
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Sanitary | 21880 | 24487 | 65260 | 70237 | 35620 | 38977 |
| Non sanitary | 13670 | 15560 | 21732 | 24396 | 15360 | 17412 |
| Common toilet | 13694 | 15188 | 27750 | 28844 | 18365 | 19726 |
| Low toilet facility | 7834 | 8651 | 13584 | 14172 | 8408 | 9201 |
| Open space | 4500 | 5201 | 3240 | 3240 | 4420 | 5076 |
| Total | 14539 | 16294 | 44319 | 47716 | 21483 | 23621 |

Table 1.5: Average annual rental per square feet of residential houses by household area

| Locality | Area (sft.) | Average Annual Rental (Tk. per sft.) | | Std. Deviation | |
|----------|---------------|--------------------------------------|---------|----------------|---------|
| | | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | Up to 300 | 59.2 | 66.5 | 75.1 | 81.9 |
| | 301 to 650 | 34.4 | 37.9 | 65.3 | 69.2 |
| | 650 to 999 | 28.5 | 32.2 | 32.3 | 35.7 |
| | 1000 or Above | 26.6 | 30.3 | 36.8 | 41.2 |
| | Average | 45.9 | 51.4 | 68.6 | 74.4 |
| Urban | Up to 300 | 191.7 | 206.5 | 516.3 | 518.3 |
| | 301 to 650 | 92.5 | 98.7 | 119.1 | 131.0 |
| | 650 to 999 | 66.4 | 71.9 | 63.6 | 67.4 |
| | 1000 or Above | 63.8 | 68.6 | 65.1 | 70.5 |
| | Average | 129.8 | 139.5 | 356.2 | 359.7 |

| Locality | Area (sft.) | Average Annual Rental (Tk. per sft.) | | Std. Deviation | |
|----------|----------------|---|---------|----------------|---------|
| | | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Total | Up to 300 | 87.2 | 96.1 | 252.4 | 255.6 |
| | 301 to 650 | 46.4 | 50.5 | 83.0 | 89.2 |
| | 650 to 999 | 40.4 | 44.6 | 47.9 | 51.4 |
| | 1000 or Above | 41.5 | 45.7 | 53.3 | 58.0 |
| | Average | 65.5 | 71.9 | 185.6 | 189.2 |

Table 1.6: Area of residential houses and household premises by region in 2016-17

| Region | Number of l household (in million) | Average area per household (sft.) | Average area per household premise (sft.) |
|-------------------------------|--|---|---|
| Rural | 29.01 | 403 | 854 |
| Municipality | 4.66 | 464 | 727 |
| Upazila (not municipality) | 1.15 | 545 | 1250 |
| City corporation | 3.01 | 523 | 755 |
| Total | 37.84 | 425 | 843 |

Table 1.7: Estimated monthly rental of rented residential houses by region in 2015-16 and 2016-17
(million Tk.)

| Monthly Rent | Monthly rental | | Annual rental | |
|------------------------------|----------------|---------|---------------|---------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | 5565 | 6046 | 66785 | 72551 |
| Municipality | 2944 | 3229 | 35324 | 38752 |
| Upazila but not municipality | 256 | 261 | 3071 | 3130 |
| City corporation | 9464 | 10006 | 113567 | 120067 |
| Total | 18229 | 19542 | 218746 | 234500 |

Table 1.8: Estimated rental of owner occupied residential houses by region in 2015-16 and 2016-17
(million Tk.)

| Monthly Rent | Monthly rental | | Annual rental | |
|----------------------------|----------------|---------|---------------|---------|
| | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | 29589 | 33351 | 355069 | 400209 |
| Municipality | 8629 | 9391 | 103545 | 112688 |
| Upazila (not municipality) | 1907 | 1940 | 22887 | 23285 |
| City corporation | 9385 | 10255 | 112617 | 123058 |
| Total | 49510 | 54937 | 594118 | 659240 |

NB. Owner occupied also contains without rent and others.

Table 1.9: Overall annual rental of residential houses (owner occupied + rented)

| (million Tk.) | | | | | | |
|------------------------------|---------------------|---------|---------|---------|----------------|---------|
| Region | Total annual rental | | Mean | | Std. Deviation | |
| | 2016-17 | 2015-16 | 2016-17 | 2015-16 | 2016-17 | 2015-16 |
| 1 Rural | 472760 | 421854 | 16294 | 14539 | 24939 | 22443 |
| 2 Municipality | 151440 | 138868 | 32502 | 29804 | 111815 | 111427 |
| 3 Upazila (not municipality) | 26415 | 25958 | 22917 | 22520 | 24984 | 27401 |
| 9 City corporation | 243125 | 226184 | 80757 | 75130 | 81525 | 73513 |
| Total Rental (Output) | 893740 | 812864 | 23621 | 21483 | 53619 | 51406 |

Table 1.10: Overall annual total and average rental of residential houses by locality

| Locality | | Annual total rental (million Tk.) | | Average per household (in Tk.) | |
|----------|----------------|--------------------------------------|---------|-----------------------------------|---------|
| | | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | Owner occupied | 348813 | 392906 | 13139 | 14800 |
| | Rented | 66785 | 72551 | 35352 | 38405 |
| | Without rent | 5702 | 6697 | 11297 | 13269 |
| | Others | 554 | 606 | 7680 | 8400 |
| | Total | 421854 | 472760 | 14539 | 16294 |
| Urban | Owner occupied | 231553 | 250807 | 39102 | 42354 |
| | Rented | 152731 | 162804 | 55961 | 59652 |
| | Without rent | 5725 | 6300 | 40729 | 44826 |
| | Others | 1002 | 1068 | 32170 | 34295 |
| | Total | 391010 | 420980 | 44319 | 47716 |
| Total | Owner occupied | 580366 | 643714 | 17874 | 19825 |
| | Rented | 219516 | 235355 | 47531 | 50961 |
| | Without rent | 11427 | 12997 | 17708 | 20142 |
| | Others | 1556 | 1674 | 15067 | 16211 |
| | Total | 812864 | 893740 | 21483 | 23621 |

Table 1.11: Estimated annual repair and maintenance cost of residential houses by region**(million Tk.)**

| Maintenance cost | Year | |
|----------------------------|---------|---------|
| | 2015-16 | 2016-17 |
| Rural | 88338 | 104747 |
| Municipality | 8621 | 12442 |
| Upazila (not municipality) | 1454 | 2123 |
| City corporation | 12371 | 14705 |
| Total | 110784 | 134018 |

Table 1.12: Detail of annual repair and maintenance cost of residential houses by region in 2016-17**(million Tk.)**

| Head of Expenditure | Region | | | | Total |
|-----------------------|--------|--------------|----------------------------|------------------|--------|
| | Rural | Municipality | Upazila (not municipality) | City corporation | |
| Brick/Sand/Cement/Rod | 16281 | 2142 | 346 | 3199 | 21968 |
| Rod/Bamboo | 21884 | 1716 | 237 | 1047 | 24885 |
| Color & fittings | 6370 | 1233 | 290 | 3426 | 11318 |
| Electric fittings | 6197 | 1495 | 127 | 1704 | 9522 |
| Tin/Grass/Rope | 27190 | 2394 | 455 | 1434 | 31474 |
| Skilled/Un-Skilled | 17384 | 2232 | 535 | 2672 | 22823 |
| Others | 9441 | 1230 | 133 | 1223 | 12027 |
| Total | 104747 | 12442 | 2123 | 14705 | 134018 |

