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## AN EVALUATION OF THE EFFECTIVENESS OF THE PROVISION OF LAND USE POLICY FOR BUILDING HOUSES IN RURAL BANGLADESH

<sup>1</sup>Ali Md. Mohoshin & <sup>2</sup>Akter Shamima

Bangladesh Public Administration Training Centre, Savar, Dhaka

<sup>1</sup>Corresponding author: [mohoshin2005@gmail.com](mailto:mohoshin2005@gmail.com)

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### ABSTRACT

The paper provides a comprehensive evaluation of the national land use policy in Bangladesh, highlighting the gaps in implementation and the need for strategic improvements for building houses using minimum agricultural land in rural areas of Bangladesh. The main objectives of the policy evaluation research are to explore the extent of the intervention of the National Land Use Policy 2001 that has achieved the objective of minimum use of agricultural land, to determine whether the authority has made the rural people aware of building model houses, multistorey buildings, and planned residential areas in the village and finally to find out the critical factors for effective implementation of national land use policy. It has been used as a mixed evaluation research method with both qualitative and quantitative approaches. Data were collected online using a semi-structured questionnaire and checklist for respondent interviews. The main results of the policy evaluation revealed that the objectives of

the policy are not achieved and effectively implemented for numerous reasons as such, the implementers are reluctant to implement and make aware the villagers, responsible implementing agencies are not fully well-defined, people are unaware and do not know about the policy, lack of village development planning and design, overpopulation and segregation of families, poverty, lack of monitoring by the ministry, unorganized urbanization and industrialization, local political influence, absence of land zoning and union parishad are unwilling to enforce their laws, etc. To implement the policy effectively, a joint effort of the local government bodies, local communities, and all local administration departments would be required, and each organization's role would be well classified, and payment or loan support would be transferred to the rural people of Bangladesh.

**Keywords:** Agricultural land, multi-story buildings for rural housing, evaluation of Bangladesh's land use policy, policy implementation, sustainable development.

## INTRODUCTION

### Background Information

Bangladesh, a smaller South Asian country, holds a tiny land area. Bangladesh is sixty-six times smaller than the USA, but its population is nearly half of the USA. The total land area is 147,570 square kilometers, and the total cropland area is about 3,50,98,450 acres. The homestead area increased to 2801723 acres in 2019 from 2166302 acres in 2008 (BBS, 2022). It is evident that every year, we are losing 1 percent of arable land for the use of housing, roads and communication, infrastructure and industry, and so on (Mahbub Ul Haq Centre, 2003). A study in 2010 revealed that the exponential growth of rural house building is the prime reason for decreasing arable land in Bangladesh i.e. every year on an average of 0.18 percent upsurges in the set-up areas during the last 34 years from 1976- 2010 (Hasan et al., 2013). Shaikh Shamim Hasan also found similar findings that the cultivated land decreased and the build-up area increased all over the country (Hasan et al., 2017). This transformation of land from agricultural to non-agricultural land is expected to be faster in the coming days as the demand for development. The population of Bangladesh is about 169 million, and it is growing at a rate of 1.22 percent (Bangladesh Bureau of Statistics, 2022) and will increase to 210 million around 2050. Bangladesh's economic position is 35th in the world out of 191

countries. It is expected that Bangladesh's global economic position will reach 23rd by 2050 (PwC, 2017). The per capita income of the Bangladeshi people is increasing and is expected to reach more than \$12500 by 2041. Earlier in 2001, the government of Bangladesh formulated the national land use policy (MoL, 2001) for the optimum and planned land use for many areas, especially agriculture, housing, forest, river, irrigation, pond, wetland, roads, railroads, commercial and industrial, tea and rubber, coastal area, etc. For the hugely growing population of Bangladesh, both rural and urban, the most challenging issue is managing land for housing as the demand for housing is increasing with the people's growing per capita income and the development pace. Among the many areas of the said policy, this study is confined to see the effectiveness of the implementation of the national land use policy, whether the rural people are using minimum agricultural land to build houses, and to what extent the government is making aware them about the consequence of using agricultural land and also made aware of multi-stored building, model house and planned residential area in the village. However, it has been seen that Goal 11 and Target 11.8 of SDGs emphasized national and regional development planning and backed the rural-urban linkages regarding social, economic, and environmental issues. In response, China has made the first steps in the community-level development plan as an SDG pilot village project in Yunnan province (UNDP, 2023).

### **Problem Statement**

It has been assumed that the government of Bangladesh is implementing the national land use policy for using minimum agricultural land to build model houses, multi-storied houses, and planned residential areas in rural areas. It is observed that most of the people of rural Bangladesh are making houses using agricultural land. It seems from the observation that people do not properly know the land use policy or that the responsible authorities of implementation are not sincerely aware that people are compelled to follow the policy to build houses in rural and urban areas. Hence, the depletion of agricultural land is one of the significant problems and challenges for Bangladesh that must be addressed by the policymaking and implementing authorities.

### **Objectives of the Evaluation Research**

- a) to explore the extent of the intervention of the land use policy that has achieved the objective of minimum use of agricultural land for rural housing purposes.

