

# CIRCULAR ECONOMY SYSTEM

## HIGH END REAL ESTATE HOUSING, DHAKA, BANGLADESH



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This presentation attempts to signify high-end real estate sector housing in Dhaka. In Dhaka housing is a most phenomenon. Its demand and supply philosophy is vital. High-end housing symbolizes habitable space with both high cost and high social status. These are very high valued land in delineated area for high income persons or associated with significant social, political, bureaucratic functions. That certainly establishes specified competitive lands and apartments. Within Dhaka city, RAJUK has specified limited lands in Baridhara and north Gulshan. These plots are allotted to nationally important personalities, bureaucrats and diplomats with RAJUK's insignificant official charges. These people with resources, socio-political powers and exposures signifies their edifices, houses and condos as iconic show pieces. Due to scarcity of these lands, significantly high-cost condos are recent development in the area. In most of the cases real estate developers develop these condos with inimitable designs with total or mostly imported measures.

In many cases architects and interior designers are from foreign countries. Interiors of these units are changed frequently to display newness, status standard and to express financial power. That way these areas exhibits and consumes enormous non-local costly materials and furnishing items. During its frequent redecorations significant civil, plumbing, electro-mechanical gazettes of huge quantities are produced as re-consumable and in all good condition. These generated products opened new market of byers and sellers and pulled to new standard housing markets.

This paper attempts to associate circular economy with this total high-end real estate system. R's cycle is also included along with green development of the total sustainability. For successfulness the circular economy cycle of the city is sorted with some tiers or levels. These are Individual level, Neighborhood level, Real-estate level, City development authority/RAJUK level. Support levels are Institutional Advising level and Research & Development level. These levels are interrelated and supplements each other. Research and development for alternate materials and techniques are emphasized. Optimum utilization of resources, energy and space is indicated. Socio economic issues linked with utilization of recourses are focused. Rain water harvesting, solar energies, environmental and natural recourses are also signified.