Table 1.13: Annual total and average maintenance cost of residential houses by locality

| Rural Urban Status | | Annual maintenance cost (million Tk.) | | Average per household (in Tk.) | |
|--------------------|----------------|--|---------|-----------------------------------|---------|
| | | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | Owner occupied | 85742 | 95037 | 3230 | 3580 |
| | Rented | 1416 | 5256 | 749 | 2782 |
| | Without rent | 1146 | 4254 | 2271 | 8429 |
| | Others | 35 | 200 | 480 | 2774 |
| | Total | 88338 | 104747 | 3045 | 3610 |
| Urban | Owner occupied | 19220 | 21381 | 3246 | 3611 |
| | Rented | 3156 | 7482 | 1157 | 2742 |
| | Without rent | 70 | 310 | 496 | 2202 |
| | Others | 0 | 98 | 0 | 3134 |

| Rural Urban Status | | Annual maintenance cost (million Tk.) | | Average per household (in Tk.) | |
|--------------------|----------------|--|---------|-----------------------------------|---------|
| | | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| | Total | 22446 | 29270 | 2544 | 3318 |
| Total | Owner occupied | 104961 | 116418 | 3233 | 3585 |
| | Rented | 4572 | 12739 | 990 | 2758 |
| | Without rent | 1216 | 4564 | 1885 | 7072 |
| | Others | 35 | 298 | 335 | 2883 |
| | Total | 110784 | 134018 | 2928 | 3542 |

Table 1.14: Construction cost and current value of residential houses by region in 2016-17

(million Tk.)

| Region | Construction cost | Current value | Average current value |
|----------------------------|-------------------|---------------|-----------------------|
| Rural | 6266315 | 11192790 | 189399 |
| Municipality | 1516036 | 1779113 | 175635 |
| Upazila (not municipality) | 425521 | 492453 | 166383 |
| City corporation | 2142265 | 3667172 | 478742 |
| Total | 10350137 | 17131528 | 214558 |

Table 1.15: Employment, salary and other allowances of residential houses in 2016-17

(million Tk.)

| Region | No. of employee | Monthly salary | Annual salary | Other annual facility | Total |
|----------------------------|-----------------|----------------|---------------|-----------------------|-------|
| Rural | 288415 | 1875 | 22496 | 5027 | 27523 |
| Municipality | 58609 | 98 | 1172 | -- | 1172 |
| Upazila (not municipality) | -- | -- | -- | -- | -- |
| City corporation | 192391 | 1167 | 14002 | 313 | 14315 |
| Total | 539415 | 3139 | 37670 | 5340 | 43010 |

Table 1.16: Major repair and maintenance cost of residential houses with interval estimates in 2016-17

(million Tk.)

| Region | Mean | Std. Deviation | Interval estimates | |
|----------------------------|-------|----------------|--------------------|-------------|
| | | | Upper Limit | Lower Limit |
| Rural | 18641 | 129851 | 18688 | 18594 |
| Municipality | 28614 | 160630 | 28760 | 28468 |
| Upazila (not municipality) | 8331 | 39849 | 8403 | 8258 |
| City corporation | 24097 | 174580 | 24295 | 23900 |
| Total | 19989 | 136369 | 20033 | 19946 |

Table 1.17: Gross output, intermediate consumption and value added of residential houses

(million Tk.)

| Indicators | 2016-17 | 2015-16 |
|--------------------------|---------|---------|
| Gross Output | 893740 | 812864 |
| Intermediate consumption | 134018 | 110784 |
| Value added | 759722 | 702080 |
| Growth | 8.21 | -- |

Table 1.18: Mean and standard deviation of usable area of household premises (un-weighted) in 2016-17

| Region | Area of household premises (in sft.) | | |
|----------------------------|---|----------------|------|
| | Mean | Std. Deviation | N |
| Rural | 854.3 | 1196.097 | 2012 |
| Municipality | 727.48 | 945.842 | 477 |
| Upazila (not municipality) | 1249.77 | 1684.956 | 118 |
| City corporation | 754.54 | 987.316 | 845 |
| Total | 825.87 | 1140.584 | 3452 |

Table 1.19: Mean and standard deviation of rental of residential houses (un-weighted)

| Region | Average rental (in Tk.) | | Std. Deviation | | N | |
|----------------------------|----------------------------|---------|----------------|---------|---------|---------|
| | 2016-17 | 2015-16 | 2016-17 | 2015-16 | 2016-17 | 2015-16 |
| Rural | 16294 | 14539 | 24945 | 22449 | 2012 | 2012 |
| Municipality | 32502 | 29804 | 111932 | 111544 | 477 | 477 |
| Upazila (not municipality) | 22917 | 22520 | 25090 | 27517 | 118 | 118 |
| City corporation | 80757 | 75130 | 81573 | 73557 | 845 | 845 |
| Total | 34540 | 31753 | 66797 | 63211 | 3452 | 3452 |

Table 1.20: Mean and standard deviation of maintenance cost of residential houses in 2016-17 (un-weighted)

| Region | Average maintenance cost (in Tk.) | Std. Deviation | N |
|----------------------------|--|-----------------------|----------|
| Rural | 3610 | 7921 | 2012 |
| Municipality | 2670 | 6665 | 477 |
| Upazila (not municipality) | 1842 | 3072 | 118 |
| City corporation | 4885 | 9512 | 845 |
| Total | 3732 | 8109 | 3452 |

Non- Residential Houses

Table 2.1: Ownership of the non- residential houses by region in 2016-17

| Ownership | Rural | Municipality | Upazila (not municipality) | City corporation | Total |
|------------|---------|--------------|----------------------------|------------------|---------|
| Number | | | | | |
| Own | 1265933 | 191623 | 54411 | 149694 | 1661661 |
| Possession | 70541 | 8937 | 5586 | 27928 | 112992 |
| Rented | 2190598 | 503300 | 123673 | 731714 | 3549285 |
| Total | 3527072 | 703860 | 183670 | 909336 | 5323938 |
| % | | | | | |
| Own | 35.89 | 27.22 | 29.62 | 16.46 | 31.21 |
| Possession | 2.00 | 1.27 | 3.04 | 3.07 | 2.12 |
| Rented | 62.11 | 71.51 | 67.33 | 80.47 | 66.67 |
| Total | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |

Table 2.2: Monthly imputed rental of owner occupied non-residential houses

| Locality | Monthly total rental (million Tk.) | | Average per unit (in Tk.) | |
|----------|------------------------------------|---------|---------------------------|---------|
| | 2016-17 | 2015-16 | 2016-17 | 2015-16 |
| Rural | 1794 | 1629 | 1417 | 1287 |
| Urban | 4626 | 4410 | 11691 | 11143 |
| Total | 6420 | 6038 | 3864 | 3634 |

Table 2.3: Monthly rental of rented and possession owned non-residential houses in 2015-16 and 2016-17

| Locality | Ownership | Monthly rental (million Tk.) | | Average (in Tk.) | | Std. Deviation | |
|----------|------------|------------------------------|---------|------------------|---------|----------------|---------|
| | | 2016-17 | 2015-16 | 2016-17 | 2015-16 | 2016-17 | 2015-16 |
| Rural | Possession | 415 | 363 | 5886 | 5144 | 2744 | 2381 |
| | Rented | 13389 | 11710 | 6112 | 5345 | 6446 | 6193 |
| | Total | 13804 | 12073 | 6105 | 5339 | 5920 | 5559 |
| Urban | Possession | 1631 | 1370 | 38414 | 32277 | 83659 | 62216 |
| | Rented | 29881 | 27269 | 21993 | 20070 | 47613 | 45631 |
| | Total | 31512 | 28640 | 22490 | 20440 | 44497 | 41801 |
| Total | Possession | 2046 | 1733 | 18106 | 15338 | 53687 | 40379 |
| | Rented | 43270 | 38979 | 12191 | 10982 | 30706 | 29374 |
| | Total | 45316 | 40712 | 12374 | 11117 | 26895 | 25234 |