- b) to determine whether the authority has made the rural people aware of building model houses and planned residential areas in the village.
- c) to see whether the authority has made rural people aware of the need to build multi-story buildings instead of one-story ones for minimum land use.
- d) to find out the factors that are critical in the implementation process of national land use policy for building houses in rural areas

### **Significance of Research**

The issue of land use for building houses in rural areas is crucial as land is scarce in Bangladesh. The Ministry of Land of Bangladesh formulated a national land use policy in 2001 in different arenas. However, there is a question of whether the policy is implementing and generating the intended results of using minimum agricultural land for building houses in rural Bangladesh. There is no study about the evaluation of the policy in the dimension of the effectiveness of the government interventions of using minimum agricultural land for building houses, model houses, multi-storied buildings, and planned residential areas in the village. This is the most ignored area of the policy process cycle in Bangladesh. This study has endeavored to evaluate the effectiveness of the provision of land use policy for building houses in rural Bangladesh. The policy evaluation paper is expected to contribute to the academic literature on policy evaluation that might be used by the researchers, policy activists, bureaucrats, and policymakers of Bangladesh.

### **LITERATURE REVIEW**

Policy evaluation is a fact-finding task determining the intended result of the policy implemented by the government for the people. The government does whatever it desires for the betterment of the people. However, it is imperative to see what difference it makes by intervening in society and stakeholders with the public policies. European Labour Authority stated that every policy intervention must be evaluated to realize how effective it was in accomplishing the targeted and desired objectives and goals (European Labour Authority, 2022).

The government of Bangladesh is implementing various public policies to provide the services required by the people. This part of the

literature review has tried to look at the analogous study on the land use policy evaluation concerning the provision of building houses in rural areas. Land use planning and implementation is the task of local government in the OECD countries; in a study, the OECD exemplified that land use touches the local environment, the health of the people, economic growth and development, wealth distribution, societal consequences, and prettiness of the cities, towns, and villages of any country (OECD, 2017). HDRC mentioned in their study that the significant issues of land policy are related to the use of the land title, land use, especially housing, preservation, development, and wetlands (Barkat et al., 2007).

Essentially, the UDD Ministry of Housing and Public Works studied the planned land use in the Mirsharai upazila and suggested the policy options of discouraging houses in rural areas from firing natural and supporting low-income earners in building their houses. This study also found the major problem in rural areas is the unplanned construction of houses that creates hazards like floods (UDD, MoHPW, 2020). The national housing policy of Bangladesh also emphasizes both urban and rural planning and management for building houses (NHA, Government of Bangladesh, 2016). Shaikh Shamim Hasan, in their study, found that the build-up expansion is significantly associated with the growing demand for housing that might excite the land use pattern transformation in Bangladesh (Hasan et al., 2017). In a study, Sabbir Hossain found that imbalanced land transformation and the absence of right planning together made the Ashulia area critically susceptible to the ecosystem (Hosen et al., 2021). The results of the study done in Mali tinted the necessity for land management establishments to implement land use guidelines and policies to preserve cultivated land area (Coulibaly & Li, 2020).

The New Land Reforms Act 2023 of Bangladesh emphasized the digitalization initiatives of land records and management at every field office of land (Ministry of Land Bangladesh, 2023). In a study, Fahria Masum found that Bangladesh's land administration is very conservative, ineffective, and lacking good governance. This is backed by outdated government laws, rules, land-related policies, and the inequality of land holdings, etc. (Masum, 2017). AZAD, in his study, said that the land use policy would be the best use of existing land in a sustainable manner (AZAD, 2020). On the other hand, Hasnat and his team tried to explore the shifting nature of land use and impediments of food production in terms of environmental challenges in the coastal area of Bangladesh (Hasnat et al., 2018). Rozario

and others found that the causes of decreasing agricultural land are infrastructure development, rural and urban housing, and settlement for a better chance of decent living in urban areas. (Rozario et al., 2021). In a study conducted under the banner USAID on agricultural land availability in Bangladesh observed that agricultural land is in declining trends due to many reasons, from 91.83 percent in 1976 to 83.53 percent in 2010 (Hasan et al., 2013).

The above comparable literature is found in Bangladesh and the global context. It is beyond the reach of the search that no similar evaluation is administered in Bangladesh regarding land use policy for building houses in rural areas. Hence, I found this gap in the existing literature on policy evaluation of land use for building houses in rural areas in Bangladesh. In summary, to overcome the literature gap, this study has attempted to collect data from the field, the Ministry's policy activists, and secondary sources. In accordance with the objectives of the policy evaluation paper, the data has been analyzed quantitatively, qualitatively, and narratively, and policy recommendations have been made based on the findings.

