REHAB demands revision of DAP, finalisation of people-friendly building regulations within 15 days



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In a written statement, the REHAB president highlighted that REHAB has played a key role in collaboration with the government to solve housing problems, which are among the basic needs of citizens. He stated that REHAB member companies aim to ensure safe housing for both present and future generations. He further noted that over 200 linked industries rely on this sector, helping to sustain the national economy and provide livelihoods for around 2 crore people.

He added that aesthetically pleasing buildings are being constructed in cities due to the sincere efforts of REHAB members, and the real estate sector contributes nearly 15% to the country's GDP. Following REHAB's initiatives, around 350,000 families in Dhaka have become homeowners, and the sector aims to provide similar opportunities for other citizens. However, necessary policy support is required for this goal to be achieved.

Md Wahiduzzaman pointed out that the DAP (2022-2035) was hurriedly published under the supervision of the Ministry of Local Government, Rural Development & Cooperatives (LGRD) during the Covid-19 pandemic. He claimed that a vested group, supported by the previous government, manipulated the process, neglecting the well-structured and timely Dhaka Metropolitan Building Construction Rules-2008 and unfairly repealing the Master Plan-2010. As a result, crucial provisions from the 2008 regulations were removed, creating significant disparities in building construction.He argued that implementing DAP (2022-35) is obstructing environmental improvements and road expansions in Dhaka. Reducing Floor Area Ratio (FAR) has discouraged landowners from constructing buildings, leaving roads narrow and areas with semi-structured and dilapidated buildings in poor conditions. Consequently, 80% of Dhaka remains unplanned, posing serious risks to urban dwellers.

The REHAB president also stressed that the lack of amendments to building regulations has created dissatisfaction among landowners, developers, and citizens alike. He warned that without realistic policy decisions, the country would face a severe housing crisis. With Bangladesh's high population density and decreasing agricultural land, the only viable solution is to construct buildings vertically to accommodate the growing population, he added.