Table 2.4: Annual rental of rented and possession owned non-residential houses by locality
(million Tk)

| Locality | | Annual rental (million Tk.) | | Average (in Tk.) | |
|----------|------------|--------------------------------|---------|---------------------|---------|
| | | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | Possession | 4354 | 4982 | 61725 | 70628 |
| | Rented | 140516 | 160666 | 66294 | 75690 |
| | Total | 144870 | 165648 | 64069 | 73259 |
| Urban | Possession | 16442 | 19568 | 387328 | 460967 |
| | Rented | 327233 | 358571 | 238834 | 261693 |
| | Total | 343675 | 378139 | 245283 | 269880 |
| Total | Possession | 20797 | 24551 | 184053 | 217277 |
| | Rented | 467749 | 519237 | 131787 | 146293 |
| | Total | 488546 | 543788 | 133399 | 148484 |

Table 2.5: Annual maintenance cost of non-residential houses by region

| Region | Annual maintenance cost (million Tk) | | Average (in Tk.) | |
|----------------------------|---|---------|---------------------|---------|
| | 2016-17 | 2015-16 | 2016-17 | 2015-16 |
| Rural | 27189 | 26239 | 7709 | 7439 |
| Municipality | 5633 | 4126 | 8003 | 5862 |
| Upazila (not municipality) | 1529 | 1046 | 8324 | 5693 |
| City corporation | 9625 | 7657 | 10585 | 8420 |
| Total | 43977 | 39068 | 8260 | 7338 |

Table 2.6: Annual maintenance cost of non-residential houses by locality

| Locality | | Annual maintenance cost (million Tk) | | Average (in Tk.) | |
|----------|------------|---|---------|---------------------|---------|
| | | 2015-16 | 2016-17 | 2015-16 | 2016-17 |
| Rural | Own | 15548 | 13467 | 12178 | 10578 |
| | Possession | 442 | 219 | 6259 | 3100 |
| | Rental | 10250 | 13504 | 4667 | 6142 |
| | Total | 26239 | 27189 | 7401 | 7678 |
| Urban | Own | 4446 | 5089 | 11552 | 13125 |
| | Possession | 495 | 581 | 11668 | 13695 |
| | Rental | 7887 | 11117 | 5834 | 8235 |
| | Total | 12828 | 16787 | 7212 | 9425 |
| Total | Own | 19995 | 18556 | 12033 | 11167 |
| | Possession | 937 | 800 | 8292 | 7080 |
| | Rental | 18136 | 24621 | 5110 | 6937 |
| | Total | 39068 | 43977 | 7338 | 8260 |

Table 2.7: Employment, wages and salaries of non-residential houses in 2016-17

(million Tk.)

| Region | Number of employees | Annual salary | Other annual facilities | Compensation employees |
|----------------------------|---------------------|---------------|-------------------------|------------------------|
| Rural | 506318 | 36111 | 725 | 36837 |
| Municipality | 142973 | 13205 | 260 | 13465 |
| Upazila (not municipality) | 37424 | 3358 | 80 | 3438 |
| City corporation | 253459 | 26812 | 1545 | 28357 |
| Total | 940173 | 79487 | 2610 | 82097 |

Table 2.8: Output, Input and Value added of non-residential houses

(million Tk.)

| Indicators | 2016-17 | 2015-16 |
|--------------------------|---------|---------|
| Gross output | 543788 | 488546 |
| Intermediate consumption | 43977 | 39068 |
| Value added | 499811 | 449478 |
| Growth Rate | 11.20 | - |

Table 2.9: Mean and standard deviation of usable area of non-residential houses (unweighted)

| Region | Area (sft.) | | |
|----------------------------|-------------|----------------|------|
| | Mean | Std. Deviation | N |
| Rural | 253 | 587 | 1850 |
| Municipality | 245 | 445 | 623 |
| Upazila (not municipality) | 300 | 471 | 163 |
| City corporation | 634 | 3675 | 814 |
| Total | 344 | 1855 | 3450 |

Table 2.10: Mean and standard deviation of annual rental of rented non-residential houses (unweighted)

| Region | Mean | | Std. Deviation | | N | |
|----------------------------|---------|---------|----------------|---------|---------|---------|
| | 2016-17 | 2015-16 | 2016-17 | 2015-16 | 2016-17 | 2015-16 |
| Rural | 46965 | 41074 | 64269 | 60640 | 1850 | 1850 |
| Municipality | 128215 | 112607 | 210826 | 188189 | 623 | 623 |
| Upazila (not municipality) | 146236 | 132266 | 253756 | 236901 | 163 | 163 |
| City corporation | 285693 | 262782 | 707055 | 666265 | 814 | 814 |
| Total | 122653 | 110610 | 374801 | 351731 | 3450 | 3450 |

Table 2.11: Mean and standard deviation of annual maintenance cost of non-residential houses (un-weighted)

| Region | Maintenance Cost (2016-17) | | |
|----------------------------|----------------------------|----------------|------|
| | Mean | Std. Deviation | N |
| Rural | 7709 | 33255 | 1850 |
| Municipality | 8054 | 34870 | 623 |
| Upazila (not municipality) | 8396 | 42114 | 163 |
| City corporation | 10585 | 38580 | 814 |
| Total | 8482 | 35322 | 3450 |

Real Estate Establishments

Table 3.1 REHAB membership of the real estate establishments by legal status in 2016-17

| Membership | Proprietorship | Partnership (Indigenous) | Partnership (Foreign) | Pvt. Ltd. Company | Others | Total |
|-------------|----------------|--------------------------|------------------------|-------------------|--------|-------|
| BLDA member | | | | | | |
| Yes | 72 | 138 | 12 | 822 | 30 | 1074 |
| No | 180 | 780 | 0 | 1038 | 60 | 2058 |
| Total | 252 | 918 | 12 | 1860 | 90 | 3132 |

Table 3.2 BLDA membership of the real estate establishments by legal status in 2016-17

| Membership | Proprietorship | Partnership (Indigenous) | Partnership (Foreign) | Pvt. Ltd. Company | Others | Total |
|-------------|----------------|--------------------------|------------------------|-------------------|--------|-------|
| BLDA member | | | | | | |
| Yes | 6 | 144 | 0 | 144 | 0 | 294 |
| No | 246 | 774 | 12 | 1716 | 90 | 2838 |
| Total | 252 | 918 | 12 | 1860 | 90 | 3132 |

Table 3.3: Inception period of the real estate establishments in 2016-17

| Ownership | Inception Period | | | | Total |
|--------------------------|------------------|-----------|-----------|---------------|-------|
| | 2005 or before | 2006-2010 | 2011-2015 | 2016 or after | |
| Number | | | | | |
| Proprietorship | 66 | 114 | 66 | 6 | 252 |
| Partnership (Indigenous) | 132 | 408 | 228 | 150 | 918 |
| Partnership (Foreign) | 6 | 6 | 0 | 0 | 12 |
| Pvt. Ltd. Company | 564 | 894 | 342 | 60 | 1860 |
| Others | 12 | 18 | 30 | 30 | 90 |
| Total | 780 | 1440 | 666 | 246 | 3132 |
| Percent (%) | | | | | |
| Proprietorship | 26.19 | 45.24 | 26.19 | 2.38 | 100 |
| Partnership (Indigenous) | 14.38 | 44.44 | 24.84 | 16.34 | 100 |
| Partnership (Foreign) | 50.00 | 50.00 | 0.00 | 0.00 | 100 |
| Pvt. Ltd. Company | 30.32 | 48.06 | 18.39 | 3.23 | 100 |
| Others | 13.33 | 20.00 | 33.33 | 33.33 | 100 |
| Total | 24.90 | 45.98 | 21.26 | 7.85 | 100 |