## **RESEARCH DESIGN AND METHODS**

The methods for this evaluation research were quantitative and qualitative, i.e., mixed methods. Assembling data for evidence for this policy evaluation paper can be practically separated into two broad ranges: document research, which means from secondary sources, and primary sources, which indicates collecting data from field research. In this policy evaluation analysis, collected data from the document search research technique to gather necessary pieces of evidence from secondary sources and information from a wide variety of literature, including i) journal articles, books, and dissertations; ii) publications and reports; iii) government publications and research documents; iv) online resources and v) relevant national land use policy documents. A sampling design is a specific plan for obtaining a sample from a given population. It refers to the technique or procedure the researcher adopts in selecting items for sampling. Sampling design can determine the sample size, such as the number of items to be included. Sample size refers to the number of items selected from the total population to form a sample. Researchers are facing this problem. The sample size should not be too large or too small. It needs the best optimum sample size level to get the desired result (Babbie, 2013). The optimum sample size meets the requirements of efficiency, representativeness,

reliability, flexibility, and validity of data (Kothari, 2004). For undertaking any public policy evaluation research, Rossi and his team said that it should use the social research method for policy research, and for this research, they employed the social research method and used the criterion of policy evaluation as such effectiveness of the policy (Peter & Mark, 2004).

Evaluation is a process that can happen before, during, and after policy and program activities to see the results or impact of policy implementation (Research Councils UK, 2011). Policy evaluation is for performance audits or value for money. It needs to apply various tools and techniques of program evaluation systematically, and executing it needs the knowledge of policy and evaluation planning, knowledge of a logic model, engaging stakeholders, and applying different types of evaluation, such as formative and summative evaluation, etc. (Joseph & Harry, 2012). For the evaluation research, we have selected the sample based on both convenient and purposive sampling techniques to consider the time, cost, and ease of getting data from the concerned respondents from our observation. On the other hand, it has been collected data both randomly and purposively from the primary sources of the Assistant Commissioner (AC land), Upazila Nirbahi Officer (UNO), Union Parishad Chairman, and Upazila Chairman all 41 respondents and 5 local community people who have used agricultural land for making houses and from the 5 policy personnel of the ministry of land. The unit of analysis would be the government organizations. The methods of research and data collection techniques employed are appropriate for evaluation research as they address all the evaluation objectives for this study. The primary data has been collected through direct interviews using online Google Forms facilities, email, and mobile phones. It used a semi-structured questionnaire and checklist for interviews. Using the checklist, we interviewed the 5 policy level officials at the land ministry. Quantitative data was analyzed using Excel and Google Forms calculation, and the qualitative data was appraised narratively, generating critical factors to support the quantitative data.

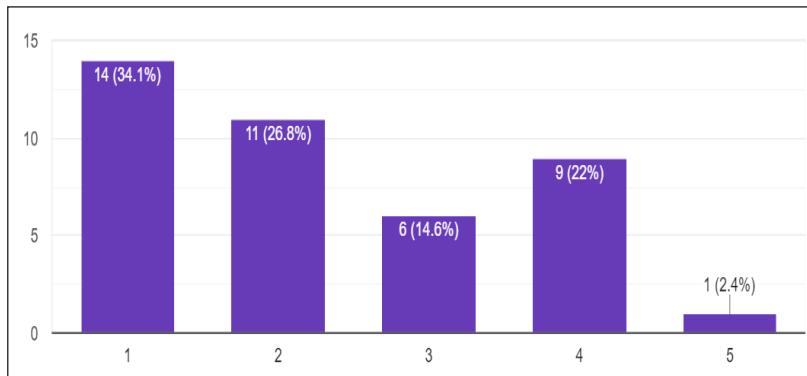
## **DATA ANALYSIS AND FINDINGS**

The data for this policy evaluation research has been analyzed based on objectives set for evaluating the effectiveness of the National Land Use Policy 2001 on using minimum agricultural land for building houses in rural Bangladesh. The data was collected to unearth the

answer to the objectives of the policy evaluation research. The data has been analyzed to meet the objectives of the evaluation research. The respondents' and policymakers' perceptions and opinions are presented graphically, and the results are shown in percentage formats and narratively in tabular formats. The data found from the field, the ministry, and the secondary sources are matched and corroborated to evaluate better the effectiveness of the national land use policy regarding building houses in rural areas of Bangladesh.

**Figure 1**

*Attainment of Objectives of Land Use Policy for Building Houses in Rural Areas*



The data found from the field level implementers of land use policy and presented in the above figure reveals that most of the respondents thought that the objectives of national land use policy regarding the provision of using minimum land for building houses in the rural areas are not achieved as the scale 1(34.1%), 2 (26.6%) indicates low achievement and 5 (2.4%) shows the highest achievement of policy objectives and the average value of the scale (1-5) is 2.3 that tends to low achievement. This finding was also corroborated by the policy planners at the ministry level and repeated that it is in the preliminary stage, starting the implementation of the policy and exactly working for land zoning and digitization of records. After land zoning and digitization are completed, the authority will submit it to different ministries to implement their part. However, those ministries and authorities have not yet been identified, and the Ministry of Land would likely select responsible agencies.

