



ROI Ambiguity in Land Investment in Bangladesh: Towards a Sustainable ROI Framework

Authors: Hasan Miah, S. M. Ibrahim

Affiliation: Department of Real Estate, Daffodil International University



1. INTRODUCTION / ABSTRACT

Land investment in Bangladesh is booming due to rapid urbanization, GDP growth, and mega infrastructure projects. However, ROI remains highly uncertain because of volatile land prices, legal disputes, bureaucratic delays, and infrastructure bottlenecks. This study explores these challenges and proposes a sustainable ROI framework integrating economic, social, and environmental dimensions.



2. PROBLEM STATEMENT & OBJECTIVES



Problem: ROI in land investment is ambiguous due to market volatility, ownership disputes, and weak governance.



Objective: To design a holistic ROI framework that accounts for financial, legal, social, and environmental impacts, enabling resilient and responsible investment decisions.

3. METHODOLOGY



Mixed-methods approach



Quantitative: Structured surveys (30 respondents: investors, developers, officials).



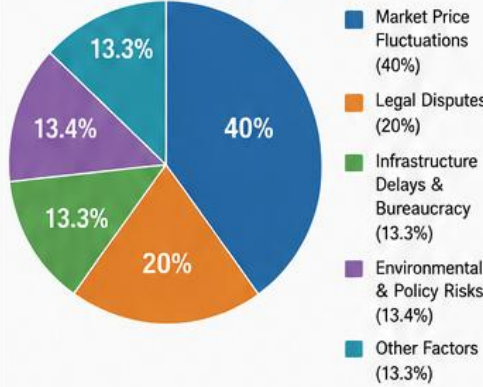
Qualitative: Interviews, case studies, policy analysis.



Framework Development: Multi-criteria decision model integrating financial, legal, social, and environmental indicators.

4. KEY FINDINGS / RESULTS

ROI UNCERTAINTY FACTORS (Investors' Perspective)



83.3% of investors experienced variability in returns (ROI uncertainty).

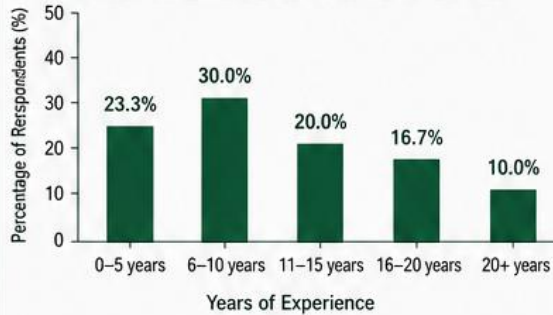


53.3% of investors faced ownership disputes or fraudulent documentation.



Investors recognize environmental/social importance but adoption is partial.

INVESTOR EXPERIENCE IN LAND INVESTMENT



KEY TAKEAWAYS

- ROI in land investment is highly uncertain.
- Market volatility is the top concern.
- Legal and infrastructure issues significantly impact returns.
- Need for a sustainable and holistic ROI framework.

5. PROPOSED SUSTAINABLE ROI FRAMEWORK



6. POLICY & PRACTICE RECOMMENDATIONS



Digitization of land records for transparency and reduced disputes.



Transparent valuation & zoning rules to ensure fair market practices.



Incentives for sustainable development projects and green investments.

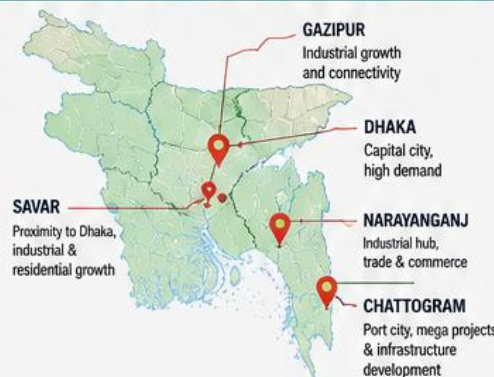


Stronger dispute resolution mechanisms and fast-track land tribunals.



Integration of environmental safeguards in land use planning and approvals.

7. INVESTMENT HOTSPOT REGIONS IN BANGLADESH



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A sustainable ROI framework that integrates economic, legal, social, and environmental dimensions can reduce ambiguity, enhance transparency, and ensure resilient and responsible land investment in Bangladesh.