Table 3.4: Employment of the real estate establishments in 2016-17

| Types of employment | Permanent | | Part-time | | Total | |
|------------------------------|-----------|--------|-----------|--------|--------|--------|
| | Male | Female | Male | Female | Male | Female |
| Owner/Partner | 7278 | 600 | 1746 | 138 | 9024 | 738 |
| Officers | 32430 | 3006 | 1362 | 36 | 33792 | 3042 |
| Staff(Head office) | 36774 | 2910 | 2010 | 216 | 38784 | 3126 |
| Daily Labour | 8802 | 1668 | 7332 | 36 | 16134 | 1704 |
| Unpaid family worker | 108 | 6 | 0 | 0 | 108 | 6 |
| Officer/Staff in site office | 36114 | 3918 | 810 | 19194 | 36924 | 23112 |
| Others | 4926 | 30 | 126 | 816 | 5052 | 846 |
| Total | 126432 | 12138 | 13386 | 20436 | 139818 | 32574 |

Table 3.5: Annual salary & wages of the workers of real estate establishments in 2016-17
(million Tk.)

| Types of employment | Salary and wages | | Other facilities | | Overtime | | Supports on ailment /accident | Total |
|------------------------------|------------------|---------|------------------|--------|----------|--------|-------------------------------|----------|
| | Male | Female | Male | Female | Male | Female | | |
| Owner/Partner | 3895.45 | 272.00 | 492.55 | 31.64 | - | - | 18.40 | 4710.04 |
| Officers | 9108.46 | 483.10 | 571.09 | 15.84 | 5.16 | 3.48 | 12.30 | 10199.43 |
| Staff(Head office) | 5521.58 | 419.78 | 256.48 | 2.0 6 | 27.37 | 6.48 | 13.72 | 6245.41 |
| Daily Labour | 1033.41 | 94.07 | 15.81 | 0.47 | 63.81 | - | 14.51 | 1222.08 |
| Unpaid family worker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Officer/Staff in site office | 6866.15 | 2178.64 | 41.29 | 0.18 | 1.86 | 0.09 | 1.49 | 9089.7 |
| Others | 580.08 | 75.33 | 44.51 | 0.28 | 1.80 | - | 0.03 | 702.03 |
| Total | 27005.14 | 3522.94 | 1421.74 | 50.47 | 100.01 | 10.05 | 60.45 | 32170.8 |

Table 3.6: Expenditure of the real estate establishments in 2016-17

| (million Tk.) | |
|---------------------------------|--------------|
| Expenses | Taka |
| Intermediate Consumption | |
| House/Office/Land (Owner) | 478 |
| Rental for Office and Land | 1515 |
| Electricity/Gas/Fuel | 766 |
| Maintenance | 217 |
| Stationary and Others Exp. | 210 |
| Water and Sanitation | 118 |
| Advertisement | 825 |
| IT Exp. | 310 |
| Uniform | 54 |
| Postal and Telecommunication | 219 |
| Transport | 461 |
| Signing Money | 20368 |
| Water and Treatment | 350 |
| Cleaning Exp. | 101 |
| Audit, Law, Accounts and Others | 366 |
| Transport and Other Materials | 251 |
| Transport Maintenance | 457 |
| Security | 385 |
| Other Exp. | 3834 |
| Total | 31284 |
| Other Expenditure | |
| Commission/Royalty etc. | 520 |
| Interest | 15008 |
| License | 47 |
| ISO, Leed | 2 |
| Tax Exp. | 1179 |
| REHAB Fee | 28 |
| BLDA Fee | 6 |
| Others Fee | 211 |
| Total | 17001 |

Table 3.7: Expenditure on construction and land development of the real estate establishments in 2016-17

(million Tk.)

| Establishment | Head of Expenditure | | | | | | Total |
|--------------------------|-----------------------|------------------------------------|------------------|---------------------------|----------------------------|--------|--------|
| | Construction material | Connect Gas, Electricity and Water | Land development | Expenditure authorization | Electricity, Water at site | Others | |
| Proprietorship | 3312 | 62 | 36 | 17 | 29 | 3 | 3459 |
| Partnership (Indigenous) | 17255 | 472 | 2333 | 189 | 158 | 51 | 20458 |
| Partnership (Foreign) | 90 | 6 | 20 | 0 | 0 | 0 | 116 |
| Private Limited | 90840 | 1260 | 11031 | 472 | 1105 | 10321 | 115028 |
| Others | 9969 | 214 | 99 | 33 | 296 | 0 | 10610 |
| Total | 121466 | 2014 | 13519 | 710 | 1588 | 10376 | 149672 |

Table 3.8: Income of the real estate establishments from operation of business in 2015-16 and 2016-17

(million Tk.)

| Income Sources | 2015-16 | | 2016-17 | |
|-----------------------------------|----------|--------------------|----------|--------------------|
| | Area | Value (in million) | Area | Value (in million) |
| Constructed building/flat/ Garage | | | | |
| Residential (sft.) | 18916830 | 115181 | 27953958 | 154396 |
| Non-residential (sft.) | 744276 | 6058 | 905604 | 5062 |
| Land/Flat improvement | | | | |
| Residential (decimal) | 45186 | 43277 | 124602 | 22902 |
| Non-residential (decimal) | 15498 | 531 | 25278 | 521 |
| Intermediary Services | -- | 27 | -- | 42 |
| Other Services | -- | 2202 | -- | 1699 |
| Total | -- | 167277 | -- | 184623 |

Table 3.9: Income of the real estate of establishments from other sources in 2016-17

(million Tk.)

| Source of income | Proprietorship | Partnership (indigenous) | Partnership (Foreign) | Pvt. Ltd. Company | Others | Total |
|--|----------------|-----------------------------|--------------------------|----------------------|--------|-------|
| Selling movable/ immovable property | 234 | 1044 | 0 | 1293 | 0 | 2571 |
| Operating other business | 0 | 177.6 | 0 | 2479 | 90 | 2747 |
| Insurance claim | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest on investment | 0 | 52.44 | 0 | 2 | 0 | 54 |
| Others | 2 | 150 | 3276 | 617 | 18 | 4063 |
| Total | 236 | 1424 | 3276 | 4391 | 108 | 9436 |

Table 3.10: Net fixed assets under possession of real estate establishments by ownership in 2016-17

(million Tk.)

| Fixed assets | Establishment | | | | | Total |
|----------------------------------|----------------|-----------------------------|--------------------------|--------------------|--------|-------|
| | Proprietorship | Partnership (indigenous) | Partnership (Foreign) | Private Limited | Others | |
| Land | 876 | 2019 | 0 | 13196 | 0 | 16091 |
| Building/ housing structure | 449 | 29815 | 176 | 21659 | 60 | 52160 |
| Machineries & other equipment | 87 | 318 | 0 | 2846 | 310 | 3561 |
| Transport & equipment | 73 | 203 | 0 | 2901 | 193 | 3370 |
| Furniture & other equipment | 75 | 571 | 5 | 2886 | 494 | 4032 |
| Total | 1560 | 32926 | 181.8 | 43488 | 1057 | 79213 |

Table 3.11: Net fixed assets under possession of the real estate establishment during 2016-17

(million Tk.)

| Types of Assets | Initial Value | Major repair, addition & alteration | Transfer/ Disposal | Depreciation | Net Value |
|-------------------------------|---------------|-------------------------------------|--------------------|--------------|-----------|
| Land | 13736 | 2362 | 7 | 0 | 16091 |
| Building/ housing structure | 51782 | 2189 | 808 | 1003 | 52160 |
| Machineries & other equipment | 6606 | 423 | 2735 | 733 | 3561 |
| Transport & equipment | 5754 | 95 | 1879 | 600 | 3370 |
| Furniture & other equipment | 4595 | 247 | 442 | 369 | 4032 |
| Total | 82473 | 5316 | 5871 | 2705 | 79213 |

Table 3.12: Change in inventory of real estate establishments in 2016-17

(million Tk.)

| Types of Inventory | Opening Value (1st July, 2016) | Closing Value (31st July, 2017) | Change in inventory |
|------------------------|-----------------------------------|------------------------------------|---------------------|
| Stationary | 12079 | 13097 | 1018 |
| Construction Materials | 31551 | 39624 | 8072 |
| Unsold Flat | 105661 | 248724 | 143063 |
| Others | 804 | 1258 | 454 |
| Total | 150095 | 302702 | 152607 |