**Figure 2**

*Local Administration's Involvement in Implementing the Land Use Policy Regarding the Provision of Building Houses in Rural Areas*

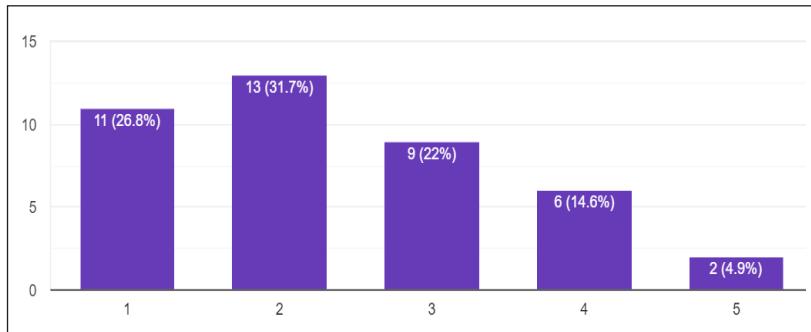
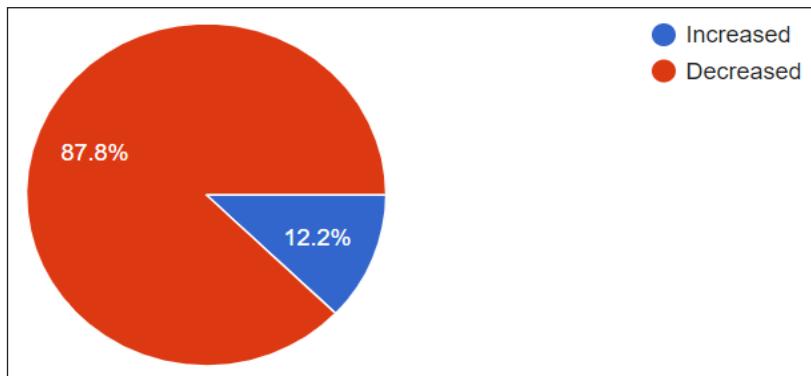


Figure 2 details that the local administration is unenthusiastic about involving themselves in implementing the land use policy regarding the provision of building houses in the rural areas as scales 1 (26.8%) and 2 (31.7%) indicate the lowest involvement and 5 (4.9%) quantifies highest involvement. The graph shows that most of the opinion cascades under scale 1-3 (80.5%) and the average value of the scale (1-5) is 2.39. Some respondents opined that tasks are not defined as who should be involved in implementing the land use policy.

**Figure 3**

*Transformation of Agricultural Land Happened in the Rural Areas Over the Implementation of the Policy*



The opinion given by the respondents about the changes in the shape of agricultural land that happened in the rural areas over the implementation of the policy is clearly shown in Figure 3, implying that the agricultural land decreased over the period (orange color). This result supports the previous study on the changes of agricultural land to non-agricultural class (Hasan et al., 2013).

### **Reasons for Decreasing Arable Land and Non-Achievement of Land Use Policy**

The respondents also identified the underlying reasons for decreasing factors of agricultural land for the use of building houses in rural Bangladesh (see Table 1).

**Table 1**

*Reasons for Decreasing Arable Land and Non-Achievement of Land Use Policy Regarding Building Houses in Rural Areas*

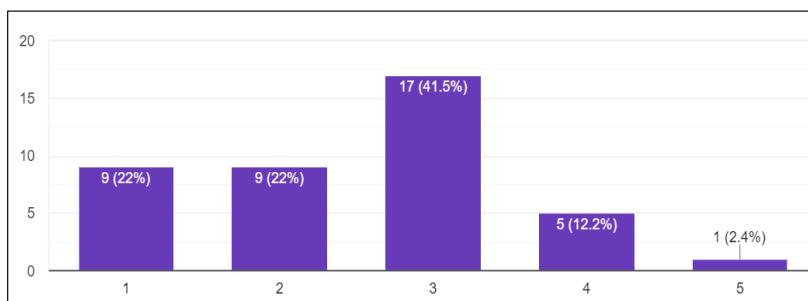
Lack of motivation of the rural people	Flexibility of local administration
Unemployment of the huge population	Scarcity of resources for huge population
Lack of public concern and management	Local people don't have sufficient information and do not know and follow the land use policy
Non-requirement of approved plan before building construction as per the land use policy	Lack of proper need assessment and planning
People find their comfort in their own way	Unawareness of rural people about the policy
Family segregation/Micro Families/ Single family establishment	Tendency of living independently in Bangladesh
Ineffective management and implementation	Community building concept is absent here
Failure or poor implementation of land use policy	Disobeyed law by the people and local political influence
Need of the huge growing population	Accommodating huge population in the rural area
Lack of proper village development plan and design	Absence of an integrated planned access road, drainage system, and sewerage, people wish to reside on the roadside

(continued)

Lack of motivation of the rural people	Flexibility of local administration
Rapid and unplanned industrialization spreading towards village level	Monitoring authorities are not well defined and lack of monitoring of local government authority
Unplanned and rapid urbanization	Lack of law enforcement by the Union Parishad
Lack of political and administrative will	Anyone including non-farmers can purchase land for non-agricultural purposes
Local administration is not empowered as per the policy	Mostly horizontal expansion and ignored vertical expansion

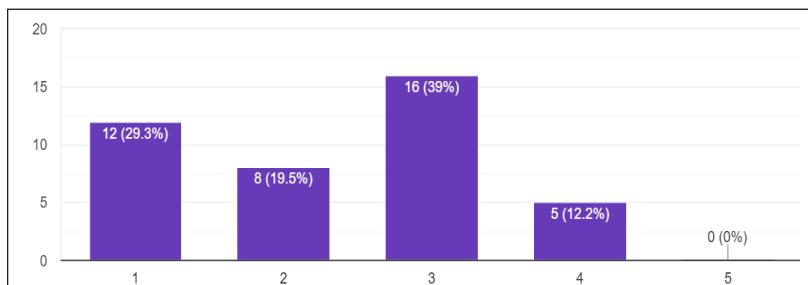
**Figure 4**

*Assessments of Awareness Made by the Implementers of the Local Community for Minimum Use of Agricultural Land for Building Houses in Rural Areas*