Table 3.13: Inventory stock details of the real estate establishments by ownership 2016-17

(million Tk.)

| Inventory stock | Establishment | | | | | Total |
|------------------------|----------------|--------------------------|-----------------------|-----------------|--------|--------|
| | Proprietorship | Partnership (indigenous) | Partnership (Foreign) | Private Limited | Others | |
| Stationary | 0.77 | -25 | -0.08 | 1041 | 1.23 | 1018 |
| Construction Materials | 23.28 | 2448 | 12.00 | 4298 | 1291 | 8072 |
| Unsold Flat | 3059 | 11569 | 120 | 123504 | 4812 | 143063 |
| Others | 0.87 | -5.52 | 0.00 | 458 | 0.12 | 454 |
| Total | 3084 | 13986 | 132 | 129301 | 6105 | 152607 |

Table 3.14: Calculation of output and value added of real estate activities of the establishments

(million Tk.)

| Year | Sale revenue | Change in inventory | Output of estb. (col.2 + col.3) | Construction Exp. | Output from real estate activity (col.4 – col.5) | Intermediate Consumption | Value added (col.6 – cpl.7) |
|---------|--------------|---------------------|---------------------------------|-------------------|--|--------------------------|-----------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 2015-16 | 167277 | 138269 | 305546 | 135609 | 169937 | 28383 | 141553 |
| 2016-17 | 184623 | 152607 | 337230 | 149672 | 187559 | 31326 | 156232 |

Table 3.15: Mean and Standard Deviation of selected variables of real estate establishment

| Variables | Mean | Std. Deviation | N |
|-----------------------------------|----------|----------------|-----|
| Total person engaged (TPE) | 81 | 218 | 246 |
| Construction Expenditure (in Tk.) | 66616761 | 212577582 | 246 |
| Land development cost (in Tk.) | 7968869 | 46324997 | 246 |
| Net fixed asset (in Tk.) | 35167545 | 140732838 | 246 |

Survey Questionnaires



আইনগত বাধ্য বাধকতা:
পরিসংখ্যান আইন ২০১৩
অনুযায়ী ব্যক্তি বা প্রতিষ্ঠানের
সরকারের চাহিদা মোতাবেক
তথ্য উপাত্ত সরবরাহের
বাধ্যবাধকতা রয়েছে।

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার
বাংলাদেশ পরিসংখ্যান ব্যুরো
ন্যাশনাল একাউন্টিং উইং
মডার্নাইজেশন অব ন্যাশনাল একাউন্টস স্ট্যাটিসটিকস প্রকল্প
পরিসংখ্যান ভবন (৫ম তলা, ব্লক-১), ই-২৭/এ, আগারগাঁও, ঢাকা ১২০৭

গোপনীয়
(শুধুমাত্র পরিসংখ্যান
কাজে ব্যবহারের জন্য)

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(SUN=>Sample Unit Number)

আবাসিক বাসস্থান সেবা জরিপ ২০১৮

শাখা-১: নমুনা খানা পরিচিতি

১.১ খানা প্রধানের নাম: পিতার/স্বামীর নাম:

১.২ হোল্ডিং নম্বর:

জিও কোড

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১.৩ গ্রাম/মহল্লা:

১.৪ মৌজা:

১.৫ ইউনিয়ন/ওয়ার্ড:

১.৬ উপজেলা/থানা:

১.৭ জেলা:

১.৮ RMO কোড

(RMO কোড: ১- পল্লী, ২-পৌরসভা, ৩-পৌরসভা নয় এমন উপজেলা হেডকোয়ার্টার, ৫-ক্যান্টনমেন্ট,
৮-জনবসতিহীন/নদী সিকস্তি, ৯-সিটি কর্পোরেশন)

১.৯ মোবাইল নম্বর:

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শাখা-২: বাসস্থানের সাধারণ তথ্যাবলী

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| ২.১ বাসস্থানের মালিকানা ১-নিজস্ব ২- ভাড়া ৩- বিনা ভাড়া ৪- অন্যান্য (উল্লেখ করুন) | ২.২ বাসস্থানের কাঠামোর ধরণ ১-পাকা (মাল্টিস্টোরিড) ৪- কাঁচা ২- পাকা (মাল্টিস্টোরিড নয়) ৫- বুপড়ি ৩- আধাপাকা |
| ২.৩ বাসস্থানে বিদ্যমান সুযোগ সুবিধা (একাধিক উত্তর হতে পারে) ১-বিদ্যুৎ সংযোগ ৪- পানি (কমন) ২- গ্যাস সংযোগ ৫- লিফট ৩- পানি (নিজস্ব) ৬- পার্কিং সুবিধা ৭- কিছুই নাই | ২.৪ টয়লেট সুবিধা ১- সেনিটারি ৪- কাঁচা ২- সেনিটারি নয় ৫- খোলা জায়গা ৩- কমন টয়লেট |
| ২.৫ বাসস্থানের ঘরের/কক্ষের সংখ্যা ও আয়তন ১। ঘরের সংখ্যা <input type="text"/> ২। আয়তন <input type="text"/> বর্গফুট | ২.৬ বসতিভিত্তিক ব্যবহারযোগ্য জায়গার পরিমাণ (উঠান, আঙ্গিনা, হাটার পথ ইত্যাদি সহ) <input type="text"/> বর্গফুট |