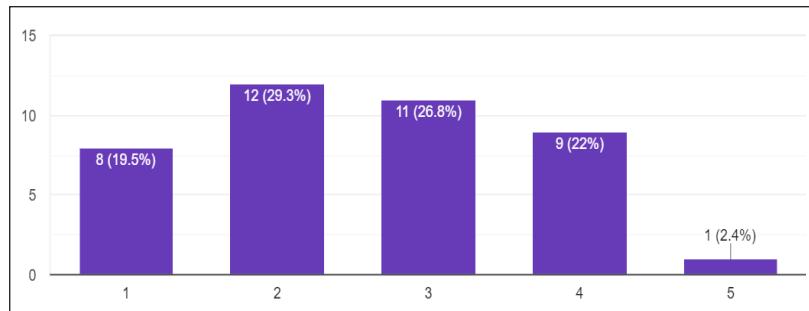
**Figure 5**

*Appraisals of Awareness Made BY THE Implementers to the Village People for Building Model Houses and Planned Residential Areas in the Village*



**Figure 6**

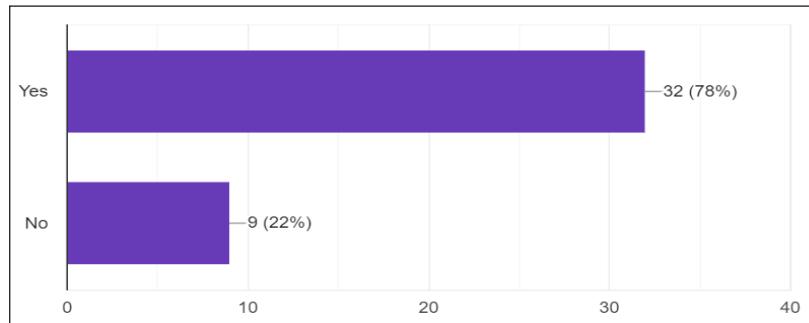
*Degree of Making Aware the Implementers of the Villagers Making Multi-Storied Buildings in Rural Areas*



Figures 4, 5, and 6 show the assessment of awareness made by the implementers for using minimum agricultural land for building houses, building model houses, and planned residential areas and multi-storied buildings in rural Bangladesh. The maximum data is on a 1-3 scale, which tends towards the lower level of awareness by the local administration. It also interviewed some villagers about the awareness of the local administration, who said that nobody is aware of the planning and policies, and they also said they don't know anything about the land use policy for making houses in rural areas. Moreover, they faced no legal barrier from the local administration while making houses using agricultural land.

**Figure 7**

*Opinion of Field Level Officers to Encourage the Community People to Build Planned Housing as such Asrayon Project*



On the other hand, Figure 7 demonstrates that about 78.0 percent of the local administration officials encourage the community people to build a planned house like the planned Asrayon project house. However, the villagers of the studied area said that nobody encouraged them to build planned houses using minimum agricultural land.

**Figure 8**

*Opinion of Field Level Administration of Readily Available Model Planned Residential Areas in the Village as Support the National Land Use Policy*

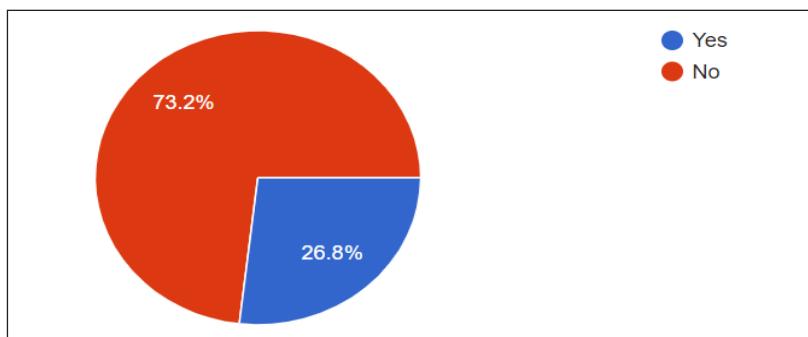
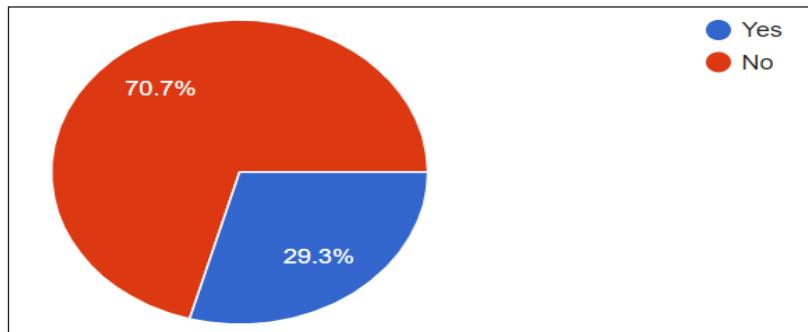


Figure 8 shows that 73.2 percent of the study respondents said there is almost no readily available model planned for a residential area in the village. The macro-level policy makers also admitted that they had no integrated action plan for model-planned residential areas.