শাখা-৩: বাসস্থানের ভাড়া ও রক্ষণাবেক্ষণ সংক্রান্ত তথ্যাবলী

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| <p>৩.১ বাসস্থানটি ভাড়াকৃত হলে মাসিক ভাড়ার পরিমাণ (গ্যাস, বিদ্যুৎ, পানির বিল ছাড়া)</p> <p>১। বর্তমান মাসিক ভাড়া (২০১৭-১৮) <input type="text"/> টাকা</p> <p>২। ২০১৬-১৭ তে মাসিক ভাড়া <input type="text"/> টাকা</p> <p>৩। ২০১৫-১৬ তে মাসিক ভাড়া <input type="text"/> টাকা</p> <p>(ভাড়াটিয়া হলে প্রশ্ন ৩.৩ এ যান)</p> | <p>৩.২ বাসস্থানটি নিজস্ব বা বিনাভাড়ায় হলে প্রচলিত হারে মাসিক ভাড়া কত হতে পারে?</p> <p>১। বর্তমান মাসিক ভাড়া(২০১৭-১৮) <input type="text"/> টাকা</p> <p>২। ২০১৬-১৭ তে মাসিক ভাড়া <input type="text"/> টাকা</p> <p>৩। ২০১৫-১৬ তে মাসিক ভাড়া <input type="text"/> টাকা</p> |
| <p>৩.৩ বাসস্থানের মেরামত ও রক্ষণাবেক্ষণের বাৎসরিক মোট খরচ</p> <p>১। বর্তমান বছর (২০১৭-১৮) <input type="text"/> টাকা</p> <p>২। ২০১৬-১৭ অর্থ বছর <input type="text"/> টাকা</p> <p>৩। ২০১৫-১৬ অর্থ বছর <input type="text"/> টাকা</p> | <p>৩.৪ গত বছরে (২০১৬-১৭) বাসস্থান মেরামত ও রক্ষণাবেক্ষণ খরচের বিস্তারিত হিসাব</p> <p>১। ইট, বালু, সিমেন্ট, রড <input type="text"/> টাকা</p> <p>২। কাঠ, বাঁশ <input type="text"/> টাকা</p> <p>৩। রং, ফিটিংস <input type="text"/> টাকা</p> <p>৪। ইলেকট্রিক ফিটিং <input type="text"/></p> |
| <p>৩.৫ (ভাড়া বাড়ি/বাসস্থান হলে) গত বছর (২০১৬-১৭) বাসস্থান মেরামত ও রক্ষণাবেক্ষণে মালিক এবং ভাড়াটিয়া কত টাকা খরচ করেছেন?</p> <p>১। বাড়ির মালিকের খরচ <input type="text"/> টাকা</p> <p>২। ভাড়াটিয়ার খরচ <input type="text"/> টাকা</p> | <p>৫। টিন, ছন, পাট ইত্যাদি <input type="text"/> টাকা</p> <p>৬। মিস্ত্রি খরচ <input type="text"/> টাকা</p> <p>৭। অন্যান্য মেরামত খরচ <input type="text"/> টাকা</p> <p>৮। মোট খরচ <input type="text"/> টাকা</p> |
| <p>৩.৬ চলতি বছর বা গত বছর বাসস্থান/বাড়ি মেরামত না করে থাকলে বছরে সাধারণত গড়পড়তা মেরামত খরচ কত?</p> <p>১। মেরামত খরচ <input type="text"/> টাকা</p> | <p>৩.৭ গত বছরে (২০১৬-১৭) বাসস্থানে কোন নির্মাণ কাজ বা বড় ধরনের মেরামত কাজ হয়ে থাকলে খরচের পরিমাণ <input type="text"/> টাকা</p> |
| <p>৩.৮ বাসস্থান/বাড়িটি নিজস্ব হলে নির্মাণ করতে কত টাকা খরচ হয়েছে এবং এর বর্তমান মূল্য কত হতে পারে (জমির মূল্য বাদে)?</p> <p>১। নির্মাণ খরচ <input type="text"/> টাকা</p> <p>২। বর্তমান মূল্য <input type="text"/> টাকা</p> <p>৩। বাসস্থান/বাড়িটি নির্মাণের বছর ----- খ্রি.</p> | <p>৩.৯ এ বাড়িতে কত বছর ধরে বসবাস করছেন এবং বড় ধরনের মেরামত ছাড়া আরো কত বছর বসবাসযোগ্য থাকতে পারে?</p> <p>১। ----- বছর ধরে বসবাস করছেন।</p> <p>২। ----- বছর আরো বসবাস করা যাবে।</p> <p>৩। ----- মোট বছর (৩=১+২)।</p> |
| <p>৩.১০ বাড়ির মালিক কর্তৃক বাড়ির দেখাশুনার জন্য নিয়োগকৃত কর্মচারি ও বেতন ভাতার হিসাব</p> <p>১। কর্মচারির সংখ্যা</p> <p>২। বাড়িতে মোট ফ্ল্যাটের সংখ্যা</p> | <p>৩। মোট মাসিক বেতন <input type="text"/> টাকা</p> <p>৪। অন্যান্য সুবিধা (বাৎসরিক) <input type="text"/> টাকা</p> |

উত্তরদাতার নাম ও স্বাক্ষর:

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তথ্য সংগ্রহকারীর নাম ও স্বাক্ষর:

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আইনগত বাধ্য বাধকতা:

পরিসংখ্যান আইন ২০১৩
অনুযায়ী ব্যক্তি বা প্রতিষ্ঠানের
সরকারের চাহিদা মোতাবেক
তথ্য উপাত্ত সরবরাহের
বাধ্যবাধকতা রয়েছে।

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

বাংলাদেশ পরিসংখ্যান ব্যুরো

ন্যাশনাল একাউন্টিং উইং

মডার্নাইজেশন অব ন্যাশনাল একাউন্টস স্ট্যাটিসটিকস প্রকল্প

পরিসংখ্যান ভবন (৫ম তলা, ব্লক-১), ই-২৭/এ, আগারগাঁও, ঢাকা ১২০৭

গোপনীয়

(শুধুমাত্র পরিসংখ্যান
কাজে ব্যবহারের জন্য)

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(SUN=>Sample Unit Number)

অনাবাসিক বাসস্থান সেবা জরিপ ২০১৮

শাখা-১: নমুনা প্রতিষ্ঠান পরিচিতি

প্রতিষ্ঠানের নাম:

১.১ প্রতিষ্ঠানের কর্মকান্ডের ধরণ:

১.২ প্রতিষ্ঠানের ঠিকানা (হোল্ডিং নং, রোড নং, মহল্লা ইত্যাদি):

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১.৩ উপজেলা/থানা:

১.৪ জেলা:

১.৫ RMO কোড

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(RMO কোড: ১- পল্লী, ২-পৌরসভা, ৩-পৌরসভা নয় এমন উপজেলা হেডকোয়ার্টার, ৫-ক্যান্টনমেন্ট,
৪-জনবসতিহীন/নদী সিকান্টি, ৯-সিটি কর্পোরেশন)

১.৬ মোবাইল নম্বর:

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জিও কোড

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তথ্য সংগ্রহকারীর নাম:

স্বাক্ষর ও তারিখ:

সুপারভাইজারের নাম:

স্বাক্ষর ও তারিখ:

শাখা-২: অনাবাসিক বাড়ি সংক্রান্ত তথ্যাবলী

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| <p>২.১ অনাবাসিক প্রতিষ্ঠান/বাড়িটির মালিকানার ধরণ কি?</p> <p>১। নিজস্ব</p> <p>২। পজেশান নেয়া</p> <p>৩। ভাড়াকৃত</p> | <p>২.২ অনাবাসিক বাড়িটির (অফিস, ব্যবসা প্রতিষ্ঠান, দোকান) ব্যবহারযোগ্য জায়গার পরিমাণ কত?</p> <p>বর্গফুট <input type="text"/></p> |
| <p>২.৩ অনাবাসিক বাড়িটি প্রতিষ্ঠানের নিজস্ব হলে প্রচলিত বাজারদরে মাসিক ভাড়া কত হতে পারে?</p> <p>১। বর্তমান মাসিক ভাড়া (২০১৭-১৮) <input type="text"/> টাকা</p> <p>২। ২০১৬-১৭ তে মাসিক ভাড়া <input type="text"/> টাকা</p> <p>৩। ২০১৫-১৬ তে মাসিক ভাড়া <input type="text"/> টাকা</p> | <p>২.৪ অনাবাসিক বাড়িটি প্রতিষ্ঠানের ভাড়াকৃত হলে মাসিক ভাড়া কত?</p> <p>১। বর্তমান মাসিক ভাড়া (২০১৭-১৮) <input type="text"/> টাকা</p> <p>২। ২০১৬-১৭ তে মাসিক ভাড়া <input type="text"/> টাকা</p> <p>৩। ২০১৫-১৬ তে মাসিক ভাড়া <input type="text"/> টাকা</p> <p>৪। চলতি বছরে প্রতি বর্গফুটের ভাড়া টাকা</p> |
| <p>২.৫ অনাবাসিক বাড়িটি মেরামত ও রক্ষণাবেক্ষণের বাৎসরিক মোট খরচ</p> <p>১। বর্তমান বছর (২০১৭-১৮) <input type="text"/> টাকা</p> <p>২। ২০১৬-১৭ অর্থ বছর <input type="text"/> টাকা</p> <p>৩। ২০১৫-১৬ অর্থ বছর <input type="text"/> টাকা</p> | <p>২.৬ ভাড়া বাড়ি হলে গত বছর (২০১৬-১৭) অনাবাসিক বাড়িটি মেরামত ও রক্ষণাবেক্ষণে মালিক এবং ভাড়াটিয়া কত টাকা খরচ করেছেন?</p> <p>১। বাড়ির মালিকের খরচ <input type="text"/> টাকা</p> <p>২। ভাড়াটিয়ার খরচ <input type="text"/> টাকা</p> |
| <p>২.৭ অনাবাসিক বাড়িটির মালিক কর্তৃক বাড়ির দেখাশুনার জন্য নিয়োগকৃত কর্মচারি ও বেতন ভাতার হিসাব</p> <p>১। কর্মচারির সংখ্যা ৩। মোট মাসিক বেতন <input type="text"/> টাকা</p> <p>২। মোট অনাবাসিক ইউনিটের সংখ্যা ৪। বাৎসরিক অন্যান্য সুবিধা <input type="text"/> টাকা</p> | |

উত্তরদাতার নাম:

স্বাক্ষর ও তারিখ:.....