**Figure 9**

*Opinion of Sole Responsibility of the Local Administration to Implement the National Land Use Policy Regarding Rural Housing*



The above figure 9 establishes that the local administration is not the sole agency or responsible agency for implementing the national land use policy regarding building houses in rural areas using agricultural land by the community people, as 70.7 percent said No. In this connection, it has been suggested that it would be the combined efforts of various public and private agencies to implement the national land use policy effectively (see Table 2).

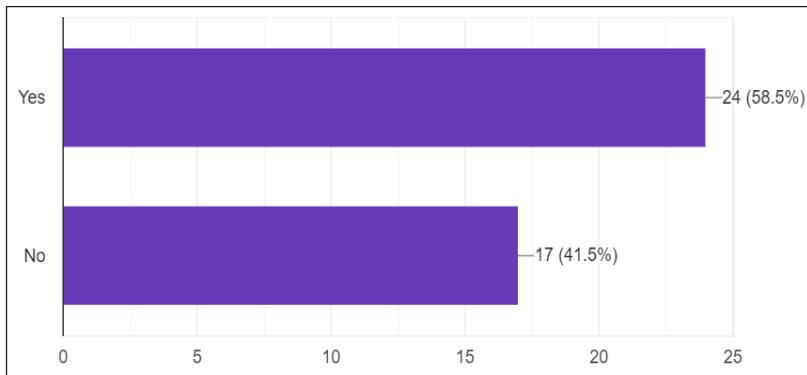
**Table 2**

*Combined Involvement of the Organizations to Get the Desired Result of the Land Use Policy for Building Houses in Rural Areas*

<b>Sl. No</b>	<b>Organizations should involve to get desired result</b>
1	Local government organizations like Union Parishad should be involved to get the desired result
2	LGED of local government division
3	Ministry of land should actively involve to implement the policy
4	District Administration & its organ local administration
5	Local leaders and People's representatives from the respective areas
6	National housing Authority
7	Agriculture Department of the concerned areas
8	Public health department of the government
9	Civil society organization of the locality
10	Upazila or sub-division level Land office and Registration office
11	Upazila committee should be actively involved
12	Upazila Engineer of the LGED
13	Financial institution division of the ministry of finance and commercial bank
14	All Upazila Parishad Officials
15	Bangladesh Bank, Micro Credit Regulatory Authority
16	Special organization should be built affiliated to Union Parishad
17	Municipality comprising expertise in technical work force especially urban planners
18	NGOs those are financing for building houses and related purposes
19	Public Works Department (PWD) of the government
20	Forest department
21	Water Resources Department

**Figure 10**

*Provision of Taking Permission from Local Administration or Union Parishad to Build New Houses in the Rural Areas*



The above figure 10 shows that 58.5 percent of the respondents said that there is a provision for getting approval from local administration or union parishad for making houses in rural areas. It supports that the Union Parishad Act 2009 has the provision of taking permission for making any building in rural areas stated in section 89 and schedule 5 (48) (Local Government Division, 2009). But the respondents from the village residents said that they were not conscious of the provision of approval from local bodies and nobody told them to get approval for the plan of their houses.

**Table 3**

*Critical Factors that Affect the Implementation of National Land Use Policy Regarding Building Houses in Rural Areas*

Sl. No	Critical factors that affect implementation of land use policy regarding building house in rural areas
1	Lack of awareness and no campaign for awareness by the local authority
2	Lack of motivation by the responsible authority
3	Lack of effective communication to the stakeholders by the competent authority
4	Flexibility of implementation of land use policy
5	Unorganized and unplanned urbanization and industrialization

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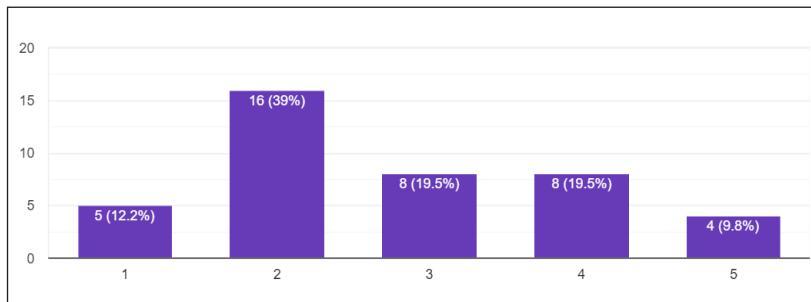
<b>Sl. No</b>	<b>Critical factors that affect implementation of land use policy regarding building house in rural areas</b>
6	Local political influence for not abiding the land use policy of Bangladesh
7	People are reluctant to follow the land use policy of Bangladesh
8	Not the people but also the local representative are very few aware of the policy
9	Be strictly prohibited without getting permission from local government bodies
10	Lack of proper training and knowledge of both villagers and local government institutions
11	Over population of the country that seems unmanageable
12	There is critically scarcity of land for the huge population of 170 million in Bangladesh
13	Task are not properly assigned that who/which authority will implement national land use policy in Bangladesh
14	Lack of monitoring of policy implementation from the Ministry level
15	Dearth of proper planning and design of the policy
16	Prevailing poverty of the rural people in Bangladesh
17	Essential to change of SA&T Act 1950 section 83 of Bangladesh
18	Less capacity of local government and less involvement of local administration in the policy implementation
19	Lack of implementation of existing laws enforcement by the rural government body in Bangladesh
20	Implementers compliance attitude towards policy implementation
21	Lack of regulatory framework for implementation of the policy
22	Lack of consciousness of the rural people and local administration and local government
23	Lack of penalty endurance of rural people due to not obeying the land use policy
24	Lack of mass circulation of the law for necessity of building house in rural area using minimum agricultural land
25	Softness to the voter of public figure to cater vote and get to power
26	People don't know about the national land use policy of Bangladesh
27	Absent of land zoning and there is implementation failure in this case of land zoning in Bangladesh
28	Government should ban the manual brick manufacturing site immediately that also destroying the agricultural land in rural areas
29	No one is bound to comply to the policy, everyone is on their own motion
30	Low return from a well-constructed house in rural areas and low chance of rental earnings

(continued)

Sl. No	Critical factors that affect implementation of land use policy regarding building house in rural areas
31	Low flow of money in rural area for making multi storied house
32	Not having any specific area for making house or residential area like urban area
33	Spiraling high cost of construction materials that works behind not to build planned-house in rural areas
34	No local level specific and assigned authority for implementing the national land use policy in Bangladesh
35	Proper implementation of law and public reluctance are the critical factors
36	There are legal bindings in place for taking approval before building houses from the local government but no provision in the national land use policy
37	Local government bodies are lack of efficiencies and lack of appropriate technical setup though there is a provision for getting approval from union parishad.
38	Dissolve of the family structure, selfishness and segregation of joint family into nuclear family

**Figure 11**

*Implementers Response to Take Steps to Restrain the use of Agricultural Land to Build Houses in the Rural Areas*



The above figure 11 illustrates that the implementers are very hesitant to take any effective measure or steps to restrain the inhabitants from building houses in rural areas for using minimum agricultural land as most data sprays between 1 (12.2%), 2 (39.0%) and 3 (19.5%) respectively. The average value of the scale (1-5) is 2.75 which is skewed to the lowest level.

**Table 4**

*Opinion of Using Fiscal Policy by the Government (Transfer Cash or Loan) to Support the Village People to Build Planned and Multi-Storied Building*

<b>Sl. No</b>	<b>Government may use fiscal policy (transfer cash or loan) to support the village people</b>
1	Twenty respondents said 'Yes' for using fiscal policy to support the rural people to build house
2	Three respondents said 'No' for using fiscal policy to support the rural people to build house
3	Government should use fiscal Policy to support the village people
4	Good one with suitable conditions to support the needy people of village areas
5	Yes, there should be a fiscal policy. Moreover, some fixed design should be prepared and supplied so that land use could be minimized
6	Government should use fiscal Policy to support the village people
7	Government can provide loan to the poor people with low interest rate from Bank and other financial institutions
8	Huge amount of money should be allotted to implement the policy otherwise we will destroy the agricultural land
9	Yes, it will help them to build well-planned and sustainable houses Moreover, it will corroborate the 'my village my town' programme
10	Government can also provide materials to the joint family to retain the family structure
11	Yes, there should be a fiscal policy. Moreover, some fixed design should be prepared and supplied so that land use could be minimized in the rural areas for building house.
12	Yes, it would be very helpful for the poor people of the country
13	Yes, it is needed for the poor people of the country
14	Yes, it would be more effective for making planned house in rural Bangladesh
15	Yes. It will be fruitful a way to support the rural people
17	Yes, it would be more effective measure to build- multi storied house in rural areas

## **Summary of overall findings of the study**

In this subsection, a summary of the findings related to the objectives of the evaluation research has been presented.

- **Effectiveness of National Land Use Policy:**

A significant portion of respondents (60.7%) felt that the objectives of the national land use policy regarding the minimal use of agricultural land for housing in rural areas were not achieved, indicating low effectiveness.

- **Local Administration Involvement:**

The local administration displayed low enthusiasm in implementing the land use policy, with 58.5% of respondents reporting minimal involvement. This lack of clarity in task definitions hindered effective participation.

- **Transformation of Agricultural Land:**

Respondents indicated a noticeable decrease in agricultural land due to the conversion of land for housing, corroborating previous studies on land-use changes in Bangladesh.

- **Awareness and Engagement:**

Figures illustrated a lack of awareness among the rural population regarding land use policies, with 78% of local administration officials claiming to encourage planned housing, while villagers reported no such encouragement.

- **Critical Factors Impacting Implementation:**

Several critical factors were identified, including lack of awareness, ineffective communication, local political influence, and the absence of a structured implementation plan. These factors contribute to the poor execution of land use policies.

- **Government Support through Fiscal Policy:**

There was a strong consensus among respondents for the government to adopt fiscal policies, such as providing loans or cash transfers, to assist villagers in building planned and multi-storied homes. This could help mitigate the challenges posed by agricultural land depletion.