**আইনগত বাধ্য বাধকতা:**

পরিসংখ্যান আইন ২০১৩
অনুযায়ী ব্যক্তি বা প্রতিষ্ঠানের
সরকারের চাহিদা মোতাবেক
তথ্য উপাত্ত সরবরাহের
বাধ্যবাধকতা রয়েছে।

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার

বাংলাদেশ পরিসংখ্যান ব্যুরো

ন্যাশনাল একাউন্টিং উইং

মডার্নাইজেশন অব ন্যাশনাল একাউন্টস স্ট্যাটিসটিকস প্রকল্প

পরিসংখ্যান ভবন (৫ম তলা, ব্লক-১), ই-২৭/এ, আগারগাঁও, ঢাকা ১২০৭

গোপনীয়

(শুধুমাত্র পরিসংখ্যান
কাজে ব্যবহারের জন্য)

রিয়েল এস্টেট কর্মকান্ড জরিপ ২০১৮

SUN

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(SUN=>Sample Unit Number)

| শাখা ১: নমুনা প্রতিষ্ঠান পরিচিতি | | | | | | | | | | | | | |
|---|-------|-------------------|---|--|--|--|--|--|--|--|--|--|--|
| ১.১ প্রতিষ্ঠানের নাম: | | | | | | | | | | | | | |
| ১.২ প্রতিষ্ঠানের মালিক/প্রোপ্রাইটারের নাম: | | | | | | | | | | | | | |
| ১.৩ প্রতিষ্ঠানের ঠিকানা (হোল্ডিং নং, রোড নং, মহল্লা ইত্যাদি): | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | অফিসে পূরণের জন্য | | | | | | | | | | | |
| ১.৪ জেলা | | জেলা কোড | <table border="1"><tr><td></td><td></td></tr></table> | | | | | | | | | | |
| | | | | | | | | | | | | | |
| ১.৫ উপজেলা/থানা | | উপজেলা কোড | <table border="1"><tr><td></td><td></td></tr></table> | | | | | | | | | | |
| | | | | | | | | | | | | | |
| ১.৬ প্রতিষ্ঠানের টেলিফোন নম্বর: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| ১.৭ উত্তর দাতার মোবাইল নম্বর: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> | | | | | | | | | | | | | |
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১.৮ RMO কোড

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(RMO কোড: 1- পল্লী, 2-পৌরসভা, 3-পৌরসভা নয় এমন উপজেলা হেডকোয়ার্টার, 5-
ক্যান্টনমেন্ট, 8-জনবসতিহীন/নদী সিক্তি, 9-সিটি কর্পোরেশন)

তথ্য সংগ্রহকারী/এডিটর/কোডার এর নাম ও স্বাক্ষর:

| | |
|-----------------------------|-------------------------|
| তথ্য সংগ্রহকারীর নাম: ----- | স্বাক্ষর ও তারিখ: ----- |
| এডিটর/কোডার এর নাম: ----- | স্বাক্ষর ও তারিখ: ----- |

সুপারভাইজিং কর্মকর্তার নাম: -----

স্বাক্ষর:-----

শাখা ২: নমুনা প্রতিষ্ঠানের সাধারণ তথ্যাবলী

২.১ প্রতিষ্ঠানের প্রধান কর্মকান্ডের বিবরণ:
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২.২ প্রতিষ্ঠানের আইনগত শ্রেণীবিভাগ

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| ১ | সরকার কর্তৃক অনুমোদিত প্রতিষ্ঠান |
| ২ | অননুমোদিত প্রতিষ্ঠান |
| ৩ | অন্যান্য (উল্লেখ করুন) |

২.৩ প্রতিষ্ঠানের মালিকানা

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| ১ | একক ব্যক্তি মালিকানা |
| ২ | অংশীদারিত্ব মালিকানা (দেশী) |
| ৩ | অংশীদারিত্ব মালিকানা (বিদেশী) |
| ৪ | প্রাইভেট লিমিটেড কোম্পানী |
| ৫ | অন্যান্য |

২.৪ প্রতিষ্ঠানের ট্রেড লাইসেন্স আছে কি?

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| 1 |
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 হ্যাঁ

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| 2 |
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২.৫ প্রতিষ্ঠানের TIN আছে কি?

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| 1 |
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 হ্যাঁ

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| 2 |
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 না

২.৬ প্রতিষ্ঠানের কার্যক্রম আরম্ভের সন:

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 খ্রী.

২.৭ প্রতিষ্ঠানটি REHAB এর সদস্য কি?

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|---|
| 1 |
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 হ্যাঁ

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|---|
| 2 |
|---|

 না

২.৮ প্রতিষ্ঠানটি BLDA এর সদস্য কি?

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|---|
| 1 |
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 হ্যাঁ

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| 2 |
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 না

২.৯ প্রশ্ন ২.৭ এর উত্তর ‘হ্যাঁ’ হলে সদস্য নম্বর:

শাখা ৩: কর্মরত লোকের সংখ্যা এবং বেতন ভাতা ও অন্যান্য ব্যয় সম্পর্কিত তথ্য

৩.১ বিগত ২০১৬-১৭ অর্থবছরে কর্মরত লোকের সংখ্যা ও বেতন ভাতা

| কর্মরত লোকের প্রকার | | বেতন তালিকায় কর্মরত লোকের সংখ্যা | | | | প্রতিষ্ঠান কর্তৃক প্রদত্ত | | | | | | দুর্ঘটনা/ অসুস্থতা জনিত এককালীন প্রদত্ত টাকা |
|------------------------|--|--------------------------------------|----|-----------|----|---------------------------|----|-------------------------------|----|----------------------|----|--|
| | | সার্বক্ষনিক | | খন্ডকালীন | | বেতন মজুরী (টাকায়) | | অন্যান্য সুবিধাদি (টাকায়) | | ওভারটাইম (টাকায়) | | |
| | | পুঃ | মঃ | পুঃ | মঃ | পুঃ | মঃ | পুঃ | মঃ | পুঃ | মঃ | |
| ক্র: | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| ১ | কর্মরত মালিক | | | | | | | | | | | |
| ২ | কর্মকর্তা | | | | | | | | | | | |
| ৩ | কর্মচারী | | | | | | | | | | | |
| ৪ | দৈনিক অস্থায়ী ভিত্তিতে নিয়োজিত কর্মী | | | | | | | | | | | |
| ৫ | অবৈতনিক পারিবারিক কর্মী | | | | | | | | | | | |
| ৬ | প্রজেক্ট/সাইটে কর্মরত লোক (অফিসের স্থায়ী কর্মরত লোক ব্যতিত) | | | | | | | | | | | |
| ৭ | অন্যান্য কর্মরত লোক | | | | | | | | | | | |

৩.২ বিগত ২০১৬-১৭ অর্থবছরে বেতন ও ভাতাদি ছাড়া অন্যান্য খরচের বিবরণ

| ক্রমিক | খরচের খাত | খরচের পরিমাণ (টাকায়) |
|--------|--|-----------------------|
| 1 | 2 | 3 |
| ১ | বাড়ী/অফিস/জায়গা ভাড়া (নিজস্ব) | |
| ২ | বাড়ী/অফিস/জায়গা ভাড়া (ভাড়াকৃত) | |
| ৩ | বিদ্যুৎ, গ্যাস ও জ্বালানী খরচ | |
| ৪ | ছোটখাট মেরামত ও রক্ষণাবেক্ষণ বাবদ খরচ | |
| ৫ | স্টেশনারী ও আনুষঙ্গিক অফিস সামগ্রী বাবদ খরচ | |
| ৬ | পানি ও পয়ঃ প্রণালী বাবদ খরচ (অফিসে ব্যবহৃত) | |
| ৭ | বিজ্ঞাপন, প্রকাশনা ও অন্যান্য উন্নয়ন খরচ | |
| ৮ | IT বাবদ খরচ | |
| ৯ | প্রদত্ত ফি, কমিশন, রয়্যালটি, বীমা, সম্মানী প্রভৃতি বাবদ খরচ | |
| ১০ | ঝনের উপর সুদের পরিমাণ | |
| ১১ | পোষাক পরিচ্ছদ বাবদ খরচ | |
| ১২ | ডাক ও টেলিযোগাযোগ বাবদ খরচ | |
| ১৩ | পরিবহণ ও যাতায়াত বাবদ খরচ | |
| ১৪ | লাইসেন্স ফি | |
| ১৫ | ISO, LEED এর সনদ নবায়ন বাবদ খরচ | |
| ১৬ | Signing money বাবদ ব্যয় | |
| ১৭ | আপ্যায়ন, খাওয়া, পানীয় জল ও চিকিৎসা বাবদ খরচ | |
| ১৮ | পরিষ্কার পরিচ্ছন্নতা বাবদ খরচ | |
| ১৯ | আইন সংক্রান্ত, অডিট, একাউন্টস ও অন্যান্য আনুষঙ্গিক খরচ | |
| ২০ | যানবাহন ও অন্যান্য যন্ত্রপাতি ভাড়া | |
| ২১ | যানবাহন মেরামত, রক্ষণাবেক্ষণ ও জ্বালানী খরচ | |
| ২২ | প্রদত্ত কর ও খাজনার পরিমাণ (কার্যক্রম পরিচালনার অনুমোদন বাবদ খরচ ব্যতীত) | |
| ২৩ | নিরাপত্তা বাবদ খরচ | |
| ২৪ | রিহাব কে প্রদত্ত চাঁদা | |
| ২৫ | BLDA কে প্রদত্ত চাঁদা | |
| ২৬ | অন্যান্য চাঁদা | |
| ২৭ | অন্যান্য খরচ (উল্লেখ করুন) ----- | |

৩.৩ বিগত ২০১৬-১৭ অর্থবছরে নির্মাণ, ভূমি উন্নয়ন কাজে খরচের বিবরণ

| ক্রমিক | খরচের খাত | খরচের পরিমাণ (টাকায়) |
|--------|--|-----------------------|
| 1 | 2 | 3 |
| ০১ | নির্মাণ কাজের জন্য উপকরণ রড, সিমেন্ট, ইট, পাথর বালু ইত্যাদি বাবদ খরচ | |
| ০২ | এপার্টমেন্ট বিল্ডিং সমূহে গ্যাস, বিদ্যুৎ, পানি সংযোগ (ইউটিলিটি) বাবদ খরচ | |
| ০৩ | ভূমি উন্নয়নের জন্য বালু, মাটি ও অন্যান্য উপকরণ বাবদ খরচ | |
| ০৪ | নির্মাণ/ভূমি উন্নয়ন কাজ পরিচালনার জন্য বিভিন্ন পর্যায়ে সরকারী অনুমোদন বাবদ খরচ | |
| ০৫ | প্রজেক্ট/সাইটে ব্যবহৃত বিদ্যুৎ, পানি বাবদ খরচ | |
| ০৬ | অন্যান্য খরচ (উল্লেখ করুন) ----- | |

৩.৪ প্রতিষ্ঠানের কার্যক্রম পরিচালনার জন্য গ্রহণকৃত অপরিশোধিত ঋণের পরিমাণ (ঋণ না থাকলে '০'):

.....টাকা

শাখা ৪: প্রতিষ্ঠানের আয় সম্পর্কিত তথ্য

৪.১ বিগত ২০১৬-১৭ এবং ২০১৫-১৬ অর্থবছরের আয় সম্পর্কিত তথ্য

| ক্রমিক | আয়ের খাত | | ২০১৬-১৭ | | ২০১৫-১৬ (টাকায়) | |
|--------|---|----------|---------|----------------|------------------|----------------|
| | | | পরিমাণ | মূল্য (টাকায়) | পরিমাণ | মূল্য (টাকায়) |
| | 2 | 3 | 4 | 5 | 6 | 7 |
| ১ | নির্মাণকৃত বিল্ডিং/ফ্ল্যাট/গ্যারেজ বিক্রয় থেকে আয় | আবাসিক | ব:ফু: | | ব:ফু: | |
| ২ | | অনাবাসিক | ব:ফু: | | ব:ফু: | |
| ৩ | উন্নয়নকৃত ভূমি/প্লট বিক্রয় থেকে আয় | আবাসিক | শতাংশ | | শতাংশ | |
| ৪ | | অনাবাসিক | শতাংশ | | শতাংশ | |
| ৫ | ক্রয়কৃত বিল্ডিং বিক্রয় থেকে আয় | | | | | |
| ৬ | অন্যান্য সেবা থেকে আয় | | | | | |

৪.২ ২০১৬-১৭ অর্থবছরে অন্যান্য আয় সম্পর্কিত তথ্য

| ক্রমিক | আয়ের ধরণ | টাকার পরিমাণ |
|--------|---|--------------|
| | 2 | 3 |
| ১ | স্বাবর/অস্বাবর সম্পত্তি বিক্রি থেকে আয় | |
| ২ | প্রতিষ্ঠানের অন্য কোন খাত/ব্যবসা থেকে ভর্তুকী | |
| ৩ | ইন্সুরেন্স এর দাবী থেকে প্রাপ্তি | |
| ৪ | প্রদত্ত ঋণের উপর প্রাপ্ত সুদ | |
| ৫ | অন্যান্য আয় (উল্লেখ করুন) | |

শাখা ৫: প্রতিষ্ঠানের স্থায়ী সম্পদ ও মজুদ দ্রব্যাদি

৫.১ বিগত ২০১৬-১৭ অর্থবছরে স্থায়ী সম্পদের হিসাব (টাকায়)

| ক্রমিক | সম্পদের বিবরণ | প্রারম্ভিক মূল্য | বড় মেরামত, পরিবর্ধন ও নতুন সংযোজন | হস্তান্তর/বিনষ্টের পরিমাণ | অবচয় | বছর শেষে সম্পদের নীট মূল্য |
|--------|------------------------------------|------------------|------------------------------------|---------------------------|-------|----------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| ১ | জমি | | | | | |
| ২ | দালান, কোঠা ও অন্যান্য অবকাঠামো | | | | | |
| ৩ | মেশিনারী ও অন্যান্য যন্ত্র সরঞ্জাম | | | | | |
| ৪ | যানবাহন ও সরঞ্জামাদি | | | | | |
| ৫ | আসবাবপত্র ও অন্যান্য সম্পদ | | | | | |

৫.২ প্রতিষ্ঠানের মজুদ দ্রব্যাদির বিবরণ

| ক্রমিক | মজুদ দ্রব্যের প্রকার | বছরের প্রারম্ভিক মূল্য (টাকায়) (১ জুলাই ২০১৬) | বছরের শেষে মূল্য (টাকায়) (৩০ জুন ২০১৭) |
|--------|---|---|--|
| 1 | 2 | 3 | 4 |
| ১ | প্রতিষ্ঠানে ব্যবহারের জন্য মজুদ উপকরণ (কাগজ, কলম ইত্যাদি) | | |
| ২ | অন্যান্য মজুদ দ্রব্যাদি | | |
| ৩ | নির্মাণ সামগ্রীর মজুদ | | |
| ৪ | অবিক্রিত ফ্ল্যাট | | |

এই মর্মে প্রত্যয়ন করা যাচ্ছে যে রিটার্নে যে সব তথ্য দেয়া হয়েছে তা আমার বিশ্বাস মতে নির্ভুল এবং সম্পূর্ণ।

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