## **CONCLUSION AND RECOMMENDATION**

### **POLICY RECOMMENDATIONS:**

Based on the policy evaluation research objectives and the study's findings, the underlying policy actions are needed to effectively implement the national land use policy regarding building houses in rural areas.

1. The government needs to create public awareness and carrot and stick method of motivational programme, interdepartmental communication, and collective responsibility and actions;
2. It needs proper and strict monitoring of the implementation as monitoring from the ministry is wholly absent at the field level and strict monitoring also essential from local govt institutions especially union parishad;
3. The authority should build up a database of land management, geographical research and land zoning for classifying areas in different categories i.e. residential, agricultural, industrial, community common services area etc.;
4. The ministry of land should engage more involvement of local governments and local administration and giving authority to local administration with specific guidelines;
5. It can set up specialized department to implement the national land use policy in Bangladesh;
6. It needs to implement My Village My Town policy, that has been adopted but not so emphasized and need government initiatives to build planned residential area/plot/ model house for further housing in rural areas depending on the number of family members;
7. The implementing agencies should strictly follow the policy and rigid implementation of policy are the actions needed to effectively implement the national land use policy and maintaining fairness about policy implementation;
8. It has been recommended to involve all class of people of the community for the minimum use of agricultural land to build house in rural areas;
9. The authority can campaign, arrange seminar, advertisement regarding land use policy on TV channels;
10. The local administration can distribute khas land or government owned land and purchasing land for the community to build houses in rural areas;
11. Implementation of population policy can also help to implement the national land use policy;

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12. It needs design, integrated planning for housing, public health, drainage, sewerage system in every village etc.;
13. There may have provision of mentioning the purpose of buying land use in deed registration from both seller and buyer side;
14. Government may provide incentives of transfer payment and house building loans to the community or Public Private Partnership or cluster wise flat projects in potential rural areas;
15. There should have mandatory provision in national land use policy for taking plan approval or permission before making houses and change the class of land from local authorities;
16. There might have system of no access to utility services if houses are built in agricultural land;
17. It needs to form a committee at local administration and local government including all stakeholders in the field level like the high-powered national committee for land use policy;
18. It is suggested to change of SA&T Act 1950 section 83 where it is stated that “A raiyat shall have the right to occupy and use the land comprised in his holding in any manner he likes” (Ministry of Land, 1950);
19. Stressed should be given on proper planning like urban planning and initiative, for this government should concentrate on (i) Ward-wise master plan for next 30 years. (ii) Coordination of ward plans. (iii) and supporting common utility at the ward with well-planned design and required facilities;
20. The authority needs to arrange more training of local government representatives, strengthen the man power, implement the punishment, including learning in the textbooks;
21. Government may get acquisition of land and organize in-situ rehabilitation with specific plot size and making a planned area in the village;
22. Government may introduce pre-planned and designed house as mandatory, developing plots for house building at union level and growth centers, bringing utility facilities for the residential areas;
23. The authority should encourage sub-registrars not to register deeds when businessmen/ real estate companies try to purchase huge agriculture land for non-agriculture purpose in the rural areas;
24. Government may encourage entrepreneurship development in the rural areas like urban developers;
25. The government should immediately fix the authority for the implementation and monitoring of land use policy;
26. The government need to revisit the national land use policy 2001 as they have started the implementation of the policy and clearly defined the responsibility of different ministries and department at both central and micro level especially the local government bodies of the country because it's a joint action and

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- 27. The land ministry can prepare an implementation action plan for immediate, medium- and long-term actions which is totally absent in the national land use policy 2001.
  - 28. Government should develop skilled manpower for rural planning and development and recruit at the local administration or local government level
  - 29. The policy makers should encourage the people about the benefit of family bondage and not to dissolve the family and segregate from joint to nuclear family
  - 30. The government may inspire the rural people to live in a community and build planned multi-storied house in rural Bangladesh.
  - 31. The government may stretch incentive to the land developer companies to invest in rural areas and sale apartment to the rural community
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## **CONCLUSIONS**

Policy evaluation research has assessed the effectiveness of the national land use policy for using minimum agricultural land in rural areas for building houses. The government of Bangladesh formulated the said policy in 2001 but has not effectively implemented policy and has not achieved its objectives that have been found from the field research and feedback from the policy activists at the ministry level. No policy evaluation literature has been found on the national land use policy, and the Ministry of Land has not undergone any policy evaluation since the formulation of the policy in 2001. It has been found to have thought-provoking findings concerning the implementation status of the national land use policy on the provision of building houses in rural Bangladesh. This study does not cover all the parts of national land use policy, and we want to keep the other aspects specially the urban house building to study further for future researchers. It is expected and assumed that the results of the evaluation research will recompense the policy activists at the ministry level to review the two-decades-old national land use policy of Bangladesh. This research will also augment some comprehension of village development planners and policymakers of Bangladesh to conserve agricultural land for feeding the huge population of Bangladesh. For effective implementation of the policy, there are need for active joint actions of the local government, local administration and local community involvement and effective governance, and would require an immediate implementation action plan, revision

of national land use policy and identifications of the role of each implementing agency for minimum use of agricultural land to build house in rural areas of Bangladesh.

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